SECTION 1.0 INTRODUCTION

INTRODUCTION

This Specific Plan combines elements of the General Plan and Zoning Ordinance into a single document tailored to the Spring Lake Specific Plan (SLSP or Specific Plan or Plan) area. It is intended to provide applicable policy, land use regulations, and design standards, as well as identify infrastructure, phasing, and financing. The overall intent is to guide and control orderly and systematic development of the area in order to create a desirable extension of Woodland's existing character and traditional neighborhoods. Upon adoption of the SLSP, all individual development projects (including the issuance of any discretionary land use entitlement) within the Plan area will be subject to the requirements of the Plan.

PLAN DESCRIPTION

The SLSP will guide development of 1,097 acres located primarily south of Gibson Road and east of SR 113, immediately south of the City limits. The Plan establishes specific development policies, land use designations, development regulations, and design standards for development of the subject area. Build-out is assumed to occur over a 15-year period.

Proposed development will be comprised of approximately 4,037 dwelling units on ± 665 acres, 11 acres of neighborhood commercial uses, over 280 acres of public and quasipublic land uses, about 34 acres of park land, and over 100 acres of major streets and roads. Overall residential density will equate to about 6.1 units per acre. The Plan will result in build-out of about 11,270 people. Of the total units, about 29 percent will be multifamily units under the City's definition. In the City of Woodland, multi-family units are defined by density as opposed to unit type. Densities of over 8 dwelling units per acre are considered multi-family. See Table 1.1, Specific Plan Land Use Summary; and Table 1.2, Specific Plan Density and Unit Type. A Land Use Plan is provided in Section 2.0.

A General Plan Amendment to incorporate the Specific Plan and proposed land uses into the General Plan is required. Following adoption of the Plan, annexation and establishment of precise zoning are required. The Plan will be accompanied by a Public Facilities Financing Plan and a Capital Improvement Plan, now under preparation. Subsequent subdivision and development may proceed once these and other identified requirements are in place (see Section 9.0, Administration).

CITY OF WOODLAND December 18, 2001 SPRING LAKE SPECIFIC PLAN

Section 1.0 Introduction

TABLE 2.1 SPRING LAKE SPECIFIC PLAN Specific Plan Land Use Table

Category	Maximum Density	Units	Net Acres ^{1,2}
R-3	3 du/ac	364	121.1
R-4	4 du/ac	407	101.9
R-5	5 du/ac	1,512	302.7
R-8	8 du/ac	583	73.2
R-15	15 du/ac	491	32.7
R-20	20 du/ac	455	24.3
R-25	25 du/ac	225	9.0
Subtotal Residential		4,037	664.9
Neighborhood Park			24.0
Central Park			4.0
Subtotal Parks			28.0
Elementary School			30.0
Middle School			20.0
High School			50.0
Private School			25.7
Woodland College			112.4
Subtotal Schools			238.1
Office/Commercial/Retail			11.0
Fire Station			1
Yolo County			31.0
Streets			106.3
Greenbelts			4.2
Drainage/Detention			12.5
TOTALS		4,037	1,096.9

¹ Acreage figures are estimates. Application information regarding parcel size is inconsistent. Land survey information is not yet available.

Source: TSCHUDIN CONSULTING GROUP, June 11, 2001.

 $^{^{2}\,}$ "Net" excludes roadways cross-sections $\geq\!\!68$ feet in width.

TABLE 2.2 SPRING LAKE SPECIFIC PLAN Specific Plan Residential Land Use By Category					
Land Use Category	# of Units (% of Total)	Acreage (% of Total)			
R-3 (1.0 to 3.0 du/ac)	364 units (9.0%)	121.1 acres (18.2%)			
R-4 (>3.0 to 4.0 du/ac)	407 units (10.1%)	101.9 acres (15.3%)			
R-5 (>4.0 to 5.0 du/ac)	1,512 units (37.5%)	302.7 acres (45.5%)			
R-8 (6.0 to 8.0 du/ac)	583 units (14.4%)	73.2 acres (11.0%)			
R-15 (10.0 to 15.0 du/ac)	491 units (12.2%)	32.7 acres (4.9%)			
R-20 (18.0 to 20.0 du/ac)	455 units (11.3%)	24.3 acres (3.7%)			
R-25 (>20.0 to 25.0 du/ac)	225 units (5.6%)	9.0 acres (1.4%)			
TOTALS	4,037 units (100%)	664.9 acres (100%)			
Source: TSCHUDIN CONSULTING GROUP, March 23, 2001.					

