

SECTION 2.0

LAND USE ELEMENT

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LAND USE CONCEPT

The land use concept for the SLSP is to replicate the ambiance and neighborhood feeling of the City's best, original residential areas. The Plan area is to have attractive, tree-lined streets, with curb-side planting strips. There are to be distinct neighborhood focal points at planned elementary school/neighborhood park nodes. There is to be a Spring Lake Center with neighborhood-serving commercial uses and a Central Park.

A true variety of housing types and sizes is desired, within each of five ultimate "neighborhoods". The requirement for a variety of dwelling unit types presents the opportunity for innovative neighborhood and residential unit design concepts. A strong goal of the Plan is to avoid the repetition of facades within builder tracts (subdivisions) and to avoid abrupt changes in facades between builders. Front porches, bay windows, and other traditional facade features are highly desirable.

The importance of porches, courtyards, and porticoes is multi-fold. One factor is in increasing the private investment in the front-facing facade which makes the streetscape even more desirable, and thus increases public value and property values. Another is to keep the eyes of the neighborhood on the street. This improves neighborhood security and increases neighborhood interaction. This also serves as a deterrent to crime and can decrease police service calls. Finally, porches, courtyards, and porticoes encourage front yard activity, which adds to the street-life, encourages social interaction among neighbors, and encourages pedestrian activity.

All development, including residential and non-residential, is to conform with neo-traditional¹ design principles in terms of both site layout and architectural design. Residential design

¹ "Neo-traditional" refers to the urban pattern of our older neighborhoods from the late 1800's through World War II. This pattern emphasized neighborhoods, pedestrian orientation, and livable communities. There are a number of design details that have been associated with this type of development. These include narrow grid streets, sidewalks separated from the street by landscaped strips, tree canopy, front-facing homes with generous windows and functioning porches, detached and recessed garages that do not dominate the front facade, alley access, etc.

Neo-traditionalism contrasts with contemporary patterns of development that have the effect of emphasizing vehicular convenience over pedestrian convenience, and individualism over neighborhood interaction. Examples of contemporary design include curvi-linear street patterns with an emphasis on long blocks, wide streets, excessive cul-de-sacs, garage-forward design, and side-entry home-fronts recessed or behind the garage facade.

The General Plan emphasizes neo-traditional design and this has been carried forward into this Plan. This Specific Plan requires the development of separate Plan-specific Design Standards. These standards will further explore and specify neo-traditional requirements.

shall include rear, detached, and/or minimized garage facades, front porches (or courtyards or porticoes), and considerable front-facing windows and articulation. Houses are required to present their best face to the street (street presence) in order to create not only attractive neighborhoods, but great places to walk. "Garage-forward" design is prohibited.

Garage-forward design and design where the garage is the dominant feature of the facade is not compatible with neighborhood emphasis or pedestrian orientation. It is specifically discouraged in the General Plan, and is precluded herein. As a result, on narrow lots in higher densities, garages may end up at the rear of the lot. This is the intended result. Assuming rear garages are accessed from a rear alley, there will be no increase in pavement area on individual lots. However, even with front access on such lots, the extra pavement area would be minimal and is often viewed positively by families with children as a place for bike riding, skating, chalk art, ball play, etc. It should be noted that the possibility of rear garage access would only affect those lots in the R-15 and R-20 categories. The average net residential lot size in the Plan area is $\pm 7,175$ square feet. Large lots have more area and would typically not result in the need for rear garage access.

Neo-traditional streetscape principles are an important part of the Specific Plan vision. Street landscaping shall reflect a scale in keeping with planned traffic capacity. Street lighting is to be pedestrian oriented. Pedestrian-friendly and transit-friendly design are key features to be encouraged.

Short to medium block lengths are critical to the creation of a pedestrian-scaled community. More intersections mean more places where cars must stop and a pedestrian can cross the street. Short blocks with frequent cross-streets create the potential for more direct routing. Also, a denser network of roadways disperses traffic so that each street carries less traffic and street design can be scaled accordingly. This makes streets more pleasant to walk along and easier to cross. For purposes of encouraging walking and neo-traditional principles of neighborhood design, block lengths of 400 to 600 feet (on a side) are desirable. Maximum block sizes for through-streets are provided in Table 2.4 (Area Requirements).

In general, density is organized to increase from the boundaries of the Plan inward. Higher densities are also purposefully located near the neighborhood centers and near the Spring Lake Center.

The basic building block for any community is the residential neighborhood. The Specific Plan neighborhoods are sized to encourage residents and children to walk to school and to the park. The distance from the perimeter of a neighborhood to the neighborhood school/park does not exceed one half mile, and is one quarter mile for the majority of the homes in each neighborhood. A one-half mile distance is the equivalent of about a ten-minute walk time. One-quarter mile takes about 5 minutes to walk.

LAND USE GOALS AND POLICIES

The General Plan establishes the following primary goal for new residential neighborhoods in Woodland:

Goal 1.C

To provide for new residential development in planned neighborhoods to be developed at an orderly pace and style and designed to promote walking, bicycling, and transit use, including, the use of a modified grid system.

In order to accomplish this, the SLSP requires that all development within the Plan area accomplish the following plan-specific land use objectives:

- Objective LU-1:** A primarily residential community that includes a wide range of housing types, densities, sizes, and affordability, including very high end estate-style housing.
- Objective LU-2:** Well defined residential neighborhoods served by parks, schools, greenbelts, and trails.
- Objective LU-3:** Small neighborhood commercial nodes that will provide retail and small office opportunities for neighborhood residents with the goal of accommodating routine daily needs within walking distance of most residents.
- Objective LU-4:** A strong component of new schools, including the existing Woodland Community College, a high school, middle school, elementary schools, and a K-12 private school.
- Objective LU-5:** Parks and other public open space that enhance the sense of community dispersed throughout the Plan area to serve both active and passive recreational needs.
- Objective LU-6:** An efficient network of pedestrian and bicycle pathways along certain streets and within dedicated open-space (greenbelts), that connect key land uses and destinations.
- Objective LU-7:** A modified grid street network that provides safe and efficient travel throughout the Plan area, with multiple connections to existing streets beyond the Plan area.
- Objective LU-8:** Land uses organized to support the pedestrian and bikeway system.
- Objective LU-9:** Safe, pedestrian/bicycle-friendly access to parts of town outside of the Plan area across SR 113, Gibson Road, and CR 102.

Objective LU-10: Development regulations and design standards that will result in traditional neighborhood form and function.

LAND USE DESCRIPTION

The land use plan, Figure 2.1 (Specific Plan Land Use Map), encompasses a total of approximately 1,097 acres. The prominent land use is detached single family residential, but a wide variety of other types of housing is allowed for and encouraged. A total of approximately 4,037 dwelling units are proposed at an average gross density² of 3.7 would dwelling units per acre (4,037 units) 1,097 acres). The General Plan directs that the overall average residential density shall not exceed 7.0 units per gross acre (General Plan, p. 1-5). The proposed average net density³ based on residentially designated lands only be 6.1 dwelling units per acre (4,037 units) 665 acres). Based on an average persons-per household assumption of 2.792 (DOF, 2000) this would result in a build-out population of 11,270.

Table 2.1 (Specific Plan Land Use Table) provides a break-down of proposed land uses by category. Proposed development would be comprised of approximately 4,037 dwelling units on ±665 acres, 11 acres of commercial uses, over 280 acres of public and quasi-public land uses, about 34 acres of park land, and over 100 acres of major streets and roads.

Residential

The Plan includes seven density categories: 3 dwelling units per acre (du/ac)(R-3), 4 du/ac (R-4), 5 du/ac (R-5), 8 du/ac (R-8), 15 du/ac (R-15), 20 du/ac (R-20), and 25 du/ac (R-20). The General Plan allows a range of one unit per acre to 25 units per acre. Table 2.2 (Specific Plan Residential Land Use By Category) provides the break-down of proposed units within each Specific Plan land use category.

In the City of Woodland, multi-family units are defined by density, with no restrictions on unit type. Densities of over 8 dwelling units per acre are considered multi-family. Of the total units, 29 percent would be multi-family units under the City's definition. Together with an off-site requirement for 73 affordable dwelling units (30 percent of 6 percent of the total), the City Council has determined that this satisfies the requirements of the General Plan which identifies a citywide "housing objective" of 35 percent in the Housing Element (General Plan, p. 2-41).

² Gross Density is an arithmetic computation that divides the total land area by the maximum density.

³ Net density is an arithmetic computation wherein arterials and collectors (streets with rights-of-way 68 feet in width or greater), and greenbelts are subtracted out of the Plan area, and residential density is then computed based on the remaining "net" acreage. Local streets are not deducted when computing the net acreage.

TABLE 2.1
SPRING LAKE SPECIFIC PLAN
Specific Plan Land Use Table

Category	Maximum Density	Units			Net Acres ^{1,2}		
		Adopted 12/18/01	Revised 10/2002	Net	Adopted 12/18/01	Revised 10/2002	Net
R-3	3 du/ac	364	364	0	121.1	121.0	+0.2
R-4	4 du/ac	407	399	-8	101.9	99.9	-2.0
R-5	5 du/ac	1,512	1,525	+13	302.7	305.1	+2.4
R-8	8 du/ac	583	594	+11	73.2	74.3	+1.1
R-15	15 du/ac	491	491	0	32.7	32.7	0
R-20	20 du/ac	455	455	0	24.3	22.8	-1.5
R-25	25 du/ac	225	225	0	9.0	9.0	0
<i>Subtotal Residential</i>		4,037	4,053	+16	664.9	665.1	-0.2
Neighborhood Park					24.0	24.0	0
Central Park					4.0	4.0	0
<i>Subtotal Parks</i>					28.0	28.0	0
Elementary School					30.0	30.0	0
Middle School					20.0	20.2	0
High School					50.0	50.0	0
Private School					25.7	25.7	0
Woodland College					112.4	112.4	0
<i>Subtotal Schools</i>					238.1	238.1	0
Office/Commercial/Retail					11.0	11.0	0
Fire Station					1	1.0	0
Yolo County					31.0	31.0	0
Streets					106.3	106.1	+0.2
Greenbelts					4.2	4.2	0
Drainage/Detention					12.5	12.5	0
TOTALS		4,037			1,096.9	1,096.9	0

¹ Acreage figures are estimates. Application information regarding parcel size is inconsistent. Land survey information is not yet available.

² "Net" excludes roadways cross-sections ≥ 68 feet in width.

Source: TSCHUDIN CONSULTING GROUP, June 11, 2001.

TABLE 2.2 SPRING LAKE SPECIFIC PLAN Specific Plan Residential Land Use By Category		
Land Use Category	# of Units (% of Total)	Acreage (% of Total)
R-3 (1.0 to 3.0 du/ac)	364 units (9.0%)	121.1 acres (18.2%)
R-4 (>3.0 to 4.0 du/ac)	407 units (10.1%)	101.9 acres (15.3%)
R-5 (>4.0 to 5.0 du/ac)	1,512 units (37.5%)	302.7 acres (45.5%)
R-8 (6.0 to 8.0 du/ac)	583 units (14.4%)	73.2 acres (11.0%)
R-15 (10.0 to 15.0 du/ac)	491 units (12.2%)	32.7 acres (4.9%)
R-20 (18.0 to 20.0 du/ac)	455 units (11.3%)	24.3 acres (3.7%)
R-25 (>20.0 to 25.0 du/ac)	225 units (5.6%)	9.0 acres (1.4%)
TOTALS	4,037 units (100%)	664.9 acres (100%)
Source: TSCHUDIN CONSULTING GROUP, March 23, 2001.		

Within the Plan area, residential land uses have been located so as to generally increase density from the edges inward. Densities are increased near neighborhood focal points, the Spring Lake Center, transit routes, and key areas of more intense activity.

The proposed land use scheme results in a Spring Lake Center and five distinct neighborhoods (see Figure 2.2, Specific Plan Neighborhood Exhibit and Table 2.3, Specific Plan Land Use By Neighborhood). Each neighborhood is comprised of a centrally located elementary school (10 acres) and park (8 acres). Two acres adjoining each 8-acre park site is designated for a small neighborhood-serving commercial node in which up to 30 percent of the gross floor area could be developed as office uses, and the remainder will be developed as neighborhood retail. Adjoining each neighborhood node is at least one small designated multi-family site of four to five acres.

