

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND  
CERTIFYING THE "TURN OF THE CENTURY SPECIFIC PLAN  
ENVIRONMENTAL IMPACT REPORT"**

WHEREAS, the City is processing an application for the Spring Lake Specific plan (formally known as the Turn of the Century Specific Plan) ("the Project");

WHEREAS, the Project would establish land use designations, zoning, development regulations, and design standards for ±1,097 acres of new growth area south of Gibson Road, including approximately 3,948 dwelling units on 704 acres, 11 acres of neighborhood commercial uses, 290 acres of public and quasi-public land uses, 32 acres of park land, and 60 acres of other land uses including easements and roadways;

WHEREAS, the four volume Final Turn of the Century Specific Plan Environmental Impact Report (SCH #99022069) (the "EIR) has been prepared pursuant to the California Environmental Quality Act (CEQA, Public Resources Code, Section 21000 et seq.) to analyze the environmental impacts of the Project;

WHEREAS, the Draft EIR (Volumes 1 through 3 of the Final EIR) was released for public and agency review on July 19, 1999 for a 49-day comment period concluding September 6, 1999;

WHEREAS, a public hearing to receive oral comments on the Draft EIR was held before the Planning Commission on September 2, 1999;

WHEREAS, the Response to Comments document (Volume 4 of the Final EIR) was released for public and agency review on October 20, 1999;

WHEREAS, the EIR identified certain potentially significant, significant, and significant and unavoidable effects on the environment caused by the Project;

WHEREAS, the Planning Commission held ten public hearings (1999 November 4, 18, 30, December 2, 16, 21, 2000 March 9, 16, May 18, June 1) and one additional public meeting (June 8, 2000) to deliberate the Project and the EIR;

WHEREAS, during these hearings and meetings oral and documentary evidence was received by the Planning Commission regarding the adequacy of the EIR;

WHEREAS, on June 8, 2000 the Planning Commission recommended to the City Council, certification of the EIR and approval of the Project;

WHEREAS, the City Council held two public hearings (2000 June 26, 27) and two public meetings (2000 July 20, August 15) to deliberate the Project and the EIR;

WHEREAS, during these hearings and meetings oral and documentary evidence was received by the City Council regarding the adequacy of the EIR;

WHEREAS, the City Council reviewed the EIR, related staff reports, the record of the Planning Commission, and all evidence including testimony and correspondence received at the Planning Commission and City Council hearings, all of which documents and evidence are hereby incorporated by reference into this Resolution;

WHEREAS, on August 15, 2000 the City Council took action to certify the EIR as adequate pursuant to Section 15090 of the CEQA Guidelines;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland as follows:

1. The City Council hereby certifies that the EIR has been completed in compliance with CEQA, including procedural and content requirements. Compliance with procedural requirements is evidenced by the preparation/holding of a Notice of Preparation, Initial Study, Draft EIR, Notice of Availability of Draft EIR, Notice of Completion, 49-day public and agency comment period, public and agency comment hearing, Response to Comments document, Notice of Availability of Final EIR, public hearings, and EIR certification. Compliance with content requirements is evidenced by the following information in the EIR: table of contents, summary, project description, setting descriptions, thresholds for significance, environmental impacts, mitigation measures, project alternatives, organizations and person consulted, cumulative impacts, growth inducing impacts, oral and written comments on the Draft EIR, responses to comments, modifications to the text of the Draft EIR, mitigation monitoring plan, and appendices.

2. The City Council hereby certifies that the EIR was presented to the City Council and that the Council reviewed and considered the information contained therein before certifying the document.

3. The City Council hereby certifies that the EIR reflects the independent judgement and analysis of the City of Woodland.

4. The EIR has analyzed a reasonable range of project alternatives consisting of Single-Use Alternative, Reduced-Acreage Alternatives (including the High-Density Residential Alternative and Reduced Housing Alternative), Reduced Multi-Family Alternative, Offsite Alternative, No Project/No Development Alternative, Reduced Density/No Overpass Alternative, and Traditional Neighborhood Alternative.

5. 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 or rejected when the Council takes action on the project and adopts a Statement of Overriding Considerations if appropriate.

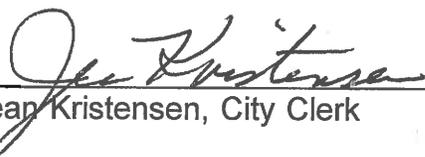
PASSED AND ADOPTED by the City Council of the City of Woodland this 15th day of August, 2000, by the following vote:

AYES: COUNCILMEMBERS: Dote, Flory, Monroe, Peart and Borchard

NOES: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None

  
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Jean Kristensen, City Clerk

  
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Steve Borchard, Mayor