KEY FEATURES

The SLSP includes the following key features (in no order):

- Implements the General Plan.
- Neighborhood based with neighborhood centers.
- Focused on "Spring Lake" center and central park.
- Extensive park system and large sports park.
- Pedestrian, bicycle, and transit friendly.
- Off-street pedestrian and bicycle loop pathway system through the Plan area.
- Incorporates elements of traditional neighborhood design.
- Mix of types and density of housing ("life cycle" housing).
- Modified grid street system.
- Attractive landscaped streets
- 35-foot landscaped parkway corridors framing the Plan area.
- Tree canopy requirements and tree preservation policies.
- SR 113 overpass at Parkway Drive.
- Houses oriented to street and neighborhood, not garage.
- Maximum block sizes related to density.
- Density near centers and along arterials.
- Total average gross density 3.7 du/ac.
- Average net density on residential lands 6.1 du/ac.
- Average net density for single family units 4.8 du/ac.
- Average net residential lot size ±7,175 square feet.
- Average net single family lot size ±9,100 square feet.
- 29 percent multi-family (greater than 8 du/ac) units.
- 19 percent estate-style lots (R-3 and R-4).
- 71 percent typical single family detached lots (R-3 to R-8).
- 17.6 percent affordable units (including off-site affordables).
- Affordability by design (e.g. second units and corner duplexes).
- 1:1 acreage mitigation requirement for loss of habitat and agricultural land.
- Requirements for energy efficiency, conservation, and protection of air quality.

BACKGROUND AND HISTORY

The City's updated General Plan was adopted February 27, 1996, and guides growth in the City through 2020. The General Plan identifies that future residential growth will occur in a 1,748-acre "master plan" area south of the existing City limits at Gibson Road (see Figure 1.1, Master Plan Boundary). In August of 1997, a development group called Turn of the Century Limited Liability Company (TOC LLC) petitioned the City Council to initiate the specific plan process in a portion of the master plan area. The City received no other petitions. The Council approved the petition on December 2, 1997 and ultimately approved the subject Plan boundary, which comprises 1,097 acres of the 1,748-acre master plan area (see Figure 1.2, Specific Plan Boundary). It was anticipated that the 651-acre "remainder area" in the master plan area would be separately planned in a future specific plan effort.

