

**RESOLUTION NO. 7556**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING THE SPRING LAKE SPECIFIC PLAN LAND USE MAP TO UPZONE 3.5 ACRES OF LAND TO FROM R-8 TO R-15 FOR A SMALL LOT SINGLE FAMILY PRODUCT PROPOSED BY LENNAR HOMES.**

**WHEREAS**, the applicant, CalAtlanticGroup, Inc (Lennar Corporation), has filed Planning Application PLNG #18-00070, proposing amendments to the General Plan and Spring Lake Specific Plan to change the land use designation on 3.5 acres of land from R-8 to R-15 PD, and to allow a Planned Development Overlay with exceptions to Table 2.4 of Spring Lake Specific Plan in order to facilitate a small lot single family development; and,

**WHEREAS**, the City desires to adopt an amendment to the Spring Lake Specific Plan consisting of a re-designation of the land use category in the Specific Plan for the property identified as the Parkside 3 Project as described in more detail in Exhibit "SPA1"; and

**WHEREAS**, the City of Woodland Planning Commission held a duly noticed public hearing on August 20, 2020, to receive public testimony concerning the Amendments. After the hearing the Planning Commission recommended City Council approve the proposed Spring Lake Specific Plan land use change by a vote of 6 Ayes and 1 No; and

**WHEREAS**, the City of Woodland City Council held a duly noticed public hearing on September 1, 2020 to receive public testimony concerning the Amendment, consider the Planning Commission's recommendations, and take action on the Amendment; and

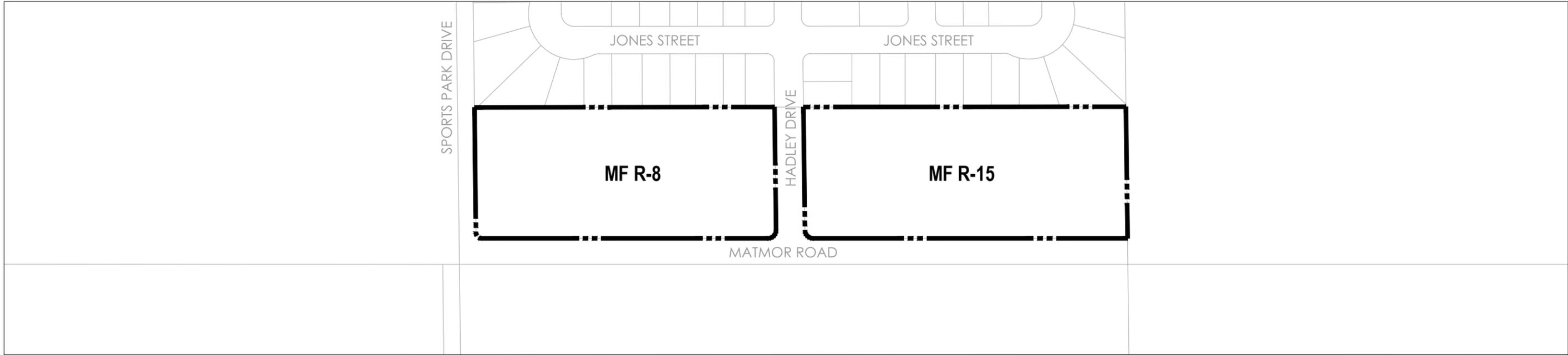
**WHEREAS**, the City of Woodland City Council, based on oral testimony and documentary evidence submitted during the public hearing, now finds it proper to amend the Spring Lake Specific Plan land use map on 3.5 acres from R-8 to R-15 PD; and

**WHEREAS**, the City of Woodland has taken action to approve all entitlements necessary for implementation of the Amendment for the Parkside 3 Project.

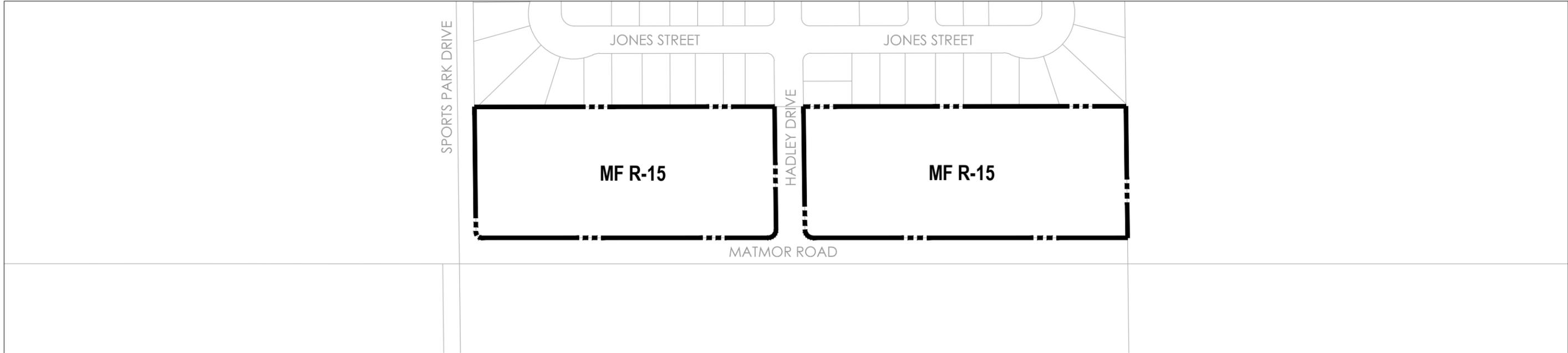
**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND DOES HEREBY FIND, DETERMINE AND CERTIFY AS FOLLOWS:**

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, studied, and found to comply with the California Environmental Quality Act and, based on the foregoing, the City Council approves the Addendum #18 to the Turn of the Century EIR.

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EXISTING SPECIFIC PLAN

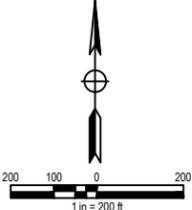


PROPOSED SPECIFIC PLAN

GENERAL PLAN AMENDMENT SUMMARY TABLE

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

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

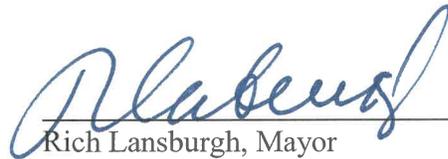


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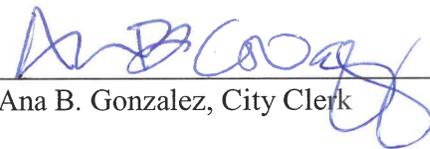
4. The City Council hereby amends the Spring Lake Specific Plan for the Parkside 3 Small Lot Single Family Tentative Subdivision Project as shown in Exhibit "SPA 1" provided that this Amendment shall take effect only upon execution by the City and the owner of the Property of a development agreement 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 of the City of Woodland at a regular meeting of the City Council held on the 1<sup>st</sup> day of September, 2020, by the following vote:

AYES: Barajas, Fernandez, Lansburgh, Rodriguez and Stallard  
NOES: None  
ABSENT: None  
ABSTAIN: None

  
Rich Lansburgh, Mayor

**ATTEST:**

  
Ana B. Gonzalez, City Clerk

**APPROVED AS TO FORM:**

  
Kara K. Ueda, City Attorney

**Exhibit SPA 1 – Spring Lake Specific Plan Land Use Amendment Exhibit**