The Spring Lake Center is 10 acres in size, comprised of a 4-acre park, 5.0 acres of small neighborhood commercial, and a 1-acre fire station site. It is centrally located at the southwest corner of the intersection of Parkway Drive and Pioneer Avenue to enable convenient access from throughout the Plan area. The neighborhood commercial will include a pedestrian plaza oriented to Central Park which will accommodate outdoor cafe seating and informal gathering areas. This area is envisioned as a public activity center with ample space for formal and informal community activities and events such as open air markets and seasonal celebrations (see Figure 2.3, Spring Lake Center Concept Drawing). It will function like the town square in traditional communities. All transit lines serving the areas will stop at or near this center.

Neighborhood "A" is bounded by Gibson Road, Pioneer Avenue, Parkway Drive, and SR 113. It contains a small portion of the Master Plan "remainder area". The portion of this neighborhood within this Specific Plan area is about 189 acres in size and would include 1,141 units (791 single family and 350 multi-family) on 169 acres, plus a 10-acre elementary school, an 8-acre neighborhood park, and a 2-acre neighborhood commercial site. This results in a net density of 6.0 du/ac for this neighborhood (within the Specific Plan area only).

This neighborhood also includes the 34-acre youth sports park and an additional ± 26 acres of land within the Master Plan remainder area that is likely to be designated at some point in the future for residential uses. Using the average density of 6.1 du/ac over the entire Plan area, another 159 units would be generated in the remainder area for a total within Neighborhood A of 1,300 units.

Neighborhood "B" is bounded by the south side of the middle school site and Woodland Community College property, CR 102, Parkway Drive, and Pioneer Avenue. This neighborhood falls entirely within the defined boundaries of the Specific Plan. It would be about 207 acres in size and would include 1,344 units (969 single family and 375 multi-family) on 182 acres, plus a 10-acre elementary school, an 8-acre neighborhood park, a 2-acre neighborhood commercial site, and a 5-acre detention pond. This results in a net density of 6.5 du/ac. Though not included in the totals, the high school/middle school site (70

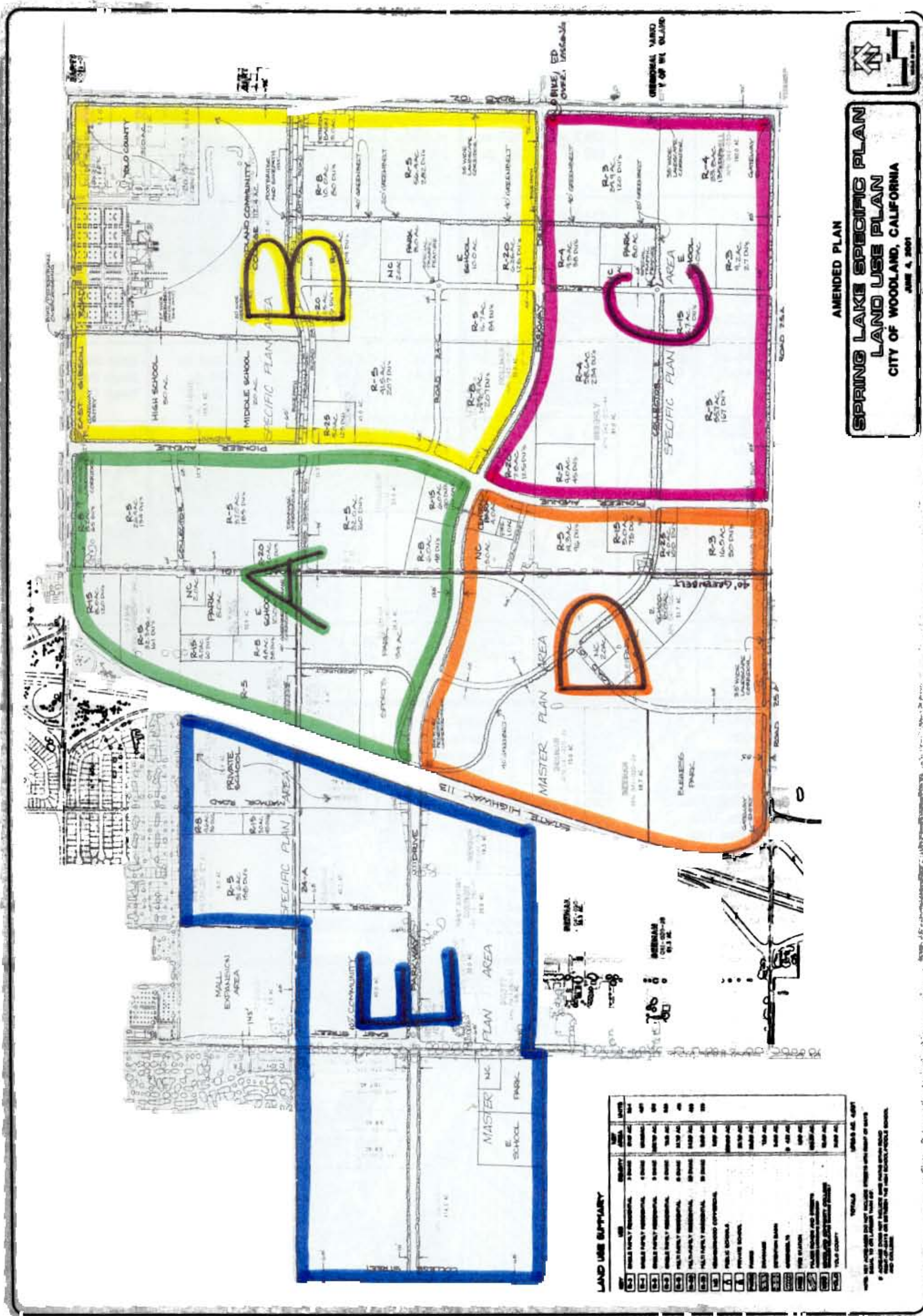


FIGURE 2.2 Specific Plan Neighborhood Exhibit

TABLE 2.3
SPRING LAKE SPECIFIC PLAN
Specific Plan Residential Land Use by Neighborhood

Neighborhood	Single Family Densities				Multi-Family Densities			Totals ³	Other Land Uses Within Spec Plan	Other Land Uses Within Remainder Area
	R-3	R-4	R-5	R-8	R-15	R-20	R-25			
Neighborhood A	0	0	128.2 ac 640 du	19.0 ac 151 du	18.0 ac 270 du	4.0 ac 80 du	0	169.2 ac 1,141 du 791 SF 350 MF	Elem Sch 10.0ac Neigh Park 8.0ac Neigh Comm 2.0ac	Sports Prk 34.0ac Residen 26.0ac
Neighborhood B	0	0	114.6 ac 573 du	49.6 ac 396 du	0	12.5 ac 250 du	5.0 ac 125 du	181.7 ac 1,344 du 969 SF 375 MF	College 112.4ac High Sch 50.0ac Yolo Co 31.0ac Mid Sch 20.0ac Elem Sch 10.0ac Neigh Park 8.0ac Neigh Comm 2.0ac Detention 5.0ac	None
Neighborhood C ¹	104.6 ac 314 du	101.9 ac 407 du	9.0 ac 45 du	0	6.7 ac 101 du	7.8 ac 125 du	0	230.0 ac 992 du 766 SF 225 MF	Elem Sch 10.0ac Neigh Park 8.0ac Neigh Comm 2.0ac	None
Neighborhood D	16.5 ac 50 du	0	19.3 ac 96 du	0	5.0 ac 75 du	0	4.0 ac 100 du	44.8 ac 321 du 146 SF 175 MF	Central Park 4.0ac Neigh Comm 2.0ac Fire Station 1.0ac	Residen 195.0ac Bus Park 48.0ac Elem Sch 10.0ac Neigh Park 8.0ac Neigh Comm 2.0ac
Neighborhood E	0	0	31.6 ac 158 du	4.6 ac 36 du	3.0 ac 45 du	0	0	39.2 ac 239 du 194 SF 45 MF	Priv Sch 25.7ac	Residen 251.3ac Comm Park 40.0ac PrivSchFlds 16.7ac Elem Sch 10.0ac Neigh Park 8.0ac Neigh Comm 2.0ac
TOTALS	121.1 ac 364 du	101.9 ac 407 du	302.7 ac 1,512 du	73.2 ac 583 du	32.7 ac 491 du	24.3 ac 455 du	9.0 ac 225 du	664.9 ac 4,037 du 2,866 SF 1,171 MF	Total 314.1ac	Total 651.0ac

ACREAGE		UNITS	
Residential	664.9	Specific Plan	4,037
Non-Residential	314.1	Remainder	2,882 ²
Major Streets	106.3	Total	6,919 units
Greenbelts/Channel	<u>11.7</u>		
Specific Plan Total	1097.0 acres		
Remainder Area	<u>651.0</u>		
Master Plan Total	1,748.0 acres		

Notes:

Acres within the Specific Plan area are net of streets with ROW ≥68 feet.

Acres within the Master Plan remainder area are gross estimates.

¹ There is a discrepancy of 0.2 acres in the R-3 acreage totals for Neighborhood C.

² Assumes overall Specific Plan density of 6.1 du/ac X 472.3 residential acres in remainder area (estimate).

Source: TSCHUDIN CONSULTING GROUP, March 2001.

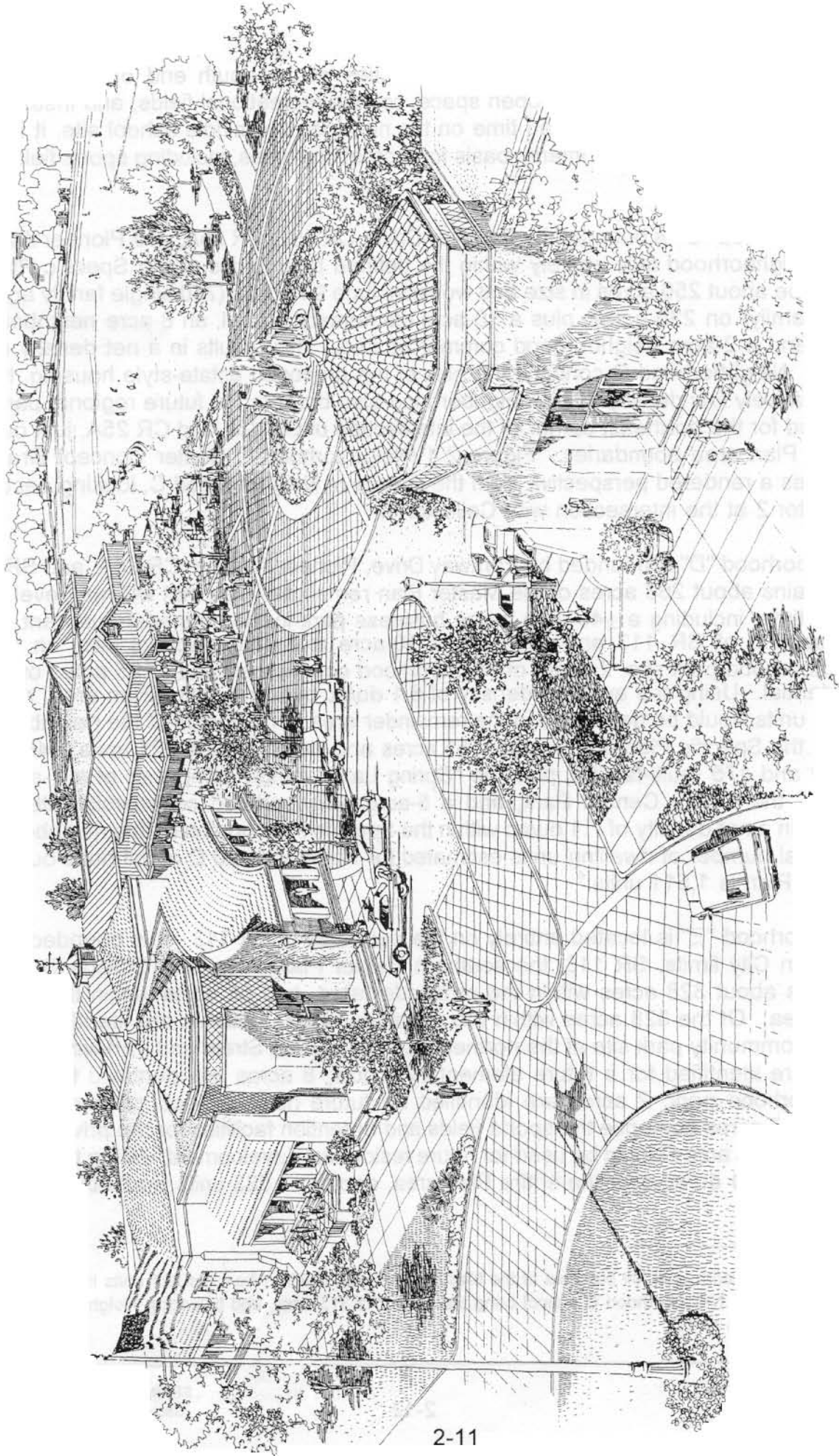


FIGURE 2.3 Spring Lake Center Concept Drawing

acres), the college (± 112 acres), and the County holdings (31 acres), all of which total ± 213 acres) would be considered a part of this Neighborhood. This neighborhood will interface with future activities at the south end of the Woodland Community College, including open space, college recreational fields, and instructional farm plots. Given the long lead time on the need for the middle school site, it is likely this site will be used on an interim basis for recreational uses, including sports fields, and drainage detention.

