

NOTICE OF DETERMINATION

To: County Clerk/Recorder
County of Yolo
625 Court Street, Rm 150
Woodland, CA 95695

From: City of Woodland
Community Development Dept
300 First Street
Woodland, CA 95695

STATE CLEARINGHOUSE NUMBER: 9902269

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

FEES:	_____	EIR \$3,069.75 plus \$50.00 (\$3,119.75)
	_____	ND \$2,210.00 plus \$50.00 (\$2,260.00)
	_____	ND w/De Minimus (\$50.00)
	<u> X </u>	Processing Only (\$50.00)

Project Title: Ruby Estates Planned Development Overlay CUP/ TPM No. 5221 Turn of the Century EIR for the Spring Lake Specific Plan

Project Applicant: New Home Company of Northern California, LLC/ Ruby Realty Investors, LLC. (Applicant/Owner);

Project Location: The subject property site (7.03 acres) is located at the northwest corner of Mickle Avenue and County Road 25A within the Spring Lake Specific Plan Area, in the City of Woodland (APN 042-030-054).

Project Description: - Adoption of Ordinance No. # 1693 (for the Ruby Estates Development Agreement) and Ordinance No. # 1694 (for the Planned Development) of the City Council of the City of Woodland adopting CEQA clearance for Ruby Estates under the Turn of Century EIR (SCH#99022069) pertaining to Tentative Subdivision Map #5221, Planned Development Overlay, Conditional Use Permit and Development Agreement for the Ruby Estates project site.

Notice: This is to advise that on August 16, 2022, the City of Woodland City Council adopted the above-referenced ordinances. Pursuant to Section 15094 of the CEQA Guidelines, the following determinations have been made:

1. A substantial increase in the severity of previously identified impacts will not occur as a result of the proposed development.
2. An EIR (SCH #99022069, Turn of the Century EIR) that covers this action was certified on August 15, 2000 pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the Spring Lake Specific Plan.
4. A Statement of Overriding Considerations was adopted for the Spring Lake Specific Plan.

The City has made all project related documents available for public review in advance of the Public Hearing. This is to certify that the final EIR with any comments/responses, and record of project approval is available to the general public at the City of Woodland Community Development Department, 300 First Street, Woodland, CA 95695 (advance notice is requested).

This Notice shall be available for public inspection and shall be posted within 24 hours of receipt for a period of at least 30-days. Thereafter it shall be returned to the City of Woodland with a notation of the period during which it was posted. The City shall retain the Notice for not less than 9 months.

For further information, contact Megan Meier, Associate Planner at (530) 661-5814.

Filed in County Clerk's Office

Jesse Salinas
Yolo County - Clerk/Recorder

57-08192022-096

08/19/2022
FISH
Pages: 6
Fee: \$ 50.00

By camry, Deputy



Megan Meier, Associate Planner
Woodland Community Development Dept
August 19, 2022



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County of Yolo
625 Court Street, Rm 150
Woodland, CA 95695

From: City of Woodland
Community Development Dept
300 First Street
Woodland, CA 95695

STATE CLEARINGHOUSE NUMBER: 99022069

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

FEES: N/A EIR \$850.00 plus \$25.00 (\$875)
 N/A ND \$1250.00 plus \$25.00 (\$1,275)
 X Processing Only \$25.00 (\$25.00)

FILED
YOLO COUNTY CLERK/RECORDER
AUG 15 2000
BY TONY BENNETT, CLERK

Project Title: Spring Lake (formerly "Turn of the Century") Specific Plan

Project Location: The Plan area is located in central Yolo County, approximately 3 miles southeast from downtown Woodland. 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.

POSTED AUG 16 2000 TO

Project Description: The Spring Lake Specific Plan 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, zoning, development regulations, and design standards for development of the subject area. Build-out is assumed to occur over a 15-year period, through 2015.

Development will be comprised of up to 3,948 dwelling units on 704 acres, 11 acres of commercial uses, 290 acres of public and quasi-public land uses, 32 acres of park land, and 60 acres of other land uses (easements and roadways). Overall gross density will equate to about 5.6 units per acre. The Plan will result in build-out of about 11,023 people. Of the total units, about 25 percent will be multi-family 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.

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.

Notice: This is to advise that on August 15, 2000 the City of Woodland adopted Resolution No. 4215 certifying the project EIR entitled "Turn of the Century Specific Plan EIR". The City has not taken final action on the Specific Plan. The Council is not expected to take final action until October 2000 or later.

