

City of Woodland

300 First Street
Woodland, CA 95695

Meeting Agenda City Council

Tuesday, November 3, 2015

6:00 PM

Council Chambers

**JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY
NOVEMBER 3, 2015
6:00 P.M.**

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. COMMUNICATIONS-PUBLIC COMMENT

This is an opportunity for the public to speak to the Council on any item other than those listed for public hearing on this agenda. Speakers are requested to use the microphone in front of the Council and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Mayor may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

This is an opportunity for the Council Members and Staff to make comments and announcements, to express concerns, or to request Council's consideration of any items a Council Member would like to have discussed at a future Council meeting.

[16-190](#)

SUBJECT: Long Range Calendar

Recommendation for Action: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

Attachments: [Council Long Range Calendar](#)

F. COMMITTEE REPORTS

[16-182](#)

SUBJECT: Commission on Aging Meeting Minutes for September 10, 2015

Recommendation for Action: Staff recommends that the City Council receive the September 10, 2015 Commission on Aging Minutes that were approved on October 15, 2015.

Attachments: [91015 Minutes](#)

[16-187](#)

SUBJECT: Parks & Recreation Commission Meeting Minutes for September 28, 2015

Recommendation for Action: Staff recommends that the City Council receive the September 28 Parks & Recreation Commission Minutes that were approved on October 26, 2015.

Attachments: [92815 PRC Minutes](#)

G. MINUTES

1. [16-188](#)

SUBJECT: Council Meeting Minutes

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of October 6, 2015 and October 20, 2015.

Attachments: [10-06-15 DRAFT MINUTES FOR APPROVAL](#)

[10-20-15 DRAFT MINUTES FOR APPROVAL](#)

H. PRESENTATIONS

2. [16-189](#)

SUBJECT: Woodland Public Library Annual Report 2014-2015

Recommendation for Action: Staff recommends that the City Council receive the Woodland Public Library Annual Report 2014-2015 presented by the Woodland Public Library Board of Trustees.

Attachments: [WPL Annual Report 2015](#)

I. CONSENT CALENDAR

J. PUBLIC HEARINGS

3. [16-177](#)

SUBJECT: Public Hearing: Update and Action on General Plan Update 2035

Recommendation for Action: Staff recommends that the City Council take action on this item, as follows:

1. Public hearing
 - a) Receive report from staff.
 - b) Conduct public hearing.
2. Land Use Map:
 - a) Review and accept the attached Draft Proposed Land Use Exhibit (Attachment A) for use in writing the Draft General Plan.

- b) Review and accept the attached Draft Proposed Land Use Designations (Attachment B) for use in writing the Draft General Plan.
- 3. General Plan Preparation:
 - a) Direct the General Plan team to commence writing the Draft General Plan.
- 4. Environmental Review and Analysis:
 - a) Review and accept the identified General Plan and Environmental Impact Report (EIR) Alternatives as identified in the Summary of Alternatives and EIR Framework (Attachment C) for use in writing the Draft General Plan and EIR.
- 5. Contract:
 - a) Authorize the City Manager to execute a contract amendment with Dyett and Bhatia in an amount not to exceed \$120,000, for the purpose of preparing the additional General Plan and EIR alternatives analysis.
 - b) Authorize the City Manager to execute a budget adjustment for this purpose.

Attachments: [A Land Use Map Exhibit](#)

[B 1 Land Use summary table comparison](#)

[B 2 Land Use Designations Detail](#)

[C - Summary of CEQA Alternatives](#)

[D - Executive Summary of Development Scenarios Analysis](#)

[E - Action Minutes from July 23, 2015 PC](#)

[F - CEQA Guidelines Sec. 15183](#)

[G - Draft Project Schedule](#)

K. REPORTS OF THE CITY MANAGER

4. [16-153](#) SUBJECT: Floodsafe Yolo/Cache Creek Feasibility Study, CIP 09-15;
Approve Contract Amendment No. 3

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute Amendment #3 to the consultant services agreement with MBK Engineers for Engineering Consulting Services for the Floodsafe Yolo/Cache Creek Feasibility Study, CIP 09-15, for an additional amount up to \$250,000 through December 31, 2016.

Attachments: [A - Resolution](#)

[B - MBK Contract Amendment](#)

L. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority Regular Meeting of the City of Woodland

scheduled for November 3, 2015 was posted on October 30, 2015 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

Ana B. Gonzalez, City Clerk

Upon request, agendas and documents in the agenda packet will be made available in appropriate alternative formats to persons with a disability, as required by law. Any such request must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st. Persons needing disability-related modifications or accommodations in order to participate in public meetings, including persons requiring auxiliary aids or services, may request such modifications or accommodations by calling the Office of the City Clerk (530-661-5806) at least 48 hours prior to the meeting.



Legislation Text

File #: 16-190, **Version:** 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: November 3, 2015

SUBJECT: Long Range Calendar

Recommendation for Action: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

Staff Contact

Jennifer Robinson, Deputy City Clerk - (530) 661-5800, jennifer.robinson@cityofwoodland.org

Background

This calendar is being provided for planning purposes only and is intended to keep the Council apprised of upcoming agenda items and better plan for upcoming Council items.

Prepared by: Jennifer Robinson, Deputy City Clerk

A handwritten signature in cursive script, reading "Paul Navazio".

Paul Navazio, City Manager

Attachment

COUNCIL LONG RANGE CALENDAR
Items subject to removal and/or rescheduling

NOVEMBER 17th	REGULAR MEETING	REPORTS DUE 11/3
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Consent Calendar

Waste Management 2016 Inflationary Rate Adjustment
Public Safety Quarterly Report
SL Neighborhood Park N1 – Purchase Agreement and Master Plan
2nd Reading Ordinance – Amendment to DA between COW and TOC – SL Park N3
Beamer / CR 102 Property - Exclusive Negotiating Agreement
Police Supervisor MOU Amendment

Public Hearing

Resolutions of Necessity – Kentucky Avenue Project, CIP 04-07

Regular Calendar

Sign Ordinance Amendment and Digital Reader Board Signs (1st Reading)
Water Utility - 2016 Water Rate Adjustment
1st Quarter FY2015/16 Budget Update
Measure E (1/2 Cent Sales Tax) Renewal Framework

DECEMBER 1ST	REGULAR MEETING	REPORTS DUE 11/17
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Consent Calendar

AB 1600 – Development Impact Fee Annual Report
Measure E Annual Report
Measure J Annual Report
Adult Softball
YGRIP Update

DECEMBER 15th	REGULAR MEETING	REPORTS DUE 12/1
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Consent Calendar

JPA Housing Agreement

Regular Calendar

Water Utility - Web Portal Contract Award
Appointment and Re-appointment of B&C Members whose terms expire 12/31/2015

FUTURE AGENDA ITEMS – DATE TO BE DETERMINED:

Update/Revision of Development Impact Fees

Zoning Ordinance Update – Medical Clinics (Referral)

FUTURE STUDY SESSIONS (TBD):

Lower Cache Creek Flood Control Feasibility Study

Update Economic Development Strategic Plan

Updated 10/28/15

Legislation Text

File #: 16-182, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: November 3, 2015

SUBJECT: Commission on Aging Meeting Minutes for September 10, 2015

Recommendation for Action: Staff recommends that the City Council receive the September 10, 2015 Commission on Aging Minutes that were approved on October 15, 2015.

Staff Contact

Dallas Tringali, Community Services Program Manager, 661-2005, Dallas.tringali@cityofwoodland.org

Conclusion

Staff recommends that the City Council receive the September 10, 2015 Commission on Aging Minutes that were approved on October 15, 2015.

Prepared by: Dallas Tringali, Community Services Program Manager



Paul Navazio, City Manager

Attachments: September 10, 2015 Commission on Aging Meeting Minutes



Commission on Aging
Woodland Community & Senior Center, 2001 East Street, Woodland, CA 95776

Regular Meeting Minutes
September 10, 2015

Call to Order

Meeting convened at 3:02 p.m. at the Community & Senior Center, 2001 East Street, Woodland, California;
Chair Campbell presiding.

Roll Call

Commissioners Present: Campbell, Sanborn, Wheeler, Brown
Absent Overholt
Staff: Tringali, Engel

Pledge of Allegiance

Communications-Commission/Staff Statements and Requests
None

Consent Item

Meeting Date Change

The COA meeting date was changed to the third Thursday. The October meeting will be on the third Thursday and this item will be on the October agenda to officially change the meeting date.

July 9, 2015 Minutes

Commissioner Sanborn made the motion to accept the July 9, 2015 as written; Commissioner Brown seconded the motion. 4/0

Regular Calendar

Speaker Series

No updated information at this time.

YCOA (Yolo Commission on Aging) Update-Brown

Commissioner Brown was unable to attend the last meeting. She provided an article on the impact of the baby boom on the federal and state budget. Yolo Healthy Aging is evaluating the need for adult day health programs. Dignity Health is looking for options for adult day health programs. Agency on Aging, Area 4 is still collecting surveys on older adults. Commissioner Campbell mentioned that the surveys could be taken to some of the programs and support groups at the Community & Senior Center. YCOA is also discussing "observation status" that is used at facilities. Yolo 2-1-1 is making progress linking this directly to Yolo Senior Link. The Older Americans Act still has not been reauthorized

Handicap parking at front of WC&SC

No update at this time.

Report of the Staff

Senior Center Report

Tringali presented the draft Apartment Complex document for the commission to review. Dallas will make sure the Commission gets a final copy of the guide when it is available in mid-October. One-on-one tech help is no longer available as the instructor is not available. We are currently looking for someone to help



Commission on Aging

Woodland Community & Senior Center, 2001 East Street, Woodland, CA 95776

with this. Tringali provided an overview of the Senior Volunteer Dinner and the solar installation project. He also provided an update on the Fraud Fair that will occur on October 14. SCI Fall Potluck will be held on September 24th at 5:30 p.m.

Public Comment

Business Items for Next Meeting

Meeting Date Change

Speaker Series

Handicap parking

YCOA

Senior Center Report

Facilities update

Next Meeting Date October22, 2015

Adjourn

Commissioner Sanborn made the motion to adjourn the meeting at 3:40 p.m., Commissioner Wheeler seconded the motion, and motion carried 4/0.

Respectfully submitted,

Christine Engel, Director
Community Services Department

Legislation Text

File #: 16-187, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: November 3, 2015

SUBJECT: Parks & Recreation Commission Meeting Minutes for September 28, 2015

Recommendation for Action: Staff recommends that the City Council receive the September 28 Parks & Recreation Commission Minutes that were approved on October 26, 2015.

Staff ContactKris Bain, Community Services Program Manager, 661-2002, krista.bain@cityofwoodland.org**Conclusion**

Staff recommends that the City Council receive the September 28, 2015 Parks & Recreation Commission Minutes that were approved on October 26, 2015.

Prepared by: Kris Bain, Community Services Program Manager



Paul Navazio, City Manager

Attachment: September 28, 2015 P&R Commission meeting minutes

Parks & Recreation Commission Minutes

Monday, September 28, 2015

City Hall – 300 First Street – 2nd Floor Council Chambers

Call to Order

The Parks & Recreation Commission meeting was called to order by Chair Jesse Salinas at 6:30 p.m. on Monday, September 28, 2015 at the Woodland City Hall Council Chambers.

Pledge of Allegiance

Roll Call

Commission Members Present: Chair Jesse Salinas
 Vice Chair Commissioner White-Snyder
 Commissioner Jon-Paul Valcarenghi
 Commissioner Fernandez
 Commissioner Joe Romero
 Commissioner Stephanie Miller

Commission Member Absent: Commissioner Ruben Morales Jr.

Staff Present: CS Director Engel
 PW Deputy Director Rob Sanders

Presentation (none)

Consent

Election of Vice Chair

Action: Commissioner Salinas moved the election of Vice Chair to the beginning of the agenda. Commissioner Fernandez nominated Commissioner Valcarenghi for Vice Chair; Commissioner White-Snyder seconded the motion.

Motion carried by the following roll call vote:

Ayes: Salinas, Valcarenghi, White-Snyder, Fernandez, Romero, Miller

Noes: none

June 22, 2015 Minutes

Action: Commissioner Romero moved to approve the May 18, 2015 minutes as written; Commissioner White-Snyder seconded the motion.

Motion carried by the following roll call vote:

Ayes: Salinas, Valcarenghi, White-Snyder, Fernandez, Romero, Miller

Noes: none

Commissioner Salinas left the meeting at 6:36 p.m.

Public Comment

John Gerald provided public comment on behalf of WSC. They were issued field issue permits for the soccer fields and provided the schedules to their coaches. Permits were pulled by the City and they lost fields. Fields were lost to Adult Softball and then to another league. He would like to review the pecking order of field allocation for the users (adult softball and the two youth soccer groups). He feels that the other soccer organization should have fewer fields than WSC since they (DASA) also get to practice in Davis. Woodland Soccer Club also practices at Woodland High, but their practice time is limited there since the high school has soccer games. Commissioner White-Snyder and Commissioner Romero indicated they could meet with Mr. Gerald to discuss his concerns. Staff will provide an update at the next meeting.

Communication-Commission/Staff Statements and Requests

Commissioner Romero stated on Thursday October 1, 2015 there will be a block party at City Park from 4:30-8:30 p.m. kicking off Energy Month.

Committee Reports

Commissioner Miller reported that she and Commissioner White-Snyder attended a meeting to discuss the proposed Community Services Youth Committee; Commissioner Miller has been reaching out to potential applicants.

Work Plan

Commissioner Fernandez asked about the status of the Park Master Plan. Engel explained that staff is still reviewing the plan. She stated that she would be requesting that the plan be called a "Recreation Study" rather than a "Draft Master Plan" as it does not update the existing master plan (it does not identify the quantity of recreation facilities a city the size of Woodland should have and how many we should have with the proposed growth in the upcoming General Plan). Engel stated that she hopes to have the plan available for the Commissions review in October or November. Commissioner White-Snyder requested that there should be dates for the work plan tasks to ensure the work plan tasks are accomplished. The group reviewed ad-hoc committees and if specific sub-committees are specifically responsible for certain goals in the work plan. It was discussed that the work plan is broad and some subcommittees will work on many tasks. Commissioner White-Snyder would like to see committees get active and report back to the commission at each meeting; she would like to see more structure. Commissioner Fernandez has reached out to various church leaders to see what the concerns are of residents; he also met with the juvenile judge for Yolo Superior Court to discuss recreational activities. Commissioner Valcarengi would like to see a Committee update on the Youth Commission.

Staff Reports

Community Services Report

Engel provided an update on the Community Services report. An update was provided on Hiddleson Pool (staff has met with the City Council subcommittee; staff has received some quotes for demolition work). Currently

staff is developing a plan to move forward with demolition of the facility and determining how much funding is available to restore the site for park use. Public outreach for the project will occur, most likely early in 2016. It is anticipated that the demolition will occur in the spring.

Action: Received

Parks Report

Sanders provided an update on the Public Works report. He expressed his appreciation for Sunrise Rotary donating the funds for a new climbing net at Ferns Park. He also expressed his appreciation for Yocha Dehe and Little League for their contributions for a new restroom at Camarena Field. He explained the two ASR wells at Ferns Park and also Christiansen; the construction could have a negative impact for park users. Construction will occur through the winter. A new tree trimmer was hired. Commissioner White-Snyder asked if the new bathroom at Camarena Field replaced the footprint of the existing bathroom, he said yes. Commissioner Miller mentioned that there are tree hazards at City Park and Woodside Park. He explained that the City has a new app for phones for people to report maintenance requests. Commissioners asked about the possible impacts from the drought and if we could see trees and limb failure. Sanders provided an update on the Legacy Grove; they started to lay out some of the conceptual design. City staff has also started to remove some unused irrigation lines. Staff is continuing to work with the Woodland Tree Foundation on the project.

Commissioner White-Snyder requested that every agenda packet include a roster and committee assignments.

Commissioner White-Snyder mentioned that the Commission was asked if any members wanted to serve on the WRF. She stated she is a member of the board and that they awarded about \$10,000 to local non-profit organizations.

Sanders mentioned that Bayside Church assisted with spreading bark at Campbell Park, there were about 30 volunteers.

Action: Received

Items for next meeting:

Subcommittee Reports

FY16 Work Plan

Commission Roster

Adopt Minutes September 28, 2015

Community Services Report

Parks/Street/Tree Report

Next Meeting October 26, 2015

Adjourn 7:59 p.m.

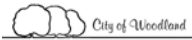
Action: Miller/White-Snyder Seconded to adjourn the meeting.

Motion carried by the following roll call vote:

Ayes: Valcarengi, White-Snyder, Fernandez, Romero, Miller

Noes: none

Consent



City of Woodland

300 First Street
Woodland, CA 95695

Legislation Text

1.

File #: 16-188, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: November 3, 2015

SUBJECT: Council Meeting Minutes

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of October 6, 2015 and October 20, 2015.

Staff Contact

Ana Gonzalez, City Clerk - 530-661-5806, ana.gonzalez@cityofwoodland.org

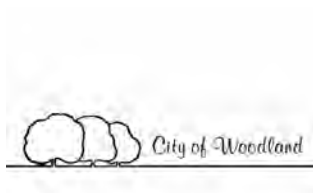
A handwritten signature in cursive script that reads "Paul Navazio".

Paul Navazio, City Manager

Attachments

City of Woodland

*300 First Street
Woodland, CA 95695*



Meeting Minutes - Draft

Tuesday, October 6, 2015

6:00 PM

Council Chambers

City Council

CLOSED SESSION**5:00 P.M.****A. CALL TO ORDER****B. CLOSED SESSION****B.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Properties: Yolo County Assessor's Parcel Numbers 027-340-030, 027-340-038, 027-340-011, 027-340-020, 027-330-023, 005-720-099, 005-720-021, 005-720-023, 005-720-005, 005-720-024, 005-720-022, 027-330-024, 005-702-008, 005-703-010, 005-703-009, 005-705-007, 005-750-004, 005-750-003, 005-692-054, 005-692-060, 005-680-003, 005-692-002, 005-705-006, 005-750-001, 027-340-015, 027-340-017, 027-340-021, 027-340-023, 027-340-025, 027-340-029

Agency Negotiators: City Manager, Community Development Director, City Engineer, City Attorney, City's Designer Psomas, and City's Right-of-Way Agent Bender Rosenthal

Negotiating Parties: Pioneer Self Storage, Tim Fong, Syar, Bunge Milling, Knaggs Commercial Properties, Pacific Gas and Electric, Geraldine R. Ferro & Geraldine R. Ferro Revocable Trust, Thomas W. Canevari & Joan E. Canevari, Nick Canevari & Dorothy Canevari, John W. Kimzey & John S. & Edith L. Kimzey Family Revocable Trust, Bill and Shirley Wilson Family Revocable Trust, Richard E. Wilson Sr. Living Trust, Alvin Hornbuckle, Kentucky Avenue Church of Christ, 500 Kentucky Ave Associates LLC, Elizabeth J. Crum & Elizabeth J Crum Revocable Trust, Devinder Sahota & Susvir Sahota, Jose Rolon Orozco & Hector M. Gonzalez, Ram N. Sah and B. Devi Sah Trust, Elizabeth Crum, Kentucky Avenue Church of Christ, Mark Milton, ICH Inc., North Kentucky Partners II, T&J Rental Investments LLC

Under Negotiation: Price and terms of payment

B.2 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Initiation of litigation pursuant to Government Code Section 54956.9(d)(4): 8 potential cases

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY**OCTOBER 6, 2015****6:00 P.M.**

A. CALL TO ORDER**B. ROLL CALL**

Present: 5 - Council Member Jim Hilliard, Council Member Sean Denny, Council Member Angel Barajas, Mayor Tom Stallard and Mayor Pro Tem William Marble

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance and invocation led by Eric Aiston, Woodland Regional Center Director of Simpson University.