Neighborhood "C" is bounded by Parkway Drive, CR 102, CR 25A, and Pioneer Avenue. This neighborhood falls entirely within the defined boundaries of the Specific Plan. It would be about 250 acres in size and would include 992 units (730 single family and 262 multi-family) on 230 acres, plus a 10-acre elementary school, an 8-acre neighborhood park, and a 2-acre neighborhood commercial site. This results in a net density of 4.0 du/ac. Neighborhood C contains the bulk of the proposed estate-style housing, hence the relatively low density. This neighborhood also borders the future regional park site planned for the northeast corner of the intersection of CR 102 and CR 25A, just outside of the Plan area boundaries. Figure 2.4 (Neighborhood C Center Concept Drawing) provides a rendered perspective from the interior of Neighborhood C, looking east from Collector 2 at the intersection with Collector 1.

Neighborhood "D" is bounded by Parkway Drive, Pioneer Avenue, CR 25A, and SR 113. It contains about 263 acres of the Master Plan remainder area that will not develop for some time, including a ± 48 -acre future business park in the northeast quadrant of the intersection of SR 113 and CR 25A, a 10-acre elementary school site, an 8-acre neighborhood park site, 2 acres of neighborhood commercial, and ± 195 acres of future residential. Using the average density of 6.1 du/ac over the entire Plan area, another 1,190 units would be generated in the remainder area. The portion of the neighborhood within the Specific Plan area is about 55 acres and would include 321 units (146 single family and 175 multi-family), plus the "Spring Lake" center comprised of a 1-acre fire station, the 4-acre Central Park, and a 5-acre neighborhood commercial site. This results in a net density of 7.1 du/ac within the Specific Plan portion of this neighborhood. The total number of dwelling units estimated for Neighborhood D at full build-out of the Master Plan is 1,511 units.⁴

Neighborhood "E" is located entirely on the west side of SR 113. It is bounded by the southern City limits, SR 113, the southern Master Plan limits, and College Street. It includes about 328 acres within the remainder area, and 65 acres within the Specific Plan area. Of the 328 acres within the remainder area, 40 acres are identified for the future community park site at the northeast corner of East Street and Parkway Drive, 10 acres are identified for a future elementary school, 8 acres are identified for a future neighborhood park, 2 acres are identified for future neighborhood commercial uses, almost 17 acres comprise the sports fields and detention facilities for the private school, and over 251 acres would be used for

⁴ In the interim until full build-out of the Master Plan area, children from the 321 units in Neighborhood D may go to the Neighborhood C school bring that total to 1,313 units, and balancing Neighborhood C with Neighborhoods A and B.



FIGURE 2.4 Neighborhood C Center Concept Drawing

future residential development. Using the average density of 6.1 du/ac over the entire Plan area, another 1,533 units would be generated in the remainder area. Of the 65 acres within the Specific plan boundary, slightly over 26 acres are already developed with a private K-12 school. The remaining 39 acres within the Specific Plan area would include 239 units (194 single family and 45 multi-family). This results in a net density of 6.1 du/ac within the Specific Plan portion of this neighborhood.

This Neighborhood wraps around the planned future expansion area for the County Fair Mall regional shopping center located at the northeast corner of East Street and the present City limits. The Mall expansion site is not included within the Master Plan area boundaries.

Parks and Open Space

The Specific Plan designates 28 32 acres for park uses within the Plan boundaries, comprised of three 8-acre neighborhood parks which are intended to become the focal point of each neighborhood, and a 4-acre central park that is intended to become the focal point of the entire Specific Plan community.

Neighborhood parks will be developed for active recreational uses serving up to a one-half mile radius population. They are centrally located within each neighborhood adjacent to an elementary school, to allow for easy accessibility, and safe walking and bicycling. Each park adjoins 2-acres for neighborhood serving office and retail uses. The purpose of the small commercial node is to reinforce the vision of the elementary school and park becoming the central focal point of activity for each neighborhood.

Because schools have their own recreational facilities, the adjacent parks will not be oriented exclusively to the needs of school age children. They will contain facilities that serve a wider range of neighborhood residents. These include tot lots for pre-schoolers, facilities for basketball and/or other court sports for older children and adults, and ornamental and/or community gardens oriented to adults and seniors.

The central park falls under the category of "special use" in the Parks Master Plan. It will be designed to anchor the center of the community as described in this Specific Plan. It is planned to be a 4-acre facility for a variety of community-based functions and uses and will be designed to include or accommodate: a plaza, a landmark fountain or statue, fresh produce market, small lake or pond, small grass amphitheater, etc.

In addition to the neighborhood parks and central park, development within the Specific Plan area must fund a calculated portion of the ±34-acre sports park designated at the northwest corner of CR 101 and Parkway Drive in the Master Plan remainder area. It is recognized that this location places the park outside of the currently defined boundary of the Plan area. Development of the sports park is assumed to occur in phases, with acquisition and development of basic turf and fields required no later than build-out of the Specific Plan, and full development (lighting, concessions, permanent facilities, etc.) required in conjunction with

development of the Master Plan remainder area. The Sports Park requires a Conditional Use Permit with special attention given to design and operation of the facility. A focused traffic study and noise analysis may be necessary to identify design mitigations.

The community park is shown at the northeast corner of East Street and Parkway Drive. This location falls within the Master Plan remainder area. Development of this area (Neighborhood E) is assumed to occur sometime in the future, presumably after build-out of the Specific Plan area, although the City could move forward with development of the community park at any time. Under the parkland requirements adopted for the Specific Plan, the SLSP would have no financial responsibility toward acquisition or development of this park. The Community Park requires a Conditional Use Permit with special attention given to design and operation of the facility.

The regional park is located on the 160-acre quarter-section at the northeast corner of CR 102 and CR 25A. Development of this citywide facility could occur at any time. The City already owns land and allows interim facilities to operate there on a lease basis. Under the parkland requirements adopted for the Specific Plan, the SLSP would have no financial responsibility toward acquisition or development of this park.

Within the Specific Plan, there are other planned features that will serve recreational and open space needs. A 35-foot landscaped parkway with a 10-foot paved meandering multi-use pathway, is required as a part of the road right-of-way, along the south side of Gibson Road, the west side of CR 102, and the north side of CR 25A.

Within and between individual residential subdivisions, neighborhood greenbelts (linear open space separate from bicycle pathways and landscaping in street right-of-way) are required that connect key land uses and neighborhoods.

Each planned school facility, including the college and the private school will have planned sports fields, play equipment, and other recreational space and facilities. The high school will include a track/football field/stadium.⁵

Depending on the ultimate solution for drainage, there may be interim on-site detention/retention facilities that serve to manage stormwater run-off. Detention for storm drainage run-off is planned to be accommodated in off-site detention facilities located to the east of the Plan area, across CR 102.

Single-purpose flood and drainage detention facilities are often unattractive, yet still require

⁵ The School District plans to construct permanent detention facilities on the Middle School site, in the form of depressed grassy play fields. Additionally, the College has existing on-site retention in the form of a 6-acre pond in the south-eastern portion of their site. This Specific Plan assumes that the High School and College will provide on-site permanent detention/retention for their respective properties. On the west side of SR 113, the private school has their detention facilities on the lower portion of their 25.7-acre site.

maintenance and everyday viewing by the public and surrounding land uses. The requirement for multi-use, attractive facilities will ensure that they are aesthetically beneficial to the area.

School Facilities

In order to accommodate the students anticipated from the SLSP Plan using student yield factors provided by the School District, the Specific Plan includes three 10-acre elementary schools. Each school is combined with a neighborhood park to create the central focus point for each planned neighborhood. Each elementary school is located approximately in the center of the intended attendance area, within safe easy access of the neighborhood it will serve. Each school will be designed and oriented to allow vehicular access off two-lane collectors and local streets.

A new high school facility is planned for the southeast corner of the intersection of Gibson Road and Pioneer Avenue. The high school is planned for ± 50 acres between Pioneer Avenue and Woodland Community College. Immediately south of the high school site, is a planned ± 20 -acre middle school site. The need for the middle school may not occur until at or beyond build-out of the Specific Plan. During the interim, the site is encouraged to be used for sports fields, open space, and other recreational uses.

Woodland Community College is located on ± 120 acres of the southwest quadrant formed by Gibson Road and CR 102. The College is in the process of updated their master plan for build-out of the campus. There are 7 academic buildings (each totaling $\pm 20,000$ square feet) and 3 maintenance (plant) buildings there now on ± 32 acres of the total landholding. Presently enrollment is about 3,000 students, expected to expand to 8,000 students at full build-out. Plans for expansion would add $\pm 400,000$ square feet by 2020 (campus build-out) including a library and new child care facilities. About 8 acres in the southwest corner of the property would be used for applied agriculture. Sports and recreational facilities are planned for an unspecified area of the remaining southern portion of the property.

The college has expressed great interest in joint sports facilities with the School District and/or the City as may be appropriate. The interim use of the middle school site and the permanent facilities at the high school both present excellent opportunities for joint use, resulting in more efficient use of public tax dollars.

The location of the high school, middle school, and existing college are intended to create a large campus environment for student education. Every opportunity for sharing educational programs and facilities should be explored, and all feasible options implemented.

The City may have little or no jurisdictional authority to impose site or building design requirements on the School District or the College District. However, the three entities have a history of mutual cooperation, and the Districts are strongly encouraged to implement the relevant design requirements of this Plan. This primarily affects the outward appearance of the facilities and grounds, and future construction.

Consistent with the vision of this Plan, the site layout and design of these schools shall be neo-traditional in form. The emphasis will be on pedestrian and bicycle circulation throughout the whole of this campus area, with connections to other planned pedestrian and bicycle pathways (including greenbelts) throughout the new community and planned neighborhoods. To the fullest possible extent the boundaries between the three facilities, and with the rest of the Specific Plan area should be seamless.

The main entrance to the high school shall be at the signalized intersection of Pioneer Avenue and Collector 4. The main entrance to the future middle school shall be from that same location or from the south off Farmers Central Road.

Neighborhood Commercial

A Spring Lake Center is proposed, centrally located at the southwest corner of the intersection of Parkway Drive and Pioneer Avenue. As described above, the Spring Lake Center is 10 acres in size, comprised of a 4-acre, 5.0 acres of small neighborhood serving commercial property, and a 1-acre fire station site.

The concept for the 5.0 acres of neighborhood commercial space is to be truly neighborhood serving, with businesses that cater to the nearby residences, and that are oriented to and interact with the Central Park. The final lot shape and dimensions may change from what is shown on the Land Use Map (Figure 2.1), based on creative design, to create an intense, active, atmosphere (see Section 9.0, Administration). A small grocery store and a restaurant are highly desirable and strongly encouraged within the mix of allowed retail uses. Up to 30 percent of the gross floor area could be developed as office uses, and the remainder must be developed as neighborhood retail. Neighborhood-serving office space shall occupy no more than 1.5 acres of the total 5.0 acres, though retail and office uses may be mixed within the 5.0 acres.

The site-design shall be pedestrian-oriented to encourage access using non-vehicular forms of circulation. Neo-traditional concepts shall be applied to the site plan/design review including location of vehicular parking so as not to detract from the desired streetscape or desired orientation to the other activities in the Spring Lake Center, particularly Central Park. The parking must be subordinate to the buildings. Second story residential space is highly desirable and strongly encouraged.

In developing this Plan it was recognized that the presently vacant general commercial property located immediately across Gibson Road from the high school site, at the northeast corner of Pioneer Avenue and Gibson Road, would likely serve as the principal destination for day-to-day shopping needs for the entire Master Plan area, as well as for Sycamore Ranch. It is assumed that this center will include a major supermarket and drug store, and associated in-line specialty shops and service businesses.

In addition to the 5-acre neighborhood commercial site, there are three 2-acre neighborhood commercial sites identified at each of the three neighborhood park sites. These parcels are intended to function as small neighborhood commercial nodes that will provide retail, small office, and second-story residential opportunities for neighborhood residents with the goal of accommodating routine daily needs within walking distance of most residents.

