

RESOLUTION NO. 6383

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND AMENDING THE SPRING LAKE SPECIFIC PLAN LAND
USE DESIGNATIONS AND AMENDING SECTION 2.43.1(E) OF THE
SPRING LAKE SPECIFIC PLAN LAND USE ELEMENT FOR THE CAL
WEST PROJECT TO BE DEVELOPED BY CAL WEST INVESTORS,
LLC AND OPTIMISTIC PARTNERS, LLC**

WHEREAS, the City of Woodland (“City”) desires to amend the Spring Lake Specific Plan Land Use Designations and amend Section 2.43.1(e) of the Spring Lake Specific Plan Land Use Element for the Cal West Project; and

WHEREAS, the City desires 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 Project as described in more detail in Exhibit "1" and amending Section 2.43.1(e) of the Specific Plan pertaining to the rezoning of the 2-acre Neighborhood Commercial sites as described in more detail in Exhibit "2"; and

WHEREAS, the City of Woodland Planning Commission held a duly noticed public hearing on December 18, 2014, to receive public testimony concerning the Amendments; and

WHEREAS, the City of Woodland City Council held a duly noticed public hearing on February 3, 2015 to receive public testimony concerning the Amendments, consider the Planning Commission's recommendations, and take action on the Amendments; and

WHEREAS, the City of Woodland City Council, based on oral testimony and documentary evidence submitted during the public hearing, now finds it proper to amend the Spring Lake Specific Plan as described in Exhibit "1" and amend Section 2.43.1(e) of the Specific Plan as described in Exhibit "2;" and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland that:

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 finds that the proposed Amendments are consistent with both the Spring Lake Specific Plan and the City of Woodland General Plan.
4. The City Council hereby approves the following Amendments:

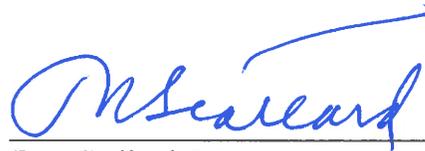
A. Amendment to the Spring Lake Specific Plan for the Spring Lake Cal West Project, as described in Exhibit "1"; and

B. Amendment to Section 2.43.1(e) of the Spring Lake Specific Plan as described in Exhibit "2."

These Amendments 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 Amendments until the Amendments have taken effect pursuant to this paragraph.

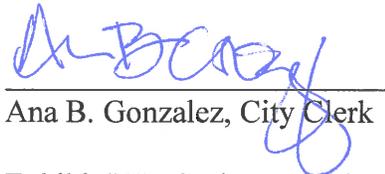
PASSED AND ADOPTED by the City Council this 3rd day of February, 2015, by the following vote:

AYES: Council Members Barajas, Denny, Hilliard and Mayor Stallard
NOES: None
ABSENT: Mayor Pro Tem Marble
ABSTAIN: None



Tom Stallard, Mayor

ATTEST:



Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

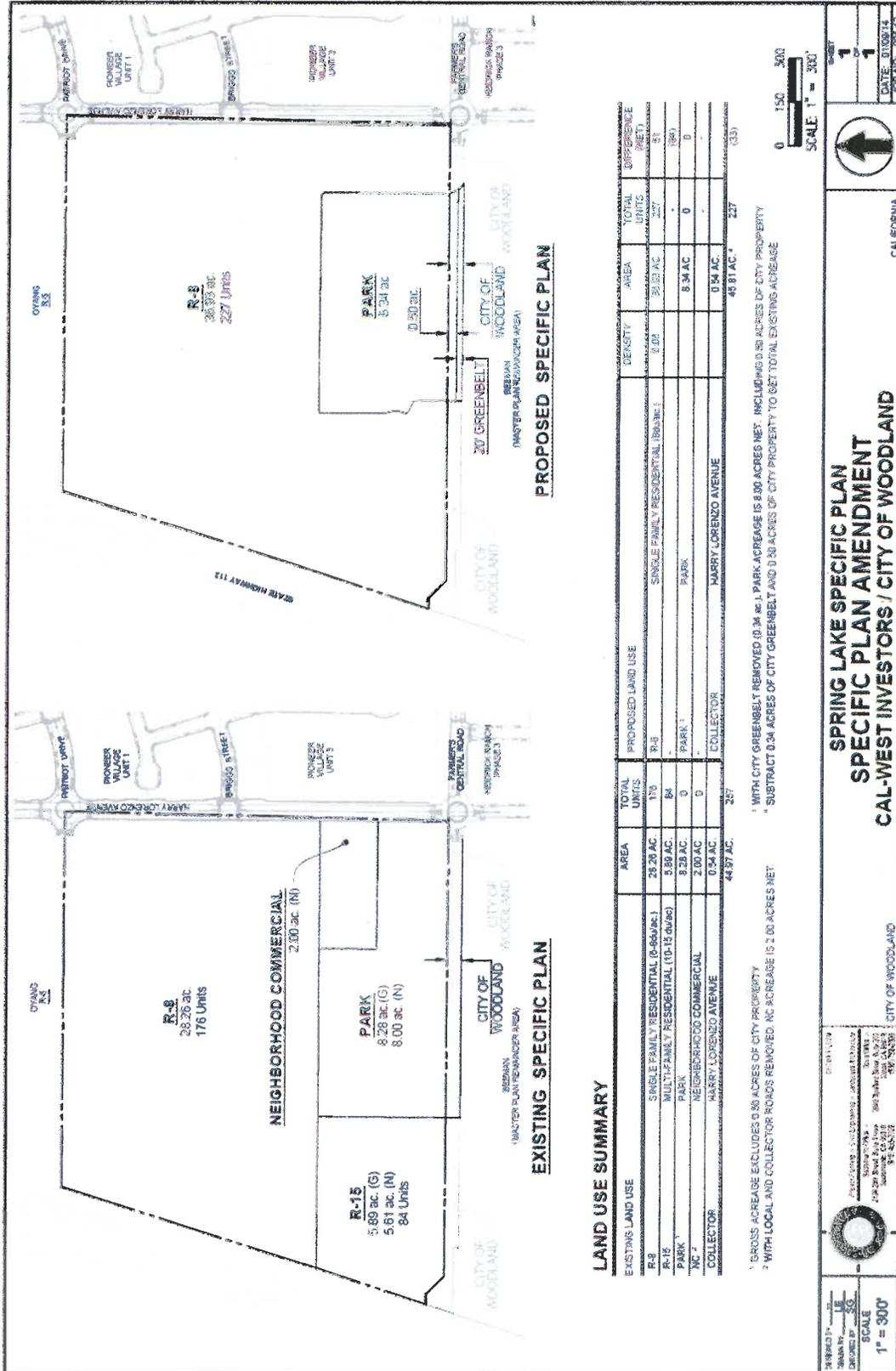


Kara K. Ueda, City Attorney

Exhibit "1" - Spring Lake Specific Plan Land Use Amendment Exhibit

Exhibit "2" - Spring Lake Specific Plan Section 2.43.1(e) Amendment Exhibit

Exhibit 1



LAND USE SUMMARY

EXISTING LAND USE	AREA	TOTAL UNITS	PROPOSED LAND USE	DENSITY	AREA	TOTAL UNITS	DIFFERENCE
R-8	28.26 AC	176	R-8	8.00	28.93 AC	227	51
R-15	5.89 AC	84	SINGLE FAMILY RESIDENTIAL (TRADITIONAL)				
R-15 (G)	5.61 AC	84	PARK		8.34 AC	0	(84)
PARK	8.28 AC	0	COLLECTOR				
NC 2	2.00 AC	0					
COLLECTOR	0.54 AC	0					
	44.87 AC	257			49.81 AC	227	(30)

¹ GROSS ACRES EXCLUDES 0.36 ACRES OF CITY PROPERTY

² WITH LOCAL AND COLLECTOR ROADS REMOVED, AC ACRES IS 2.00 ACRES NET

¹ WITH CITY GREENBELT REMOVED 0.36 AC. PARK ACRES IS 8.00 ACRES NET, INCLUDING 0.90 ACRES OF CITY PROPERTY

² SUBTRACT 0.34 ACRES OF CITY GREENBELT AND 0.30 ACRES OF CITY PROPERTY TO GET TOTAL EXISTING ACRES

David J. Smith

 No. 10000

 State of California

SCALE 1" = 300'
 0 150 300
 SCALE 1" = 300'

 SHEET 1
 DATE 01/09/14
 JOB NO. 08-92

SPRING LAKE SPECIFIC PLAN SPECIFIC PLAN AMENDMENT CAL-WEST INVESTORS / CITY OF WOODLAND

CITY OF WOODLAND
CALIFORNIA

Exhibit 2

Restatement of the Spring Lake Specific Plan Section 2.43.1(e): Except for the 2-acre Neighborhood Commercial site located within Neighborhood "A" of the Spring Lake Specific Planning Area, land designated as neighborhood commercial shall remain as such, unless it remains undeveloped by ~~Plan~~ build-out of 90 percent of the residential units within the Spring Lake Specific Plan (2015), at which time, if demonstrated to be infeasible as zoned, it may be rezoned for park use only.