D. COMMUNICATIONS-PUBLIC COMMENT

Eric Aiston, Patricia Morgan, Erin Burek, Stan Borba and Rick Gonzales.

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

Verbal updates provided by Council Members/Staff.

[16-149](#)

SUBJECT: Long Range Calendar

Recommendation for Action: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

F. COMMITTEE REPORTS

[16-127](#)

SUBJECT: Commission on Aging Meeting Minutes for July 9, 2015

Recommendation for Action: Staff recommends that the City Council receive the July 9, 2015 Commission on Aging Minutes that were approved on September 10, 2015.

Received Commission on Aging Meeting Minutes of July 9, 2015.

[16-138](#)

SUBJECT: Historic Preservation Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the minutes of the Historic Preservation Commission meeting of June 17, 2015 that were approved on August 19, 2015 by the Historic Preservation Commission.

Received Historic Preservation Commission Meeting Minutes of June 17, 2015.

[16-147](#)

SUBJECT: Parks & Recreation Commission Meeting Minutes for June 22, 2015

Recommendation for Action: Staff recommends that the City Council

receive the June 22, 2015 Parks & Recreation Commission Minutes that were approved on September 28, 2015.

Received Parks and Recreation Commission Meeting Minutes of June 22, 2015.

G. MINUTES

1. [16-145](#) SUBJECT: Council Meeting Minutes

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of September 1, 2015 and September 15, 2015.

On a motion by Council Member Barajas, seconded by Council Member Denny and carried unanimously, Council Members adopted the Joint Regular City Council/Woodland Finance Authority meeting minutes of September 1, 2015 and September 15, 2015.

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

H. PRESENTATIONS

On a motion by Mayor Pro Tem Marble, seconded by Council Member Denny and carried unanimously, Council Members adopted the two proclamations and one presentation as indicated.

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

2. [16-124](#) SUBJECT: Proclaim October 4-10, 2015 as Fire Prevention Week

Recommendation for Action: Staff recommends that the City Council join the National Fire Protection Association in proclaiming October 4-10, 2015 as Fire Prevention Week.

Approved Proclamation proclaiming October 4-10, 2015 as Fire Prevention Week. Council Member Hilliard presented the proclamation to Fire Marshall Tim Annis.

3. [16-148](#) SUBJECT: Proclamation Honoring Judge Sonia Cortes

Recommendation for Action: Staff recommends that the City Council adopt a Proclamation honoring Woodland resident Judge Sonia Cortés as the first Latina Judge to serve on the Yolo County Superior Court Bench.

Approved Proclamation honoring Woodland resident Judge Sonia Cortes as the first Latina Judge to serve on the Yolo County Superior Court Bench. Council Member Barajas presented the proclamation to Judge Sonia Cortes.

4. [16-146](#) SUBJECT: Planning Commission Annual Report

Recommendation for Action: Staff recommends that the City Council receive the Planning Commission Annual Update including a summary of the 2014 accomplishments and proposed 2015 work plan.

Received the Planning Commission Annual Update including summary of 2014 accomplishments and proposed 2015 work plan from Planning Commission Chair Kirby Wells.

I. CONSENT CALENDAR

5. [16-126](#) SUBJECT: Summary Vacation and Quitclaim of approx. 266 s.f. of Heritage Parkway

Recommendation for Action: Staff recommends that the City Council (1) adopt Resolution No. _____, approving summary vacation for excess right-of-way along Heritage Parkway; (2) authorize the City Manager to sign the quitclaim deed on behalf of the City.

Adopted Resolution No. 6534, A RESOLUTION OF THE CITY OF WOODLAND CITY COUNCIL APPROVING SUMMARY VACATION OF PORTIONS OF CITY-OWNED PARCELS.

6. [16-128](#) SUBJECT: Server Replacements

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the purchase of five replacement servers with Dell, Inc. for an amount not to exceed \$100,000.

Adopted Resolution No. 6535, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE PURCHASE OF DELL SERVERS THROUGH A PURCHASE ORDER WITH DELL, INC.

7. [16-129](#) SUBJECT: Resolution Designating the City of Woodland's Authorized Agents for Disaster Relief and Emergency Assistance

Recommendation for Action: Staff recommends that the City Council approve the Designation of Applicant's Agent Resolution for Non-state Agencies designating the authorized agents for the City for disaster relief and emergency assistance.

Approved the Designation of Applicant's Agent Resolution for Non-state Agencies designating the authorized agents for the City for disaster relief and emergency assistance.

8. [16-132](#) SUBJECT: Approve Contract Amendment with Psomas to provide Construction Management and Inspection Services Contract for Water Transmission Main East (CIP 11-14) and West (CIP 12-05), and the Community Center/Sports Park Frontage (CIP 11-15)

Recommendation for Action: Staff recommends that the City Council

approve Resolution No. _____, authorizing the City Manager to execute contract amendment #1 for construction management and inspection services for the Water Transmission Main East (CIP 11-14) and West (CIP 12-05), and the Community Center/Sports Park Frontage (CIP 11-15) projects with Psomas Engineering for an additional amount not to exceed \$90,000.

Adopted Resolution No. 6536, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING CONTRACT AMENDMENT #1 WITH PSOMAS FOR CONSTRUCTION MANAGEMENT & INSPECTION SERVICES.

9. [16-136](#)

SUBJECT: Approve Capital Equipment Plan for Utilization of the Wave Broadband PEG Equipment Grant

Recommendation for Action: Staff recommends that the City Council approve the attached Capital Equipment plan for the utilization of the Wave Broadband PEG equipment grant.

Approved the Capital Equipment Plan for the utilization of the WAVE Broadband PEG Equipment Grant.

10. [16-134](#)

SUBJECT: Adopt resolution approving the final Supplemental Environmental Impact Report for the Aquifer Storage and Recovery Project, making CEQA findings, approving mitigation monitoring and reporting plan, and approving the project.

Recommendation for Action

Staff recommends that the City Council approve Resolution No. _____, approving the final Supplemental Environmental Impact Report for the Aquifer Storage and Recovery Project, making CEQA findings, approving Mitigation Monitoring and Reporting Program, and approving the project for the Surface Water Project, CIP #08-07.

Adopted Resolution No. 6537, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE AQUIFER STORAGE AND RECOVERY PROJECT, MAKING CEQA FINDINGS, APPROVING THE MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVING THE PROJECT.

On a motion by Council Member Hilliard, seconded by Council Member Denny and carried unanimously, Council Members approved Consent Calendar Items No. 5 through 10.

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

J. PUBLIC HEARINGS

11. [16-154](#)

SUBJECT: Spring Lake Park N-3 - General Plan/Specific Plan Amendment, Purchase and Sales Agreement, and Parks Master Plan. Request by Turn of the Century, LLC, to amend the General Plan,

Spring Lake Specific Plan and Development Agreement to rezone approximately 2 acres of the ±114 acre Heritage Remainder area (TSM #4784) from Neighborhood Commercial (NC) to Park/Open Space, consistent with the adjacent 8 acre Park/Open Space zoning. The 2-acre rezoned property will be combined with the existing "N-3," 8 acre park site to form an approximately 10-acre park site. The subject property is located at the southeast corner of Centennial Drive and Mickle Avenue in the Spring Lake Specific Plan Area.

Recommendation for Action: Staff recommends that the City Council take action on this item, as follows.

1: General Plan/Specific Plan and Development Agreement Amendment:

- a) Conduct the public hearing;
- b) Adopt the attached Resolution No. _____, approving the CEQA EIR Addendum together with the previously Certified Turn of the Century EIR as the appropriate level of environmental review in accordance with the California Environmental Quality Act (Attachment 1);
- c) Adopt the attached Resolution No. _____, amending the City General Plan land use designations in accordance with the proposed Turn of the Century (Heritage Remainder Area) Project, Spring Lake Specific Plan Amendments (Attachment 2);
- d) Adopt the attached Resolution No. _____, amending the Spring Lake Specific Plan land use designations (rezone) and removing Section 2.43.1(e) of the Spring Lake Specific Plan Land Use Element pertaining to the rezoning of the 2-acre Neighborhood Commercial sites (Attachment 3);
- e) Adoption of Ordinance No. _____, authorizing the Second Amendment to the Development Agreement between the City of Woodland and Turn of the Century, LLC (Attachment 4).

2: Purchase and Sales Agreement for Acquisition of Park N-3:

- a) Approve Resolution No. _____, authorizing the City Manager to execute the attached Purchase and Sales Agreement with Turn of the Century, LLC for the acquisition of approximately 10 acres to allow the City to proceed with development of Spring Lake Park N-3.

3: Spring Lake Park N-3 Master Plan:

- a) Review and approve the attached proposed Master Plan for Spring Lake Park N-3; and
- b) Approve Resolution No. _____, authorizing the City Manager to enter into a Consultant Service Agreement with Callander Associates

Landscape Architecture in the amount not to exceed \$243,000 for preparation of the final design and construction drawings.

Council took action on the following three items as indicated:

1) On a motion by Council Member Barajas, seconded by Mayor Pro Tem Marble and carried unanimously, Council Members conducted a public hearing; adopted Resolution No. 6538, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING CEQA EIR ADDENDUM #13 TO THE TURN OF THE CENTURY EIR; adopted Resolution No. 6539, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING THE GENERAL PLAN LAND USE DIAGRAM FOR THE TURN OF THE CENTURY, HERITAGE REMAINDER AREA PROJECT; adopted Resolution No. 6540, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING THE SPRING LAKE SPECIFIC PLAN LAND USE DESIGNATIONS AND REMOVING SECTION 2.43.1(E) OF THE SPRING LAKE SPECIFIC PLAN LAND USE ELEMENT FOR THE TURN OF THE CENTURY, HERITAGE REMAINDER AREA PROJECT and introduced the first reading of an ordinance APPROVING THE SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WOODLAND AND TURN OF THE CENTURY, LLC FOR THE HERITAGE REMAINDER AREA DEVELOPMENT LOCATED WITHIN THE SPRING LAKE SPECIFIC PLAN AREA.

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

2) On a motion by Council Member Hilliard, seconded by Council Member Barajas and carried unanimously, Council Members adopted Resolution No. 6541, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE THE PURCHASE AND SALE AGREEMENT BETWEEN TURN OF THE CENTURY AND THE CITY OF WOODLAND .

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

3) On a motion by Council Member Barajas, seconded by Council Member Hilliard and carried unanimously, Council Members adopted Resolution No. 6542, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE MASTER PLAN FOR SPRING LAKE PARK N-3 AND AN AGREEMENT WITH CALLANDER ASSOCIATES LANDSCAPE ARCHITECTURE FOR DESIGN CONSULTANT SERVICES.

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

K. REPORTS OF THE CITY MANAGER

12. [16-142](#) SUBJECT: Amendment of Purchase Order for Additional Water Distribution Mainline Flushing

Recommendation for Action: Staff recommends that the City Council approve amendment to Contract #000456 increasing it from \$49,500.00 to \$77,500.00 for additional water distribution mainline

flushing.

On a motion by Council Member Denny, seconded by Mayor Pro Tem Marble and carried unanimously, Council Members adopted Resolution No. 6543, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN INCREASE TO CONTRACT #000456 FROM \$49,500.00 TO \$77,500.00 FOR ADDITIONAL WATER DISTRIBUTION MAINLINE FLUSHING.

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

13. [16-135](#)

SUBJECT: Community Service Awards Nominating Committee

Recommendation for Action: Staff recommends that the City Council appoint a new Nominating Committee at the October 6 regular City Council meeting for the 2016 Community Service Awards.

Each Council Member was asked to appoint a member to the 2016 Community Services Award Nominating Committee. Council Member Hillard appointed Phil Hogan, Council Member Barajas appointed Joe Romero, Council Member Denny appointed Don Campbell, Mayor Pro Tem Marble appointed Debbie Hoppin and Mayor Stallard appointed Skip Davies and Dotty Pritchard.

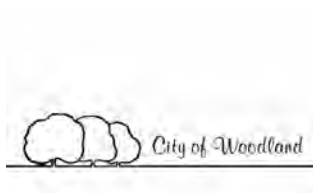
L. ADJOURNED AT 7:30 P.M.

Respectfully submitted,

Ana B. Gonzalez, City Clerk

City of Woodland

*300 First Street
Woodland, CA 95695*



Meeting Minutes - Draft

Tuesday, October 20, 2015

6:00 PM

Council Chambers

City Council

CLOSED SESSION

5:30 P.M.

A. CALL TO ORDER

B. CLOSED SESSION

B.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Properties: Yolo County Assessor's Parcel Numbers 027-340-038, 027-340-011, 027-340-020, 005-680-003

Agency Negotiators: City Manager, Community Development Director, City Engineer, City Attorney, Principal Civil Engineer, City's Designer Psomas, and City's Right-of-Way Agent Bender Rosenthal

Negotiating Parties: Tim Fong, Syar, Bunge Milling, Ram N. Sah and B. Devi Sah Trust, Under Negotiation: Price and terms of payment

B.2 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Initiation of litigation pursuant to Government Code Section 54956.9(d)(4): 1 potential case

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY

OCTOBER 20, 2015

6:00 P.M.

A. CALL TO ORDER

B. ROLL CALL

Present: 5 - Council Member Jim Hilliard, Council Member Sean Denny, Council Member Angel Barajas, Mayor Tom Stallard and Mayor Pro Tem William Marble

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Boy Scout Dominick Caccioto.

D. COMMUNICATIONS-PUBLIC COMMENT

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

[16-170](#)

SUBJECT: Long Range Calendar

Recommendation for Action: Staff recommends that the City Council

receive the Long Range Calendar for informational purposes only.

F. MINUTES

[16-155](#)

SUBJECT: Planning Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the minutes of the following Planning Commission meetings: August 6 2015, previously approved by the Planning Commission on August 20, 2015; August 20, 2015 and September 17, 2015, previously approved by the Planning Commission on October 1, 2015.

G. PRESENTATIONS

A motion was made by Council Member Denny, seconded by Mayor Pro Tem Marble, that the be accepted. The motion carried by the following vote:

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

1. [16-165](#)

SUBJECT: Presentation of Certificate of Appreciation for Robert Orlins

Recommendation for Action: Staff recommends that the City Council present a Certificate of Appreciation to Robert Orlins for his years of service on the Historical Preservation Commission.

H. CONSENT CALENDAR

2. [16-143](#)

SUBJECT: Approve Contract with West Yost Associates for development of the 2015 Urban Water Management Plan Update Project, CIP 14-09

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____ authorizing the City Manager to execute the consultant services agreement with West Yost Associates (WYA) for the update to the Urban Water Management Plan Project, CIP 14-09, for an amount not to exceed \$68,200.

Adopted RESOLUTION NO. 6544, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO APPROVE THE CONTRACT WITH WEST YOST ASSOCIATES FOR THE DEVELOPMENT OF THE 2015 URBAN WATER MANAGEMENT PLAN PROJECT, CIP 14-09.

3. [16-144](#)

SUBJECT: Final Acceptance and Notice of Completion for Kentucky Avenue Sewer Rehabilitation Project, CIP 15-13

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, accepting the Kentucky Avenue Sewer Rehabilitation Project, CIP 15-13, construction contract as

complete and authorize the City Clerk to file a Notice of Completion.

Adopted RESOLUTION NO. 6545, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ACCEPT THE KENTUCKY AVENUE SEWER REHABILITATION PROJECT (CIP 15-13) CONSTRUCTION CONTRACT AS COMPLETE AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF COMPLETION.

4. [16-151](#)

SUBJECT: Adoption of Post-Construction Stormwater Requirements

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the Post Construction Standards Plan which has been developed to comply with the State Water Resources Control Board Order No. 2013-0001-DWQ, NPDES Permit No. CAS000004 ("General Permit") and requires all construction projects to be planned, designed, and constructed in accordance with the City's Post Construction Standards Plan.

Adopted RESOLUTION NO. 6546, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING A POST-CONSTRUCTION STANDARDS PLAN THAT REQUIRE ALL DEVELOPMENT PROJECTS BE PLANNED, DESIGNED, AND CONSTRUCTED IN COMPLIANCE WITH THE STATE WATER RESOURCES CONTROL BOARD ORDER NO. 2013-0001-DWQ, NPDES PERMIT NO. CAS000004 ("GENERAL PERMIT").

5. [16-156](#)

SUBJECT: Budget Appropriation Approval for Housing-Related Parks Program Grant Expenditures, Payment of Countywide Homeless Coordination Project, Loan Disbursement for the Mutual Housing at Spring Lake Project and Payment of Property Taxes for City-Owned Affordable Housing Lots

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the following appropriations: (1) an additional \$400,000 to the Workforce Housing Grant Fund (Fund 325) fund to cover FY 2015/16 estimated capital expenditures at City parks funded through a State grant, (2) an additional \$4,352 to the Housing Assistance fund (326) for the City's FY 2015/16 contribution for the Countywide Homeless Coordination Project, and (3) an additional \$164,551 to the Spring Lake Offsite Affordable Housing fund (321) for disbursement of an \$163,250 loan for the Mutual Housing at Spring Lake Project and the payment of FY 2015/16 property taxes of \$1,301 due for two affordable housing lots owned by the City and authorize staff to amend the budget as necessary.

Adopted RESOLUTION NO. 6547, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING APPROPRIATIONS FOR THE HOUSING-RELATED PARKS PROGRAM GRANT PROJECT, PARTICIPATION IN THE COUNTYWIDE HOMELESS COORDINATION PROJECT, LOAN DISBURSEMENT FOR THE MUTUAL HOUSING AT SPRING LAKE PROJECT AND PAYMENT OF PROPERTY TAXES DUE FOR TWO CITY-OWNED AFFORDABLE HOUSING LOTS.

6. [16-172](#) SUBJECT: Modifications to Salary Schedule - Public Works Director

Recommendation for Action: Staff recommends that the City Council approve revisions to the City of Woodland Salary Schedule for the classifications of Public Works Director

Approved revisions to the City of Woodland Salary Schedule for classifications of Public Works Director.

7. [16-157](#) SUBJECT: Approve Professional Services Contract Amendment with Interwest Consulting Group for as-needed Plan Checking and Building Inspection services and authorize the City Manager to execute the agreement.

Recommendation for Action

Staff recommends that the City Council (1) approve an amendment to the professional services agreement with Interwest Consulting Group for as-needed plan checking and building inspection services in an amount not to exceed \$80,000 and (2) authorize the City Manager to execute the amendment to the agreement.

Approved amendment to the professional services agreement with Interwest Consulting Group for as-needed plan checking and building inspection services.

8. [16-163](#) SUBJECT: FY2015/16 contract with the Yolo Emergency Communications Agency

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the FY2015/16 contract for dispatch services with the Yolo Emergency Communications Agency, including \$5,447 in additional funds to supplement the contract amount included in the FY2015/16 budget approved by Council.

Adopted RESOLUTION NO. 6548, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE THE FY2015/16 CONTRACT WITH THE YOLO EMERGENCY COMMUNICATION AGENCY IN THE AMOUNT OF \$1,821,989.

9. [16-168](#) SUBJECT: Contract Award - FY2015/16 Annual Cyclical Tree Pruning

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____ authorizing the City Manager to execute the FY2015/16 annual cyclical tree pruning and maintenance service contract to West Coast Arborist (WCA) in the amount not-to-exceed \$159,341.

Adopted RESOLUTION NO. 6549, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE

THE FY2015/16 CONTRACT WITH WEST COAST ARBORISTS IN THE AMOUNT NOT-TO-EXCEED ONE HUNDRED FIFTY-NINE THOUSAND THREE HUNDRED AND FORTY-ONE DOLLARS.

10. [16-169](#) SUBJECT: Proclaim November 1, 2015, "Extra Mile Day"

Recommendation for Action: Staff recommends that the City Council proclaim November 1, 2015, "Extra Mile Day" in the City of Woodland.

Adopted proclamation proclaiming November 1, 2015 as "Extra Mile Day" in the City of Woodland.

