



ATTACHMENTS A - C

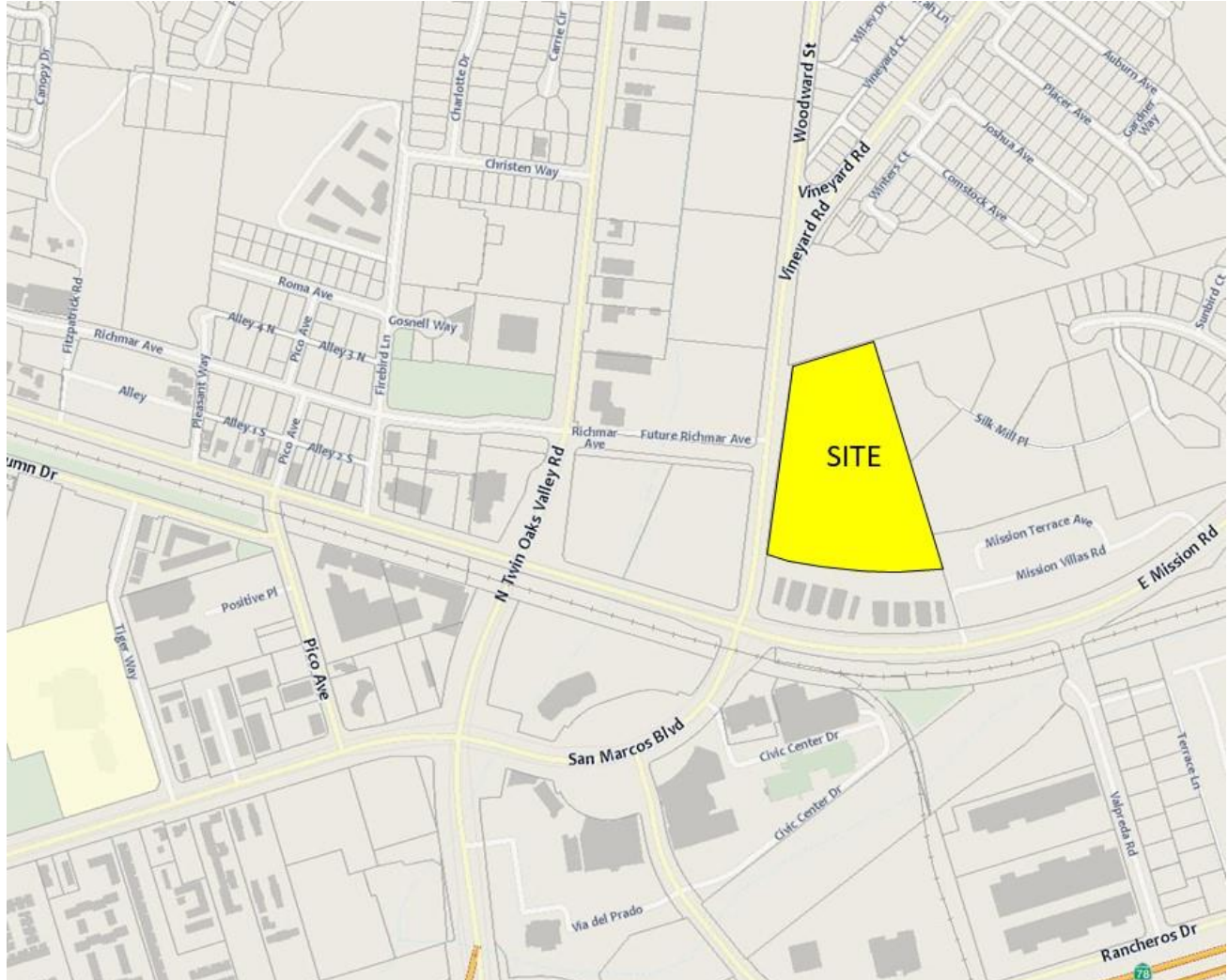
VICINITY MAP

REQUESTED ENTITLEMENTS

SITE & PROJECT CHARACTERISTICS

ATTACHMENT A

VICINITY MAP



Project No.: EIR23-005, SP22-0005, SP22-0006, GPA22-0004, MFSDP 22-0005, TSM22-0004, and CUP22-0005

Location: East side of Woodward Street (approx. 235 feet north of Mission Road)

APN: 220-210-49-00

**ATTACHMENT B
REQUESTED ENTITLEMENTS**

1. Certification of Environmental Impact Report (EIR23-005) (SCH No. 2023080449) and adopt Findings of Fact.
2. Specific Plan (SP22-0005) to adopt the Woodward 46 Specific Plan to establish development guidelines and serve as the primary land use, policy, and regulatory document for the project.
3. Specific Plan Amendment (SP22-0006) to change the sub-plan designation from “Richmar Specific Plan” to “Woodward 46 Specific Plan” for the subject property.
4. General Plan Amendment (GPA22-0004) to amend the land use maps related to Specific Plan changes in the Land Use Element.
5. Multi-Family Site Development Plan (MFSDP22-0005) for design review of a residential condominium complex, including site, grading, landscaping, and floor plans, and architectural elevations.
6. Tentative Subdivision Map (TSM22-0004) for a 46-unit condominium map.
7. Conditional Use Permit (CUP22-0005) to allow for the temporary use of a rock crusher during grading operations.

**ATTACHMENT C
SITE & PROJECT CHARACTERISTICS**

<u>Property</u> Subject	<u>Existing</u> <u>Land use</u> Vacant	<u>Zoning</u> SPA	<u>General Plan</u> <u>Designation</u> Heart of the City Specific Plan Area Richmar Specific Plan
North	Open Space	O-S	Open Space
South	Multi-Family Residential	SPA	Heart of the City Specific Plan Area Mission 316 Specific Plan
East	Single-Family Residential	SPA	Heart of the City Specific Plan Area Single-Family Detached 2-4 du/ac
West (upper)	Commercial/Twin Oaks Valley Creek	SPA	Heart of the City Specific Plan Area Commercial
West (lower)	Vacant/Twin Oaks Valley Creek	SPA	Heart of the City Specific Plan Area Richmar Specific Plan
Flood Hazard Zone	yes <input checked="" type="checkbox"/> no		
Sewers	<input checked="" type="checkbox"/> yes no		
Septic	yes <input checked="" type="checkbox"/> no		
Water	<input checked="" type="checkbox"/> yes no		
Gen. Plan Conformance*	<input checked="" type="checkbox"/> yes no		
Land Use Compatibility	<input checked="" type="checkbox"/> yes no		

*With approval of General Plan Amendment