The architectural design of buildings in these neighborhood commercial areas is of critical importance to ensuring their prominence as focal points. They should be of a notable design with distinctive style appropriate to their setting. The intent for each neighborhood commercial node, and for the Spring Lake Center, is to encourage year-round, daily community activity. Consequently, it is also important to incorporate environmental considerations in the design of the spaces. Exterior spaces should provide shade for the summer and protection from wind and rain in the winter.

The use of overhangs and arcades along building edges and along major pedestrian routes can provide both shelter and a more pleasant environment for patrons. A broad shade canopy can also enhance the ambient environment and make the area more attractive. Cool landscape plantings and use of water features are desirable.

Exterior lighting should be used in the neighborhood commercial centers to encourage residents to use the outdoor spaces. Both pedestrian scale lighting and dramatic architecture and landscape lighting can be combined to provide a notable sense of place. Building lighting shall be designed to create special points of interest and emphasize the primary theme of the design.

Personal security is also an important consideration to encourage people to come to these focal points. Designs should be "open" and allow visibility from the street for surveillance purposes. The fire station located as a part of the Spring Lake Center provides around-the-clock presence at that key focal point.

Greenbelts

The bicycle/pedestrian loop system is accomplished via a combination of Class 1 bicycle pathways⁶ located within the landscaped parkway strips of certain roadways, and key greenbelt connections shown on the Land Use Map (Figure 2.1). Additional trails are required at the subdivision level that will provide expanded opportunities for pedestrian and bicycle circulation.

⁶ The term "pathway" is used in this Plan to refer to the 10-foot wide off-street pedestrian/bicycle loop system depicted in Figures 4.12 and 5.1. The term "parkway" is used to refer to landscaped areas within roadway rights-of-way (ROW) between the sidewalk and adjoining private property described as "other landscaping" in Table 4.1. The term "greenbelt" is used to describe separated linear open space that does not fall within roadway ROW. Greenbelts are depicted on the Land Use Map, Figure 2.1. The term "trail" is used to describe linear open space/corridors required within subdivisions where appropriate to connect to greenbelts and pathways, and to connect between subdivisions.

Greenbelts are required to be a minimum of 40-feet in width, unless bordering a park or collector. Homes may not back onto greenbelts, but may side-on or front on these facilities. Greenbelt landscaping is intended to be park-like, and include turf, trees, and landscaping as described in the SLSP Design Standards.

Drainage and Detention

The developable area of the Specific Plan will include only one visible drainage feature: the Farmers Central channel. All other storm water/flood facilities are located below-ground or off-site.⁷

The Farmers Central channel will be undergrounded from SR 113 east to Pioneer Avenue. East of Pioneer, to CR 102 it will remain an open channel in its current location.

A cross-section for Farmers Central Road (CR 24A) and the channel is provided in Section 4.0 (Circulation Element) of the Specific Plan. A 10-foot pedestrian/bicycle Class 1 pathway will be located on the top of the south bank, with trees and other landscaping. The banks will be sloped (to be determined later at the design stage), with naturalized landscaping. The goal of the landscaping and pathways is to create an amenity.

Fire Station

A 1-acre site adjoining Central Park is designated for a future fire station. The design and orientation of the fire station shall also follow neo-traditional design concepts/patterns. The station shall be designed to include a community meeting room and to accommodate community-oriented safety programs that increase the interaction between the staff, the facility, and the neighborhood.

Yolo County

The County owns the ±31-acre site at the southwest corner of Gibson Road and CR 102. It currently houses the following countywide services/facilities which must be disclosed to all future homeowners in the area:

- Monroe Detention Center: ±93,000-square foot medium/maximum security jail facility for ±400 inmates serving sentences of one year or less.
- Lienberger Minimum Security Facility: ±19,000-square foot minimum security jail facility for ±150 misdemeanors and primarily non-violent offenders.
- Cameron Training Building: ±93,000-square foot training center for officers and

⁷ This does not include the existing or planned detention/retention facilities for public and quasi-public uses.

inmates warehousing

- Sheriff's Administration/Morgue Facility: ±14,000-square feet including County morgue, and offices providing support services to Sheriff's Department.
- Animal Shelter: ±6,000-square foot facility with space for approximately 150 small animals, plus an outdoor livestock pasture area.

The City may have no jurisdictional authority to impose site or building design requirements on the County. However, the two jurisdictions have a history of mutual cooperation, and the County is strongly encouraged to implement the relevant design requirements of this Plan. This primarily affects the outward appearance of the facilities and grounds, and any future expansion. Though, this also relates to policies and programs for rehabilitation and release of inmates into the community. These policies and programs shall reflect a concern for the avoidance of safety and nuisance issues in the community.

The City and County do have a pre-existing arrangement regarding the streetscape along the frontage of the County property, and regarding infrastructure improvements. The City's goal is for the County to participate in the implementation of appropriate property improvements consistent with the phasing and vision of this Plan, in the same manner as any other property owner.

LAND USE DESIGNATIONS

The Plan utilizes the land use designations and categories described below. Maximum and minimum densities are as identified. Where stated densities, lot size, setbacks, or yard requirements differ from the Zoning Ordinance, the requirements of the Specific Plan shall prevail. Table 2.4 provides area requirements. Table 2.5 (Consistency Chart) provides a chart that shows corresponding Specific Plan land use designations and land use categories, General Plan land use designations, and zoning districts. Table 2.6 (Sample Density Yields) provides sample density yields for various detached products and examples of developments at that density. Table 2.6 is provided for illustrative purposes only and is neither regulatory nor advisory.

TABLE 2.4 SPRING LAKE SPECIFIC PLAN Area Requirements for Lots (units = feet)								
Specific Plan Land Use Category (Density)	Front Setback ¹⁰ Minimum from House/Garage	Front Setback Maximum from House	Side Setback ¹⁵ Interior ¹¹ /Street	Rear Yard ¹¹	Front Setback from Porch ¹⁴	Minimum Lot Width	Maximum Height	Block Length ^{9,12}
RESIDENTIAL – DETACHED								
R-3 (1-3 du/ac)	20/22	None	5-10 ¹⁶ /15 ²²	25	15	70	35	±400 to 600 desirable; 980 maximum.
R-4 (>3-4 du/ac)	17/22	22	5/15	20	10	55 min ²⁷	35	±400 to 600 desirable; 910 maximum
R-5 (>4-5 du/ac)	15/22	22	5/10 ⁸	20 ¹⁷	9	50 min ¹⁹	35	±400 to 600 desirable; 840 maximum
R-8 (6-8 du/ac)	12/20	20	5/10 ⁸	15 ¹⁸	7	40 min ²⁰	35	±400 desirable; 600 maximum
R-15 (10-15 du/ac)	10/20	15	5/10	10	10	35	35 ²⁴	±400 desirable; 500 maximum
R-20 (16-20 du/ac) R-25 (23-25 du/ac)	6/6	10	3.5 ¹ /10	10	6	28	35 ²⁴	400 maximum
RESIDENTIAL – ATTACHED ¹³								
R-8 ²	15/20	20	5 ³ /10	20	7	35	35	±400 desirable; 600 maximum
R-15	10/20	15 ⁷	5 ³ /10	20	10	35 ²¹	35 ²⁴	±400 desirable; 500 maximum
R-20 and R-25	10/20	25 ⁷	5 ³ /10	10 ²⁵	10	26 ²⁶	35 ²⁴	400 maximum
RESIDENTIAL – ADJACENT TO GREEN SPACES ²³								
Greenbelt Trails	-	-	10	-	-	-	-	-
Other Green Spaces	-	-	15	-	-	-	-	-
NON-RESIDENTIAL								
NC	0 ⁵	10	0 ⁴ /0 ⁶	0 ⁴	n/a	25	40	±400 desirable; 500 maximum.
P/QP	0 ⁵	10	0 ⁴ /0 ⁶	0 ⁴	n/a	25	40	-
RESIDENTIAL -- SECOND UNITS (DETACHED)								
Specific Plan Land Use Category	Minimum Separation from Primary Residence		Side Setback Interior/Street	Rear Yard With Alley or No Alley		Maximum Height	Block Length	
Single Family (Detached) Lots	10		5/15	5		30	Not Applicable	
ATTACHED/SEMI-ATTACHED GARAGES ²²								
Units with Attached or Semi-attached Alley Access Garage	Garage setback: minimum 3' provided 24' minimum back-out room, counting alley surface. Occupiable space above garage: same standards as principle structure.			Connector structure: Minimum 12' deep Maximum one-story high Maximum 12' wide				
Units with Semi-Attached Access Garage	Garage setback: 3' rear and side yards			Connector structure: Minimum 12' deep Maximum one-story high Maximum 12' wide				
1 Allows alternating setbacks of 0 and 3.5 to create 3.5-foot separation between each unit. 2 Duplexes/half-plexes are the only allowed attached product in this designation. 3 Five (5) feet side interior setback for single story units; 7.5 feet for two story 4 Where adjacent to residential, a setback of 10 feet is required. 5 Where the sidewalk does not have a landscaping strip, a setback of 8 feet is required. 6 Same as interior side, with addition of site triangle (City Code 25.22.20). 7 Parking and/or drive area not allowed in this area. Landscaping, open space, plaza, etc, only 8 Interior side setback 0 feet for duplexes/half-plexes. 9 See Development Regulations. 10 Front and side-street setbacks are measured from back-of-walk. 11 Detached garages are considered "accessory structures" and allowed within three (3) feet of the interior side and rear property lines. 12 Does not apply to cul-de-sacs. Maximum length for cul-de-sacs in R-3, R-4, and R-5 is 650 feet. Maximum length for R-8 and above is 500 feet. Intensive land uses (e.g. schools, parks, multi-family) can not feed onto a cul-de-sac. 13 Area requirements assume project facades and street orientation of units to replicate single-family housing. "Garden style" apartment shall utilize area requirements in the City Zoning Ordinance. 14 Porches must be usable and must be in scale with the unit. 15 A side yard adjacent to a green space would be treated as a corner "street" lot, not an "interior" lot. 16 15-foot total between each R-3 unit. 17 30 percent of the units may go down to 15 feet. 18 50 percent of the units may go down to 12 feet. 19 Average of 55-foot width required. 20 Average of 45-foot width required. 21 27-feet for townhouses. 22 Per Specific Plan Amendment #3, Resolution No. 4583, Approved by City Council October 19, 2004. 23 Greenbelt Trail is minimum 40', subdivision trail is minimum 25' (yards adjacent to green spaces treated as corner lots, accept when located along a 40' greenbelt trail) 24 Building heights can extend above 35' providing the interior ceiling height does not exceed 35' and the roof is designed in a manner acceptable to the Community Development Department. 25 Rear garage and 2nd story setback may be reduced to 3' provided a minimum 24' of backup area exist for automobiles. For three story units, either the 2nd or 3rd floor shall maintain a 10' setback. 26 Lot width may be reduced to 20' provided additional common area amenities and/or design features are incorporated into the project design, to the satisfaction of the City. 27. Average of 65-foot width required								
Revised: June 5, 2014								

Revised: June 5, 2014

greenbelt defined @ 40'

TABLE 2.5 SPRING LAKE SPECIFIC PLAN Consistency Chart			
Specific Plan Land Use Designations	Specific Plan Land Use Category	Consistent City Zoning District	City General Plan Land Use Designation
RESIDENTIAL Single Family Single Family Single Family Single Family	R-3 R-4 R-5 R-8	Create New Category Single Family Residential (R-1) Single Family Res (R-1) and Duplex Res (R-2) Single Family Res (R-1) and Duplex Res (R-2)	Very Low Density Res (VLDR) Low Density Residential (LDR) Low Density Residential (LDR) Medium-Low Density Res (MLDR)
RESIDENTIAL Multi-Family Multi-Family Multi-Family	R-15 R-20 R-25	Duplex Res (R-2) and Multiple Family Res (R-M) Duplex Res (R-2) and Multiple Family Res (R-M) Duplex Res (R-2) and Multiple Family Res (R-M)	Medium Density Residential (MDR) Medium Density Residential (MDR) Medium Density Residential (MDR)
COMMERCIAL Commercial	NC	Neighborhood Commercial (C-1)	Neighborhood Commercial (NC)
OPEN SPACE Open Space; Greenbelt Park	OS; Greenbelt Park	Open Space (O-S) Open Space (O-S)	Open Space (OS) Open Space (OS)
PUBLIC/QUASI-PUB School Fire Station Detention Basin/ Drainage Channel	School Fire Station Detention Basin/ Drainage Channel	Allowed in any zone with CUP. Allowed in any comm or indus zone with CUP. Allowed in any zone, with Planning and Public Works review.	Public Service (PS) Public Service (PS) Public Service (PS)
Source: TSCHUDIN CONSULTING GROUP; June 7, 2000.			