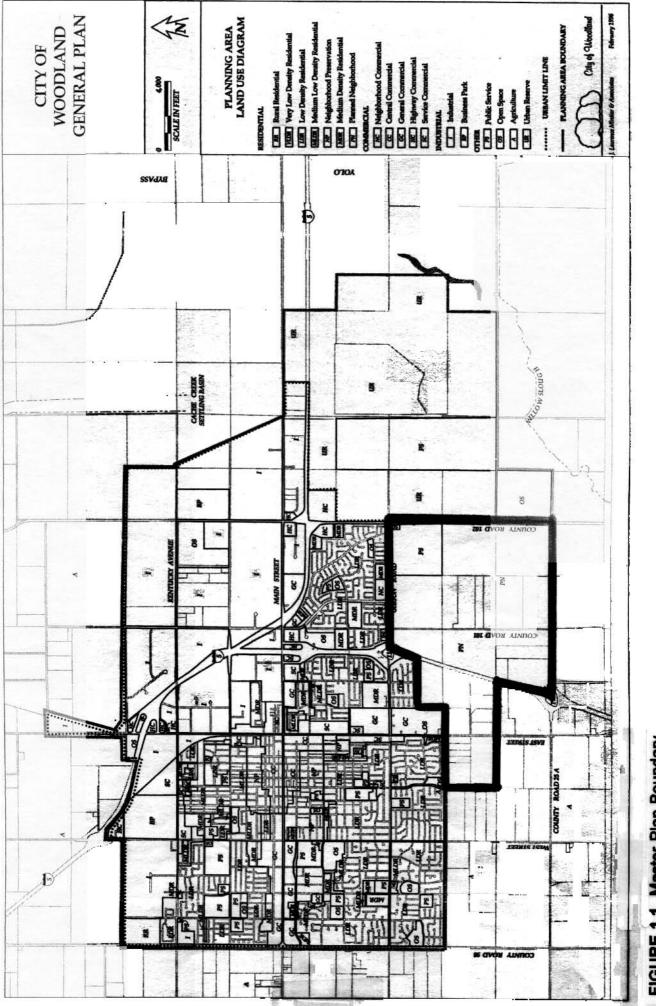


FIGURE 1.1 Master Plan Boundary

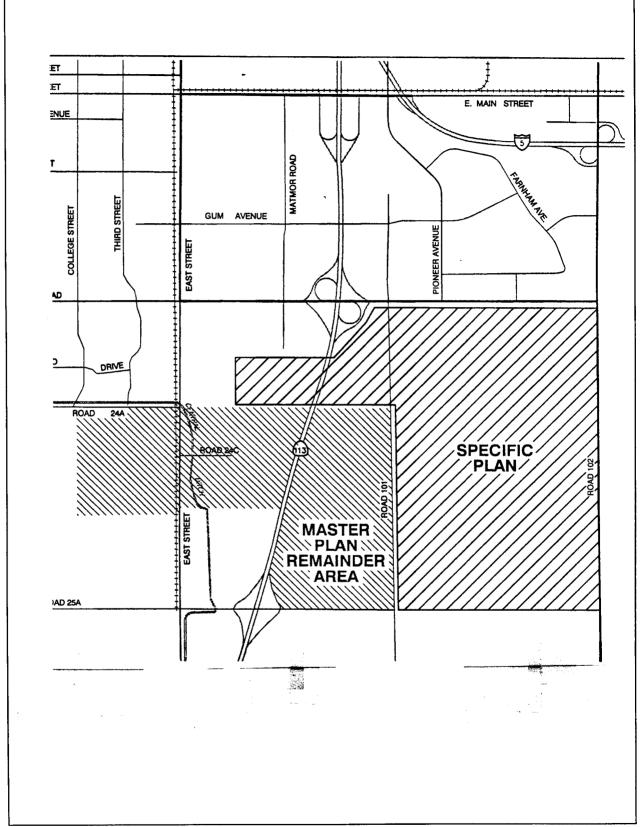


FIGURE 1.2 Specific Plan Boundary

The specific plan process commenced in January of 1998. Pursuant to the City's Procedures Guide, a Technical Advisory Committee (TAC) was formed comprised of key staff members from the City, the County, and a number of special districts. The TAC began reviewing preliminary land use plans provided by the applicant in the spring of 1998.

In October of 1998, the City Council directed that two Plans should be analyzed and compared throughout the process. In February of 1999, two alternative Specific Plans (Plan A and Plan B) were formally submitted by TOC LLC. The Plans were substantively similar in terms of land use and density. There were three main differences between the plans:

- Plan A proposed a grid-like pattern for arterial and collector streets. Plan B proposed a curvi-linear pattern.
- Plan A included a new crossing of State Route (SR) 113 midway between the two existing interchanges. Plan B included the right-of-way for such a crossing, but proposed a street pattern specifically designed to preclude the need for an overcrossing.
- Plan A included a proposed commercial town center. Plan B proposed a town center within future development in the remainder area of the Master Plan, but not within the Specific Plan.

On July 15, 1999 the City held a joint workshop between the Planning Commission and the City Council. At this meeting the Specific Plan submittals were introduced to the public by staff. A second group of property owners from within the Plan area presented two alternate plan concepts, which were later refined and submitted as one alternate land use plan, Plan C. Plan C proposed a grid-like street pattern and included a crossing over SR 113. Land uses were more evenly distributed over the Plan area. Neighborhoods were laid out to emphasize neighborhoods using combined elementary schools and neighborhood parks as focal points. The Plan included a greater range of densities and smaller areas for multi-family housing spread more evenly throughout the Plan area.

A Final Environmental Impact Report (FEIR) examining Plan A and B at an equal weight, and examining Plan C qualitatively, was released October 20, 1999. Planning Commission hearings on the Plans commenced in November of 1999. Six hearings were held at the Planning Commission on November 4, 18, 30 and December 2, 16, and 21. At the sixth hearing the Commission directed that community design workshops be held to solicit input from the public regarding the neighborhood design proposed for the Specific Plan area. These two workshops were held February 12 and 14, 2000 and were facilitated by an independent urban designer and city planner. As a result of the workshops a Community Concept Plan emerged and was presented to the Planning Commission on March 9, 2000. On March 16, the Commission voted to have the staff rewrite the Specific Plan text and prepare a detailed land use plan based on the Community Concept Plan and other direction given by the Commission. On June 8, 2000 the Commission recommended to the City Council, adoption of the Specific Plan reflected herein, and renamed the Plan, the

Spring Lake Specific Plan.

On August 15, 2000 the City Council certified the project EIR (Resolution No. 4215) and tentatively approved the Planning Commission's Specific Plan with some corrections and modifications (Resolution No. 4216). The City Council also directed the following work tasks: revision of the traffic and circulation analysis; revision of the infrastructure plans; revision of the Plan text and exhibits; confirmation of consistency of the EIR with the revised Plan; revision of the fiscal analysis; revision of the financing plan; securing or property owner commitments (including financial participation and indemnification); and preparation of a final approval package (including appropriate resolutions, ordinances, and findings of fact).

A revised version of the Plan was released dated August 2000 showing 3,948 gross dwelling units. In September of 2000 the staff had the tentatively adopted land use map converted to electronic format at which time some modifications to the land use layout were made. The consultant incorporated proposed street rights-of-way and proper street alignments into the digitized land use exhibit. Precise calculations of gross and net acreage by density and dwelling unit yield were developed. The net yield at that time was determined to be 3,710 units, with 2,732 (74 percent) single family units and 978 (26 percent) multi-family units. Another 334 multi-family units were identified for construction outside of the Plan area, in order to achieve 35 percent multi-family units overall.

