

RESOLUTION NO. 5160

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AMENDING THE SPRING LAKE SPECIFIC PLAN LAND USE DESIGNATIONS FOR
CAL-WEST INVESTORS SPRING LAKE PROJECT**

WHEREAS, the City of Woodland ("City") is proposing to take action to amend the Spring Lake Specific Plan Land Use Designations for the Cal-West Investors 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 June 17, 2010, to receive public testimony concerning the Amendment; and

WHEREAS, the City of Woodland City Council held a duly noticed public hearing on December 14, 2010 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 Cal-West Investors 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 Cal-West Investors 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.

This Resolution shall take effect and be in force thirty (30) days after its passage, and prior to expiration of fifteen (15) days after its passage thereof, shall be published by title and summary only in the Daily Democrat together with the names of members of the City Council voting for and against the same.

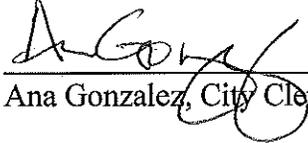
PASSED AND ADOPTED by the City Council on December 14, 2010, by the following vote:

AYES: Council Members Davies, Dote, Marble and Pimentel
NOES: None
ABSTAIN: None
ABSENT: Council Member Monroe



Artemio Pimentel, Mayor

ATTEST:



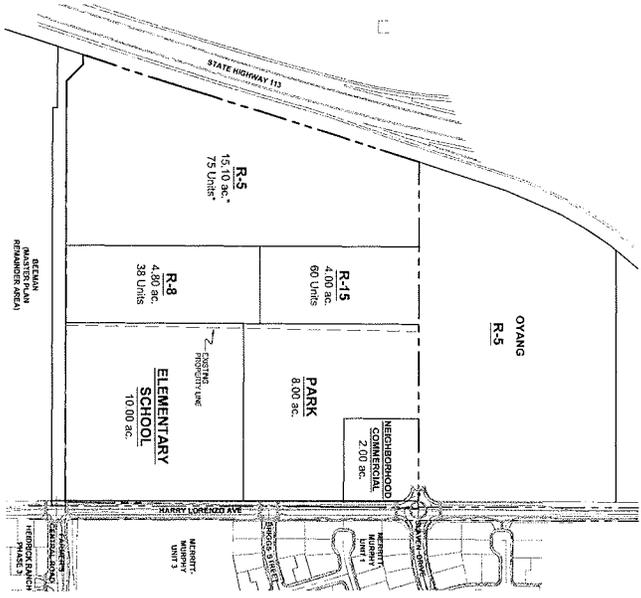
Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

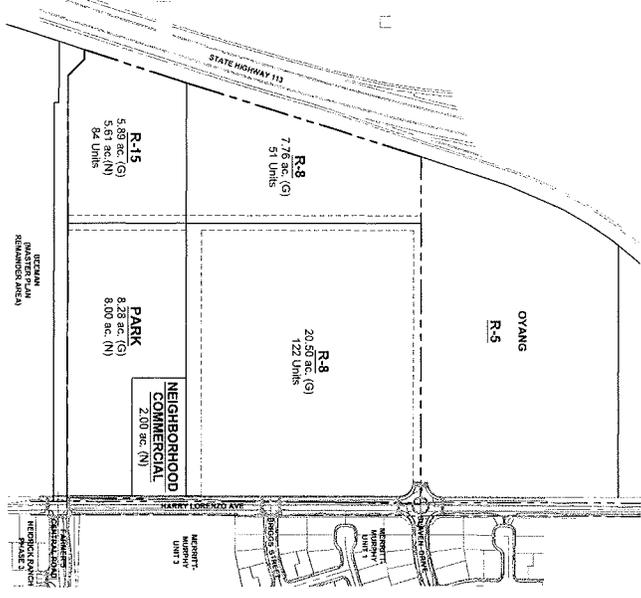


Andrew Morris, City Attorney

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	AREA	TOTAL UNITS
R-15 ¹	4.00 ac.	60	5.89 ac. ²	94	1.89 ac.	24
R-8	4.80 ac.	38	28.26 ac.	173	23.46 ac.	135
R-5	15.10 ac. ³	75 ⁴	0.00 ac.	0	(15.10 ac.)	(75)
PARK	8.00 ac.	0	8.28 ac. ⁵	0	0.28 ac.	0
NC	NEIGHBORHOOD COMMERCIAL	0	2.00 ac. ⁶	0	(0.00 ac.)	0
SCHOOL	ELEMENTARY SCHOOL	0	10.00 ac.	0	(10.00 ac.)	0
COLLECTOR	HARRY LORENZO AVE	0	0.54 ac.	0	0.00 ac.	0
		173		297		84

¹ Per Spring Lake Specific Plan (12/11/2002 Land Use Plan) Distribution of Land Uses by Property Owner (APN). Actual area is 15.63 acres.
² With proposed local roads removed, Park acreage is 8.61 acres net. Proposed unit count shown is based on net acres.
³ With proposed local roads removed, Park acreage is 8.00 acres net.
⁴ Includes wet site of approximately 10,000 sq ft. Exact location within NC to be determined.
⁵ The affordable housing requirements will be met within a separate parcel to be created within the overall boundary of the R-15 site. Exact configuration to be determined.



	SPRING LAKE SPECIFIC PLAN AMENDMENT EXHIBIT CAL-WEST INVESTORS				Project Planning - Civil Engineering - Landscape Architecture 1292 Sutter Street, Suite 400 - 401, Oakland, CA 94612 Telephone: (415) 763-1100 Fax: (415) 763-1101 Website: www.cowest.com		DESIGNED BY: <u>SG</u>
	NO. DATE REVISIONS BY APPD						DRAWN BY: <u>VB</u>
	CHECKED BY: <u>SG</u>						SCALE
	DATE: 06/29/10						1" = 200'