TABLE 2.6 SAMPLE DENSITY YIELDS Detached Product				
Density	Gross Lot Size (sq.ft)¹	Net Lot Size (sq.ft.)²	Sample Lot Dimension³	Notes -- Examples
R-3 (3 du/ac)	14,520	10,164	70 x 145	Gibson Park Unit 3 (Redwood Drive) College Street (Lincoln to Cross)
R-4 (4 du/ac)	10,890	7,623	65 x 118	Faria Park Unit 4 (Silverado Drive) Beamer Park (south of Keystone, Pershing to Bliss)
R-5 (5 du/ac)	8,712	6,098	60 x 100	The Woods (Prather Court; Laugenour Court) Fairmount (Daniels Street)
R-6 (6 du/ac)	7,260	5,082	50 x 100	The Estates at Woodland (Lexington Way)
R-8 (8 du/ac)	5,445	3,812	45 x 85	College Park II (Topaz Way; Pearl Way)
R-10 (10 du/ac)	4,356	3,703	45 x 82	The Cottages (Hutson Circle)
R-12 (12 du/ac)	3,630	3,086	40 x 76	Aggie Village (1st Street, Davis ⁴)
R-15 (15 du/ac)	2,904	2,468	40 x 60	125 College Street (bungalow court)
R-20 (20 du/ac)	2,178	1,851	30 x 62	Metro Square (H Street, Sacramento ⁵)
All examples in Woodland unless otherwise noted. ¹ One acre = 43,560 square feet. ² Net = assumes 80% of gross up to 8 du/ac; assumes 90% of gross for higher densities as private open space is exchanged for public open space. ³ Sample lot dimensions assume net lot size. ⁴ Aggie Village = 58 units on 4.7 acres. ⁵ Metro Square = 45 units on 2.1 acres. Source: TSCHUDIN CONSULTING GROUP, June 2000.				

R-3 (Residential -- 3 du/ac): This category provides for single family detached homes, second residential units, and similar and compatible uses (see Table 1, page 18 of the Zoning Ordinance). Agricultural uses of the land may continue as an interim use until development pursuant to this Specific Plan. The allowed density ranges from a minimum of 1 dwelling unit per acre to a maximum of 3 dwelling units per acre (du/ac). The consistent General Plan land use designation is Very Low Density Residential (VLDR). The consistent zone category is a new district to be created. Second residential units shall be allowed by right on all lots with site plan/design review only if proposed at the time of subdivision review and approval. Subsequent applications for second units by individual property owners shall only be allowed through a use permit process. In a project that meets the criteria of Section 65915 of the Government Code, these units shall be considered the "density bonus". These added second units shall not be included in the calculation of density for the purposes of determining zoning or General Plan consistency. No attached housing (except second units) can be built in this category.

R-4 (Residential -- 4/du/ac): This category provides for single family detached homes, second residential units, and similar and compatible uses (see Table 1, page 18 of the Zoning Ordinance). Agricultural uses of the land may continue as an interim use until development pursuant to this Specific Plan. The allowed density ranges from a minimum of greater than 3 dwelling units per acre to a maximum of 4 dwelling units per acre (du/ac). The consistent General Plan land use designation is Low Density Residential (LDR). The consistent zone category is Single Family Residential (R-1). Second residential units shall be allowed by right on all lots with site plan/design review only if proposed at the time of subdivision review and approval. Subsequent applications for second units by individual property owners shall only be allowed through a use permit process. In a project that meets the criteria of Section 65915 of the Government Code, these units shall be considered the "density bonus". These added second units shall not be included in the calculation of density for the purposes of determining zoning or General Plan consistency. No attached housing (except second units) can be built in this category.

R-5 (Residential -- 5 du/ac): This category provides for single family detached homes, second residential units, and similar and compatible uses (see Table 1, page 18 of the Zoning Ordinance). Agricultural uses of the land may continue as an interim use until development pursuant to this Specific Plan. The allowed density ranges from a minimum of greater than 4 dwelling units per acre to a maximum of 5 dwelling units per acre (du/ac). The consistent General Plan land use designation is Low Density Residential (LDR). The consistent zone categories are Single Family Residential (R-1) and Duplex Residential (R-2).

Within this category, a minimum of 50 percent of the corner lots shall be duplexes or half-plexes. The corner duplex/half-plex units may be shifted to mid-block locations, but there may be no more than one duplex or set of half-plexes (2 units total) on one side of any given block. These added corner or mid-block units shall not be included in the calculation of density for the purposes of determining zoning or General Plan consistency. No attached housing (except second units and allowed duplexes/half-plexes) can be built in this category except as set forth in Section 3.0, Housing Element.

Second residential units shall be allowed by right on all lots except duplex/half-plex lots, with site plan/design review only if proposed at the time of subdivision review and approval. Subsequent applications for second units by individual property owners shall only be allowed through a use permit process. These added second units shall not be included in the calculation of density for the purposes of determining zoning or General Plan consistency.

In a project that meets the criteria of Section 65915 of the Government Code, these duplexes and second units shall be considered the "density bonus".

R-8 (Residential -- 8 du/ac): This category provides for single family detached homes, duplexes/half-plexes on corner lots, up to two duplexes or half-plexes (four units) at a midblock location, second residential units, and similar and compatible uses (see Table 1, page 18 of the Zoning Ordinance). Agricultural uses of the land may continue as an interim use until development pursuant to this Specific Plan. The allowed density ranges from a minimum of 6 dwelling units per acre to a maximum of 8 dwelling units per acre (du/ac). The consistent General Plan land use designation is Medium-Low Density Residential (MLDR). The consistent zone categories are Single Family Residential (R-1) and Duplex Residential (R-2).

Within this category, 50 percent of the corner lots are encouraged to be duplexes or half-plexes. The corner duplex/half-plex units may be shifted to mid-block locations, but there may be no more than two duplexes or half-plexes (4 units total) on one side of any given block. These added corner or mid-block units shall not be included in the calculation of density for the purposes of determining zoning or General Plan consistency. No attached housing (except second units and allowed duplexes/half-plexes) can be built in this category except as set forth in Section 3.0, Housing Element.

Second residential units shall be allowed by right on all lots except duplex/half-plex lots, with site plan/design review only if proposed at the time of subdivision review and approval. Subsequent applications for second units by individual property owners shall only be allowed through a use permit process. These added second units shall not be included in the calculation of density for the purposes of determining zoning or General Plan consistency.

In a project that meets the criteria of Section 65915 of the Government Code, these duplexes/half-plexes and second units shall be considered the "density bonus".

R-15 (Residential -- 15 du/ac): This category provides for attached and detached single family homes, duplexes/half-plexes, tri-plexes, four-plexes, six-plexes, bungalow courts⁸,

⁸ A "bungalow court" is a small number of houses (often identical to one another in design) arranged on a narrow private courtyard. Typically these are rental units of 600 to 900 square feet, with no fencing or defined private yard area, that front on common open space in the form of a grassy plaza, and have rear alley vehicular access. Many do not have garages or may have separate grouped (all under one roof) garages or parking at the back of the lot. These units may also be subdivided as for-sale units, typically with all the common area in a separate lot under the management of a homeowner's association.

townhouses, condominiums, attached and detached multi-family units (apartments), and similar and compatible uses (see Table 1, page 18 of the Zoning Ordinance). The allowed density ranges from a minimum of 10 dwelling units per acre to a maximum of 15 dwelling units per acre (du/ac). The consistent General Plan land use designation is Medium Density Residential (MDR). The consistent zone categories are Duplex Residential (R-2) and Multiple Family Residential (R-M). Detached units (small houses) are encouraged. For attached housing, the massing of residential structures in this category is regulated by a requirement that there must be street-facing project facades, setbacks, and street orientation of units that emulates single family housing, with the goal of appearing similar along the street to single family development (see Development Regulation 2.35.7). This shall not be construed as requiring identical design and quality of materials as the surrounding housing. Parking is to be interior to the site. A Conditional Use Permit is not required for units in this category if consistent with the requirements of the Specific Plan, however, site plan/design review is required in order to determine design consistency.

R-20 (Residential -- 20 du/ac): This category provides for attached and detached single family homes, duplexes, tri-plexes, four-plexes, six-plexes, bungalow courts, townhouses, condominiums, attached and detached multi-family units (apartments), and similar and compatible uses (see Table 1, page 18 of the Zoning Ordinance). The allowed density ranges from a minimum of 18 dwelling units per acre to a maximum of 20 dwelling units per acre (du/ac). The consistent General Plan land use designation is Medium Density Residential (MDR). The consistent zone categories are Duplex Residential (R-2) and Multiple Family Residential (R-M). A Conditional Use Permit is not required for units in this category if consistent with the requirements of the Specific Plan, however, site plan/design review is required in order to determine design consistency. To the extent feasible, units in this category shall be maximized.

R-25 (Residential -- 25 du/ac): This category provides for attached and detached single family homes, duplexes, tri-plexes, four-plexes, six-plexes, bungalow courts, townhouses, condominiums, attached and detached multi-family units (apartments), and similar and compatible uses (see Table 1, page 18 of the Zoning Ordinance). The allowed density ranges from a minimum of 23 dwelling units per acre to a maximum of 25 dwelling units per acre (du/ac). The consistent General Plan land use designation is Medium Density Residential (MDR). The consistent zone categories are Duplex Residential (R-2) and Multiple Family Residential (R-M). Within this category, a minimum of 20 percent of the units (by project or overall) are strongly encouraged to be age-restricted for seniors housing. A Conditional Use Permit is not required for units in this category if consistent with the requirements of the Specific Plan, however, site design review is required in order to determine design consistency. To the extent feasible, units in this category shall be maximized.

NC (Neighborhood Commercial): This category provides for neighborhood and locally-oriented retail and service uses, public and quasi-public uses, and similar and compatible uses. This category is for the provision of retail and service uses serving the immediate

neighborhood. The consistent General Plan land use designation is Neighborhood Commercial (NC). The consistent zone category is Neighborhood Commercial (C-1). The maximum floor area ratio (FAR) is 0.50 per the General Plan (page 1-6). However, when surrounded primarily by park land, the FAR calculation (and determination of substantial compliance thereof) will factor in the adjoining park land, if all other design features (pedestrian orientation, site design, neo-traditional focus, etc.) are consistent with the vision of this Specific Plan.

The Spring Lake "town center" at the intersection of Pioneer Avenue and Parkway Drive is intended to incorporate significant innovation and creativity in the final design. Among the primary goals for the final design at this location are innovation, creativity, excitement, high visibility of public space, more central location of land uses, and a requirement for "signature" architecture.

The uses permitted in the neighborhood commercial category are those described under the C-1 category in Table 2 of the Zoning Ordinance (page 41) with the following modifications. All by-right uses remain subject to site plan/design review.

- uses restricted to 30,000 square feet of gross leasable floor space
- outdoor seating at food-service establishments allowed by right
- full-service food and grocery stores allowed by right
- hardware stores allowed by right
- day care centers are allowed by right
- photocopy services (excluding heavy presses) are allowed by right
- professional offices (e.g. attorneys, accountants, dentists, medical labs, classrooms and studios) -- restricted on the first-floor to a maximum of 30 percent of the gross floor area
- up to 100 percent professional offices, residential uses, and/or retail is allowed by right on the second-floor
- vehicular-oriented uses including gas/service stations, car washes, and drive-through restaurants are not allowed in this district; parking facilities incidental to principal use allowed to rear of parcel subject to design requirements
- places of assembly are not allowed in this district
- plant nurseries and green houses not allowed in this district

Land designated neighborhood commercial in this Specific Plan shall remain as such unless it remains undeveloped by Plan build-out (2015), at which time, if demonstrated to be infeasible as zoned, it may be rezoned for park use only.

The 2-acre neighborhood commercial sites located within each neighborhood park area are intended to be "floating" land use categories, in that their precise location and layout is to be determined at the time of the land division that creates the park and the surrounding residential lots. The mechanism for ownership, interim use, and eventual development is to be specified at that time, to the satisfaction of the City.

P/QP (Public/Quasi-Public): This category provides for public and assembly facilities such as colleges, schools, armories, penal institutions, libraries, stormwater drainage management (detention basins and drainage channel), museums, government offices and courts, fire and police stations, churches, meeting halls, public and quasi-public uses, and other similar and compatible uses. The consistent General Plan land use designation is Public Service (PS). Any zone category would be considered consistent with this Specific Plan category. The maximum floor area ratio (FAR) is 0.50 per the General Plan (page 1-7).