In September through December 2000 staff, the applicant and their consultants, and other property owner representatives developed infrastructure cost estimates for major ("backbone") infrastructure, performed a number of financial feasibility assessments for the Specific Plan, and identified Plan modifications that would improve financial feasibility. On December 21, 2000 the City Council heard a report regarding the feasibility of the Plan and gave direction to staff to make specific modifications that would improve feasibility. The Council also established a subcommittee of two Council members, key staff members, the applicant, and property owner representatives to identify additional Plan modifications with the goal of improving Plan feasibility.

The subcommittee and later technical committees met from January through March. The result of that effort was the following major modifications to the August 2000 version of the Plan (in no order):

- total net dwelling units of 4,037;
- change in ratio of required parkland from 10 acres per 1,000 population to 5 acres per 1,000 population;
- elimination of segments of previously planned collector roadways;
- narrowing of proposed roadway cross-sections including decreases in planned roadside landscaping;

- identification of an on-site 5-acre detention pond;
- assumption of a force main sewer system rather than a gravity sewer system;
- decrease in the size of central park from 8 acres to 4 acres;
- various modifications to development regulations;
- various modifications to land use designations; and
- revisions to the text and maps in the Plan including revisions to the land use map.
- changing the timing of certain improvements (e.g. overpass; sports park).

The subject revised Specific Plan dated June 2001 was subsequently released for public review. On July 5, 9, and 19, 2001 the Planning Commission considered the modified Plan. On July 19th the Commission approved Planning Commission Resolution No. 2001-1 recommending to the City Council specified changes to the June 2001 Specific Plan, finding the Plan to be consistent with the City General Plan, and recommending approval of the Plan.

On July 24, 2001 the City Council considered the revised Plan and Planning Commission recommendations, and again tentatively approved the Plan (Resolution No. 4302) with some changes as recommended by the Planning Commission and staff. These changes were compiled in a separate document entitled "Addendum to the June 2001 Spring Lake Specific Plan".

On November 13, 2001 the City Council and Planning Commission held a joint workshop to discuss phasing of development. The City Council determined that the following factors were relevant in their deliberations:

- General Plan cap of 60,000 population at 2015.
- City policy to maintain 1.7 percent average annual growth citywide.
- Need for estate lots.
- Property owner financial commitment and participation.
- Shortfall in bond financing needed for first-house infrastructure.
- Need to create near-term development certainty in order to secure bond financing.
- Need to create equity between property owners in order to secure cooperation.
- Logical path for extension of utilities and services.

In light of these considerations, the staff was directed to modify the Plan to do the following:

- 1. Eliminate the phase line.
- 2. Eliminate the neighborhood sequencing (90 percent build-out) requirement.
- 3. Require that the neighborhood parks be triggered at 60 percent build-out of each neighborhood.
- 4. Require that the central park be constructed at the same time as the fire station.
- 5. Institute an allocation system for single-family residential units that would ensure 1.7 percent average annual growth for all residential units citywide, yet provide a greater measure of certainty for development within the SLSP.

On December 18, 2001 the City Council passed Resolution No. 4330 adopting the Spring Lake Specific Plan.

PLANNING PRINCIPLES

The following planning principles (in no order) guided the development of this Plan and should be used to judge whether future development proposals implement the vision of this Specific Plan:

- 1. Plan, develop and maintain a comprehensive, balanced, integrated, safe and efficient transportation system to ensure mobility for all residents.
- Promote efficient traffic patterns and effective levels of transit service, which
 connect the project area to surrounding neighborhoods while minimizing congestion
 on residential streets.
- 3. Prepare a storm drainage master plan to mitigate the threat of flooding within the project area.
- 4. Provide and maintain an adequate level of public services to the project area, including water, sewer, parks, schools, police, fire, and library services.
- 5. Create an overall pattern of planned orderly development. Ensure that land uses are adequately served by a balanced system of transportation and community service facilities.
- 6. Plan and develop a central focal area that combines commercial, civic, cultural, and recreational uses.
- 7. Provide a diversity of housing types to enable citizens from a wide range of

economic levels and age groups to live within the area.