I. REPORTS OF THE CITY MANAGER

11. [16-150](#) SUBJECT: FY2015-16 and FY2016-17 Animal Services Contract

Recommendation for Action

Staff recommends the City Council:

- 1) approve the proposed 2-year contract with the County of Yolo to provide animal control services for FY2015/16 (\$528,754) and FY 2016/17 (\$555,192),
- 2) and authorize a budget adjustment of \$40,187 from available General Fund reserves for this purpose

On a motion by Mayor Pro Tem Marble, seconded by Council Member Denny and carried unanimously, Council Members approved the proposed two-year contract with the County of Yolo to provide animal control services for FY 2015/16 and FY 2016/17 and authorized a budget adjustment of \$40,187 from available General Fund reserves for this purpose.

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

12. [16-160](#) SUBJECT: Approve Changes to the Utility Assistance Program

Recommendation for Action: Staff recommends that the City Council modify the Utility Assistance Program to 1.) increase discount to \$75/month, and 2.) increase term to six (6) months in a rolling 12-month period.

On a motion by Mayor Pro Tem Marble, seconded by Council Member Hilliard and carried unanimously, Council Members approved the modification of the Utility Assistnace Program to increase discount to \$75.00 per month and increase the term to six (6) months in a rolling 12-month period.

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

13. [16-167](#) SUBJECT: Industrial Park Recycled Water Project, CIP 15-10, approve Plans and Specifications, and Authorize Bid Advertisement

Recommendation for Action: Staff recommends that the City Council

approve:

1. Resolution No. _____, approving the plans and specifications and authorizing bid advertisement for the Industrial Park Recycled Water Project, CIP 15-10, and
2. A ratification to Resolution No. 6308, a resolution pledging revenues from the Water Enterprise Fund for repayment of Clean Water State Revolving Fund obligations for the recycled water project.

On a motion by Council Member Denny, seconded by Council Member Barajas and carried unanimously, Council Members adopted RESOLUTION NO. 6550, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE PLANS AND SPECIFICATIONS FOR THE INDUSTRIAL PARK RECYCLED WATER PROJECT, CIP 15-10, AND AUTHORIZING BID ADVERTISEMENT.

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

J. ADJOURNED AT 6:49 P.M.

Respectfully submitted,

Ana B. Gonzalez, City Clerk



Legislation Text

2.

File #: 16-189, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: November 3, 2015

SUBJECT: Woodland Public Library Annual Report 2014-2015

Recommendation for Action: Staff recommends that the City Council receive the Woodland Public Library Annual Report 2014-2015 presented by the Woodland Public Library Board of Trustees.

Staff Contact

Greta Galindo, Library Services Director, 530-661-5984 greta.galindo@cityofwoodland.org

Prepared by: Greta Galindo
Library Services Director

A handwritten signature in cursive script, reading "Paul Navazio".

Paul Navazio, City Manager

ANNUAL REPORT

FY2015

WOODLAND PUBLIC LIBRARY



FROM THE DIRECTOR

In 1910 the Woodland Public Library circulated 2,592 books, 711 (27%) of which were children's books. Last year, 105 years later, 130,291 (42% of circulation) children and teen books were checked out. Truly the Woodland Public Library has been "Growing Readers" since 1905. Our annual report this year is focused on the 42% of our annual circulation that belongs to children and teens. Our children and teen programs

are heavily supported by the Friends of the Woodland Public Library who volunteered 9,394 hours and gave over \$30,000 to library programs and building projects. Library staff concentrated their efforts this year in building a sense of community inside the library and outside the library. Library programs are not just to bring people into the library to check out books, but also to bring people together to engage with each

other and their community. In the words of Robert Putnam, "People may go to the library looking mainly for information, but they find each other there." Community building connections are made in our library every day. Whether it is new moms meeting at baby storytime or teens at our teen hangouts, the Woodland Public Library is a place for community. *Better Together: Restoring the American Community* (New York: Simon and Schuster, 2003), 49.

LIBRARY BOARD OF TRUSTEES

President

Kathy Harryman

Vice President/

Secretary

Gloria Rodriguez

Diane Adams

Karen Shepard

Edgar Lampkin

MEASURE J

The passage of Measure J in June 2014 brought about huge changes to the library. The library is able to offer 50% more programming, and the doors are open an additional 7 hours a week.

The library has been able to add online homework help free to library patrons for students to get live 1-on-1 help in myriad subjects.

The Leake Center has reopened for public rental use. With increased program offerings, availability has been limited.

COMMUNITY ENGAGEMENT

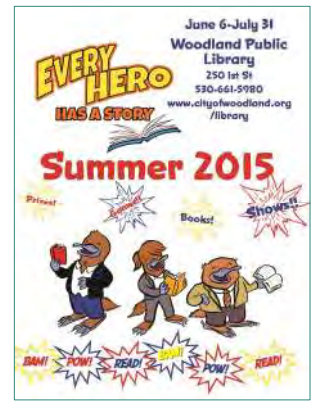
With the support of Measure J, the Woodland Public Library has been very involved in the community in the past year, participating in Food Truck Mania, First Friday Art Walks, the Farmer's Market, Cesar Chavez Day in Heritage Plaza, Dia de los Niños at Ferns Park, and several events with the Community Services Department (formerly Parks and Rec). At each event, children were invited to participate in a craft, and each child was given a free book to take home.

In the past year, the library increased program offerings by 50% and attendance at these programs increased 83%. Library staff made contact with all 24 third grade classes, 694 students, in the Woodland Joint Unified School District and issued 290 library cards to these students. These students have checked out 2940 items since receiving their cards.

LIGHTS!

The lights in the rotunda and the southeast corner of the library have been replaced with historically accurate fixtures. The soft, bright light replacing the fluorescent lights makes for a more welcoming and relaxed atmosphere, and the light in the rotunda has made a significant improvement in the appearance of the library entryway, which has been noticed by many patrons and visitors.

The project was a collaboration between the Friends of the Library, the Yolo Co Historical Society, the WPL Rose Club, and the Library Board of Trustees with assistance from local historian David Wilkinson.



SUMMER READING - EVERY HERO HAS A STORY

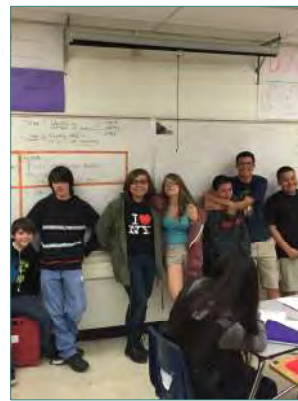
The Library's annual Summer Reading Program (SRP) was a great success this year extending one week longer than last year's program, engaging community members, and growing readers. More than 700 people attended the kickoff party to play games, eat, and register for the program. The event was enhanced by the 25 teen volunteers who made balloon animals, painted faces, and staffed the registration tables and bounce houses.

There was large increase from the program in 2014, with this summer seeing 830 more children registered, 200 more completing the program, 547 more participating, 4,600 more hours of reading, and 308 more books given out at the conclusion! In the teen program, 133 teens participated and were awarded 115 books of their own choosing. These teen participants contributed 424 volunteer hours to assist at the kickoff party and eight weekly events.

Throughout the SRP's three performance events and five participatory events with activity stations for children, 1,221 people attended to participate in hero-themed activities. Library staff worked with local organizations to recognize local heroes and even gave children the opportunity to give back to their community and be local heroes themselves. Some of these heroes were featured in a library exhibit with local heroes' pictures and bios.

STATISTICS

Circulation	FY 14/15	FY 13/14
Materials checked out or renewed	308,480	308,236
Patron Usage	FY 14/15	FY 13/14
Number of Library Visitors	179,433	173,961
New Cards (all ZIPs)	2,424	2,600
Juvenile Library Card Holders	8,528	8,347
Total Library Card Holders	27,579	28,581
Program Attendance	FY 14/15	FY 13/14
Storytimes (ages 0-5)	5425	5139
School Age/Family Programs	4453	4027
Tours/group visits (ages 6-12)	722	666
Outreach (ages 6-12)	6516	456
Outreach (ages 13-18)	1574	--
Programs (ages 13-18)	548	150
Adult Programming & Outreach	1439	856
Books for the Homebound Delivered	40	27



CHILDREN'S LIBRARIAN REPORT

Storytimes, a vital component of early literacy with age-appropriate stories, songs, and activities continued, continued to grow this year and are now being offered 7 times a week in English and in Spanish, for preschoolers, toddlers, and families, and daytime, evenings, and weekends. More than 5,400 children and caregivers attended storytimes over the course of the year.

As a result of ongoing outreach to local elementary schools, 383 library cards were issued, most of them to 3rd graders during class visits.

The Afterschool Program, three afternoons a week, continued in its second year offering children a chance to play board games, make crafts, and build with Legos. The programs for elementary-aged children drew more than 4,000 participants, twice as many as the previous year.

The library is happy to now have afternoon programs for children available four days a week.

In the spring library staff began working with volunteer UC Davis computer science students to pilot Scratch

programming classes targeted at 4th through 6th graders. The pilot class was a great success and led to adding these new computer-related programs into the library's programming lineup for fall of 2015.

Looking forward, the purchase of 12 computers for use in the new programming classes, starting in the fall of 2015, has opened the door for other programs. There will be two weekly programming classes taught by the UC Davis student volunteers. Each class will have 12 students, with one class offered exclusively for girls, and one for all children, both limited to those in 4th through 6th grade. A Monday Minecraft Club will give 24 students, aged 8-12, the opportunity to play the creative and innovative game Minecraft with each other in a structured, educational, and collaborative environment. The computers will also be used during the new Homework Help program, where teen and adult volunteers will assist children with homework two afternoons a week on a drop-in basis.

TEEN LIBRARIAN REPORT

The library's official teen-specific programming began in February when the new teen librarian, Rhea Fabricante, organized a Carnegie-to-Carnegie concert. The Woodland Pioneer High School Honor Band went to Carnegie Hall in March and gave an amazing preview show hosted by the Carnegie Library in Woodland. The wind moved the event indoors, but it was a smashing success nevertheless. Since then, Rhea has reached 1800 teens through weekly outreach to all the local high schools and middle schools, giving out free books, involving teens with crafts, doing book talks, visiting classrooms, and recruiting 25 teens for the library's Teen Advisory Board (TAB). Through special trainings co-facilitated by UC Davis's Early Academic Outreach team, TAB teens learned leadership, event planning, and teamwork skills to successfully organize and support library programs.

Within two months, TAB applied those skills by planning and promoting the Teen Summer Reading Program, "Unmask Your Inner Hero!" where teens created and completed Superhero Challenges and volunteered at

library children's events. The program ended with a splash and teens that finished the program were rewarded with the opportunity to dunk their Mayor, Tom Stallard, in a water dunk tank!

TAB also helped design and pick out furniture for the brand new teen space in the library. This bright and colorful section of the library features new desks, tables, and comfy chairs that are designated teen use only, ages 12-18, at all times. Teens are excited to have a nice, safe place to study and read in the library.

Over 100 Woodland teens have had the opportunity to participate in weekly library programming. The Secret Society of Teen Readers (S.S.T.R.) meets every Monday, hidden away in the upstairs mezzanine. Teens also meet up for Teen Hangouts every Tuesday and Thursday afternoons to play video games, board games, and even bake cupcakes in the Leake Room.

Rhea understands the positive influence librarians can have as role models to teens and takes that role very seriously. She continues to build relationships with teens and educators and has more programs planned for the fall.

FUTURE PLANS

LIBRARY GRANTS

Library Wellness and BIKEs

Library staff participated in an intensive 6 month grant-writing training from the California State Library with Yolo County Library staff. In the six one-day workshops, staff learned about branding, writing grants, creating sustainable projects, budgets, and more.

As a result of the training and a lot of hard work, WPL was awarded TWO State Library grants!

Titled “Commit2Fit: Wellness,” one will host weekly presentations on wellness from well-respected members of the medical community and fitness walks.

The other, in conjunction with the Yolo County Library, provides funding to purchase 2 custom book bikes to bring Books to Inspire Kids Everywhere (BIKE).



MAKERSPACE

Community Learning Lab

The empty space under the Children’s Room affectionately known as The Sculpture Garden is on its way to becoming a MakerSpace, or Community Learning Lab, that will house tools and workstations not available to most households. The community input process lasted several months to collect ideas and opinions through meetings, phone calls, and online and paper surveys. The architects and designers are working with that information to create a space custom tailored to our community’s needs and interests.



STORY GARDEN

Courtyard Community Garden

The beloved courtyard of the library has begun its transformation into a beautiful garden. The library is working with Yolo Farm to Fork to install a garden that will integrate with the new Very Ready Readers early literacy programming. An intern from UC Davis is working with library staff to design, install, and maintain a vegetable garden for kids to learn about healthy eating, plant biology, ecology, and sustainable agriculture.

Children will assist with the planting, watering, weeding, and harvesting after weekly storytimes and during afterschool programs. The teen volunteers are also getting involved with more of the heavy lifting to install and maintain the garden.

This pilot project with UC Davis and Yolo Farm to Fork will last one year, during which time they’ll create a sustainable plan to continue with the garden program

TECHNOLOGY

Growing Tech-Savvy Readers

Woodland Public Library continues its longstanding tradition of forward thinking technology adoption. After the city updated its webpage last year, the library purchased an upgraded sub-site to enhance the online services for its patrons. Free online personal homework help, language learning, e-books, ESL lessons, job seeking assistance, and online encyclopedias are all available on the website now and are constantly being updated and improved. Teens also have access to information on the library’s new teen website. They are also active on the library’s Teen Pinterest page and Instagram account.

In the new year the library will offer Online Career High School through a grant from the State Library. Adults seeking a high school diploma will be able to apply for vocational training concurrent with a high school diploma.

A Minecraft club and coding classes have been added for the fall twice a week for kids 8-12 through a collaboration with the UC Davis Computer Science Department.

Legislation Text

3.

File #: 16-177, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL**DATE:** November 3, 2015**SUBJECT:** Public Hearing: Update and Action on General Plan Update 2035**Recommendation for Action:** Staff recommends that the City Council take action on this item, as follows:**1. Public hearing**

- a) Receive report from staff.
- b) Conduct public hearing.

2. Land Use Map:

- a) Review and accept the attached Draft Proposed Land Use Exhibit (Attachment A) for use in writing the Draft General Plan.
- b) Review and accept the attached Draft Proposed Land Use Designations (Attachment B) for use in writing the Draft General Plan.

3. General Plan Preparation:

- a) Direct the General Plan team to commence writing the Draft General Plan.

4. Environmental Review and Analysis:

- a) Review and accept the identified General Plan and Environmental Impact Report (EIR) Alternatives as identified in the Summary of Alternatives and EIR Framework (Attachment C) for use in writing the Draft General Plan and EIR.

5. Contract:

- a) Authorize the City Manager to execute a contract amendment with Dyett and Bhatia in an amount not to exceed \$120,000, for the purpose of preparing the additional General Plan and EIR alternatives analysis.
- b) Authorize the City Manager to execute a budget adjustment for this purpose.

Report in Brief

The City began the General Plan update process in early 2013. To date the following key steps/tasks have been completed:

- General Plan work plan (1/15/13)
- Development of website and branding (2/13)
- Formation of General Plan Steering Committee (2/7/13)
- Development of public participation program (2/19/13)
- Stakeholder interviews (3/26/13)

- Economic and Fiscal Background Report (4/29/13)
- Community visioning workshop (5/29/13)
- Communitywide household survey (6/13)
- Housing Element Update and Negative Declaration (10/15/13)
- Identification of Development Scenarios (11/19/13)
- Opportunities and Challenges (Issues and Options) Report (6/14)
- Development Scenarios Analysis (4/15)
- Visioning Statement and Guiding Principles (4/10/15)
- Identify General Plan and EIR alternatives (11/3/2015)

Remaining steps and tasks include the following:

- Nov - May
 - Prepare Draft General Plan
 - GHG Reduction Evaluation
 - EIR Analysis
- June - August
 - Comments and Responses
 - Hearings and Action
- Sept - Oct
 - Final Plan Documents

The subject discussion provides a starting point for preparation of the text and policies of the draft General Plan and the draft Environmental Impact Report (EIR). Once written, these documents will be subsequently reviewed and discussed in public workshops and hearings. It is anticipated that final adoption will occur in October 2016.

This step does not commit the City to a particular outcome; rather it defines a range of possible General Plan actions and allows the process to move forward.

The recommendations discussed herein are driven by the expression of community values from the City Council, Planning Commission and public over the past two years. It has been communicated that there is a desire for the General Plan to incorporate the following:

- To have greater flexibility, or adaptability
- To provide a more general, overarching and conceptual viewpoint
- To provide simplicity and clarity to policy language
- To provide for fiscal sustainability over the long term; to ‘stay within means’
- To encourage economic development and a focus on job generation,
- To revitalize major arterial corridors and key nodes
- To ensure a vibrant Downtown
- To promote and support a comprehensive flood solution
- To prioritize build out of Spring Lake
- To retain Woodland’s quality of life and distinctive small town characteristics
- To enhance neighborhood connectivity and establishment of a peripheral recreation facility/trail/path
- To promote good urban design

- Consistency with voter-approved urban limit line

These community values, as well as others that are communicated through the process, will be incorporated in the General Plan text in the form of goals, policies, objectives, and actions in the revised document. A summary of these values and Woodland's vision for the future were stated in the Visioning Statement and Guiding Principles. The General Plan is the City's primary tool for guiding future development toward achieving the desired future vision as identified in the Visioning Statement and Guiding Principles.

General Plans are "living documents" which means that they may change over time given new conditions, circumstances, opportunities, or information. To permit communities to be adaptable, the State allows a jurisdiction the ability to amend their General Plan up to four times a year. General plan amendments may be city initiated or initiated by private interests through the submittal of a general plan amendment application.

Staff Contact

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Fiscal Impact

On July 15, 2014 authorization for amendments to the Professional Services Agreements in support of the General Plan Update Project (CIP #07-06) were approved in support of additional work required for Development Scenario testing. The proposed General Plan Update project was originally authorized in the amount of \$1,100,000. An additional \$360,000 was approved in the FY 14/15 Adopted Budget, for an updated project total of \$1,460,000. It is estimated that an additional \$120,000 may be required to be added to the project budget in order to cover additional environmental analysis as stated in Recommendation 5(b) above. The increased cost will be split 82% to General Development Impact Fees and 18% to the General Fund.

Background

Over the last two years, the General Plan team has engaged the City Council and community in a series of discussions to determine the baseline starting point from which to begin drafting the General Plan and EIR. A compilation of public input that has occurred over the last two years is summarized below:

Public Meetings and Release of Key Documents

October 15, 2013

The City Council held a workshop on the General Plan update at which time staff requested direction on growth assumptions and alternative land use scenarios. The staff presented the following estimate of development demand:

- Office 250,000 square feet (sf)
- Local retail 530,000 sf (projected increase in demand plus 100% capture of leakage)
- Regional retail 200,000-500,000 sf
- Industrial 1,500,000 sf
- Dwelling units 5,500 (range 4,000 to 7,100)
- Jobs 7,300

The staff proposed three development scenarios (Scenario A, B, and C) and presented Council with an overview of proposed modified and new land use designations. The staff also identified specific criteria for analysis of the three development scenarios.

The City Council directed that staff incorporate a flood solution into the land use assumptions, use a 1.7 percent growth rate, recommend possible priorities and phasing for consideration in future analysis, and return with an updated schedule and work plan. The Council articulated their desire for a plan that allows flexibility and responsiveness to the market, provides a sound fiscal and economic base, and enhances quality of life for existing and future development.