Schools and the fire station are precisely identified in the Specific Plan. These specified locations are not intended to be "floating" or approximate, hence there is no underlying zoning for these parcels. Their location is integral to the Plan. Modification to the location of these uses is strongly discouraged and would require rezoning, Specific plan amendment, and use permit.

OS (Parks and Open Space): This category provides for parks, greenbelts, habitat protection, and incidental passive recreational uses.

Open space serves the following purposes:

- provides a buffer between land uses
- provides off-street pedestrian and bicycle circulation corridors
- provides a visually unifying landscape framework
- provides view corridors
- preserves special natural areas

No structures would normally be allowed in designated open space. The floor area ratio (FAR) shall not exceed 0.1 as established in the General Plan. Minor, necessary, incidental uses (e.g. trails, bike paths) are not considered "structures" for the purposes of calculating the FAR in this category. The consistent General Plan land use designation is Open Space (OS). The consistent zone category would be Open Space (O-S). The Sports Park and Community Park shall require a Conditional Use Permit with special attention given to design and operation of the facility.

DEVELOPMENT REGULATIONS

The requirements identified below apply to all development within the SLSP area, including development undertaken by the County, the School District, and the Woodland Community College as separate governmental entities. The parenthetical references identify, where applicable, relevant mitigation measures from the Specific Plan Environmental Impact Report (referenced herein as the "EIR"). It should be noted in the final action to adopt the Specific Plan, that the Findings of Fact made by the City Council may have rejected or modified the original text of these measures as they appeared in the EIR (see Appendix A and D). Where an adopted mitigation measure addresses an issue, there must be full compliance with the full text of the adopted mitigation measure. In cases where the text of the Specific Plan is

more stringent than the mitigation measure, the Plan text shall prevail. No attempt is made to itemize or reference other applicable regulations such as the Uniform Building Codes.

General

The following land use regulations apply to all development:

- 2.1 DISCLOSURES -- All units/lots within 500-feet of, the regional park site, the sports park, and the private Hollman airstrip (for the period that it remains operational) shall be provided with a deed disclosure regarding the proximity and nature of these uses. The historic (landfill), current (rodeo and aeromodelers), and planned (adult sports fields) uses of the regional park site shall be disclosed.

Disclosure shall be provided to all units/lots that fall within the Revised Preliminary (April 17, 2001) FEMA maps for the 100-year floodplain, unless final maps have been adopted in which case the final maps would be disclosed. If final maps have not been adopted, the disclosure shall reflect the in-force map and describe the Revised Preliminary map as informational.

Disclosure shall be provided that the area is a planned community subject to the Spring Lake Specific Plan and Design Standards. Potential buyers shall be advised to secure and read a copy of the Specific Plan. Disclosure shall be provided regarding mosquitoes and black gnats. Disclosure shall also be provided to all lots/units regarding the possibility of overflights from Sacramento International Airport, the location and rights to develop higher density (multi-family) and affordable housing units throughout the Plan area, the location and plans for Neighborhood Commercial sites adjoining each neighborhood park, the allowance of second-residential units by-right on single-family lots throughout the Plan area, the existence of Design Standards affecting development in the Plan area, phasing of and availability of fire service in the area, potential for odors from the sewer plant, potential for noise from the fire station, and the existence of the County jail and other facilities.

Per the Woodland Fire Department requirements, all new construction built prior to the construction and staffing of the fire station and beyond a 4-minute response from existing stations, shall be supplied with a disclosure notice informing the owner and tenants of the delayed level of response.

These disclosures shall be applied at the tentative map stage to the affected properties. The text of the disclosure language shall be approved by the City Attorney. (*TOC EIR MM 4.1-1, 4.1-2, 4.8-4, 4.8-5, 4.8-7, and 4.13-1c*)

- 2.1.1 AGRICULTURE DISCLOSURE – In order to facilitate the ability of landowners within and adjoining the Specific Plan area to continue agricultural operations, at their discretion, notwithstanding urban development of other areas within the Specific Plan

area, the following notices shall be provided as a condition of obtaining a building permit for m the City and shall be provided to each landowner at the time of sale:

You are hereby notified that the Spring Lake Specific Plan area includes land within and adjoining the Plan area that has historically been devoted to agricultural operations. Landowners within and adjoining the Spring Lake Specific Plan area, may at their discretion, continue ongoing, properly conducted agricultural operations on their land. The City of Woodland allows the continuation of such ongoing, properly conducted agricultural operations within the Spring Lake Plan area and sphere of influences areas. You may be subject to inconvenience or discomfort from lawful agricultural or agricultural processing facilities operations within and adjoining the Spring Lake Specific Plan area. Discomfort and inconvenience may include, but are not limited to noise, odors, fumes, dust, smoke, burning, vibrations, insects, rodents, and/or the operation of machinery (including aircraft) during any 24-hour period. Agricultural operations shall not be considered a nuisance unless such operations are deemed to be a nuisance under California Civil Code section 3482.5 and 3482.6. Agricultural processing operations shall comply with all State, federal, and local laws and regulations applicable to the operations.

If you allege that an agricultural operation or agricultural processing operation has interfered with your private property or personal well-being or is otherwise considered a nuisance, you must notify the property owner and offer to resolve the dispute through mediation and/or arbitration prior to the filing of any court actions.

If the offer to mediate/arbitrate is rejected or not responded to within 10 days, then a court action may be filed. If the offer is accepted, then the parties shall have 45 days to submit the matter to a mediator/arbitrator for a decision. The mediator/arbitrator ruling shall not be binding on the parties unless the parties have previously agreed that such decision shall be binding. If the mediator/arbitrator does not rule within 20 days after having been submitted then a court action may be filed.

- 2.2 LAND SET-ASIDES -- Pursuant to the Mitigation Monitoring Plan, mitigate at a 1:1 ratio for each acre of Swainson's hawk foraging land and/or agricultural land converted to development. Each area can mitigate for both impacts given appropriate land management commitments, and with approval of the responsible state and federal agencies. *(TOC EIR MM 4.2-1 and 4.5-4)*
- 2.3 AFFORDABLE HOUSING PLAN -- Prior to acceptance of the first tentative map, an Affordable/Special Needs Housing Plan shall be prepared for the Specific Plan and submitted to the City for review and approval. The Plan shall demonstrate compliance with the City's Housing Element, the Affordable Housing Ordinance, and the requirements of the Mitigation Monitoring Plan. *(TOC EIR MM 4.11-2)*
- 2.4 SPECIAL STUDIES -- Prior to subdivision or development within the Specific Plan

area and prior to construction of off-site infrastructure, site-specific studies are required (as applicable) to demonstrate CEQA clearance for individual parcels including: (TOC EIR MM 4.5-1, 4.5-2, 4.5-3, 4.5-6, 4.5-7, 4.6-1, 4.6-2, 4.6-5, 4.6-6, 4.6-8, 4.8-2, 4.8-8, 4.10-2, 4.10-34.12-1)

- biological surveys (for rare plants, valley elderberry longhorn beetles, raptors, and wetlands)
- project-specific traffic and circulation analyses (including timing for installation of signals, timing and installation of other roadway widenings and intersection improvements, recommendations regarding traffic calming, and off-site roadway improvements if applicable)
- noise control analysis
- historic/archeological resources survey
- Phase I hazardous waste site assessments.
- transit service (identify locations of shelters/stops and bus turnouts)
- drainage analysis for existing ("residual") 100-year floodplain
- traffic calming (per Regulation 4.13)
- BMP's for water quality and erosion control (per Regulation 2.18)

These studies are required prior to subdivision because the results may affect the proposed shape, configuration, and number of parcels.

- 2.5 DESIGN STANDARDS -- Prior to acceptance of the first tentative map or prior to issuance of a building permit for any development, separate, more distinct design standards for development within the Specific plan area shall be prepared to implement the vision described in this Plan. These standards shall describe in more detail architectural methods for achieving the desired community form and aesthetics. Key elements are described in Appendix E.
- 2.6 INFRASTRUCTURE PLANS -- Prior to approval of the first tentative map, precise plans for water, sewer, and drainage facilities and lines shall be approved by the City, consistent with City requirements and the requirements of the Mitigation Monitoring Plan. (TOC EIR MM 4.4-1, 4.4-3, 4.4-5, 4.5-7, 4.12-5, 4.13-3, 4.13-9, 4.13-11, 4.13-13, 4.13-22)
- 2.7 FAIR SHARE FEES AND FINANCING -- The final Fiscal Impact Analysis will be required for the City Council's deliberation prior to approval of the Specific Plan. Prior

to approval of the first tentative map the final Capital Improvements Plan and Public Facilities Financing Plan, and any other appropriate phase-specific or project-specific "nexus" studies must be completed and accepted, in order to identify required fair-share funding obligations and relevant timing "triggers" for when public facilities, services, and improvements within the Specific Plan are required to be available for use.

Based on adopted phasing, approved sequencing of development, and the results of the final Fiscal Impact Analysis, Capital Improvements Plan, and Financing Plan, each development must fund (or obligate itself to fund) on a fair-share basis public facilities, services, and improvements within the Specific Plan for which a benefit is derived, including transit capital and operating costs to service the area, design and construction of transit stops, fire station construction and operations, police operations, park development, and library services. This must occur prior to issuance of building permits. (TOC EIR MM 4.6-3, 4.6-4, 4.6-6, 4.6-8, 4.13-1, 4.13-2, 4.13-6, 4.13-9, 4.13-13 4.14-1, 4.14-8)

- 2.8 INFRASTRUCTURE AND SERVICE AVAILABILITY -- Prior to approval of the first tentative map, plans for adequate infrastructure and services (water, sewer, drainage, roadways and improvements, fire station) for that phase must be approved and funding identified. Prior to occupancy within any subdivision, necessary backbone infrastructure and services to serve the subdivision must be in place, and adequate fire service must be demonstrated. (TOC EIR MM 4.4-1c, 4.5-7, 4.6-1, 4.6-2b, 4.6-3, 4.13-1, 4.13-2, 4.13-3, 4.13-6, 4.13-9, 4.13-13, 4.14-1, 4.14-8)
- 2.9 UNIT ALLOCATION -- Unit allocations may be transferred between parcels, subject to the SLSP Unit Allocation Program.
- 2.10 100-YEAR FLOODPLAIN -- Development within areas shown on the "revised preliminary" April 17, 2001 federal flood insurance rate maps to be potentially subject to flooding under 100-year storm conditions shall comply with all applicable requirements. This may affect development timing, and/or the design and grading, on portions the Woodland Community College, the County property, and off-site Plan area infrastructure facilities east of CR 102. (TOC EIR MM 4.4-7)
- 2.11 UTILITIES -- All utilities shall be undergrounded unless proven to be infeasible. (TOC EIR MM 4.13-26)
- 2.12 GRADING AND CONSTRUCTION --
 - a. All grading and construction shall comply with Air Quality Management District directives for both off-road and on-road low-emissions heavy duty vehicles and construction equipment.

The following measures shall be contractually required of all construction contractors in the Plan area: *(TOC EIR MM 4.7-1)*

- Water or other dust suppressants shall be applied to exposed earth surfaces during clearing, grading, earth moving, and other site preparation work.
 - Trucks hauling dirt and debris shall be adequately covered to prevent visible dust emissions.
 - On dry days, dirt and debris spilled onto paved surfaces shall be swept up immediately to reduce dust caused by vehicle movement.
 - Approach routes to construction sites shall be cleaned daily of construction-related dirt in dry weather.
 - Exposed soils and on-site stockpiles of excavated materials shall be covered, stabilized, or watered to prevent dust emission from creating a nuisance in the vicinity or to surrounding properties.
 - Vehicles shall be operated on unpaved surfaces at speeds that will not create nuisance dust emissions for surrounding properties or in the vicinity.
 - Soils shall not be exposed nor shall grading occur during periods when wind speeds cause nuisance dust emissions for surrounding properties or in the vicinity.
- b. Where site work results in the discovery of cultural resources, work shall halt immediately for a distance of 100 feet from the discovery site, and the County Coroner and Native American Heritage Commission shall be contacted. The mitigation protocol identified in the Mitigation Monitoring Plan shall be implemented. *(TOC EIR MM 4.10-1)*
- c. Prior to each construction season, each landowner or developer 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. *(TOC EIR MM 4.12-4)*
- d. Prior to the commencement of construction on any project, the construction contractor shall establish construction recycling measures pursuant to the requirements of the Mitigation Monitoring Plan. *(4.13-18)*

2.13 CONNECTIVITY -- Site plan/design review for all projects shall be reviewed to identify and eliminate or avoid physical barriers such as walls, berms, landscaping, slopes, infrastructure or service equipment (e.g. electrical boxes, pumps, hydrants, etc.) that

could impede pedestrian or bicycle circulation.