- 8. Encourage housing production to mix the sizes, types and price range of units and allow for innovative housing construction technologies to provide amenities requested by area residents, including larger estate-style homes.
- 9. Provide a well-defined urban edge that serves as an agricultural transitional areas or buffer.
- 10. Plan for an ample supply of specialized open space in the form of parks, mini parks, pathways, subdivision trails, and greenbelts. Encourage frequent use through placement and design.
- 11. Provide opportunities for open space, recreation and visual relief by planning for parks, pathways, subdivision trails, and greenbelts. Establish a system of greenbelts, pathways, and subdivision trails that link key land uses in the Plan area.
- 12. Locate as many activities as possible within easy walking distance of transit stops.
- 13. Incorporate crime prevention techniques into the urban design. Development plans shall address crime prevention measures including increased visibility and interaction between uses.
- 14. Encourage the concentration of employment and activity centers, particularly in relation and proximity to higher density residential areas, in order to facilitate shorter travel distances and the use of non-auto modes of travel.
- 15. Organize streets, pedestrian paths and bike paths to contribute to a system of fully connected routes to all destinations.
- 16. Establish development standards that foster compatible design solutions that are aimed at improving how new development projects will fit into the area with the overall intent of defining the area's character.
- 17. Ensure that a Public Facilities Financing Plan and Capital Improvement Plan is adopted prior to the commencement of any new urban development within the area.
- 18. Create neighborhoods and lot design consistent with neo-traditional qualities.

AREA SETTING

The Plan area is primarily flat, but slopes gently from west to east. The elevation ranges from 35 feet above mean sea level (msl) along County Road 102 on the east, to 59 feet msl west of SR 113. The area is bisected by drainage canals which provide agricultural irrigation. No natural streams or waterways exist on the site. The only trees are adjacent to on-site roadways.

The area consists primarily of agricultural land used for growing seasonal field crops. There are twelve property ownerships and 18 distinct Assessor's parcels within the Plan boundaries (see Table 1.3, Property Ownership and Figure 1.3 Land Ownership Map). At the time of this writing the Plan area is located within the Woodland General Plan Planning Area and future growth area, but outside of the City limits and the Sphere of Influence.

LOCATION

The Plan area is located in central Yolo County, approximately 3 miles from downtown Woodland, 7 miles north of the City of Davis, and 20 miles northwest of the City of Sacramento (see Figure 1.3, Location Map). The boundaries are Gibson Road on the north, County Road 102 on the east, County Road 25A on the south, and (generally) County Road 101 on the west. There is a portion of the Specific Plan immediately north of the easterly extension of County Road 24C, that extends west over State Route 113. See Figure 1.2.

SITE CHARACTERISTICS

The Plan area encompasses 1,097 acres of land which includes the ± 120 -acre Woodland Community College campus, the ± 37 -acre Yolo County facilities (detention center, animal shelter, and offices), the ± 26 -acre Woodland Christian School, and ± 75 acres in negotiation by the Woodland Joint Unified School District for a future high school/middle school complex (all given in estimated gross acres). Excluding those existing and planned public/quasi public uses, the project site contains approximately 839 gross acres of "developable" land.

Other uses in the area include several rural residences, a small private airstrip, and various agricultural facilities.

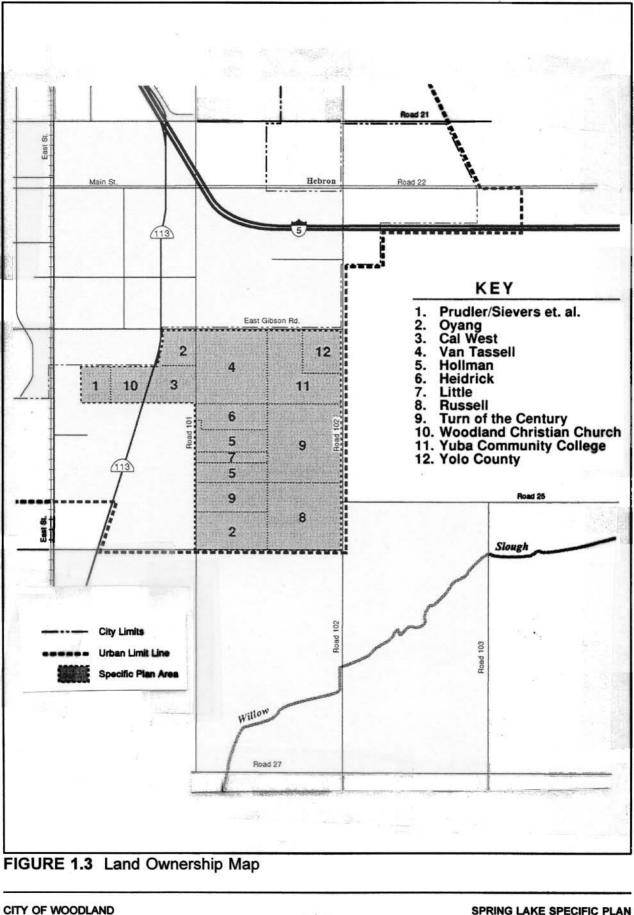
TABLE 1.3 SPRING LAKE SPECIFIC PLAN Property Ownership