November 19, 2013

The Council provided preliminary direction on phasing and sequencing of growth, and residential growth rates. The Council provided the following direction which formed the basis for the Development Scenario Analysis:

- Developing a flood solution, advancing job creation, promoting infill, and build-out of the Spring Lake Specific Plan are top priorities for the General Plan Update.
- Subsequent new growth should be prioritized in the following sequence subject to defining appropriate land use and triggers for advancement of future planning and build-out of these areas: Master Plan Remainder Area, East Area, Northwest Area.
- Alternative residential growth rates (through 2035) should be analyzed: 180 dwelling units per year (± 0.8 percent annual average or $\pm 4,000$ units over 22 years) to 400 dwelling units per year (± 1.7 percent annual average or $\pm 9,000$ units over 22 years)
- Directed staff to prepare a preliminary land use map with these assumptions, seek community input including the General Plan Steering Committee and Planning Commission, and return to City Council with a recommended land use map and phasing and trigger language.
- Accepted revised key work tasks and schedule.
- Directed staff to return with a revised budget and contract amendments as necessary to complete the General Plan Update.

January 21, 2014

The Council received a preliminary scope of work to perform the modified scenario testing, and approved a budget amendment in the amount of \$360,000 to allow for the work as directed in November 2013.

July 15, 2014

The City Council authorized amendments to the professional services agreements in support of the General Plan Update project for a total of \$1,460,000.

April 7, 2014

As directed by City Council, staff presented a detailed package for review and discussion by the General Plan Steering Committee. At this meeting, the Committee provided input regarding the draft composite land use map, proposed new land use definitions and review of key guiding principles. Staff utilized input from this

meeting to further refine the land use map and possible development scenarios. Key highlights of resulting proposed composite land use map included the following:

- The Urban Reserve (UR) designation was removed so that all land within the Urban Limit Line had a land use designation. Large new growth areas were designed the Specific Plan (SP) designation:
 - o The master plan remainder area below the Spring Lake Specific Plan was identified as SP-1.
 - o The 900-acre property owned by the City on the east side of town was identified as SP-2.
 - o The area in the northwest adjoining and above Kentucky Avenue was identified as SP-3.
- A Corridor Mixed Use (CX) designation was proposed along key corridors in the city including East Street, West Main Street, portions of Kentucky Avenue, and County Road (CR) 102. The corridor definition can be varied depending on the location as to the amount of revenue-producing and residential development intensity that may be considered.
- The number of residential land use designations was reduced to simplify and eliminate redundancy. Higher densities were proposed, particularly in urban infill areas.
- Additional commercial, light industrial and revised business park definitions were proposed.

April 14, 2015

Staff released the Development Scenarios Analysis and provided an informational update to the City Council. This report analyzed and compared the performance of four development scenarios based on criteria identified in October 2013. Impacts by scenario were examined in the following areas: transportation, utility infrastructure, economic and fiscal effects, and agriculture. The Executive Summary of the Development Scenarios Analysis is provided in Attachment D and provides a comparison summary of the results of the testing.

Following release of the Development Scenarios Analysis, the City held a community workshop and two General Plan Steering Committee workshops to discuss the results of the report and to receive community input regarding the four development scenarios. The Community workshop was held at the Community and Senior Center on April 27, 2015. The General Plan Steering Committee meetings were held on May 12, 2015 and June 9, 2015.

Additional public input was also sought through presentations and meetings with groups such as:

- o The Water Rate Advisory Committee,
- o The League of Women Voters, and
- o The Woodland Chamber of Commerce

Planning Commission Review

Two public meetings were held before the Planning Commission on July 16, 2015 and July 23, 2015. Staff provided a detailed presentation and update regarding the Development Scenarios Analysis at the July 16 meeting. The Planning Commission continued the meeting to July 23 in order to allow staff to respond to

questions and to allow additional time for public input and Commission deliberation.

The staff recommendation to the Planning Commission was as follows:

1. Accept the Draft Land Use Map as the Preferred Land Use Exhibit for the purposes of drafting the revised General Plan and General Plan Environmental Impact Report (EIR)
2. Accept the Proposed Development Strategy as conceptual direction for key land use and related policies in the General Plan Update.
3. Direct staff and the consultant team to prepare the Draft General Plan incorporating the Preferred Land Use Exhibit and proposed development strategy.

On July 23, 2015 the Planning Commission voted unanimously to accept the staff recommendation with the following additional direction (Attachment E, Action Minutes from July 23, 2015 Planning Commission):

- Include SP-2 in the EIR for programmatic clearance
- Include SP-3 in the EIR for programmatic clearance
- Adjust the growth assumptions as necessary to accomplish the inclusion of these two areas
- Revert to preliminary policy language pertaining to timing of development in relation to flood control to language presented with recommendations on July 16, 2015 as follows:
 - *Preparation of a Specific Plan is contingent on identifying a comprehensive flood solution with funding and a new receiving site for waste from the PCP plant. (July 16 2015 language)*
 - *Development requires a Specific Plan, which may not be processed until a comprehensive flood solution (Cache Creek and Yolo Bypass west levees) has been designed, engineered and financed. Receiving site for waste from PCP plant must also be identified. (July 23, 2015 language)*

On October 26, 2015 a special meeting of the Planning Commission was held in order for staff to provide an overview regarding recommendations to the City Council and next steps in the General Plan Update process. Staff discussed how the Planning Commission recommendations from July 23, 2015 have been integrated and fully incorporated into the recommendations provided to City Council in this report. The five members of the Commission present at the October 26, 2015 meeting engaged in significant discussion regarding the recommendations and expressed general concurrence with the proposed recommendations and refinements. The members indicated that they have a better understanding of the recommendations and the next steps in the process. They expressed desire to be actively engaged in the next phase and future policy development.

Discussion

In response to the Planning Commission's discussion and recommendations in July, staff and the consultant team have refined an approach for the City Council to consider which is described herein and is the primary purpose of the subject meeting.

Staff is proposing to move forward at this time with preparation and environmental analysis of two General Plan alternatives. With concurrence by Council, the General Plan team will fully develop and equally analyze

these alternatives. This approach and the alternatives are described in detail below:

General Plan Alternatives

Staff is proposing preparation of two General Plan alternatives (Alternative 2 and 3) which are described below and summarized in Attachment C. For both “equal weight” alternatives (Alternatives 2 and 3), staff is recommending maximum non-residential square footage of over ten million square feet and maximum residential yield of 7,000 dwelling units. This recommendation is based on the following considerations:

- Consistent with the General Plan Update Visioning Statement and Guiding Principles to provide for orderly growth, maintain quality of life and distinct character, and remain fiscally sound while supporting realistic and sustainable public services.
- This growth assumption exceeds regional growth projections and would provide for a 1.4% annual growth rate, which is the equivalent of roughly 320 housing units per year (Calculated based on a time frame of 22 years, from 2013 through 2035).
- From January 1, 1991 through October 1, 2015, a time frame that included periods of very rapid growth over approximately 24 years, 5,438 units were added to Woodland’s housing stock. (An average of 227 permits per year).
- Since 2005, the average number of permits issued per year is 172. The number of permits issued this year, to date, through October 1, 2015 is 98.
- Provides analysis for possible development of 7,000 dwelling units through 2035. If the market were to heat up beyond past historical and additional demand emerges, the General Plan may be amended to address this issue.

Alternative 2 (Infill Plus SP-1 and SP-3) assumes: a substantial amount of growth in the downtown, and in corridors and other infill areas; infill growth in SLSP and the industrial area; non-residential and residential growth in SP-1 A, B and Cm and SP-3A; and non-residential growth and a small amount of residential growth in SP-3B. This alternative does not assume any growth in SP-2, as further shown in Attachment C.

Alternative 3 (Infill Plus SP-1A, SP-2, and SP-3) assumes: less growth in the downtown; more non-residential growth and less residential in corridor and other infill areas; the same infill growth assumptions for SLSP and the industrial area; less non-residential and no residential growth in SP-1B; no growth in SP-1C; less non-residential growth and no residential growth in SP-3A; and the same growth assumptions in SP-3B. This alternative assumes residential and non-residential growth in SP-2, as shown in Attachment C.

Both of these alternatives will be fully developed as equal General Plan alternatives. The General Plan team will write one draft General Plan document with all appropriate text, goals, policies, objectives, actions, exhibits, and maps. However, as necessary to define and differentiate between the two alternatives, there will be separate Alternative 2 and 3 text and exhibits where appropriate throughout the document.

The preparation of two equal weight General Plan alternatives provides the community and the Council the opportunity to fully evaluate and compare them throughout the remainder of the process. The draft General Plan will be written with “dual policies” and figures to convey the differences between the two alternatives.

This approach provides the Council with the flexibility to select or refine an alternative for adoption after certification of the EIR. Both General Plan alternatives plus an additional EIR alternative required under state law (Alternative 1, No Project, Existing General Plan) will be analyzed in the General Plan EIR. The environmental analysis process is discussed further below.

Integration of the July 23rd Planning Commission Recommendation

The staff recommendation to Council incorporates the recommendation of the Planning Commission as described below:

Planning Commission Recommendation: Include SP-2 and SP-3 in the EIR for Programmatic Clearance.

SP-2 is included in Alternative 3 as proposed. SP-3 is included in both Alternative 2 and 3 as proposed, with different assumptions (see Attachment C). Both are included in the Cumulative Scenario.

Regarding SP-2 (which encompasses the east area of the City including primarily the City's 900 acres) the assumption will be made for the Cumulative Scenario analysis that a portion of the area in SP-2 may develop with residential and non-residential land uses by 2035 as provided in Alternative 3, and full development is assumed by 2050 as reflected in Attachment C.

Regarding SP-3 (which encompasses the northwest area) an assumption will be made for this analysis that a portion of the area in SP-3 may develop with residential and non-residential land uses by 2035 as provided in Alternatives 2 and 3, and buildout is assumed by 2050, as reflected in Attachment C.

Planning Commission Recommendation: Adjust growth assumptions as necessary to accommodate inclusion of SP-2 and SP-3

It was not necessary to expand the growth assumptions through 2035 to accommodate the Planning Commission's recommendation. Growth in both SP-2 and SP-3 will be analyzed in the EIR using an equal weight alternatives analysis and a residential growth assumption of 7,000 residential units by 2035. The Cumulative Scenario will assume much more growth in order to analyze buildout of all non-residential and residential land by 2050 at the mid-range of allowable densities and intensities.

Planning Commission Recommendation: Use preliminary policy language regarding timing of planning for Specific Plan areas within the flood plain from the July 16 Planning Commission Meeting.

Staff is no longer recommending that the preliminary policy language be included on the land use map. The annotated notes were drafted to convey preliminary policy concepts and were not intended as actual policy language. General Plan policy language will be drafted as part of the next phase of the process and a decision on this language is premature and unnecessary at this time. Timing of development within the 200-year flood plain is subject to requirements of SB 5 and the addition of the Flood Study Area to the land use map adequately addresses the compatibility of development with the flood control project. This approach will provide flexibility and adaptability in developing the general plan.

Land Use Exhibit

Over the course of the last year or so, the land use map (referred to formally in State law as the General Plan Land Use Exhibit) has been refined and land use designations were developed based on input regarding community values and vision, in particular, the expressed desire for greater flexibility, simplicity and clarity.

Staff is proposing to use the attached Draft Proposed Land Use Exhibit (Attachment A) as the basis for the next step in the process which is writing the first draft of Draft General Plan Update document and commencing preparation of the Draft EIR. It is important to note that the Draft Proposed Land Use Exhibit for Alternatives 2 and 3 is identical. The differences between the alternatives are sequence and timing of growth; basically different build-out assumptions.

The Draft Proposed Land Use Exhibit that is contained in this report is identical to the map previously shown to the Planning Commission, with the following exceptions:

- The policy guidance notes have been removed.
- The proposed future growth area SP-3 has been modified to include likely phasing (subarea A and B).
 - o The SP-3A area land use has been modified to include a larger amount of the Specific Plan designation as well as Light Industrial Overlay over all Corridor Mixed Use land.
 - o The SP-3B area land use has been modified from a mix of Specific Plan, Business Park and Corridor Mixed Use with Light Industrial Overlay designations to Industrial with Light Industrial Overlay.
 - o The SP-3 boundary has been expanded west to County Road 98, encompassing an area designated residential with existing development. Inclusion of this area will facilitate future infrastructure master planning, but will not limit residential development in this area. Staff believes these new land use categories better reflect both the existing and desired future land use opportunities in this area.
- A new Flood Study Area (FSA) designation has been added that identifies those properties and areas that shall be restricted from development due to either direct flood impacts, or because they are within a likely future flood project area. The boundaries of SP-2 and SP-3 have been adjusted so that they do not include any FSA land.

Land Use Designations

As summarized for the Council in October 2013, the General Plan land use designations are proposed to be modified as follows:

Residential	Consolidated from seven designations to four
Very Low Density	Increased from 1-4 du/ac to 2-8 du/ac
Medium-Low-Density	Combined with Medium designation and increased from 5-12 du/ac to 8.1-18

	du/ac
High Density	Increased from 16-25 du/ac to 18.1-30 du/ac
Corridor Mixed Use	Expanded from one designation to two more flexible; FAR increased from a max of 1.5 to a max of 2.0; density increased from a max of 25 du/ac to unlimited
Commercial	Consolidated from six designations to four
Neighborhood Commercial	Max FAR decreased from 0.5 to 0.35
General Commercial	Max FAR decreased from 1.5 to 0.35
Highway Commercial	Max FAR decreased from 0.5 to 0.45
Business Park	Max FAR increased from 0.5 to 0.7
Industrial	Max FAR increased from 0.6 to 0.8; new Light Industrial Flex Overlay
Planned Neighborhood	Changed to Specific Plan (SP) with area specific details
Agricultural	Eliminated
Urban Reserve	Eliminated
Public/Quasi Public	Eliminated as allowed use in most other designations; max FAR increased from 0.5 to unlimited
Flood Study Area	Added to identified areas that may be impacted by future flood improvements

On the proposed land use map, many of the developed properties in Woodland are shown with the same or similar designation as assigned under the existing General Plan. This is especially true in the existing residential areas and existing neighborhood commercial shopping centers.

Areas where developed properties have new or modified designations include: the Downtown area; along key corridors, including Main Street, East Street, and Kentucky Avenue; the area north of Kentucky Avenue; the industrial area; and portions of land east and west of CR 102. Where appropriate, land use designations have been consolidated and combined to allow for simpler interpretation of the General Plan and increased flexibility. Modifications include broader use and development provisions on key corridors, in the Downtown area, and where refinement is provided to more accurately reflect the existing development in the area.

Additional details about the proposed designations, including information about density and intensity standards, can be found in Attachment B, which provides a comparison between existing and proposed land use designations and definitions. These designations will be further evaluated through the drafting of the General Plan and subsequent community review.

It should be mentioned that while much of the discussion at this time addresses primarily new development concerns, ultimately a General Plan also deals with existing uses and preservation policies. Consideration of all physical aspects of the community will be considered as the document is drafted and attention to the various elements is provided.

General Plan Preparation

If the staff recommendations are authorized by Council, the Draft General Plan will be written with “dual” policies and/or exhibits as appropriate to convey the differences between Alternative 2 and 3. The document will include text, goals, policies, objectives, actions, exhibits, and maps. It will meet the requirements of state law and will be prepared pursuant to best practices as outlined in the advisory State General Plan Guidelines.

This approach will allow the Council to choose from the two General Plan alternatives at the time of adoption. Upon adoption, the text and figures associated with the chosen alternative will be used for the final printed document.

The proposed outline for the draft plan as described in the approved consultant scope of work is as follows:

- Chapter 1: Land Use and Development Strategy Element
- Chapter 2: Housing Element (updated in October 2013)
- Chapter 3: Transportation and Circulation Element
- Chapter 4: Community Design Element
- Chapter 5: Economic Development Element
- Chapter 6: Conservation and Sustainability Element
- Chapter 7: Health and Safety Element
- Chapter 8: Public Facilities and Services Element
- Chapter 9: Recreational, Educational, and Community Services Element
- Chapter 10: Historic Preservation Element
- Chapter 11: Administration and Implementation Element

The existing General Plan will be used as the base document, updated where necessary, and repackaged to follow the outline presented above. Appendices will be updated as needed.

As stated earlier, the preparation of two equal weight General Plan alternatives provides the community and the Council the opportunity to fully evaluate and compare them throughout the remainder of the process. The Council will have the flexibility to choose either alternative for adoption after completion of the environmental review. Any change to the General Plan after adoption would be accomplished via a general plan amendment.

Both General Plan alternatives plus an additional EIR alternative required under state law (Alternative 1, No Project, Existing General Plan) will be analyzed in the General Plan EIR. The environmental analysis process is discussed further below.

Environmental Impact Analysis

Environmental Impact Report

Environmental review is required for discretionary actions including approval of development projects and/or adoption of land use plans such as the General Plan. An Environmental Impact Report (EIR) is a disclosure document that provides detailed information about the possible adverse physical effects that any given action is likely to have on the environment and the ways in which those effects could be minimized or avoided, including the adoption of alternatives and/or the inclusion of mitigation measures to lessen or avoid adverse effects.

For the City's updated General Plan a "program level" EIR will be prepared. A program EIR provides environmental analysis for a series of actions that can be characterized as one large project. This is the appropriate CEQA document to prepare for planning actions (like a general plan) as opposed to construction projects like a development proposal (for which a "project EIR" is typically prepared).

While the EIR on the General Plan update will be programmatic, it will be prepared with as much detail as possible to support maximum use of the CEQA Guidelines Section 15183 statutory exemption for projects

consistent with a community plan, general plan, or zoning (Attachment F, CEQA Guidelines Section 15183). Subsequent projects consistent with the General Plan could rely upon the EIR, subject to this Section, but may need more site-specific technical and/or environmental analysis. This would be determined for each project based on a project description and initial study.

The three identified Specific Plan (SP) areas will each require a separate subsequent specific plan-level planning process and project-level EIR in order to proceed. This process will identify specific land uses and development requirements, which must be consistent with the General Plan, in order to avoid triggering a General Plan Amendment or new cumulative analysis.

Environmental Alternatives

The EIR is required to analysis a “reasonable range” of alternatives that will attain the basic objectives of the project but avoid or minimize the significant adverse effects of the project. One of those alternatives must be the “no project” alternative which must consider existing conditions and may also consider what would reasonably be expected to occur in the future if the project is not approved. In order to foster informed decision making, the EIR must compare the effects of the alternatives to those of the project and identify the environmentally superior alternative.

Lead agencies have the option to perform more detailed levels of analysis of alternatives. Where there is no preferred project, and/or interest in more than one project alternative, it is advisable to undergo more detailed analysis of those alternatives beyond the comparative analysis required as a minimum. Where analysis of multiple alternatives occurs at a level typically reserved for a single preferred project this is described as “equal weight” analysis.

Equal weight alternatives analysis is more expensive than comparative alternatives analysis which is often qualitative. However, upon certification of the EIR, equal weight analysis of two or more alternatives provides the lead agency with the flexibility to adopt either project at the end of the process. Staff is proposing consideration of three alternatives for analysis in the EIR (Attachment C) as describe below. It should be noted that it may be necessary in the course of preparing the EIR to identify one or more additional alternatives that would minimize impacts identified to occur with the two equal weight alternatives. If that occurs that alternative would be identified as Alternative 4, and would be analyzed comparatively (the approved scope of work for the consultants allows for analysis in the EIR of a total of four alternatives).

- Alternative 1, No Project, Existing General Plan

This alternative assumes buildout of existing General Plan land uses within the existing city limits and within the sphere of influence (SOI) at densities and intensities assumed in the prior General Plan EIR. This alternative would receive comparative analysis meaning it would be assessed qualitatively against Alternatives 2 and 3. A buildout year of 2035 would be assumed as opposed to the current horizon year of 2020.

- Alternative 2, Infill Plus SP-1 and SP-3

As described earlier in this report, this alternative assumes a substantial amount of infill plus new growth in SP-1 and SP-3. This alternative does not assume any growth in SP-2. This alternative would receive detailed, quantitative analysis in the EIR. This alternative and Alternative 3 (discussed below) would be analyzed at an equal level of detail. Assessment of impacts that would result from Alternative 2 would be determined based

on change as measured from baseline or “existing” conditions, which would generally be 2013 conditions. A buildout year of 2035 would be assumed.

