

RESOLUTION NO. 6118

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AMENDING THE SPRING LAKE SPECIFIC PLAN LAND USE DESIGNATIONS FOR
THE PARKVIEW SPRING LAKE PROJECT by ALC IV WOODLAND SPRING LAKE,
LLC, TO REZONE A 10 ACRE SCHOOL SITE AND 6.22 ACRE R-20 MULTI-FAMILY
SITE TO R-8 SINGLE FAMILY**

WHEREAS, the City of Woodland ("City") is proposing to take action to amend the Spring Lake Specific Plan Land Use Designations for the Parkview Spring Lake Project; and,

WHEREAS, the City is proposing to take action to adopt an amendment to the Spring Lake Specific Plan, consisting of the re-designation of the land use category in the Specific Plan for properties identified as the Spring Lake Cal-West Investors Project as described in more detail in Exhibit "1" (the "Amendment"); and

WHEREAS, the City of Woodland Planning Commission held a duly noticed public hearing on January 19, 2012, to receive public testimony concerning the Amendment; and

WHEREAS, the City of Woodland City Council held a duly noticed public hearing on March 19, 2013 to receive public testimony concerning the Amendment, consider the Planning Commission's recommendations, and take action on the Amendment; and

WHEREAS, the City of Woodland City Council, based on oral testimony and documentary evidence submitted during the public hearing, and amending the conditions of approval, now finds it proper to amend the Spring Lake Specific Plan as described in Exhibit "1"; and

WHEREAS, the City of Woodland has taken action to approve all entitlements necessary for implementation of the Amendment for the Spring Lake Parkview Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland ordains AS FOLLOWS:

1. The foregoing recitals are hereby true and correct.
2. The City of Woodland City Council finds that the actions as set forth in this Resolution are in the public interest and necessary to the public health, safety, and welfare.
3. The City Council hereby certifies that its members have reviewed and considered the information in the CEQA EIR Addendum and find the document to be adequate, complete and in full compliance with the California Environmental Quality Act (CEQA) as set forth in the CEQA Guidelines.
4. The City Council hereby amends the Spring Lake Specific Plan for the Spring Lake Parkview Project as described in Exhibit "1," provided that this Amendment shall take effect only upon execution by the City and the owner of the Property of an amendment to the development agreement governing the Property. No final map shall be recorded or approved for the Property

in conformance with the Amendment until the Amendment has taken effect pursuant to this paragraph.

PASSED AND ADOPTED by the City Council on March 19, 2013 by the following vote:

AYES: Council Members Denny, Hilliard, Marble, Stallard and Davies

NOES: None

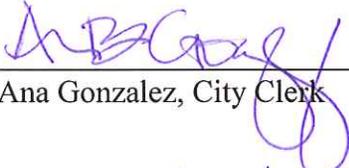
ABSTAIN: None

ABSENT: None



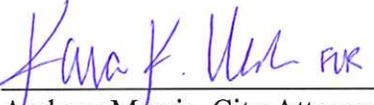
Marlin H. Davies, Mayor

ATTEST:



Ana Gonzalez, City Clerk

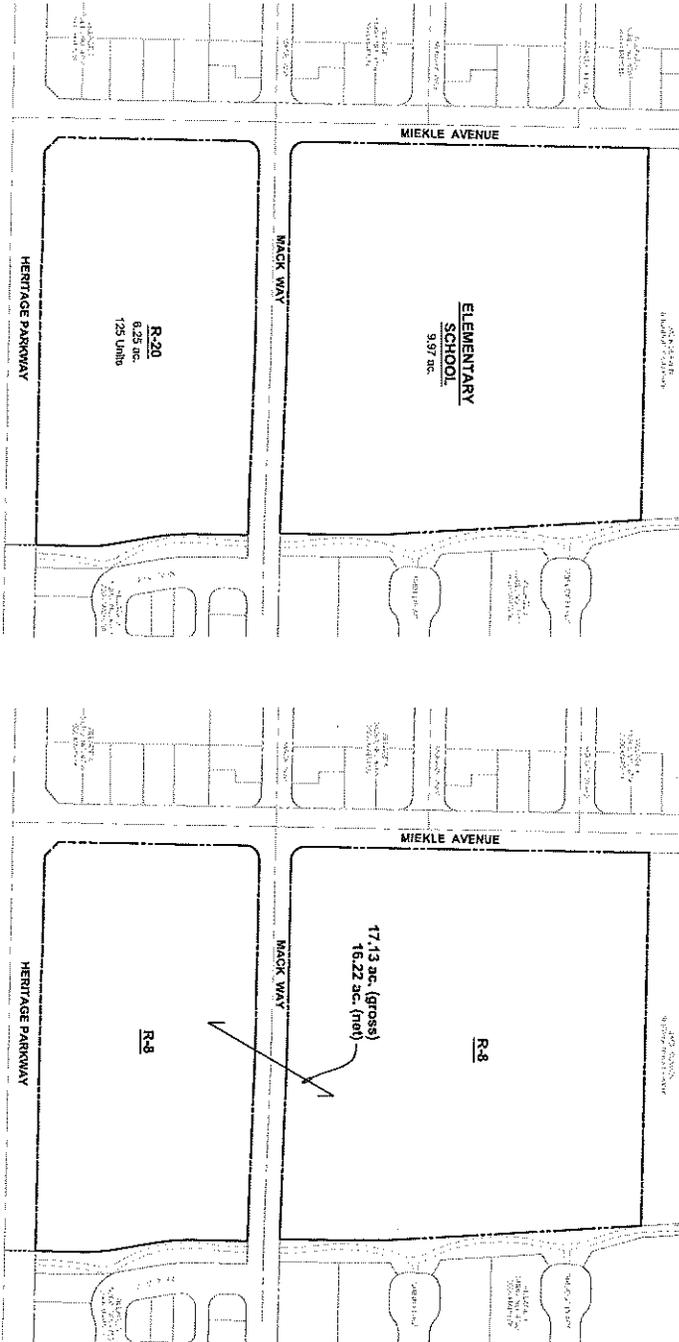
APPROVED AS TO FORM:



Andrew Morris, City Attorney

Dated: 5/28/2013

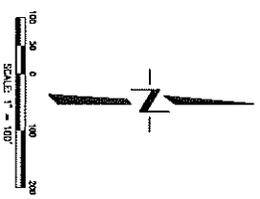
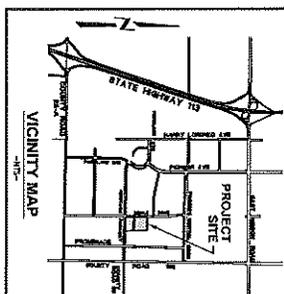
Exhibit "1" - Spring Lake Specific Plan Amendment Exhibit



EXISTING SPECIFIC PLAN

PROPOSED SPECIFIC PLAN

LAND USE SUMMARY	EXISTING LAND USE		PROPOSED LAND USE		DIFFERENCE	
	AREA	TOTAL UNITS	AREA	TOTAL UNITS	DENSITY	TOTAL UNITS
R-8 SINGLE FAMILY RESIDENTIAL (9-9 du/dc)	0.00 ac	0	16.22 ac (N)	108	6.66 ac (N)	108
R-20 MULTIFAMILY RESIDENTIAL (16-20 du/dc)	6.25 ac	125	0.00 ac	0	(6.25 ac)	(125)
SCHOOL ELEMENTARY SCHOOL	9.97 ac	0	0.00 ac	0	(9.97 ac)	0
EX LOCAL ROAD MACK WAY	17.13 ac	125	17.13 ac	108	6.30 du/dac (C)	(17)



<p>SPRING LAKE SPECIFIC PLAN AMENDMENT EXHIBIT PARKVIEW</p> <p>CITY OF WOODLAND CALIFORNIA</p>			<p>Project Planning - Civil Engineering - Landscape Architecture</p> <p>2540 Sycamore Street, Suite 200 - Davis, CA 95618 - (916) 754-7528</p> <p>www.mccoy-engineers.com</p>	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> <th>APPROV.</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	REVISIONS	BY	APPROV.						<p>DESIGNED BY: <u>SR</u></p> <p>DRAWN BY: <u>JR</u></p> <p>CHECKED BY: <u>SR</u></p> <p>SCALE: <u>1" = 200'</u></p>
NO.	DATE	REVISIONS	BY	APPROV.											
<p>BUDGET: <u>1</u></p> <p>OF: <u>1</u></p>		<p>DATE: <u>04/28/11</u></p> <p>DWG NO.: <u>1172-02</u></p>													