	Parcel ID and APN	Property Owner	Gross Acreage ²
1	041-070-27	Prudler Sievers	41.9 ac
2a	041-070-37	Oyang (North)	28.1 ac
2b	042-030-01	Oyang (South)	78.3 ac
3	041-070-10 041-070-38	Cal West Seeds	46.0 ac
4	042-010-20	Merritt Ranch (multiple owners)	155.5 ac
5a	042-010-17	Hollman (North)	53.5 ac
5b	042-010-18	Hollman (South)	35.0 ac
6	042-010-05	Heidrick	45.0 ac
7	042-010-08	Little	24.6 ac
8	042-030-03	TOC LLC (Russell)	160.0 ac
9a	042-010-46	TOC LLC	160.0 ac
9b	042-010-44	TOC LLC (Beeghly)	81.0 ac
10	041-070-39	First Baptist Church (Private School)	26.4 ac
11	042-010-34	Woodland Community College	120.2 ac
12	042-010-24 042-010-28 042-010-32 042-010-35	Yolo County	37.4 ac
Other ^{1,3}			4.0 ac
TOT	TALS	1,096.9 ac	

¹ Unknown. More accurate information is not known at this time, and land surveys are not available. ² Approximate, based on available information.

Source: TSCHUDIN CONSULTING GROUP, June 3, 2001.

³ The Yolo County Flood Control and Water Conservation District is understood to have control over the Farmers Central channel through easements, fee title, or other legal interest. This will be further determined.