- Alternative 3, Infill Plus SP-1A, SP-2, and SP-3

As described earlier in this report, this alternative assumes less infill than Alternative 2 plus new growth in SP-1A, SP-2, and SP-3. This alternative does not assume any growth in SP-1C, or any residential growth in SP-1B. This alternative would receive detailed, quantitative analysis in the EIR. This alternative and Alternative 2 (discussed above) would be analyzed at an equal level of detail. Assessment of impacts that would result from Alternative 2 would be determined based on change as measured from baseline or “existing” conditions, which would generally be 2013 conditions. A buildout year of 2035 would be assumed.

Additional information describing each alternative is provided in Attachment C.

Cumulative Effects

EIRs must analyze cumulative effects which are identified as impacts that result from the combination of the project or plan being studied plus other projects or plans causing related impacts. To meet the requirements of state law in this regard, staff is proposing that the General Plan EIR contain an analysis of cumulative growth assuming full build-out by 2050 of all non-residential and residential growth within the entire urban limit line at a mid-range of allowable density and intensity. This analysis is not required to be as detailed as the analysis of the equal weight alternatives. Future development projects that are consistent with the General Plan, and future Specific Plans that are consistent with the General Plan, would be able to rely on this cumulative analysis (also known as “tiering”) and would not be required to repeat it in later environmental analysis.

Project Budget Amendment

The approved scope of work for the consultant team includes detailed analysis of one preferred plan and comparative analysis of three alternatives. If approved, the recommendation for two equal weight General Plan/EIR alternatives (Alternatives 2 and 3) would require additional technical analysis and require an amendment to the scope of work and augmentation of the General Plan budget up to \$120,000. It is recommended that the City Council authorize the City Manager to execute a contract amendment with Dyett and Bhatia in an amount not to exceed \$120,000, for the purpose of providing additional General Plan and EIR alternatives analysis.

Next Steps

Attachment G provides a draft schedule which will be finalized with the consultant contract amendment. Contingent on Council action the next steps in the process are as follows:

Nov 2015	General Plan team begins writing General Plan and EIR
Dec 2015 to Apr 2016	Coordination and meetings with Steering Committee as needed
	Possible workshop(s) on policy concerns (e.g. circulation policies)

May 2016	Release Public Review Draft General Plan Release Public Review Climate Action Plan (CAP) Public Open House on Draft General Plan Planning Commission Meeting
Jun 2016	City Council Meeting Release Draft EIR
Thru mid-Aug 2016	Comment Period
Aug 2016 to Sep 2016	Revised Draft General Plan Revised Draft CAP EIR Responses to Comments
Late Sep 2016 to Oct 2016	Adoption: Issue Final General Plan

At this time certification of the EIR and adoption of the General Plan is anticipated to occur by October of 2016. At that time the City Council will determine the preferred General Plan from the alternatives studied.

Specific Plan 1 Area A (SP-1A) Preliminary Application

On July 15, 2015 Michael Beeman (property owner) and Design Workshop (Applicant) submitted a Pre-Annexation and General Plan Amendment application to the City along with a preliminary advanced funding agreement payment in the amount of \$10,000. The application was for an area totaling approximately 350 acres covering the majority of the land area considered SP-1A. The submittal proposes a research/technology park anchored mixed-use development project. The City is working with the applicant and owner to evaluate conceptual development options, scope of the specific plan, project level environmental review, and coordination with adjacent property owners. The intent is to process this development application concurrently with the drafting of the General Plan and EIR to maximize efficiencies and coordination of analysis.

Public Notification

Public notice advertising for the public hearing on this project was prepared by the Community Development Department in accordance with notification procedures set forth in the City of Woodland's Municipal Code and State Planning Law:

- An 1/8 page display ad was published in the Woodland Daily Democrat
- Notices were provided to all individuals on the General Plan email contact list

Recommendation

Staff recommends that the City Council take action on this item, as follows:

1. Public hearing

- a) Receive report from staff.
- b) Conduct public hearing.

2. Land Use Map:

- a) Review and accept the attached Draft Proposed Land Use Exhibit (Attachment A) for use in writing the Draft General Plan.
- b) Review and accept the attached Draft Proposed Land Use Designations (Attachment B) for use in

writing the Draft General Plan.

3. General Plan Preparation:

- a) Direct the General Plan team to commence writing the Draft General Plan.

4. Environmental Review and Analysis:

- a) Review and accept the identified General Plan and Environmental Impact Report (EIR) Alternatives as identified in the Summary of Alternatives and EIR Framework (Attachment C) for use in writing the Draft General Plan and EIR.

5. Contract:

- a) Authorize the City Manager to execute a contract amendment with Dyett and Bhatia in an amount not to exceed \$120,000, for the purpose of preparing the additional General Plan and EIR alternatives analysis.
- b) Authorize the City Manager to execute a budget adjustment for this purpose.

Prepared by: Cindy Norris, Principal Planner
Heidi Tschudin, General Plan Project Manager
Sophie Martin, Dyett and Bhatia, General Plan Consultant

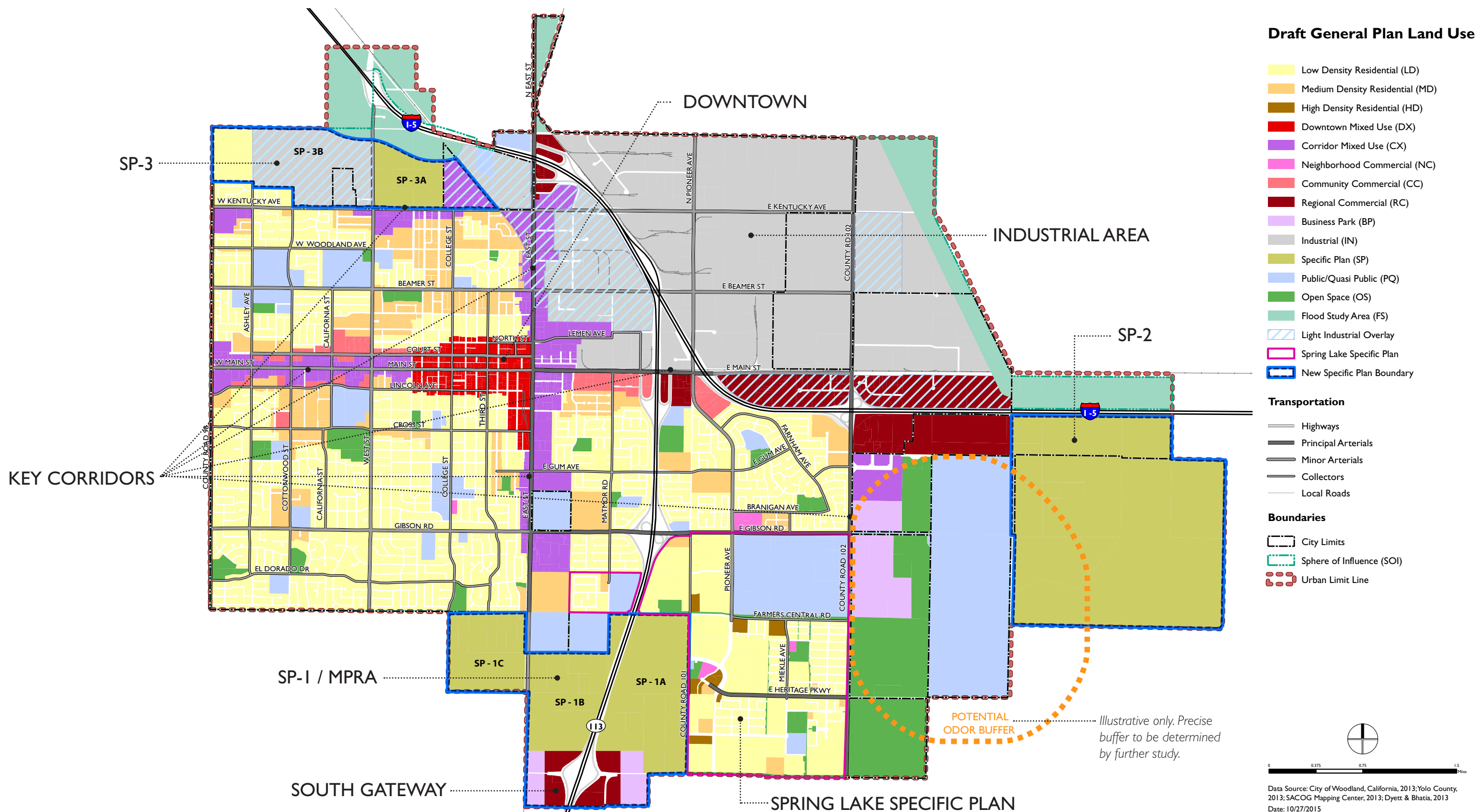
Reviewed by: Ken Hiatt, Community Development Director



Paul Navazio, City Manager

ATTACHMENTS:

Attachment A - Draft Proposed Land Use Exhibit
Attachment B - Draft Proposed Land Use Designations
Attachment C - Summary of Alternatives and EIR Framework
Attachment D - Executive Summary of Development Scenarios Analysis
Attachment E - Action Minutes from July 23, 2015 Planning Commission
Attachment F - CEQA Guidelines Section 15183
Attachment G - Draft Project Schedule



Current and New General Plan Land Use Designation Correspondence Table

<i>Current General Plan Land Use Designations</i>	<i>Proposed New General Plan Land Use Designations</i>	<i>Change in Density/Intensity</i>
Residential		
Rural Residential (RR)	N/A (removed)	N/A
Very Low Density Residential (VLDR)	Low Density Residential (LD)	Changed from 1.0-4.0 du/ac for VLDR and 3.0-8.0 du/ac for LDR to 2.0-8.0 du/ac overall
Low Density Residential (LDR)		
Neighborhood Preservation	N/A (removed)	N/A
Medium-Low Density Residential (MLDR)	Medium Density Residential (MD)	Changed from 5.0-12.0 du/ac for MLDR and 8.0-16.0 du/ac for MDR to 8.1-18.0 du/ac overall
Medium Density Residential (MDR)	Medium Density Residential (MD)	
High Density Residential (HDR)	High Density Residential (HD)	Changed from 16.0-25.0 du/ac to 18.1-30.0 du/ac
Planned Neighborhood	Specific Plan (SP)	Residential density from up to 7.0 du/ac to a range of predicted average densities by SP area
Commercial and Mixed Use Designations		
Commercial/Residential Mixed Use (MU)	Downtown Mixed Use (DX)	Residential density: Changed from 0.0 to 25.0 du/ac to assumed maximum achievable density of 40 du/ac FAR: Changed from 0.6-1.5 to maximum of 2.0
	Corridor Mixed Use (CX)	Residential density: Changed from 0.0 to 25.0 du/ac to 8.1-18.0 du/ac FAR: Changed from 0.6-1.5 to maximum of 1.5
Neighborhood Commercial (NC)	Neighborhood Commercial (NC)	Changed from maximum FAR of 0.5 to maximum of 0.35
Central Commercial (CC)	N/A (removed)	N/A
General Commercial (GC)	Community Commercial (CC)	Changed from maximum FAR of 0.8 (and 0.6-1.50 in East Street Corridor) to maximum of 0.35. East Street Corridor now designated CX.
Service Commercial (SC)	N/A (removed)	N/A
Highway Commercial (HC)	Regional Commercial (RC)	Changed from maximum FAR of 0.5 to maximum of 0.45
Business Park (BP)	Business Park (BP)	Changed from maximum FAR of 0.5 to maximum of 0.7

Other Designations		
Agriculture (A)	N/A (removed)	N/A
Urban Reserve (UR)	N/A (removed)	N/A
Flood Study Area (FS)	Flood Study Area (FS)	N/A
N/A	Light Industrial Flex Overlay (IF)	Allowable FAR specified by the base designation

Woodland General Plan Land Use Designations Existing and Proposed, Detailed Table				
<i>Existing</i>			<i>Proposed</i>	
<i>Designation</i>	<i>Definition</i>	<i>Proposed Action</i>	<i>Designation</i>	<i>Draft Definition</i>
Rural Residential (RR)	This designation provides for single family detached homes, secondary residential units, hobby farming and keeping of animals, and similar and compatible uses. Residential densities shall not exceed 2.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.40.	Delete – not an urban designation	N/A	N/A
Very Low Density Residential (VLDR)	This designation provides for single family detached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 1.0 to 4.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.30.	Combine with LDR 2 to 8 du/ac Remove P/QP	Low Density Residential (LD)	This designation provides for detached homes and some attached housing types such as duplexes. Secondary units are also permitted. Residential densities shall range from 2.0 to 8.0 dwelling units per gross acre.
Low Density Residential (LDR)	This designation provides for single family detached and attached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 3.0 to 8.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.40.	Combine with VLDR 2 to 8 du/ac Remove P/QP		

Neighborhood Preservation (NP)	This designation provides for single family detached and attached homes, duplexes, existing triplexes and fourplexes, existing multifamily units, existing nurseries, nursing, and convalescent homes and hospitals, limited commercial uses, public and quasi-public uses, and similar and compatible uses. This designation has the same density range and use provisions as low density residential, but allows the following uses in existence as of December 6, 1979: multiple-family residential uses, nurseries, nursing, and convalescent homes, and hospitals to continue to operate as legal uses. The primary focus of this designation is residential. Residential densities shall be in the range of 3.0 to 8.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.50. This designation is applied to older residential neighborhoods where a mix of housing types has developed due to previous land use designations and where continued conversions may negatively affect the overall low density residential character of the area, the capacity of services, and the circulation system.	Delete – unnecessary. Can be addressed with policy, regulation, design standards, and zoning	N/A	N/A
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Medium-Low Density Residential (MLDR)	This designation provides for single family detached and attached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 5.0 to 12.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.50.	Combine with MDR and allow increased density 8.1 to 18 du/ac Remove P/QP	Medium Density Residential (MD)	This designation provides for a range of housing types, from small-lot detached homes, zero-lot-line developments and duplexes, to townhouses and small attached developments such as walk-up apartments and condominiums. Residential densities shall range from 8.1 to 18.0 dwelling units per gross acre.
Medium Density Residential (MDR)	This designation provides for single family homes, duplexes, triplexes, fourplexes, multi-family residential units, group quarters, mobilehome parks, medical and professional offices, public and quasi-public uses, and similar and compatible uses. Medical and professional offices may be allowed with discretionary approval, when found to be compatible with the surrounding neighborhood. Residential densities shall be in the range of 8.0 to 16.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.50.	Combine with MLDR and allow increased density 8.1 to 18 du/ac Remove P/QP		

High Density Residential (HDR)	This designation provides for triplexes, fourplexes, multi-family residential units, group quarters, medical and professional offices, public and quasi-public uses, and similar and compatible uses. Medical and professional offices may be allowed with discretionary approval when found to be compatible with the surrounding neighborhood. Residential densities shall be in the range of 16.0 to 25.0 units per gross acre. Densities greater than 25.0 units per acre may be allowed subject to a conditional use permit. The FAR for non-residential uses shall not exceed 0.50.	Keep and redefine to allow increased density 18.1 to 30 du/ac Avoid terms like SF v MF. Focus on attached v detached.	High Density Residential (HD)	This designation provides for a range of attached housing types, from triplexes, fourplexes, and row houses to stacked flats (apartments or condominiums). This designation also supports group quarters, such as assisted living facilities or college dormitories. Minor amounts of supporting ground floor commercial uses may be permitted. Residential densities shall range from 18.1 to 30.0 dwelling units per gross acre.
Planned Neighborhood (PN)	This designation provides for single-family detached and attached homes, secondary residential units, multi-family residential units, neighborhood commercial uses, parks, open space, public and quasi-public uses, and similar and compatible uses. All urban development under this designation shall be approved pursuant to an adopted specific plan. As these specific plans are approved, the Planned Neighborhood designation shall be replaced through corresponding general plan amendments with more specific land use designations. Policies 1.C.3	Replace with new SP designation. Establish 3 areas by priority (1, 2, and 3) Establish priority of development sub-areas within each SP area	Specific Plan (SP)	This designation identifies areas where a Specific Plan consistent with State law shall be adopted to direct urban development in a coordinated, master planned manner across multiple properties with adequate provision of infrastructure and public facilities to support that development. As these specific plans are approved, the Specific Plan designation shall be replaced with the more specific, adopted land use designations through corresponding General Plan amendments. Areas designated Specific Plan are also assigned a priority level for development, which establishes preliminarily the order in

	through 1.C.5 in Part II, Chapter 1, of this <i>Policy Document</i> include guidelines for the preparation of specific plans for Planned Neighborhood areas. The overall average residential density for residential lands (i.e., excluding lands designated for Neighborhood Commercial, Open Space, or Public Service) shall not exceed 7.0 units per gross acre. Prior to adoption of a specific plan, allowable uses shall include only those specified under the Agriculture (A) and Open Space (OS) designations.	Keep last sentence	which the specific plans may be prepared and develop. This order and timing is dependent upon phasing triggers and policies. The Specific Plan designation allows agricultural and open space uses to continue temporarily until such time as the Specific Plan has been adopted, or the land use designation is otherwise amended. Ultimate land uses must be consistent with the adopted Specific Plan. Capital intensive agricultural uses are discouraged in lands designated Specific Plan so as not to preclude later urban uses. More specifically, descriptions of the three possible broad Specific Plan Designation area are as follows; <u>SP-1:</u> Located south of CR 24A this includes the area known as the SLSP Master Plan Remainder Area. Infrastructure and initial cumulative consideration for development was previously generally considered as part of the SLSP and SLSP EIR. This specific plan also encompasses the area located around the Hwy 113 interchange, added with the Urban Limit Line Initiative in 2006. <u>SP-1 A:</u> It is generally thought that development is most likely to occur east of Hwy 113 in order to connect with circulation and infrastructure from the Spring Lake
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				Master Plan. It is assumed that this specific plan would consist of mix of residential and commercial use anchored by a research/technology park uses near the interchange of 25A and 113. <u>SP-1B</u>: The secondary portion of the SP area would be the lands west of Hwy 113, with the exception of the 160 acres west of East Street. This portion is assumed to develop after SP-1A. This area would still be required to link to infrastructure and some circulation within Spring Lake and SP-1A. There is approximately 230 gross acres of land in this section with Business Park/Commercial uses near the 113 Interchange. <u>SP-1C</u>: This 160 gross acres of land is encompassed within the specific plan boundaries, but may develop concurrently with SP-1A or ahead if it is able to address infrastructure and circulation components. This portion is assumed to provide a larger lot, rural option with an average density of 2 du/ac likely. <u>SP-2</u>: Located east of CR 102 generally, with a section south of the I-5 north of the city's public lands that will be included as well. This area would be included as a single Specific Plan area to be master planned out at one time. At this time it is not possible to speculate on the nature and type of uses that may ultimately be appropriate and marketable for this site in the future.
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				<u>SP-3:</u> Located north of Kentucky Avenue between the Northern Pacific RR and Ashley Avenue. The proposed future growth area SP-3 has been modified to include likely phasing (subarea A and B). The SP-3A area land use has been modified to include a larger amount of the Specific Plan designation as well as Light Industrial Overlay over all Corridor Mixed Use land. The SP-3B area land use has been modified from a mix of Specific Plan, Business Park and Corridor Mixed Use with Light Industrial Overlay designations to Industrial with Light Industrial Overlay. The SP-3 boundary has been expanded west to County Road 98, encompassing an area designated residential with existing development. Inclusion of this area will facilitate future infrastructure master planning, but will not limit residential development in this area. <u>Underlying land uses:</u> In a couple of instances the underlying land uses for properties have been identified, such as Commercial Mixed Use or Industrial and Light Industrial Overlay. In those instances, development that is consistent with those underlying designations will be allowed to move forward. However, in the case where a GPA to change a land use, such as to residential, will trigger the requirement for a Specific Plan. It should be noted, that the businesses located to the West of West street may be allowed to
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				continue to operate with uses that are consistent with those currently in place, similar to agricultural industrial uses. However, any proposal to modify the type or intensity of land use in these areas may trigger a specific plan requirement.
Commercial/ Residential Mixed Use (MU)	This designation provides for medium to high density residential uses, retail and service uses, restaurants, banks, professional and administrative offices, and similar and compatible uses. This designation is seen as a transition zone utilized to buffer residential and more intensive commercial uses. The FAR for nonresidential uses shall be in the range of 0.6 to 1.5. The allowable density for residential projects shall be in the range of 0.0 to 25.0 units per gross acre. Residential uses shall be subject to discretionary review and approval.	Replace with two new mixed use designations DX for downtown only CX for Kentucky, East, and Main Heavy industrial to become non-conforming	Downtown Mixed Use (DX)	This designation provides for mixed use development in Woodland's Downtown Core. It permits the highest density and intensity of development in the city in order to maintain and enhance Downtown a vibrant, walkable environment. Vertical mixed use is strongly encouraged. Retail, restaurant, entertainment, service, professional office, and residential uses are allowed. Maximum allowable FAR is 2.0 (combined residential and non-residential uses). No maximum allowable residential density; assumed maximum achievable density is 40 dwelling units per gross acre.
			Corridor Mixed Use (CX)	This designation provides for vertical and horizontal mixed use development along Woodland's key corridors. Commercial, service, office, and residential uses are allowed, either in combination or as a single use. Maximum allowable FAR is 1.5 (combined residential and non-residential uses). Residential density shall range from 8.1 to 18 dwelling units per gross acre.

