

RESOLUTION NO. 6747

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND AMENDING THE SPRING LAKE SPECIFIC PLAN LAND
USE DESIGNATIONS FOR THE OYANG NORTH PROJECT TO BE
DEVELOPED BY VACAVILLE LAND INVESTORS, LLC**

WHEREAS, the City of Woodland (“City”) desires to amend the Spring Lake Specific Plan Land Use Designations for the Oyang North 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 Oyang North Project as described in more detail in Exhibit "1"; and

WHEREAS, the City of Woodland Planning Commission held a duly noticed public hearing on October 27, 2016, to receive public testimony concerning the Amendments; and

WHEREAS, the City of Woodland City Council held a duly noticed public hearing on November 15, 2016, 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

WHEREAS, the City of Woodland has taken action to approve all entitlements necessary for implementation of the Amendments for the Spring Lake Oyang North 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 Oyang North Project, as described in Exhibit “1.”

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

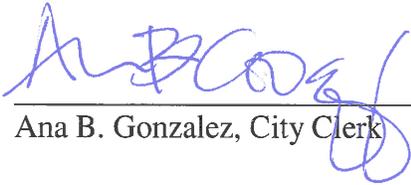
PASSED AND ADOPTED by the City Council this 15th day of November, 2016, by the following vote:

AYES: Council Member Barajas, Davies, Denny, Stallard and Mayor Hilliard
NOES: None
ABSENT: None
ABSTAIN: None



Jim Hilliard, Mayor

ATTEST:



Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:



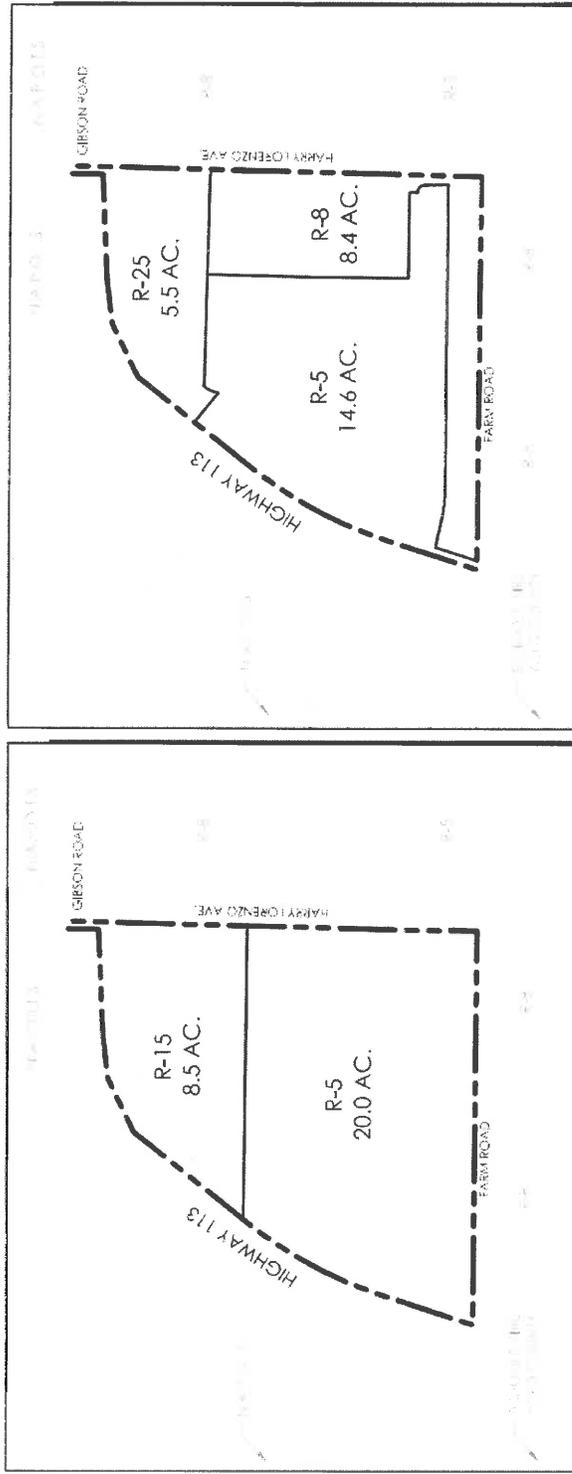
Kara K. Ueda, City Attorney

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

Exhibit 1

SPECIFIC PLAN AMENDMENT EXHIBIT OYANG NORTH CITY OF WOODLAND, CALIFORNIA

OCTOBER 14, 2016



EXISTING SPECIFIC PLAN

PROPOSED SPECIFIC PLAN

SPECIFIC PLAN AMENDMENT SUMMARY TABLE

DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFFERENCE
R-5	SINGLE-FAMILY RESIDENTIAL (S-F DU/AC)	20.0 AC.	14.6 AC.	-5.4 AC.
R-8	SPECIAL-FAMILY RESIDENTIAL (S-FR DU/AC)	0.0 AC.	8.4 AC.	8.4 AC.
R-15	MULTI-FAMILY RESIDENTIAL (M-FR DU/AC)	8.5 AC.	0.0 AC.	-8.5 AC.
R-25	MULTI-FAMILY RESIDENTIAL (M-FR DU/AC)	0.0 AC.	5.5 AC.	5.5 AC.
		28.5 AC.	28.5 AC.	



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RESOLUTION NO. 6748

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND APPROVING TENTATIVE SUBDIVISION MAP NO. 5091
FOR THE OYANG NORTH PROJECT IN ACCORDANCE WITH THE
CONDITIONS OF APPROVAL FOR THE OYANG NORTH PROJECT
AREA IN SPRING LAKE**

WHEREAS, the applicant, Bayless and Hicks, filed Planning Application # PLNG 15-00046, proposing a Tentative Subdivision Map (TSM #5091) and Development Agreement for 28.5 acres of the Oyang North Project site, located at the southwest corner of Gibson Road and Harry Lorenzo Avenue, within the Spring Lake Specific Plan Area in the City of Woodland (“Project”); and

WHEREAS, the applicant prepared a tentative subdivision map, as provided in the proposed tentative subdivision map attached to this Resolution as **Exhibit A**; and

WHEREAS, the City Council of the City of Woodland held a duly noticed public hearing on November 15, 2016, to review and consider approval of the proposed Oyang North Tentative Subdivision Map #5091 (“TSM #5091”), at which time interested persons had an opportunity to provide comments either in support or opposition to the Project; and

WHEREAS, pursuant to California state law and the Woodland Municipal Code, public hearing notices were mailed to all property owners within an area exceeding a three hundred foot radius of the subject property, and a public hearing notice was published for a minimum of ten days prior to the public hearing in the Daily Democrat; and

WHEREAS, the SLSP requires that each development application include certain project-level and project-specific technical analyses to demonstrate consistency with the performance thresholds and requirements of the SLSP and SLSP Mitigation Monitoring Plan (MMP). All the required studies have been submitted for the subject project, reviewed by staff, and the following conclusions reached: a) the studies satisfy the SLSP requirements; b) applicable requirements or conditions recommended in the studies have been included in the conditions of approval for the subject project; c) the studies identify no environmental circumstances specific to the subject site or the proposed project that were not previously anticipated and addressed in the original EIR and later addenda; and

WHEREAS, the City of Woodland hereby finds that these studies provide the substantial evidence demonstrating that the project as conditioned is consistent with the adopted Specific Plan and fulfills all conditions and CEQA mitigation measures, therefore, pursuant to Section 65457(a) of the California Government Code and Section 15182(a) of the CEQA Guidelines, no other CEQA clearance is required for the City to take action to approve this project; and

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date and has recommended to the City Council approval of the proposed Oyang North Tentative Subdivision Map #5091.