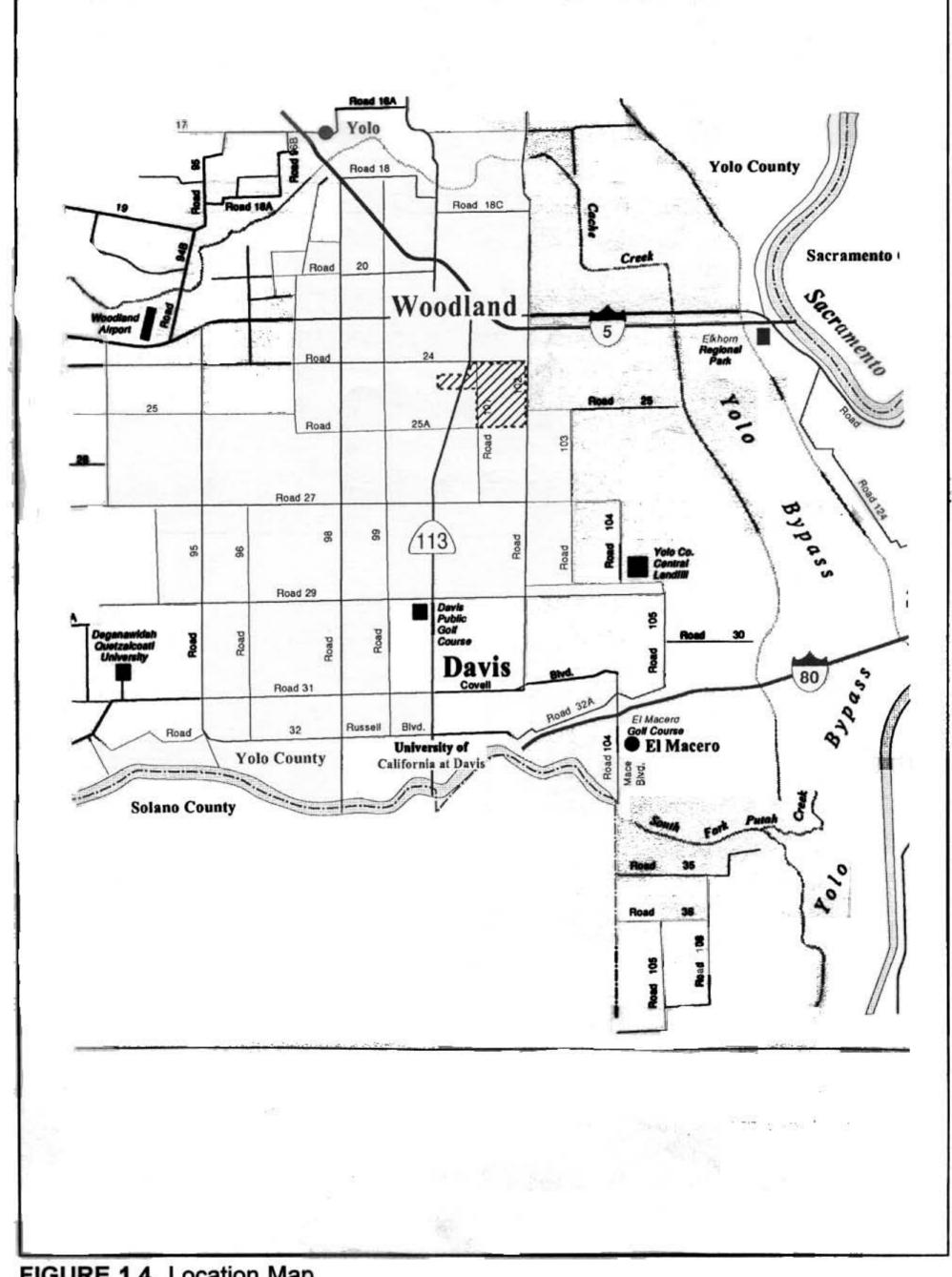


FIGURE 1.4 Location Map

SURROUNDING LAND USES

Surrounding land uses include: the developing Southeast Area Specific Plan area (Sycamore Ranch) north of Gibson Road on the east side of SR 113; the County Fair Mall and Mall expansion site, plus other developed residential areas to north on the west side of SR 113; the master plan "remainder area" to the west; agricultural fields to the west, south, and east; and a future regional park, several small industrial users, and the City's sewage treatment plant to the east.

LEGAL AUTHORITY

Preparation of a specific plan is authorized by Section 65450 et seq. of the Government Code. Government Code Section 65451 mandates that a "specific plan include a text and a diagram or diagrams which specify all of the following in detail:

- 1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- (4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3)"

The specific plan must also contain a statement of relationship of the specific plan to the general plan. Consistency with the General Plan is mandated. Furthermore, no zoning, tentative maps, parcel maps, or public works projects can be approved, adopted, or undertaken unless they are consistent with the adopted specific plan.

The City has adopted a Specific Plan Ordinance (Chapter 24A of the Woodland Municipal Code) and a Specific Plan Procedures and Preparation Guide (June 1997). The Guide notes that specific plans provide an opportunity to creatively implement the intent of the General Plan for a project area. They serve as a refinement of General Plan policies.

RELATIONSHIP TO GENERAL PLAN

The SLSP has been determined by the City Council of Woodland to be consistent with the requirements of State law, the General Plan, local ordinance, and the City's procedures. With regard to land use consistency, the discussion of Land Use Designations in Section 2.0 identifies how various SLSP land use categories, General Plan land use designations, and zoning districts fit together for purposes of determining consistency.

With regard to policy consistency, the Specific Plan policies should be read and applied in the context of the policy framework established by the General Plan. Specific Plan policy interpretations shall be subservient to any relevant policy interpretation of the General Plan, and shall be made in light of the relevant policies of the General Plan. In other words, the General Plan pre-empts the authority of the Specific Plan in terms of policy hierarchy.

RELATED DOCUMENTS

The supporting documents listed below play a key role in the implementation of the SLSP. These documents will be used in conjunction with the Specific Plan to ensure full implementation of General Plan goals and policies.

Environmental Impact Report

An Environmental Impact Report (EIR) has been prepared and certified by the City Council on August 15, 2000 (Resolution 4215). The EIR identifies potential adverse impact of the Plan and identifies mitigation measures that have been integrated into the Plan. As part of the final approval package for the SLSP, the City prepared a "CEQA Addendum" to the original EIR. Pursuant to Sections 15162 and 15164 of the CEQA Guidelines, this CEQA Addendum demonstrates that the circumstances, impacts, and mitigation requirements identified in the Turn of the Century Specific Plan EIR remain substantively applicable to the June 2001 SLSP (as revised). The CEQA Addendum supports the finding that the revised Plan does not raise any new issues and does not cause the level of impacts identified in the original EIR to be exceeded.

The City Council took action at the time of Plan adoption to accept, reject, or modify specific mitigation measures in the certified EIR. The City Council also adopted a CEQA Statement of Overriding Consideration at that time.

Section 65457(a) of the California Government Code and Section 15182(a) of the California Environmental Quality Act (CEQA Guidelines provide that no EIR or negative declaration are required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified. The EIR certified for this project has been written to qualify residential projects for this exemption, assuming they are consistent with the adopted Specific Plan and fulfill all conditions and CEQA mitigation measures (including the completion of detailed site-specific studies if appropriate).

CITY OF WOODLAND December 18, 2001

Capital Improvement Plan

A final Capital Improvement Plan (CIP) will be adopted prior to acceptance of any tentative map within the boundaries of the SLSP. The CIP will provide the specific details regarding the phasing, sizing, and costs of public facilities described in the following sections of the Specific Plan. The CIP will define the facility requirements to develop each phase of the Specific Plan. The CIP will also include maps showing the alignment and location of facilities, cost estimates, and construction timing requirements. Facilities to be described in detail include:

- Circulation System (Roads, Bikeways, Transit)
- Water Supply and Delivery
- Sewage Treatment and Transmission
- Storm Drainage Collection and Conveyance
- Fire Station
- Parks
- Other community facilities

Public Facilities Financing Plan

In order for the SLSP area to develop, major ("backbone")¹ public infrastructure improvements and public facilities will be necessary. A final comprehensive Public Facilities Financing Plan will be adopted by the City Council prior to approval of any tentative map within the boundaries of the SLSP, to ensure that all new development pays its own way. The financing plan must be flexible enough to accommodate the development strategies of the diverse set of landowners, yet must ensure that the required facilities are constructed when necessary.