				West Main Street Corridor MU: This corridor segment is a transition zone, with a key development node is west of Ashley and Main Street. Development intensity is encouraged in this area. Overall, the intent is to promote corridor revitalization, but at lower intensities than in the Downtown Core. Transitional uses are encouraged between Ashley and Cleveland with reuse of older strip commercial to office or to mixed use and residential is highly encouraged. Uses will be less regulated and corresponding zoning will be performance based in order to promote flexibility, minimize non-conformance issues of existing situations while focus future improvements on appearance and urban design. Residential uses in conjunction with mix use projects are encouraged. This area has large amounts of older commercial and light industrial uses. Use categories generally include commercial service, light industrial, office, and community retail allowed. East Street Corridor MU: The intent is to promote corridor revitalization, but at lower intensities than in the Downtown Core. Uses will be less regulated and corresponding zoning will be performance based in order to promote flexibility, minimize non-conformance issues and focus future improvements on appearance and urban design. Residential uses in conjunction with mix use projects are encouraged. Use
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				categories generally include commercial service, light industrial, office, and community retail allowed. Kentucky Avenue Corridor MU: This area applies specifically to Kentucky Avenue from approximately the west boundary of the railroad to Cottonwood Street. This corridor area allows a range of uses relating to commercial service, light industrial and agricultural industrial. Kentucky is acknowledged to be a main truck travel corridor from industrial areas to the SR-113. Compatibility between residential uses and more intensive uses shall be carefully considered with the intent to minimize conflicts and provide buffering. New residential uses shall be considered only in the context of a new specific plan.
Neighborhood Commercial (NC)	This designation provides for neighborhood and locally-oriented retail and service uses, public and quasi-public uses, and similar and compatible uses. This designation is applied to areas of 15 acres or less within residential neighborhoods for the purpose of providing services to the immediate neighborhood. The FAR shall not exceed 0.50.	Keep; clean up definition Remove P/QP	Neighborhood Commercial (NC)	This designation provides for small-scale commercial development that primarily serves local neighborhoods, such as convenience shopping, small grocery stores, services, and small offices. Generally provides for uses that result in a higher frequency of trips with lower cost items. FAR shall not exceed 0.35.

Central Commercial (CC)	This designation provides for neighborhood and locally-oriented retail and service uses, public and quasi-public uses, and similar and compatible uses. This designation is applied to areas of 15 acres or less within residential neighborhoods for the purpose of providing services to the immediate neighborhood. The FAR shall not exceed 0.50. Specific Plan area shall be in the range of 0.0 to 25.0 units per gross acre. Residential uses shall be subject to discretionary review and approval.	Delete – unnecessary; addressed by NC and mixed use designation	N/A	N/A
General Commercial (GC)	This designation provides for retail, services, restaurants, professional and administrative offices, hotels and motels, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.80. The FAR in the East Street Corridor Specific Plan Area shall be between 0.60 and 1.50.	Replace with new CC designation to serve area larger than NC but not regional Remove P/QP	Community Commercial (CC)	This designation provides for commercial development that serves local neighborhoods and/or a broader area of the community than Neighborhood Commercial. Allowable uses include retail, services, grocery stores, restaurants, professional offices, and similar commercial uses. Hotels and motels are also permitted. FAR shall not exceed 0.35.
Service Commercial (SC)	This designation provides for heavy commercial uses such as repair shops when activities are conducted indoors, contractors shops, auto and other vehicle sales lots; large retail building supply businesses, storage warehouses, and nurseries; eating establishments; entertainment and recreation facilities; and small and large grocery stores, public and quasi-	Delete – this is zoning Remove P/QP	N/A	N/A

	public uses, and similar and compatible uses. The FAR shall not exceed 0.80.			
Highway Commercial (HC)	This designation provides for restaurants, service stations, truck stops, hotels and motels, and retail and amusement uses that are oriented principally to highway and through traffic, regional retail uses, regional offices, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.50.	Replace with RC Remove P/QP	Regional Commercial (RC)	This designation is intended to accommodate retail establishments that serve residents and visitors of the region at large. Shopping malls, large format, or “big-box” retail are allowed, as are supporting uses such as gas stations and hotels. Ancillary office spaces that support commercial uses are also allowed, as are stand-alone professional office buildings or complexes. The intention is to focus truly regional-serving uses at key locations in order to provide market depth. Expansion of complementary clusters of larger format or unique retail, healthcare, commercial recreation and possibly institutional uses that tend to reinforce and support each other is encouraged. Multiple story intensity of office uses is desired. Conflicts with the specialty entertainment, dining and retail desired in the Core Downtown and with neighborhood serving services provided within the city shall be minimized through performance-based zoning. The typical service area for goods and services would be regional in scope, hitting 250,000 + people, larger format stores (50,000 to 100,000 sq ft + for majors), higher

				shopping expenditures and possibly lower frequency of shopping trips. Maximum allowable FAR is 0.45.
Business Park (BP)	This designation provides for office parks, research and development, warehouses and light manufacturing related to research and development, general commercial uses that cater to industrial uses in this designation, professional offices, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.50.	Keep; clean up definition Remove P/QP	Business Park (BP)	This designation provides accommodates master planned concentrations for office parks that may include a mix of, research and development, green technology uses, and light manufacturing related to research and development. Other uses include up to 25% general commercial uses that cater to industrial and office uses in this designation, professional offices, and hotels. Encourages walking and bicycling within the master planned areas as well as connections to adjacent uses. Maximum allowable FAR is 0.7.
Industrial (I)	This designation provides for industrial parks, warehouses, manufacturing, research and development, commercial uses compatible with the industrial uses, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.60.	Keep; clean up definition Remove P/QP	Industrial (IN)	This designation allows primary manufacturing, processing, refining, and similar activities including those with outdoor facilities. It also provides for warehousing and distribution with supporting commercial services and office space. Retail is not permitted. Maximum allowable FAR is 0.8; maximum lot coverage standards shall be determined via zoning.
Public Service (PS)	This designation provides for public facilities such as colleges, schools, hospitals, sanitariums, penal institutions, libraries, museums, government offices and courts, churches, meeting halls, cemeteries and mausoleums, and similar and	Replace with PQ; clean up definition	Public/Quasi-Public (PQ)	This designation provides for public and quasi-public facilities such as colleges, schools, hospitals, penal institutions, libraries, museums, government offices and courts, churches, meeting halls, cemeteries and mausoleums, and similar uses. It also includes public facilities such as fire and

	compatible uses. The FAR shall not exceed 0.50.			police stations, recycling centers, and wastewater treatment. There is no maximum FAR specified for this land use designation.
Open Space (OS)	This designation provides for agricultural uses, outdoor recreational and equestrian uses, habitat protection, irrigation canals, reservoirs, watershed management, public and quasi-public uses, and areas typically limited for human occupation due to public health and safety hazards such as earthquake faults, floodways, unstable soils, or areas containing wildlife habitat and other environmentally-sensitive features. Such land areas are primarily publicly owned, but may include private property. The FAR for nonresidential uses shall not exceed 0.10.	Keep; clean up definition	Open Space (OS)	This designation provides for public parks, agricultural uses, outdoor recreational and equestrian uses, habitat protection, irrigation canals, reservoirs, watershed management, and natural recreation viewing areas typically limited for human occupation due to public health and safety hazards such as earthquake faults, floodways, unstable soils, or areas containing wildlife habitat and other environmentally-sensitive features. Existing agricultural uses are permitted to continue operation, but new commercial agricultural uses are generally not permitted. Such land areas are primarily publicly owned, but may include private property.
Agriculture (A)	This designation provides for agricultural uses, limited agricultural support service uses (e.g., barns, animal feed facilities, silos, stables, fruit stands, and feed stores), industrial uses related directly to agriculture, public and quasi-public uses, and similar and compatible uses. The minimum parcel size shall be 20 acres. Allowable residential development in areas designated	Delete – not an urban designation	N/A	N/A

	Agriculture includes single family homes, secondary residential units, caretaker/employee housing, and farmworker housing. The FAR for nonresidential uses shall not exceed 0.40. This designation is applied to lands outside the Planning Area, but does not prohibit lands within the Planning Area from being used for agricultural purposes.			
Urban Reserve (UR)	This designation is applied to land outside the Urban Limit Line within the Planning Area, which may be considered for development with urban uses. No urban development may occur on lands designated Urban Reserve before the General Plan is amended to specify a primary land use designation for the property. Allowable uses shall include wastewater treatment facilities and other uses specified under the Agriculture (A) and Open Space (OS) designations. See also policy section 1.J in the Goals, Policies, and Implementation Programs section of this chapter.	Delete	N/A	N/A

Flood Study Area (FS)	N/A			This designation is applied to areas at significant risk of flooding where the City is also studying potential projects to address flooding risks and better protect people and property from loss caused by flooding. Allowed uses include open space, and low-intensity agriculture or recreational uses. Existing structures and business operations in areas designated FS may remain but may not expand.
N/A	N/A	Create new overlay designation for use in corridors (Kentucky; north on East; north of I-5) to allow existing uses to continue	Light Industrial Flex Overlay (IF)	This overlay designation is applied to areas where light industrial or heavy/service commercial uses are also appropriate or desired, in addition to those uses permitted by the base designation. Such uses include auto sales and repair, other repair shops where activity is conducted outdoors, storage facilities, equipment rental, wholesale businesses, nurseries, contractors' facilities, and retail not typically located in shopping centers. Ancillary office spaces that support such commercial uses are also permitted. Allowable FAR is that which is specified by the base designation.

SUMMARY OF ALTERNATIVES AND EIR FRAMEWORK

Item	Baseline/No Project, Existing Conditions	Alternative 1, No Project, Existing GP	Alternative 2, Infill Plus SP-1 and SP-3	Alternative 3, Infill Plus SP-1A, SP-2, and SP-3	Cumulative Scenario
Growth Included	On the ground conditions for baseline year	Existing GP land uses within existing city limits and SOI (“planning area”) at density/intensity assumed in prior EIR Partial buildout of Master Plan Remainder Area	Downtown infill (2x Alt 3) Key Corridors/Other Infill (less SF; more DUs than Alt 3) SLSP buildout Industrial area SP-1A, B, C SP-3A (more non-res SF than Alt 3) SP-3B	Downtown infill (1/2 of Alt 2) Key Corridors /Other Infill (more SF; less DUs than Alt 2) SLSP buildout Industrial area SP-1A SP-1B (non-residential only) SP-2 SP-3A (less non res SF than Alt 2) SP-3B	Assumes buildout of all residential and non-residential in entire ULL at mid-range of allowable density and intensity. With the exception of SP-2 for which 75% of SP-2 acreage is assumed to be developable and 25% is future agriculture and odor buffer. SACOG 2050 projections will be assumed for background outside of City.
Growth Not Assumed Through 2035	N/A	Revised land use designations ULL	SP-2	SP-1B (residential) SP-1C	N/A
CEQA Perspective	This is the “baseline” for the EIR impact analysis Various baseline years dependent on best available information – generally 2013 with exceptions to be substantiated. Would be described in Chapter 4 “settings” sections and used for impact analysis	This allows comparison of new plan/alts to current plan Would receive comparative analysis	This allows analysis of growth including SP-1 and SP-3, but excluding SP-2 Would receive equal-weight analysis	This allows analysis of growth including SP-1A, SP-2, and SP-3, but excluding SP-1B (residential) and SP-1C. Would receive equal weight analysis	Provides a full buildout analysis for long-long range planning Would get less detailed analysis than Alternatives 2 and 3. Provides CEQA cumulative analysis on which any “GP consistent” project could rely
Assumed Buildout Year	N/A	2035	2035	2035	2050
GP Area	9,624 ac Looks only at growth within existing city limits	12,314 ac Looks at growth within existing city limits and SOI (equal to “planning area” in adopted GP)	12,772 ac Includes growth within entire ULL	12,722 ac Includes growth within entire ULL	12,772 ac Includes growth within entire ULL
New Non-Res SF	19,824,400 (2013)	5,409,600	12,530,400	13,378,900	36,271,400
New Jobs	26,000 (2013)	7,870	14,340	15,490	40,920
New Dwelling Units	19,980 (2013)	5,420	7,000	7,000	16,080
New Population	55,690 (2013)	14,920	19,290	19,290	44,260
New Jobs to New Housing Ratio	NA	1.45	2.04	2.21	2.55
Overall Jobs to Housing Ratio	1.30 (2013)	1.33	1.49	1.54	1.86

November 3, 2015

Location of New Non-Residential Square Footage	Alternative 1	Alternative 2	Alternative 3	Cumulative Scenario
Infill				
Downtown	163,200	389,600	194,800	526,500
Corridors/Other Infill	703,900	3,556,300	3,985,700	9,181,500
Spring Lake Specific Plan	411,700	411,700	411,700	411,700
Industrial Area	2,588,600	5,215,800	5,215,800	17,249,100
Infill Total	3,867,400	9,573,400	9,808,000	27,368,800
New Specific Plan Areas				
SP-1	439,800	1,743,200	1,597,900	3,126,500
SP-1A	240,300	1,025,800	1,025,800	1,678,700
SP-1B	77,100	681,900	572,100	1,278,800
SP-1C	122,400	35,500	0	169,000
SP-2	0	0	865,300	2,596,000
SP-3	1,102,400	1,213,800	1,107,700	3,180,100
SP-3A	534,200	220,300	114,200	537,300
SP-3B	568,200	993,500	993,500	2,642,800
New Specific Plan Total	1,542,200	2,957,000	3,570,900	8,902,600
TOTAL	5,409,600	12,530,400	13,378,900	36,271,400
<i>Note: Figures have been rounded; subject to change slightly as the alternatives are finalized</i>				

Area	Alternative 2 <i>(as compared to Alt 3)</i>		Alternative 3 <i>(as compared to Alt 2)</i>	
	Non-Residential	Residential	Non-Residential	Residential
Downtown	More (100%)	More (100%)	Less	Less
Corridors/Other	Less	More (75%)	More (12%)	Less
SLSP	=	=	=	=
Industrial	=	0	=	0
SP-1A	=	=	=	=
SP-1B	More (19%)	All	Less	0
SP-1C	All	All	0	0
SP-2	0	0	All	all
SP-3A	More (93%)	=	Less	=
SP-3B	=	=	=	=

Location of New Residential Units	Alternative 1	Alternative 2	Alternative 3	Cumulative Scenario
Infill				
Downtown	100	800	400	1,090
Corridors/Other Residential Infill	530	930	530	2,480
Spring Lake Specific Plan	2,600	2,600	2,600	2,600
Industrial	0	0	0	0
Infill Total	3,230	4,330	3,530	6,170
New Specific Plan Areas				
SP-1	2,180	2,400	1,600	4,290
SP-1A	1,190	1,600	1,600	1,980
SP-1B	380	600	0	1,380
SP-1C	610	200	0	930
SP-2	0	0	1,600	4,770
SP-3	10	270	270	850
SP-3A	0	200	200	420
SP-3B	10	70	70	430
New Specific Plan Total	2,190	2,670	3,470	9,910
TOTAL	5,420	7,000	7,000	16,080
<i>Note: Figures have been rounded; subject to change slightly as the alternatives are finalized</i>				

General Plan Update 2035



CITY OF WOODLAND

Development Scenarios Analysis



April 2015

PREPARED BY

DYETT & BHATIA
Urban and Regional Planners

Executive Summary

The City of Woodland is undertaking a comprehensive update of its General Plan. As part of this process, the Development Scenarios Report presents four potential development options or “Scenarios” that illustrate different ways in which Woodland could grow and develop through 2035. This evaluation is based on a single Draft Preferred Land Use Map that sets forth the type of development generally assumed to occur on each parcel within the urban limit line. The goal of the Scenario testing is to assess the implications of certain variables including the amount (how much), timing (when), and location (where) of future growth during the 20-year build out period of the General Plan. In regards to these variables, the report will evaluate the various impacts and benefits that could result from the different development scenarios and compare these results to give a comprehensive look at the implications of each alternative.

It is important to recognize that by varying both amount and location of growth, many more development scenarios would be possible beyond the four that are examined in this exercise. Choices were made to evaluate a reasonable range of development outcomes that combine these variables, but the analysis does not exhaust every possible permutation. Rather, it allows us to understand some key implications of our choices, and to understand better how each variable impacts the outcome. Certain impacts of development are affected more by adjusting the amount of new residents and jobs, and certain impacts are affected more by where growth takes place. By “testing” these different scenarios, we learn facts about Woodland and gain an understanding of how we might “mix and match” aspects of the scenarios to arrive at a preferred growth strategy for the community. A preferred growth strategy through 2035 is one which optimizes the utilization of infrastructure, efficiency of municipal services, and the leveraging of existing resources/assets (land) in order to sustain development into the future well beyond 2035 in the most strategic manner so as to preserve and capitalize on resources and assets in a fiscally sound manner.

The scenarios chosen, and the amounts, timing and locations of growth that they represent, were chosen in response to direction from the Woodland City Council on November 19, 2013. Following a discussion of how best to evaluate various alternative growth scenarios for the General Plan Update, the Council requested evaluation of a preliminary Preferred Land Use Map that would develop according to a draft set of “triggers” governing phasing of new growth. In addition, Council wanted to see a range of growth projections investigated, ranging from a low end of 0.8 percent annual growth in housing units to a high end of 1.7 percent annual growth. Table ES-1 summarizes the initial draft growth phasing and triggers proposed by the City Council.