- 2.14 BICYCLE CIRCULATION -- All arterials shall have on-street striped bicycle lanes. Some collectors may be designated as a "bike route" (unmarked on-street bicycle routes) as the City periodically updates its Bikeway Master Plan. An off-street path "loop" system shall also be provided along specified roadways and within greenbelts identified on the land use map and in Section 4.0 (Circulation) that connects the Plan area with the rest of the City and that connects major focal points, schools, and parks within the Plan area, to the greatest feasible extent.
- 2.15 PARKING LOT SHADING -- Fifty (50) percent parking lot shading shall be achieved within 15 years. Replacement trees shall be required if tree injury or death occurs.
- 2.15.1 TREE CANOPY REQUIREMENT -- Majestic street tree species, as identified in the Design Standards, that create large canopies at maturity will be required in all medians and streetside landscape strips. The goal is create maximum shade canopy over all streets in the Plan area. Over time, all streetside sidewalks and bicycle pathways will be shaded as a result of this requirement.
- 2.16 LANDSCAPING -- Landscaping within road rights-of-way shall be similar to existing landscaping along the west side of Pioneer Avenue, between East Gum Avenue and Gibson Road.
- 2.17 PRIVATE AIRSTRIP -- A 20:1 protected approach surface and 200-foot minimum buffer from the end point shall be maintained around the private airstrip on APN 042-010-18 (Hollman south) so long as it remains operational. *(TOC EIR MM 4.1-3a, 4.12-6)*
- 2.18 WATER QUALITY/EROSION CONTROL -- Prior to each tentative map approval, the applicant shall identify proposed urban stormwater runoff Best Management Practices (BMPs) that will be incorporated into project design. *(TOC EIR MM 4.4-3)*
- 2.19 BLOCK SIZE -- See Table 2.4, Area Requirements. See also Regulation 2.34 related to residential projects.
- 2.20 PARKWAY FRAME -- A 35-foot landscaped "frame" is required as a part of the road right-of-way, along the south side of Gibson Road, the west side of CR 102, and the north side of CR 25A.
- 2.21 UTILITY FACILITIES -- Utility facilities including transformers, terminal boxes, meters, fire risers, backflow preventers, wells, force mains, pumps, lift stations, and other similar units shall be screened and oriented from public view to the greatest feasible extent.
- 2.22 DROUGHT-TOLERANT PLANTINGS -- Public landscaping within the Specific Plan

area is intended to replicate neo-traditional residential plantings found in the older parts of Woodland, with heavy use of large canopy trees, flowering shrubs, and grass areas. The planter strip (between the curb and the sidewalk) in front of residential units is expected to be planted with grass and large canopy trees.

Primarily drought-tolerant plantings are encouraged to be used in all landscaping (including residential front yards), open space areas, and to the greatest extent feasible, parks. Xeriscape principles are encouraged to ensure conservation of water and overall compatibility of the plant palette with the climate of the area.

Residential front-yard landscaping is encouraged to be designed to be less dependent on regular watering and the effects of periodic drought that occur with the local climate. Grass is encouraged to be treated as an accent in the landscaping plans and not as the main ground covering for residential front yards. Irrigation systems and controllers shall apply water as infrequently as possible, yet thoroughly, and minimize runoff of water and solubilized fertilizer. Irrigation control systems shall use readily available technology to reduce the likelihood of irrigation occurring during rains or when soil is at moisture capacity.

- 2.22.1 VERTICAL CURB -- Vertical curbs are required throughout the Plan area.
- 2.22.2 STREET AND LOT LIGHTING -- Lighting along local streets and in "public use" areas such as parking lots, shall be pedestrian oriented in scale. Light standards shall not exceed 20-feet in height and shall be spaced as required to meet City illumination requirements. Historically-styled lights shall be used along streets and are strongly encouraged elsewhere. Lighting along collector and arterial streets shall meet this requirement to the greatest feasible extent.
- 2.22.3 SIDEWALK DESIGN -- Sidewalks along streets within the Plan area shall not meander. They shall be linear in the neo-traditional style, and run parallel to the street edge-of-pavement. Meandering paths may be allowed along Gibson Road, CR 102, CR 25A, and within greenbelts.
- 2.22.4 ALLEYS -- Alleys are encouraged within Plan area. Standards will be developed at the subdivision level as a part of the subdivision design, and may be addressed in the Design Standards.

Residential

The following regulations apply to all residential development unless otherwise noted:

- 2.23 SUBDIVISION TRAILS -- Each subdivision shall include internal trails (landscaped linear open space connections separate from sidewalks, paths, and landscaping in street right-of-way) that allow for pedestrian and bicycle circulation within and

between subdivisions, and that provide greater connectivity to the planned off-street pedestrian/bicycle loop pathway system shown in figure 4.12. To the maximum feasible extent, residences shall not back on to these trails.

- 2.24 PEDESTRIAN/BICYCLE ACCESS -- Access connections for pedestrians and bicycles to open space, schools and parks, and the off-street pedestrian/bicycle loop pathway system, will occur on a frequent basis. The location of these connections will be coordinated with the location of transit stops to facilitate the use of public transportation. Residential subdivisions must include trail connections to adjacent existing or planned greenbelts and bicycle pathways.
- 2.25 ENERGY EFFICIENCY -- In addition to State required (Title 24) energy efficiency, the following building component measures shall be utilized to achieve high energy efficiency. (*TOC EIR MM 4.7-3*) It should be noted that these measures also contribute significantly toward preservation of air quality:
- a. Fireplaces and furnaces shall be low emission units.
 - b. Air conditioning systems shall:
 - have ozone destruction catalysts; or
 - be 10 percent more efficient than Title 24 requirements; or
 - have a minimum SEER rating of 12.
 - c. Dark roof materials shall not be used. Energy Star labeled and/or light colored or reflective roofing materials are encouraged.
 - d. The most feasible available communications wiring shall be required in all residential units to allow residents to connect to available state-of-the-art communications systems and services. This may require fiber optic connectivity, hard-wiring for faster line service, and/or multiple phone lines pre-wired at every unit. A determination of satisfactory implementation of this requirement shall be made by the Community Development Director.
 - e. All developments of 50 units or more shall participate in the PG&E Energy Star Showcase Home Program or equivalent energy efficiency program.
 - f. All builders are strongly encouraged to participate in the PG&E "Comfort Home" program or equivalent energy efficiency program.
 - g. Orient the maximum number of homes and/or buildings to face either north or south (within 30 degrees).
 - h. Five (5) percent of all units shall have roof photovoltaic energy systems

or other alternate energy system.

- i. Energy Star labeled appliances (e.g. water heaters) shall be installed to the greatest feasible extent. Solar, electric (efficiency rating of at least 0.92), or lower-NOx (as defined by the AQMD) gas-fired water heaters are strongly encouraged in a least 50 percent of the units.
- j. New home buyers shall be provided with a packet of information from the YSAQMD, including information about the mower exchange program, encouraging them to take advantage of opportunities for lowering air emissions through their own actions and choices.

2.26 FACADES -- This regulation was moved to the Specific Plan Design Standards. Please refer to the Scope of Work for the Design Standards in Appendix E.

2.27 LOCAL BUILDER REQUIREMENTS -- The requirements of Section 21-15-1 of the City Code related to "Reservation of Lots for Public Sale" shall be met. In addition to the requirements of this code section, however, the following threshold is added:

Lots shall be offered at a fair market price. If the offered lots have not sold by the end of the 45-day offering period, the subdivider shall be required to demonstrate in the required reporting, that the lots were offered at a fair market price. This will entail the provision of an appraisal by a qualified professional appraiser. If appraisal indicates that the offered price unreasonably exceeded the fair market price, the lots shall be re-offered for an additional 45 days at a fair market price.

2.28 BICYCLE PARKING REQUIREMENTS -- Bicycle parking for attached units shall be provided at a minimum ratio of 10 percent of the normally required number of vehicular spaces. Bicycle parking shall be highly visible, in a secure location, and, to the greatest feasible extent, located in a covered area. Other bicycle support facilities such as showers and lockers shall also be provided. *(TOC EIR MM 4.6-5)*

2.29 AFFORDABLE HOUSING -- Prior to approval of the first tentative map, an Affordable/Special Needs Housing Plan must be approved by the City and implemented on a subdivision basis. *(TOC EIR MM 4.11-2)*

2.30 ATTACHED UNITS -- No attached-unit project shall exceed 125 units in size. Adjoining attached-unit projects may not exceed 125 units combined. *(TOC EIR MM 4.11-4c)* For projects that qualify for a density bonus under Government Code Section 65915, the bonus units are in addition to the 125-unit cap, and do not count in the calculation of density.

2.31 STREET LOADING -- Dwelling units shall be oriented so as to face towards a local

residential street, two-lane collector, court, or private street. Only the rear or side property lines of individual residences may abut arterials. Only the side or front of individual residential units may abut collectors or greenbelts.

- 2.32 WALLS -- Walled neighborhoods or subdivisions are highly discouraged and are to be avoided in favor of any feasible alternative. Where determined by the City to be necessary, berms supplemented with landscaping or alternatively berms with low walls, rather than full walls shall be used. This Plan recognizes that an 8-foot noise wall or wall/berm combination will be necessary along CR 102 and along SR 113. This will be an attractive masonry wall with at least two contrasting colors/textures of brick. The wall shall have a masonry cap along the top, with capped masonry columns every 30-feet (minimum) on center.
- 2.33 ENTRY FEATURES -- Entry features, such as the Beamer Park entry or similar masonry feature, for individual subdivisions shall be strongly encouraged. See also discussion of community gateways in Section 4.0, Circulation. Gated entries are strongly discouraged pursuant to Policy 1.B.3 of the General Plan. Circumstances where they may be allowed will be examined on a case-by-case basis.
- 2.34 BLOCK SIZE -- The site plan/design review for each residential project shall include an analysis of block size. Block lengths of 400 to 600 feet (on one side) are desirable for purposes of encouraging neo-traditional principles. Larger blocks are allowed, up to the maximums established in Table 2.4 (Area Requirements). Narrow pedestrian pass-throughs, alleys, subdivision trails, and/or greenbelts may be used to provide mid-block connectivity on blocks with more than 10 homes loading on one side of a block. The goal is to not exceed 10 homes on one side of a block.
- 2.35 MULTI-FAMILY ATTACHED RENTAL DEVELOPMENT -- In addition to the items identified above, the following requirements apply to attached multi-family rental development:
- a. Private recreation amenities for tenants shall be provided in conjunction with common open space. All private recreation areas and facilities shall be maintained by private means.
 - b. For project 50 units or greater in size, at least 75 percent of the resident parking spaces shall be covered. Solar panels may be integrated into the carport roof design.
 - c. Guest parking shall be clearly marked and reserved as such.
 - d. Where possible, multi-family attached development project shall be within one quarter mile of a transit stop.
 - e. Trash collection areas shall be fully enclosed and must provide an organized

system for sorting and collecting of recyclable materials, satisfactory to the local garbage collection agency and the City Recycling Coordinator.

- 2.35.1 MIXING SINGLE FAMILY AND MULTI-FAMILY UNITS -- The term "major street block unit" shall be defined as the land mass within an area defined by major streets (arterials and collectors) on the land use plan. Within a major street block unit, a landowner or landowners acting in partnership, may scatter multi-family units (>R-8 du/ac) on their property throughout the entire land area under their control, so long as the scattered units are no larger than four-plex structures, and are or replicate single family facades in their design, set-backs, and orientation to the street. Densities may not be averaged or blended. This regulation may not be used to shift the intensity of land uses from one location to another, but is intended to be used to achieve a better mix of units within a neighborhood. The equivalent number and lot size of multi-family units must be identifiable throughout the remainder of the single family density area. No additional land use entitlements (rezoning or Plan amendment) are required to make use of this opportunity to mix units within a subdivision. The maximum number of multi-family units that can be clustered pursuant to development under this regulation is ten units (e.g. 10 detached; 5 duplexes; 2 four-plexes and 1 duplex; etc.).
- 2.35.2 BACK-ON LOTS -- Residential lots shall not back-on to park land, and shall avoid, to the greatest feasible extent, backing on to greenbelts.
- 2.35.3 SEPARATED ENTRY WALKS -- Entry walks to individual residences shall be separated from the driveway by a landscaped area.
- 2.35.4 COLOR -- Exterior colors on residential structures shall not be restricted.
- 2.35.5 LOT WIDTH -- Lot widths along a block shall be varied.
- 2.35.6 LANDSCAPE STRIPS ALONG LOCAL STREETS -- Landscape strips along local street shall be maintained by the fronting or side-on property owner. Landscaping within these strips shall remain consistent with the original plantings and shall not be paved or converted to other uses.
- 2.35.7 R-15 FACADE REQUIREMENTS -- For attached housing, the massing of residential structures in this land use category is regulated by a requirement that there shall be street-facing project facades, setbacks, and street orientation for R-15 density units that emulates single family housing with the goal of appearing similar along the street to other single family development. This shall not be construed as requiring identical design and quality of materials as the surrounding housing. Parking shall be interior to the site.