The Financing Plan establishes the framework for acceptable financing of the required major public infrastructure in the plan area. It must specify the major public facilities to be constructed or acquired in association with the development of the Plan, costs of construction or acquisition, phasing requirements, and sources of funding.

¹ "Backbone" infrastructure is defined as major infrastructure improvements such as all major streets (collectors and arterials) including above-ground and underground utilities associated with those streets, all bikeways, greenbelts, open space facilities, drainage channels, detention ponds, water wells, pump stations, and parks that provide Plan-wide connectivity and/or Plan-wide benefit. Infrastructure identified as having Plan-wide benefit are to be financed through a Mello Roos Communities Facility District (CFD), assessment district, or other visible legal mechanism by all property owners receiving benefit. In contrast, subdivision level or "developer" cost items are those improvements necessary to serve only one or a few (typically adjoining) property owners and are paid for only by the specific properties receiving benefit.

Fiscal Impact Analysis

Two Fiscal Impact Analysis have been under prepared examining the net fiscal effect of the Specific Plan on the City General Fund. The final Fiscal Impact Analysis must be completed and accepted by the City Council prior to annexation of the SLSP area. The final analysis will examine whether the development will generate adequate revenues to meet the costs of providing City and County services to the area following annexation. Policies 4.B.1 and 4.B.3 of the General Plan requires that new development show a positive fiscal impact or include mechanisms to fund future fiscal deficits.

Development Agreements

Prior to attaching zoning to a property, each applicant and the City of Woodland will execute a project development agreement in accordance with City Resolution No. 3542. The project development agreement will operate to vest development rights for specified uses of the property, as well as for specified densities and intensities of use. In addition, the development agreement will set forth needed infrastructure improvements, park dedication requirements, timing and methods of financing improvements, credit or reimbursement for cost of Plan preparation, and other specific performance obligations of the property owner and the City as related to the development of individual properties within the Plan area.

Zoning Ordinance

The City's Zoning Ordinance will remain the underlying land use regulatory authority for the Specific Plan. To the extent that a component or regulation of the Specific Plan differs from a requirement of the Ordinance, the Specific Plan will take precedence. Where the Specific Plan is silent or vague, the Zoning Ordinance will be used for the purposes of interpretation, and/or directly applied as appropriate.

Subdivision Ordinance

The City's Subdivision Ordinance will regulate individual requests for land divisions within the Specific Plan area, unless otherwise addressed herein. To the extent that a component or regulation of the Specific Plan differs from a requirement of the Ordinance, the Specific Plan will take precedence. Where the Specific Plan is silent or vague, the Subdivision Ordinance will be used for the purposes of interpretation, and/or directly applied as appropriate.

Standard Specifications and Details

The City's Standard Specifications and Details establish basic standards and detail sheets for construction of public infrastructure. These standards and specifications apply to all construction within the Plan area, unless otherwise addressed herein. To the extent that a component or regulation of the Specific Plan differs from a requirement of the Standards, the Specific Plan will take precedence. Where the Specific Plan is silent or vague, the

Standards will be used for the purposes of interpretation, and/or directly applied as appropriate.

Community Design Guidelines

The City's Community Design Guidelines are directly applicable to the Specific Plan. They were prepared in response to General Plan policies that emphasize the design of new neighborhoods that preserve and enhance the qualities that make Woodland a unique and desirable place. A key focus is to promote walking, bicycling, and transit use and access. The Guidelines were required to be in place prior to processing of the proposed Specific Plan so that they could set the tone for the development regulations and design standards identified herein, and subsequently be used to evaluate the design merit of development in the new area.

Specific Plan Design Standards

Prior to acceptance of the first tentative map or prior to issuance of a building permit for any development (whichever occurs first), separate and distinct Specific Plan Design Guidelines for development within the Plan area shall be prepared to implement the vision described in this Plan. These guidelines shall describe in more detail architectural methods for achieving the desired community form and aesthetics.

Infrastructure Master Plans

Over the last few years the City has commissioned, and subsequently adopted, several infrastructure "master plans" to address overall infrastructure issues throughout the City including streets, water, sewage, and storm drainage. Each of these master plans identifies engineering, design, and technical parameters for serving the new growth area. Should there be differences between the Specific Plan and proposed infrastructure, and the infrastructure systems described in the City's infrastructure master plans, the City may take action to adopt the Specific Plan with language that amends the infrastructure master plans to be consistent. If this approach is taken, property owners and/or developers within the Specific Plan area will be responsible for the cost of subsequent amendment of the infrastructure master plans to incorporate the approved Specific Plan infrastructure systems.