Table ES-1: Preliminary Growth Areas, Phasing, and Triggers

<i>Growth Area</i>	<i>Land Use</i>	<i>Approximate Phasing</i>	<i>Triggers</i>
Downtown	Mixed use; infill	0 - Ongoing	None
Main Street Corridor	Mixed use; infill	0 - Ongoing	None
East Street (east side)	Mixed use; infill	0 - Ongoing	None
Industrial/Office/Flex	Infill	0 - Ongoing	None
Northwest	Existing land uses	0 - Ongoing	Interchange Design Overlay
SLSP	Per existing Specific Plan	0 - Ongoing	None
MPRA	SP-1 (Specific Plan – First Phase)	1 - 2015-2025	Master Plan Interchange Design Overlay Development Agreement Annexation/Tax Sharing
Gateway II	General Commercial	1 - 2015-2025	Annexation/Tax Sharing
Woodland Commerce Center	Industrial park	1 - 2015-2025	Annexation/Tax Sharing Development Agreement
City 22 Acres	Regional retail	1 - 2015-2025	Annexation/Tax Sharing
Industrial	Expanded development opportunities	2 - 2025-2035	Flood protection Annexation/Tax Sharing
East Street (west side)	Mixed use; infill	2 - 2025-2035	Update Corridor Plan Rail relocation
East Area	SP-2 (Specific Plan – Second Phase)	2 - 2025 -2035+	Substantial build-out of SLSP Opportunity for build-out of MPRA Jobs/Housing Specific Plan Development Agreement Annexation/Tax Sharing Rail Relocation Flood Protection
Northwest	Existing Designation plus new overlay -- SP-F (Specific Plan – Future)	3 – 2035+	General Plan Update Specific Plan Development Agreement Annexation/Tax Sharing Substantial development in other growth areas Flood Protection

Given that there are different ways of developing the same Draft Preferred Land Use Map, it is important to first identify the similarities between the scenarios, and the principles behind the Land Use Map's design: they all support orderly, phased development; encourage infill and redevelopment of the Downtown and key corridors; and provide a mix of uses that create housing and job opportunities. Additionally, they all make use of new revised land use designations for the Woodland General Plan that have simplified the current designations into more general, clear, modernized and flexible categories.

However, the development scenarios also have notable differences that present a broad range of options in terms of *how much*, *when*, and *where* future growth in Woodland may occur. Specifically, they differ in how much intensification of infill development the city might see, and how much and where development on greenfield sites would occur by 2035 based on assumptions regarding market conditions. For purposes of this report, "infill" is defined as occurring on existing planned development sites within city boundaries and includes the planned Spring Lake Specific Plan area in addition to other sites located throughout the city, such as those in Downtown Woodland and along key corridors (Main Street, East Street, Kentucky Avenue, and others). "Greenfield" development refers to that which would take place in any of three new growth areas identified by the Draft Preferred Land Use Map for which specific plans would be required:

- SP-1 (further subdivided into SP-1A, 1B, and 1C), in the south, also known as the Master Plan Remainder Area, with some additional lands added;
- SP-2, in the east, largely comprised of a 900-acre area owned by the City of Woodland and adjacent privately owned land; and
- SP-3, in the north, north of Kentucky Avenue and west of I-5.

All new growth areas identified by the Draft Preferred Land Use Map are located within the Urban Limit Line (ULL), approved by the voters in 2006. The ULL was enacted to designate adequate lands to allow Woodland to meet its housing needs for all economic segments of the population while preserving and protecting agricultural, natural resource, and open space uses outside the boundary. Although the enactment of such a permanent urban limit line is somewhat unusual, it is consistent with preservation policies found in Yolo County.

Further, this report assumes that development is to occur on "opportunity sites" only—that is, the scenarios only envision change on sites that are currently vacant, used for agriculture, or are developed but deemed to be substantially underutilized. In other words, substantial new development is *not* expected to occur on sites or areas such as established neighborhoods. This is not to say that opportunity sites will necessarily develop or redevelop within the planning period, nor is new development limited to these areas. Opportunity sites are merely those that analysis shows are *most likely* to change use and support new population or jobs.

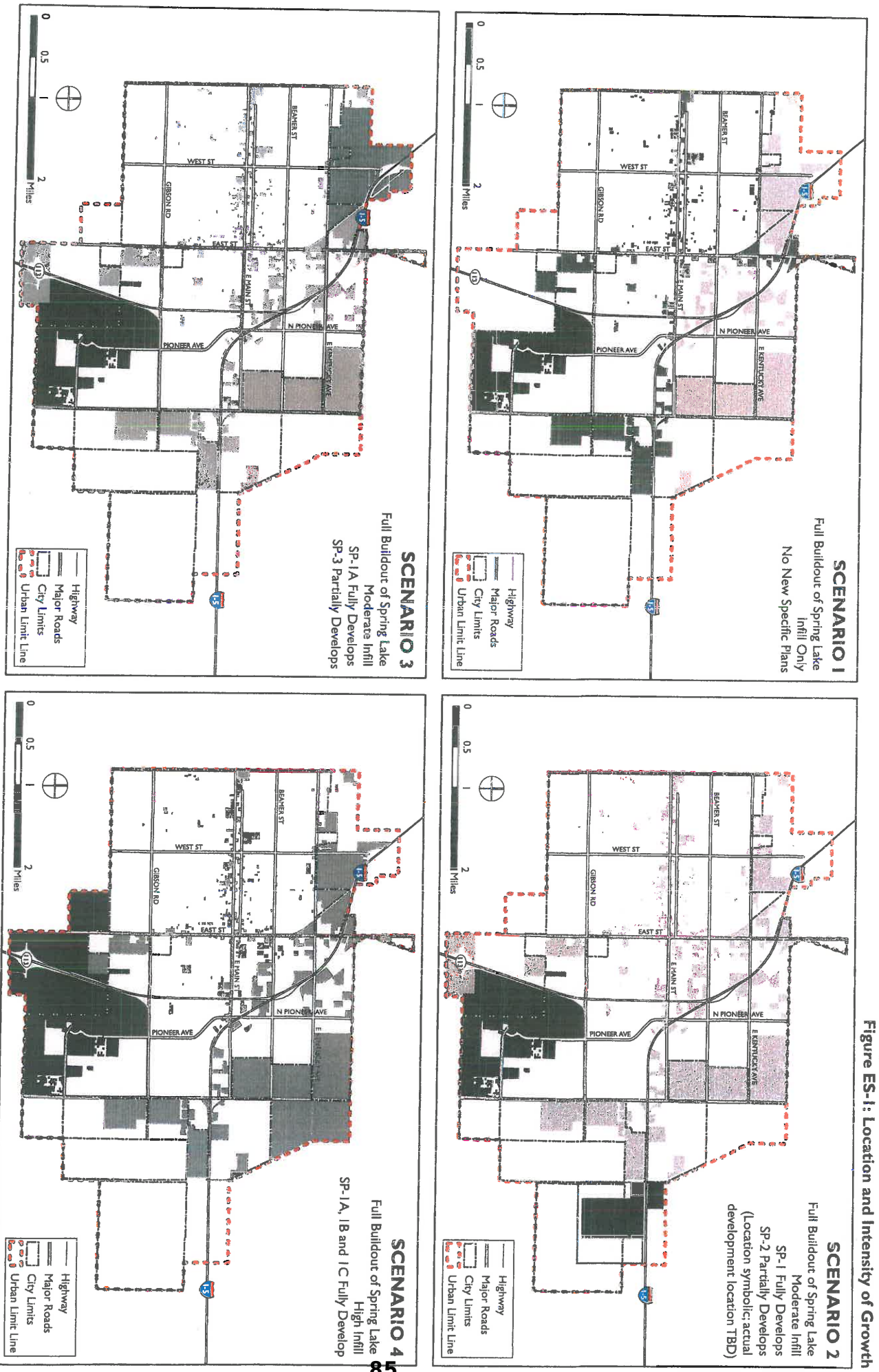
A brief overview of the basic characteristics of the four scenarios is outlined below. Table ES-2, summarizes these characteristics as well as each scenario's impacts on traffic, wet utility infrastructure, and the City's fiscal circumstances or "balance sheet." Figure ES-1 illustrates the location and intensity of growth under each scenario, with darker shades representing higher intensity of assumed development. A discussion of the key issues and considerations regarding

each scenario follows. The analysis in this Report combined with feedback from the public will help decision-makers arrive at a Preferred Development Strategy, which may combine aspects of all four scenarios.

SCENARIO CHARACTERISTICS

- **Scenario 1: High Infill (In-city planned development sites); No New Greenfield Development.** Scenario 1 depicts development on infill sites only: in the Downtown, along key corridors, and in the Spring Lake Specific Plan area. Aside from continued development of Spring Lake, no development would take place in any of the new Specific Plan areas. This scenario has a residential annual growth rate of 0.8 percent, adding approximately **4,000 new units by 2035**—the low end of the range that the City Council asked to see evaluated. Approximately **8,600 new jobs** are added, resulting in a cumulative jobs/housing ratio of 1.44. This scenario is similar to build out of the current General Plan.
- **Scenario 2: Moderate Infill; Moderate Greenfield: SP-1A (MPRA) Fully Develops, SP-2 (East Area) Partially Develops.** Scenario 2 assumes that a moderate amount of infill development occurs, including full buildout of Spring Lake. The remaining need for residential development is accommodated in SP-1A and in SP-2. This scenario represents what could occur once a flood solution is implemented, opening up SP-2 for development (however, only approximately 25 percent of the land in the SP-2 area would need to be developed in order to accommodate assumed growth). Approximately **7,800 new housing units would be added through 2035** (annual growth rate of 1.5 percent), and **10,800 jobs**, resulting in a cumulative jobs/housing ratio of 1.33.
- **Scenario 3: Moderate Infill; Moderate Greenfield: SP-1A (MPRA Area) Fully Develops, SP-3 (Northwest Area) Partially Develops.** Scenario 3 also assumes that a moderate amount of infill development occurs, including full buildout of Spring Lake. The remaining need for residential development is accommodated in SP-1A and in SP-3. This scenario represents what could occur if SP-3 is allowed to move ahead of SP-2 due to a delayed flood solution, property owner readiness, or other factors that could influence one area's readiness to develop versus another's. Very similar to Scenario 2, Scenario 3 would yield approximately **7,700 housing units in 2035** and approximately **11,000 new jobs**, for a cumulative jobs/housing ratio of 1.34.
- **Scenario 4: Moderate Infill; Full Build-out of SP-1A, 1-B and 1-C (MPRA).** Scenario 4 produces the highest amount of residential and non-residential development, with approximately **8,700 new housing units by 2035**—a 1.7 percent growth rate, the high end of what the Council desired to see evaluated. This is achieved through a higher amount of infill development, full buildout of Spring Lake, *and* full buildout of all three areas of SP-1, also known as the Spring Lake MPRA. Approximately **10,600 new jobs** would be added, producing a cumulative jobs/housing ratio of 1.28 in 2035.

Figure ES-1: Location and Intensity of Growth



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SUMMARY OF SCENARIOS' CHARACTERISTICS AND IMPACTS

The following table (ES-2) summarizes the major impacts of each of the four development scenarios presented in this report. Rather than identifying a "best" scenario, the table is meant to highlight the important distinctions between the scenarios and to illustrate the various advantages and disadvantages of each.

Table ES-2: Woodland Scenarios Impact Summary¹

	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Demographics				
Population Added	11,200	21,400	21,200	23,900
Households Added	3,860	7,370	7,330	8,240
Housing Units Added	4,060	7,760	7,710	8,670
Annual Growth Rate (Residential)	0.8%	1.5%	1.5%	1.7%
Development Overview				
Infill (In City planned development)	HIGH	MODERATE	MODERATE	MODERATE
New Specific Plans beyond Spring Lake?	NO	YES: SP-1A (all), SP-2 (some)	Yes: SP-1A (all), SP-3 (some)	Yes: SP-1A, 1B, and 1C (all)
Development Focus	Infill including SLSP	East Area and portion of MPRA	Northwest Area and portion of MPRA	MPRA
Acres of Prime Farmland converted (beyond already-approved Spring Lake area), within voter approved ULL	0	354	717	670
Jobs				
Jobs Added	8,600	10,800	11,000	10,600
Cumulative Jobs/Housing Ratio	1.44	1.33	1.34	1.28
Transportation				
VMT per Capita (existing: 32.8)	32.4	31.2	31.2	31.2
Average Trip Length (miles; existing: 5.43)	5.19	5.16	5.16	5.21
New Lane Miles Added	18.7	25.0	24.1	18.7
Requires new County Road 103 interchange? (cost: \$25-35M)	NO	YES	NO	NO
Financial impact to Yolo County Transportation District (YCTD)	LOW: limited amount of new service needed	HIGH: large amount of new service needed	MED/HIGH: large amount of new service needed	LOW/MED: limited amount of new service needed

Table ES-2: Woodland Scenarios Impact Summary¹

	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Potable Water				
Demand expected to exceed capacity based on current (2010) UWMP projections? ²	NO	LIKELY	LIKELY	LIKELY
Cost per Acre	\$25,500	\$26,900	\$27,700	\$26,200
Water Pollution Control Facility				
Expansion of WPCF before 2035?	NO	YES	YES	YES
Development on CR 102 requires some odor mitigation?	YES	YES	YES	YES
Requires odor mitigation or restrictions on residential development (cost to mitigate is \$13M plus approximately \$1M annual O & M)	NO	YES	NO	NO
Assessed Value				
Assessed Value per Acre	\$2,389,000	\$2,574,000	\$2,595,000	\$2,586,000
Assessed Value per Service Population	\$131,900	\$142,000	\$141,600	\$139,600
Property Tax Revenue				
City Share of Property Tax Revenue (annual)	\$3,744,000	\$7,076,000	\$7,394,000	\$7,964,000
City's Percentage of Total Revenue ³ (assuming City's existing tax-share average for property currently outside city limits)	18.30%	18.62%	19.51%	19.53%
City's Percentage of Total Revenue ⁴ (assuming lower tax-share for property currently outside city limits)	15.75%	14.08%	14.15%	13.86%
Public Safety				
One-Time Fire Department Costs	\$6,728,000	\$13,435,000	\$12,228,000	\$6,728,000
Ongoing Annual Fire Department Costs	\$1,979,000	\$3,296,000	\$1,979,000	\$1,979,000
One-Time Police Department Costs due to General Plan growth	\$77,400	\$567,900	\$116,000	\$116,000
Ongoing Annual Police Department Costs due to General Plan growth	\$302,800	\$2,301,000	\$454,000	\$454,000

Table ES-2: Woodland Scenarios Impact Summary¹

	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Flood				
Requires a flood solution to be implemented for residential development	NO	YES	YES	NO
Would a Flood Assessment District or other funding mechanism be required outside of the industrial area?	NO	YES: SP-2	YES: Portions of SP-3	NO
Schools				
New school facilities needed beyond existing planned? ⁵	UNLIKELY	YES	UNLIKELY	LIKELY
Qualitative Factors				
Proximity of new housing to existing community facilities?	GOOD	POOR: New facilities needed in SP-2	FAIR: New facilities needed in parts of SP-3	GOOD
Strengthens Downtown and Promotes Corridor Mixed Use development?	GOOD	POOR	GOOD	GOOD
Leverages freeway interchange opportunities for new commercial/job generating uses ⁶	POOR	GOOD: Hwy 113/ CR 25A interchange, I- 5/CR 103 Interchange (potential)	FAIR: Hwy 113/ CR 25A interchange, I-5/West St. interchange	GOOD: Hwy 113/ CR 25A interchange (Would be able to fully implement CR 25A/Hwy 113 interchange)

Notes:

- Figures have been rounded.
- Given anticipated conservation and recycled water, it is likely that the amount of growth assumed in all four scenarios would be able to be served by existing and planned improvements to the water supply system.
- Caution should be used in considering these figures because, in the event that the negotiated tax share for property currently located outside of the existing city limits is either less than or greater than the existing city-wide average, the resulting tax shares under each scenario could change substantially and the rankings could change.
- These figures assume that the City of Woodland would receive only 12 percent of the ad-valorem property taxes for new development on any property that is not currently located within city limits.
- This is a preliminary assessment. Discussions with the school district are needed to more completely understand the impacts of the scenarios.
- Highway 113/CR 25A interchange would have limited use due to a lack of development on the west side of the freeway (except for Scenario 4). Development on the north side of the I-5 or 103 interchange will likely be limited due to the proposed nature of a future flood solution.

ACHIEVEMENT OF VISION AND GUIDING PRINCIPLES

Table ES-3 illustrates, qualitatively, how well each of the scenarios achieves the guiding principles developed to guide the Woodland General Plan Update. Given that the scenarios represent different buildout options for the same land use map that directly responds to the Vision Statement and Guiding Principles, each of the scenarios fulfills these goals to a basic extent. However, the different features of the various scenarios may result in one scenario better fulfilling one or more of the guiding principles than another.

Table ES-3: Comparison of Scenarios' Achievement of Guiding Principles

Guiding Principle	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Quality and Character: Retain and enhance Woodland's quality of life, its distinctive identity and small-town characteristics.	◆◆◆◆◆	◆◇◇◇◇	◆◆◆◆◇	◆◆◆◆◇
Orderly Development: Promote new growth while achieving an orderly pattern of community development, consistent with economic, social, fiscal and environmental needs.	◆◆◆◆◇	◆◇◇◇◇	◆◆◆◆◇	◆◆◆◆◇
Historic Downtown: Strengthen the historic downtown district as the City's center of shopping, dining, entertainment and employment.	◆◆◆◆◇	◆◇◇◇◇	◆◆◆◆◇	◆◆◆◆◇
Economic Development: Foster economic growth and diversification with a range of employment opportunities for all residents.	◆◆◆◆◇	◆◆◆◆◇	◆◆◆◆◇	◆◆◆◆◇
Mobility Options: Coordinate land use and transportation planning to provide a range of attractive and viable transportation options, such as bicycle, pedestrian, and transit.	◆◆◆◆◆	◆◆◇◇◇	◆◆◆◆◇	◆◆◆◆◆
Housing Choice: Provide a variety of housing types to meet the needs for all generations and income levels.	◆◆◆◆◇	◆◆◆◆◇	◆◆◆◆◇	◆◆◆◆◇
Agricultural Heritage: Preserve and protect prime agricultural lands and their uses within and surrounding the community. ¹	◆◆◆◆◇	◆◆◆◆◇	◆◆◆◆◇	◆◆◆◆◇
Safety: Ensure that Woodland remains a safe place to live, protected from natural and manmade hazards.	◆◆◆◆◇	◆◆◆◆◇	◆◆◆◆◇	◆◆◆◆◇
Environmental Stewardship: Foster a sustainable community for the next generation and protect and improve the quality of the natural environment.	◆◆◆◆◇	◆◆◆◆◇	◆◆◆◆◇	◆◆◆◆◇
Public Services: Provide realistic, supportable and appropriate levels of public service that are sustainable and fiscally sound.	◆◆◆◆◇	◆◆◆◆◇	◆◆◆◆◇	◆◆◆◆◇

Table ES-3: Comparison of Scenarios' Achievement of Guiding Principles

<i>Guiding Principle</i>	<i>Scenario 1</i>	<i>Scenario 2</i>	<i>Scenario 3</i>	<i>Scenario 4</i>
Health and Recreation: Provide all residents with opportunities to live an active, healthy, and green lifestyle.	◆◆◆◆◇	◆◇◇◇◇	◆◆◆◆◇	◆◆◆◆◇
Quality Education: Foster quality educational and enrichment opportunities.	◆◆◆◆◇	◆◆◆◆◇	◆◆◆◆◇	◆◆◆◆◇
◆◇◇◇◇ = Reflects the Guiding Principle, but could be strengthened				
◆◆◆◆◇ = Better reflects the Guiding Principle, but is not a major focus of the Scenario				
◆◆◆◆◆ = Best reflects the Guiding Principle, and is a major focus of the Scenario				
Note: All lands under discussion for each of the scenarios are located within the City's Urban Limit Line (ULL), approved by the voters in 2006. The ULL provides a defined development footprint for the purpose of preserving and protecting agricultural, natural resources and open spaces on lands outside the permanent urban limit line. The ULL initiative requires the city to consider opportunities for "Increased residential densities for both infill and undeveloped land within the permanent urban limit line."				