"Garden apartment" style design with deep set-backs from the street, front-of-lot parking, and multi-unit buildings set at odd angles as opposed to parallel and fronting

on the street are not allowed in this density range. Buildings with four-units or less are encouraged.

Neighborhood Commercial

The following regulations apply to neighborhood commercial development:

- 2.36 ENERGY EFFICIENCY -- In addition to State required (Title 24) energy efficiency, the following building component measures shall be utilized to achieve high energy efficiency:
- Furnaces shall be low emission units.
 - Air conditioning systems shall:
 - have ozone destruction catalysts; or
 - be 10 percent more efficient than Title 24 requirements; or
 - have a minimum SEER rating of 12.
 - Dark roof materials shall not be used. Energy Star labeled and/or light colored or reflective roofing materials are encouraged.
 - The most feasible available communications wiring shall be required to enable connection to available state-of-the-art communications systems and services. This may require fiber optic connectivity, hard-wiring, for faster line service, and/or pre-wired multiple phone lines. A determination of satisfactory implementation of these requirements shall be made by the Community Development Director.
- 2.37 VEHICULAR PARKING REQUIREMENTS -- No more than the minimum number of required parking spaces shall be provided. Adjacent "off-site" park parking and street parking may be used to satisfy this requirement. Parking must be subordinate to the buildings.
- 2.38 BICYCLE PARKING REQUIREMENTS -- Bicycle parking shall be provided at a minimum ratio of 10 percent of the normally required number of vehicular spaces. Bicycle parking shall be highly visible, in a secure location, and, to the greatest feasible extent, located in a covered area. *(TOC EIR MM 4.6-5)*
- 2.39 SCREENING OF RESIDENTIAL AREAS -- Fencing and landscaping shall be used to screen adjacent residential areas.

2.40 LOADING/DELIVERY AREAS -- Loading and delivery areas of commercial

establishments shall be buffered from adjoining residential areas using location, design, or noise barriers as appropriate and aesthetically acceptable. (TOC EIR MM 4.-8b)

- 2.40.1 ARCHITECTURAL DESIGN -- The architectural design of neighborhood commercial buildings shall ensure their prominence as focal points. They should be of a notable design with distinctive style appropriate to their setting. The intent for each neighborhood commercial node, and for the "Spring Lake" center, is to encourage year-round, daily community activity. Consequently, it is also important to incorporate environmental considerations in the design of the spaces. Exterior spaces should provide shade for the summer and protection from wind and rain in the winter.

Overhangs and arcades shall be used along building edges and along major pedestrian routes can provide both shelter and a more pleasant environment for patrons. A broad shade canopy shall be achieved to enhance the ambient environment and make the area more attractive. Cool landscape plantings and use of water features are encouraged.

Exterior lighting shall be used to encourage residents to use the outdoor spaces. Both pedestrian scale lighting and dramatic architecture and landscape lighting should be combined to provide a notable sense of place. Building lighting shall be designed to create special points of interest and emphasize the primary theme of the design.

Designs should be "open" and allow visibility from the street for surveillance purposes.

- 2.41 ORIENTATION OF BUILDINGS -- Neighborhood commercial buildings shall be located at the street frontage or toward a pedestrian promenade or plaza area.
- 2.42 ACTIVITY SPACE -- Public activity space shall be provided, such as seating areas, fountains, plazas, etc.
- 2.43 LANDMARKS -- A singular vertical design feature (e.g. clock tower, spire, bell tower, steeple, etc.) is strongly encouraged within each distinct neighborhood commercial district as a special landmark feature. The landmark shall be visible from a distance and shall be exempt from applicable height requirements if necessary to accomplish this. Signage is generally prohibited on these features.
- 2.43.1 NEIGHBORHOOD COMMERCIAL WITHIN NEIGHBORHOOD PARKS -- The following applies to the 2-acre neighborhood commercial land designated within each neighborhood park:
- a. The 2-acres is a maximum. Actual neighborhood commercial development may be less, but not more.

- b. The exact location and layout shall be determined at the time of the land division that creates the park and surrounding residential lots.
- c. The mechanism for ownership, interim use and maintenance, and development, shall be specified at the time of the land division (e.g. via a Development Agreement) to the satisfaction of the City.
- d. If development is not underway (e.g. at a minimum, submittal of an application) within one year after the park has been accepted by the City, the owner must "green", irrigate, and maintain the acreage to the satisfaction of the Community Development Director, and place prominent temporary signage at the site that identifies it as "Future Site of Neighborhood Commercial" or acceptable equivalent. Fencing of the area is permitted.
- e. Land designated neighborhood commercial in this Specific Plan shall remain as such unless it remains undeveloped by Plan build-out (2015), at which time, if demonstrated to be infeasible as zoned, it may be rezoned for park use only.

2.43.2 SECOND STORY USES -- Second story residential uses in the neighborhood commercial areas are highly desirable and highly encouraged. Second story office and/or retail use is also allowed.

Public/Quasi-Public

The following regulations apply to public/quasi-public development:

- 2.44 SCHOOL FACILITIES -- School facilities (including the Woodland Community College) shall be designed to be compatible with surrounding land uses. Ingress and egress shall be designed so as not to impede traffic flow on roadways. Noise generating components (e.g. sports fields, play grounds, parking lots) shall be placed away from residential uses. Directional lighting, landscaping, fences, or other barriers (e.g. berming) shall be used to shield neighboring residential uses from active school activities. The design of these features shall meet the requirements of the Mitigation Monitoring Plan. (*TOC EIR MM 4.1-4c, 4.8-8*) Wherever possible, elementary school parking lots shall be located to allow for park-related use after hours and on weekends.
- 2.45 HIGH SCHOOL -- The high school site design shall orient activities to the southern end of the site to preclude impacts to Gibson Road. Access to the high school shall be from a private drive off Pioneer Avenue to avoid impacts to Pioneer Avenue. Frontage landscaping shall be consistent with this Plan and shall continue the theme and design installed in front of the college. Special design treatment, including a "landmark" shall be implemented at the southeast corner of Pioneer Avenue and

Gibson Road. Access to the pedestrian overpass from the school shall be provided.

- 2.46 PARKS -- Active recreation areas of parks shall be located away from residential uses. Fencing, berming, and landscaping shall be used to shield residential areas. *(TOC EIR MM 4.8-8)* Residences shall be precluded from backing on to parks, and are strongly discouraged from backing on to greenbelts.
- 2.47 BICYCLE PARKING REQUIREMENTS -- Bicycle parking shall be provided at a minimum ratio of 10 percent of the normally required number of vehicular spaces. Bicycle parking shall be highly visible, in a secure location, and, to the greatest feasible extent, located in a covered area. Other bicycle support facilities such as showers and lockers shall also be provided. *(TOC EIR MM 4.6-5)*
- 2.48 SPORTS PARK -- The Sports Park design and construction shall be subjected to a Conditional Use Permit process. *(TOC EIR MM 4.1-4a, 4.8-8)* The sports park shall be available for use (including turf, temporary restrooms, and fields), no later than build-out of the Specific Plan. The sports park shall be fully developed (lighting, concessions, permanent facilities, etc.) in conjunction with development of the Master Plan remainder area. To the extent that the Sports Park immediately adjoins residential uses the following shall be applied: *(TOC EIR MM 4.8-8e)*
- Active areas such as diamonds and bleachers, shall be located a minimum of 100 feet from residential property.
 - Park maintenance activities shall be limited to the hours of 7:00 am to 10:00 pm on weekdays.
 - All park equipment using internal combustion engines shall be properly muffled in accordance with manufacturers' specifications.
 - The public address system shall be designed and tested so as not to generate noise levels in excess of 50 dB Leq during the day or 45 dB Leq between 10:00pm and 7:00am at the park boundaries. Consideration should be given to increasing the number of speakers and using lower volume settings, and on focusing the speakers on the spectator areas, away from residential uses.
 - Noise barriers shall be used where appropriate to break line of sight between field activities and residential backyards, where adjacent to residential property.
 - Prior to occupancy of first residential unit adjoining the Sports Park to the north, park/field lighting shall be installed or the land shall be prominently signed in all directions disclosing the intent to utilize night lighting as well as other features of the park (e.g. amplified sound, intense recreational usage,

hours of operation, etc.).

- Lighting shall be directed away from residential areas, and/or shielded.

- 2.49 FIRE STATION -- The fire station shall be buffered from adjoining residential areas using location, design, or noise barriers as appropriate and aesthetically acceptable.
- 2.50 FENCING -- Fencing of public and quasi-public uses shall be minimized to the greatest feasible extent, and shall only be utilized where security or safety dictates. Fencing shall be comprised of attractive masonry and/or iron materials, and shall be complementary to the neighboring or desired architecture and design of the area. Chain link fencing and/or razor-wire are not allowed within the Specific plan area (the Monroe Detention Center and well sites are exempt from this requirement). Fencing shall not impede intended accessibility and/or mobility through or about an area. The use of chain link for recreational purposes within parks (e.g. back-stops; tennis courts) shall be allowed.
- 2.51 MINI-PARKS -- Mini-parks as subdivision features are encouraged, and may be eligible to receive parks credit. Maintenance by a special financing district is required.
- 2.52 LANDMARKS -- Public and quasi-public uses shall each include a singular horizontal architectural feature (e.g. a public fountain, statue or sculpture, mural or other art piece, plaza, etc.) as a special landmark. The landmark shall be visible at the pedestrian scale. Signage does not satisfy this requirement.
- 2.53 MEMORANDUM OF UNDERSTANDING -- A strong, formal working relationship between the City, the school district, and the college should be established and documented via one or more Memoranda of Understanding. The purpose should be to secure agreement to implement the vision and intent of this Plan to the fullest possible extent.

Open Space

The following regulations apply to open space:

- 2.54 INTEGRATION -- Open space shall be treated as an integral element of the overall land use. The built environment shall provide visual orientation and pedestrian/bicycle access to open space. Projects adjacent to open space should be designed to protect the integrity and function of the open space area.
- 2.55 LOADING -- Development shall not back onto open space areas.
- 2.56 SECURITY -- Greenbelts and bicycle pathways shall be designed to accommodate emergency vehicle and maintenance vehicle access, when no other reasonable

access is available for purposes of patrol, rescue, fire suppression, and maintenance. Appropriate security features shall be provided including low-wattage lighting, call boxes where appropriate, directional signage, and signage indicating location.

- 2.57 GREENBELT WIDTH -- Greenbelts shall have a minimum average width of 40 feet. (Greenbelt widths are identified on the Land Use Map (Figure 2.1). Greenbelt design will be addressed in the SLSP Design Standards.
- 2.58 PATHWAY TIMING -- The off-street pedestrian/bicycle loop pathway system (including greenbelts) shall be completed in conjunction with adjoining development and/or street improvements.
- 2.59 SUBDIVISION TRAILS -- No standard width or design has been established for subdivision trails. It is recognized that the minimum width will be less than 40 feet. Design will be addressed in the SLSP Design Standards.

SPECIFIC PLAN DESIGN STANDARDS

Community Design Guidelines

Development within the Plan area shall be subject to the City's Community Design Guidelines. These guidelines were specifically developed to guide growth in major new expansion areas such as the subject Specific Plan.

Where the text of the Specific Plan is more stringent or directive than the text of the Guidelines, the Plan text shall take precedence, subject to the interpretation of the Community Development Director. Where the text of this Plan makes mandatory, an otherwise discretionary design element of the Guidelines, the item shall be mandatory within the Plan area.

Specific Plan Design Standards

Prior to acceptance of the first tentative map or prior to issuance of a building permit for any development, separate, distinct Specific Plan Design Standards for development within the Plan area shall be prepared to implement the vision described in this Plan. These standards shall describe in more detail architectural methods for achieving the desired community form and aesthetics. Key elements to be addressed in the standards are provided in Appendix B, which will subsequently be deleted upon adoption of the Design Standards.