

RESOLUTION NO. 6751

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND AMENDING THE SPRING LAKE SPECIFIC PLAN LAND
USE DESIGNATIONS FOR THE OYANG SOUTH 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 South 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 South 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 South 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 South 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.

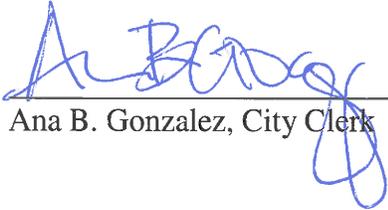
PASSED AND ADOPTED by the City Council this 15th day of November, 2016, by the following vote:

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

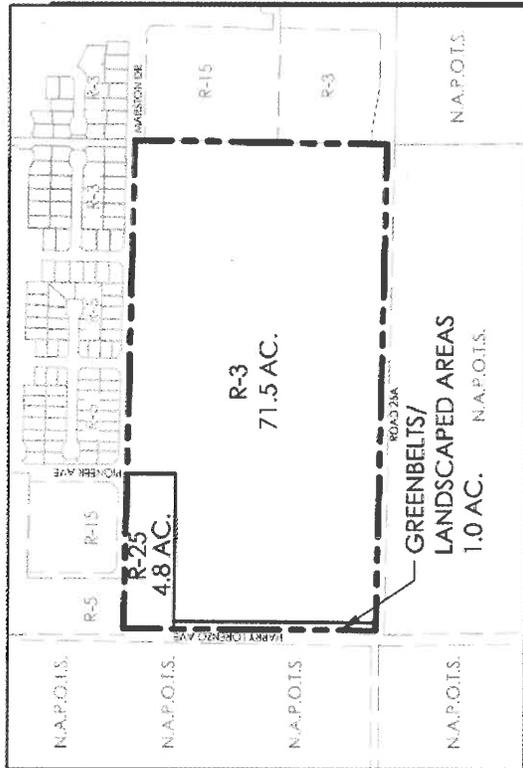
Exhibit "1" - Spring Lake Specific Plan Land Use Amendment Exhibit

SPECIFIC PLAN AMENDMENT EXHIBIT

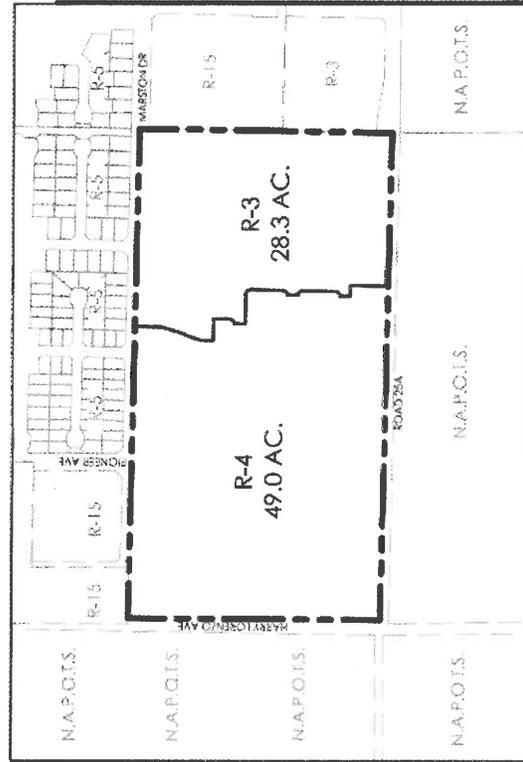
OYANG SOUTH

CITY OF WOODLAND, CALIFORNIA

OCTOBER 3, 2016



EXISTING SPECIFIC PLAN



PROPOSED SPECIFIC PLAN

SPECIFIC PLAN AMENDMENT SUMMARY TABLE

DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFFERENCE
R-3	SINGLE-FAMILY RESIDENTIAL (3 DU/AC)	71.5 AC.	28.3 AC.	-43.2 AC.
R-4	SINGLE-FAMILY RESIDENTIAL (4 DU/AC)	0.0 AC.	49.0 AC.	49.0 AC.
R-25	MULTI-FAMILY RESIDENTIAL (25 DU/AC)	4.8 AC.	0.0 AC.	-4.8 AC.
GREENBELT	GREENBELTS/LANDSCAPED AREAS	1.0 AC.	0.0 AC.	-1.0 AC.
		77.3 AC.	77.3 AC.	



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OYANG SOUTH - SPECIFIC PLAN AMENDMENT