N00-84

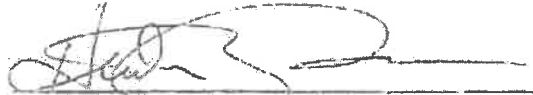
The following determinations have been made regarding the above described project:

1. If approved, the project will result in significant effects on the environment.
2. An Environmental Impact Report (EIR) was completed in compliance with CEQA, including procedural and content requirements.
3. The EIR was presented to the City Council and that the Council reviewed and considered the information contained therein before certifying the document.
4. The EIR reflects the independent judgement and analysis of the City of Woodland.
5. The EIR analyzed a reasonable range of project alternatives.

6. Based on the information contained in the EIR, the testimony presented at the hearings on the project, and the substantial evidence in the record, modifications have been made to the Project and mitigation measures have been identified which would avoid or substantially lessen the significant effects of the Project, where feasible. These Project modifications and mitigation measures will be accepted, rejected, and/or modified when the Council takes final action on the Specific Plan.

7. A Mitigation Monitoring Plan was prepared and will be considered by the City Council when final action on the Specific Plan is taken.
8. A Statement of Overriding Considerations will be prepared for this project pursuant to CEQA Guidelines Section 15093, when the Council takes final action.
9. Findings of Fact will be prepared for the project pursuant to CEQA Guidelines Sections 15091 and 15092, when the Council takes final action.
10. A copy of the EIR and the project files may be reviewed at the City of Woodland Community Development Department, 300 First Street, Woodland, CA 95616 (advance notice is requested). The EIR is also available for review at the Woodland Library.

For further information contact Heidi Tschudin, Contract Planner at (916) 447-1809.



Heidi Tschudin, Contract Planner
Woodland Community Development Dept
August 16, 2000

EIRCERT.NOD

**CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION
De Minimis Impact Finding**

Project Title: Spring Lake (formerly "Turn of the Century") Specific Plan.

Project Location: The Plan area is located in central Yolo County, approximately 3 miles southeast from downtown Woodland. 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.

Project Description: The Spring Lake Specific Plan 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, zoning, development regulations, and design standards for development of the subject area. Build-out is assumed to occur over a 15-year period, through 2015.

Development will be comprised of up to 3,948 dwelling units on 704 acres, 11 acres of commercial uses, 290 acres of public and quasi-public land uses, 32 acres of park land, and 60 acres of other land uses (easements and roadways). Overall gross density will equate to about 5.6 units per acre. The Plan will result in build-out of about 11,023 people. Of the total units, about 25 percent will be multi-family 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.

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.

DeMinimus Findings: This is to advise that on August 15, 2000 the City of Woodland adopted Resolution No. 4215 certifying the project EIR entitled "Turn of the Century Specific Plan EIR". The City has not taken final action on the Specific Plan. The Council is not expected to take final action until October 2000 or later, at which time the California Department of Fish and Game EIR fee will be paid if the Specific Plan is approved and a subsequent Notice of Determination will be filed.

The following relevant determinations have been made regarding the above described project:

1. If approved, the project will result in significant effects on the environment, including fish or wildlife resources over which the Department of Fish and Game has authority.
2. An Environmental Impact Report (EIR) was completed in compliance with CEQA, including procedural and content requirements.
3. The EIR was presented to the City Council and that the Council reviewed and considered the information contained therein before certifying the document.
4. Based on the information contained in the EIR, the testimony presented at the hearings on the project, and the substantial evidence in the record, modifications have been made to the Project and mitigation

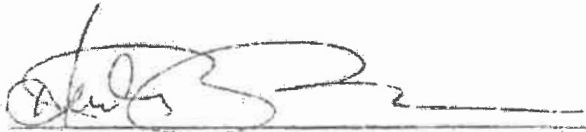
measures have been identified which would avoid or substantially lessen the significant effects of the Project, where feasible. These Project modifications and mitigation measures will be accepted, rejected, and/or modified when the Council takes final action on the Specific Plan.

5. A Mitigation Monitoring Plan was prepared and will be considered by the City Council when final action on the Specific Plan is taken.
6. A Statement of Overriding Considerations will be prepared for this project pursuant to CEQA Guidelines Section 15093, when the Council takes final action.
7. Findings of Fact will be prepared for the project pursuant to CEQA Guidelines Sections 15091 and 15092, when the Council takes final action.
8. A copy of the EIR and the project files may be reviewed at the City of Woodland Community Development Department, 300 First Street, Woodland, CA 95616 (advance notice is requested). The EIR is also available for review at the Woodland Library.
9. A Notice of Determination was filed with the County Clerk/Recorder on August 15, 2000.

Certification for Fee Exemption:

I hereby certify that the Woodland City Council has made the above findings and that the certification of the EIR will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Signature/Title:



Heidi Tschudin, Contract Planner
City of Woodland

August 16, 2000

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