KEY ISSUES AND CONSIDERATIONS

Scenario 1

- Approximately half the population growth of the other scenarios and the fewest jobs added
 - However, adds the greatest number of jobs relative to housing units, resulting in the greatest net in-commuting of workers to Woodland
- Only scenario that would not require expansion of the Water Pollution Control Facility during the planning period or additional sewer improvements beyond what is needed to address existing conditions
- Only scenario for which potable water needs do not exceed those of the current Urban Water Master Plan's plans and projections
- Would generate roughly half the property tax revenue for the City (\$3.7 million) than would be generated by the other scenarios
- Does not require a property tax sharing agreement with the County for residential growth
- Does not result in conversion of Prime Farmland beyond that associated with the already approved Spring Lake Specific Plan area
- Lowest public safety cost of all scenarios
- Not dependent upon a flood solution for residential development
- Best overall achievement of the guiding principles

Scenario 2

- Requires a comprehensive flood solution in order for development to occur in SP-2
- New CR 103 interchange would be required at the cost of \$25-35 million
- Only scenario that would require odor mitigation for new residential development around the Water Pollution Control Facility site

- Additional fire station and new police beat lead to highest one-time *and* ongoing public safety costs
- Flood Assessment District or other financing mechanism would be required for SP-2
- While new development would occur on a “greenfield” site, the City-owned 900-acre property has been impacted by years of industrial waste discharge and is not considered Prime Farmland
 - 565 total acres of agricultural land converted to urban uses; a mix of types
 - Most development in SP-2 would likely take place in an area that is not considered Prime Farmland
 - However, development on SP-1A (also envisioned in this Scenario) would be on Prime Farmland (354 acres)
- Given proximity, it may be the most efficient to serve with recycled water, if the City chooses to expand this service beyond industrial uses

Scenario 3

- Requires a partial flood solution in order for development to occur in SP-3; however this would also benefit other parts of the city, such as the industrial area
- Has the greatest potential to improve the Kentucky Avenue area
- Fire station relocation would be required at the cost of \$5.5 million
- Flood Assessment District or other funding mechanism would be required for portions of SP-3
- Converts the most farmland to urban uses (737 acres), the majority of which (717 acres) is Prime Farmland. Located within the Urban Limit line, but does require annexation of land
- Most costly to extend recycled water line to serve the area to the northwest if the City chooses to expand this service beyond industrial uses

Scenario 4

- Adds the most new housing but fewer jobs relative to new housing, resulting in the lowest jobs/housing ratio
- Would generate the most property tax revenue for the City
- Takes advantage of Spring Lake infrastructure already sized to accommodate development in the Master Plan Remainder Area
- Most closely resembles the vision for buildout of the city articulated in the current General Plan and the Spring Lake Specific Plan
- Converts the second-highest amount of farmland to urban uses (690 acres), the majority of which (670 acres) is Prime Farmland during the General Plan horizon
- Not dependent upon a flood solution for residential development

NEXT STEPS

The next steps in preparing the General Plan Land Use Map and key policies are as follows:

- The revised scenarios and the results of the testing will be presented in a series of meetings for review and discussion:
 - Public Workshop
 - Steering Committee
 - Planning Commission
 - City Council
- Taking the input from the analysis and the meetings preceding it, the staff will develop a recommended preferred alternative and accompanying policy framework, which is likely to involve components of several or all scenarios.
- The City Council will then receive a detailed presentation and be asked to approve the land use map, and approve a final preferred land use scenario (amount, timing and location of growth), including a development strategy and key policy framework for use in developing the rest of the Draft General Plan.
- Once these steps are completed, the General Plan team will then begin the work to prepare a Draft General Plan and draft Environmental Impact Report.
- As part of the draft General Plan process, it is anticipated that deeper evaluation and conversation with the public and policy makers will be required at key points and to engage on significant policy issues.
- Resolution with the County on master tax sharing agreement terms will be reached.
- The draft General Plan will then be made available for public review and consideration.

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City of Woodland

Meeting Minutes - Draft

Planning Commission

City of Woodland Planning
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695
530-661-5820

Thursday, July 23, 2015

6:30 PM

Council Chambers

Special General Plan Meeting

A. Call to Order

Meeting was called to order at 6:35 pm

Staff Present:

Ken Hiatt, Director

Cindy Norris, Principal Planner

Heidi Tschudin & Sophie Martin, General Plan Team Consultants

B. Roll Call

Present 7:

*Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris,
Commissioner Marco Lizarraga, Commissioner Fred Lopez, Commissioner John
Murphy and Commissioner Elodia Ortega-Lampkin*

C. Approval of Minutes

No minutes presented.

D. Communications - Directors Report

E. Communications - Public Comment

None provided

F. Communications - Commission Statements Requests

None provided

G. Communications - Subcommittee Reports

None provided

H. Public Hearing

[16-029](#)

SUBJECT: Continuation of the General Plan Update 2035 -
Overview and Presentation Regarding Development Scenarios
Analysis and Draft Preferred Land Use Map and Proposed

Development Strategy

DATE: July 23, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission make the following recommendations to the City Council:

- 1.) Accept the Draft Land Use Map as the Preferred Land Use Exhibit for the purposes of drafting the revised General Plan and General Plan Environmental Impact Report (EIR)
- 2.) Accept the Proposed Development Strategy as conceptual direction for key land use and related policies in the General Plan Update.
- 3.) Direct staff and the consultant team to prepare the Draft General Plan incorporating the Preferred Land Use Exhibit and proposed development strategy.

Attachments:

[1 - Minutes from the Planning Commission Meeting - Part 1](#)

[2 - Development Scenario Analysis Summary](#)

[3 - Examples of Infill Development Policies](#)

[4 - Converted Farmland within Specific Plan Areas by Category](#)

Commissioner Lizarraga made a motion to accept the staff proposal, with the addition that the 900 acres (SP 2) be included in the program level EIR clearance.

Commissioner Wells made a friendly amendment to that request, to also take out the language for SP-2 regarding flood and to include SP 3 to receive programmatic clearance under CEQA.

Commissioner Holt suggested amendment to Commissioner Wells request to only take out the portion of the trigger language that relates to funding and permits, and to revert to old language that says contingent upon a comprehensive flood solution.

Commissioner Wells restated his motion to say that it should revert to the old language and accepted Commissioner Holt's suggestion.

Commissioner Lampkin requested that the motion be restated.

Commissioner Lizarraga stated that he moves to accept staff recommendation and to add in that the EIR for the General Plan shall include the 900 acres and SP-3 for programmatic clearance.

Commission Holt asked if it also included reverting to the old language for SP 2. Commissioner Lizarraga agreed.

Commissioner Lampkin seconded the motion

Ken Hiatt asked for clarification regarding the motion and whether it included an amendment to the growth assumptions for the General Plan and EIR.

Commissioner Lizarraga stated that yes it does expand the development assumptions.

Commissioner Wells called for a vote: 7-0 in favor of the motion as clarified.

Summary of the Motion:

Move staff's recommendation, and include SP-2 and SP-3 as part of the programmatic CEQA clearance for the General Plan and modify the trigger language to revert to the old language (from the July 16 Preferred Plan map).

An amendment to the motion was added after discussion to expand the proposed build out assumptions as necessary to allow the inclusion of all the SP areas.

Motion: Lizarraga Second: Lampkin

7-0 in favor

NOTE: Detailed minutes for the July 23, 2015 General Plan discussion were prepared. They have been included as an attachment to these minutes.

I. New Business

None provided

J. Old Business

None provided

K. Adjournment

Meeting adjourned at 9:35 pm

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.

CEQA GUIDELINES SECTION 15183, PROJECTS CONSISTENT WITH A COMMUNITY PLAN OR ZONING

(a) CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

(b) In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

- (1) Are peculiar to the project or the parcel on which the project would be located,
- (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,
- (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
- (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

(c) If an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, as contemplated by subdivision (e) below, then an additional EIR need not be prepared for the project solely on the basis of that impact.

(d) This section shall apply only to projects which meet the following conditions:

- (1) The project is consistent with:
 - (A) A community plan adopted as part of a general plan,
 - (B) A zoning action which zoned or designated the parcel on which the project would be located to accommodate a particular density of development, or
 - (C) A general plan of a local agency, and
- (2) An EIR was certified by the lead agency for the zoning action, the community plan, or the general plan.

(e) This section shall limit the analysis of only those significant environmental effects for which:

- (1) Each public agency with authority to mitigate any of the significant effects on the environment identified in the planning or zoning action undertakes or requires others to undertake mitigation measures specified in the EIR which the lead agency found to be feasible, and
- (2) The lead agency makes a finding at a public hearing as to whether the feasible mitigation measures will be undertaken.

(f) An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. The finding shall be based on substantial evidence which need not include an EIR. Such development policies or standards need not apply throughout the

entire city or county, but can apply only within the zoning district in which the project is located, or within the area subject to the community plan on which the lead agency is relying. Moreover, such policies or standards need not be part of the general plan or any community plan, but can be found within another pertinent planning document such as a zoning ordinance. Where a city or county, in previously adopting uniformly applied development policies or standards for imposition on future projects, failed to make a finding as to whether such policies or standards would substantially mitigate the effects of future projects, the decision-making body of the city or county, prior to approving such a future project pursuant to this section, may hold a public hearing for the purpose of considering whether, as applied to the project, such standards or policies would substantially mitigate the effects of the project. Such a public hearing need only be held if the city or county decides to apply the standards or policies as permitted in this section.

(g) Examples of uniformly applied development policies or standards include, but are not limited to:

- (1) Parking ordinances.
- (2) Public access requirements.
- (3) Grading ordinances.
- (4) Hillside development ordinances.
- (5) Flood plain ordinances.
- (6) Habitat protection or conservation ordinances.
- (7) View protection ordinances.
- (8) Requirements for reducing greenhouse gas emissions, as set forth in adopted land use plans, policies, or regulations.

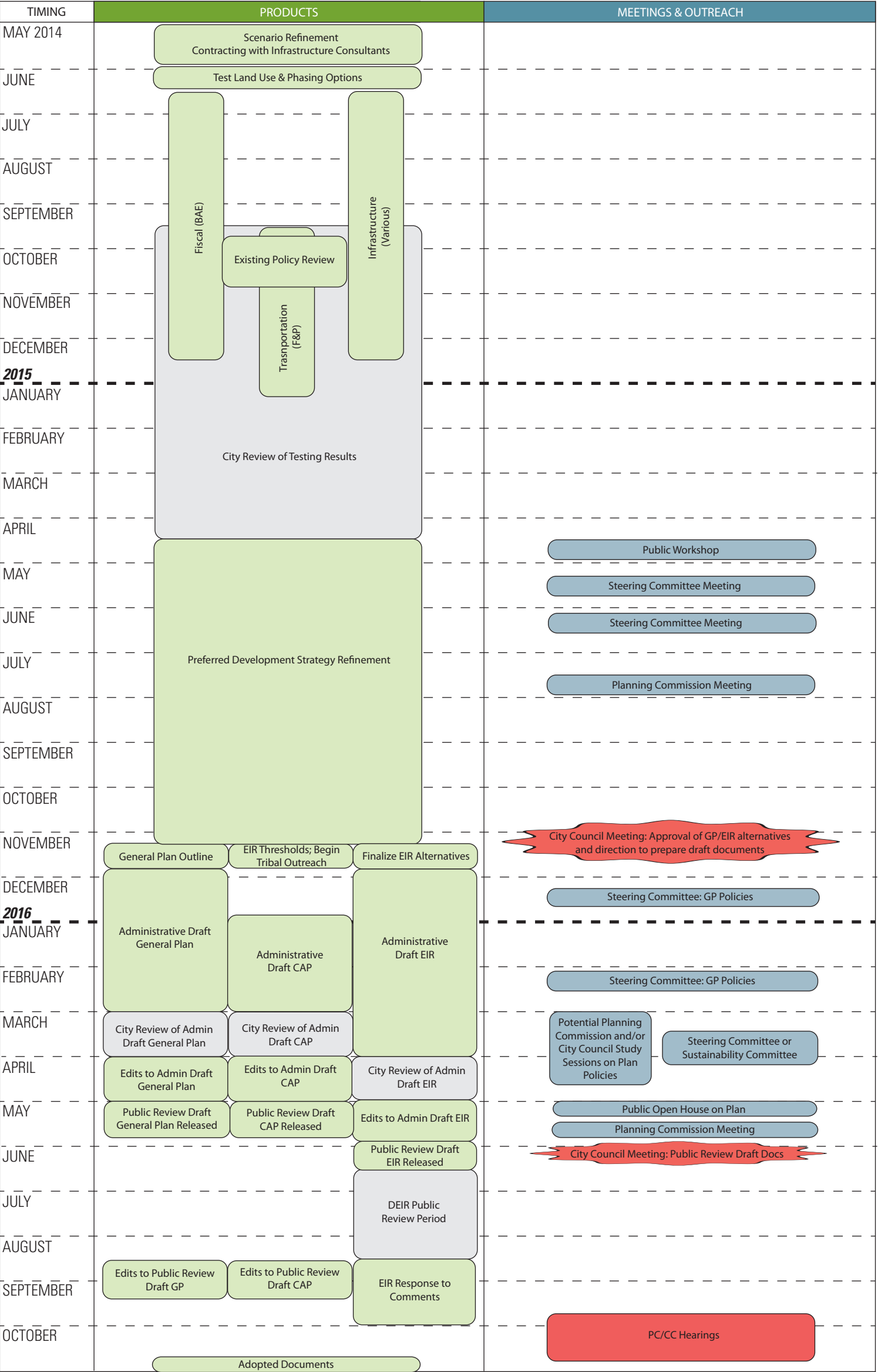
(h) An environmental effect shall not be considered peculiar to the project or parcel solely because no uniformly applied development policy or standard is applicable to it.

(i) Where the prior EIR relied upon by the lead agency was prepared for a general plan or community plan that meets the requirements of this section, any rezoning action consistent with the general plan or community plan shall be treated as a project subject to this section.

- (1) "Community plan" is defined as a part of the general plan of a city or county which applies to a defined geographic portion of the total area included in the general plan, includes or references each of the mandatory elements specified in Section 65302 of the Government Code, and contains specific development policies and implementation measures which will apply those policies to each involved parcel.
- (2) For purposes of this section, "consistent" means that the density of the proposed project is the same or less than the standard expressed for the involved parcel in the general plan, community plan or zoning action for which an EIR has been certified, and that the project complies with the density-related standards contained in that plan or zoning. Where the zoning ordinance refers to the general plan or community plan for its density standard, the project shall be consistent with the applicable plan.

(j) This section does not affect any requirement to analyze potentially significant offsite or cumulative impacts if those impacts were not adequately discussed in the prior EIR. If a significant offsite or cumulative impact was adequately discussed in the prior EIR, then this section may be used as a basis for excluding further analysis of that offsite or cumulative impact.

Note: Authority cited: Section 21083, 21083.05, Public Resources Code; Reference: Section 21083.3, 21083.05, Public Resources Code.



Legislation Text

4.

File #: 16-153, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: November 3, 2015

SUBJECT: Floodsafe Yolo/Cache Creek Feasibility Study, CIP 09-15; Approve Contract Amendment No. 3

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute Amendment #3 to the consultant services agreement with MBK Engineers for Engineering Consulting Services for the Floodsafe Yolo/Cache Creek Feasibility Study, CIP 09-15, for an additional amount up to \$250,000 through December 31, 2016.

Staff Contact

Tim Busch, Principal Utilities Civil Engineer, 530-661-5963, tim.busch@cityofwoodland.org

Fiscal Impact

MBK's base contract involved a review of the City's flood protection efforts, evaluating financial viability and possibilities for leveraging State and Federal fund sources, and developing a strategic plan for flood control. The original contract with MBK and the two previous contract amendments result in a current contract in the amount of \$296,000.

Approval of amendment #3 for Project 09-15 in the amount of \$250,000 will bring the total not to exceed cost for the Lower Cache Creek Feasibility Study (LCCFS) program management services to \$546,000. The amendment covers MBK's services through calendar year 2016.

This project is included in the Capital Budget approved by Council with \$1,950,000 funding being advanced from the sewer enterprise fund with a future repayment from the storm drain enterprise fund as approved by Council on January 17, 2012. With the proposed contract amendment, project-to-date expenditures and encumbrances will stand at \$1.82 million.

MBK's work is expected to be partially considered an In-Kind Contribution by the USACE (Corps) and work associated with the Urban Flood Risk Reduction (UFRR) Study with Department of Water Resources (DWR) is planned to be fully creditable to the UFRR study. The City received a \$5,000,000 grant from DWR for the UFRR study. In addition, as part of the long-term financing plan for the project, the team is pursuing cost-sharing - including project management services - with public agency and private property stakeholders with an interest in partnering on a flood solution for Lower Cache Creek.

Background

In November of 2013, the City engaged MBK Engineers, under contract authority of the City Manager, to assume Program Management responsibilities for the Lower Cache Creek Feasibility Study.

MBK has completed the strategic plan and has identified three options for the City to pursue for a flood risk reduction project which involve 1) participating as a joint non-Federal sponsor with DWR in a USACE feasibility study, 2) participating in a cooperative feasibility UFRR study with DWR, and/or 3) participate as one of many local sponsors with DWR in a regional flood risk management study. Currently, all three options are being pursued.

Discussion

This Contract Amendment is now being presented to Council for identified work to be performed through calendar year 2016:

- Continuing program management services to develop the feasibility studies. Program management activities include coordination with project partners including the Corps and DWR, providing technical advice to the City, and directing the work of project consultants in coordination with City Staff.
- Coordination with the DWR and Corps for the Lower Cache Creek Feasibility Study (aka the 3x3x3 process) and process in-kind credit submittals.
- Program management and coordinating for a joint City/DWR feasibility study under the UFRR Program. The work includes: pursuing preliminary evaluation of the benefits and costs to the City for both a local flood solution and a regional flood control project and completion of a feasibility study.
- Hydraulic modeling as needed to support the flood management alternatives included in the UFRR study.
- Preparation of a public outreach program to relay information developed as part of the feasibility study and will be used in stakeholder discussions. These stakeholders are State and Federal agencies, local government agencies, residents, businesses, and community organizations.

MBK will continue to provide program management and technical assistance to the City in pursuing the three options in the near term in a strategic manner to minimize the City's financial commitments, optimize potential crediting of in-kind contributions, and maintain flexibility to pursue whichever option produces the highest probability of success. MBK will also direct the team of consultants in preparation of the feasibility study in coordination with City Staff for the UFRR study.

Conclusion

Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute Amendment #3 to the consultant services agreement with MBK Engineers for Engineering Consulting Services for the Floodsafe Yolo/Cache Creek Feasibility Study, CIP 09-15, for an additional amount up to \$250,000 through December 31, 2016.

Prepared by: Tim Busch, Principal Utilities Civil Engineer

Reviewed by: Brent Meyer, City Engineer
Ken Hiatt, Community Development Director

A handwritten signature in black ink, appearing to read "Paul Navazio". The signature is fluid and cursive, with the first name "Paul" and last name "Navazio" clearly distinguishable.

Paul Navazio, City Manager

ATTACHMENTS:

Attachment A - Resolution

Attachment B - MBK Contract Amendment

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING AN AGREEMENT WITH MBK ENGINEERS FOR ENGINEERING
CONSULTING SERVICES**

WHEREAS, the City of Woodland wishes to enter into an engineering consulting services agreement with MBK Engineers (MBK) for Engineering and Program Management Support Services (“Agreement”); and

WHEREAS, MBK has been working on the Lower Cache Creek Feasibility Study and has assisted the City of Woodland in flood management since 2013; and

WHEREAS, MBK will continue providing program management services including coordination with the Army Corps of Engineers, Department of Water Resources and City consultants to advance the feasibility studies that are currently underway; and

WHEREAS, the contract amendment with MBK authorizes an additional contract amount of \$250,000 to cover the period through calendar year 2016. The current contract amount is \$296,000 and with this amendment, the new contract amount is \$546,000; and

WHEREAS, the City Council wishes to approve the Agreement and authorize its execution through the adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS:

Section 1. The City Council hereby authorizes the City Manager to execute the Agreement, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the Agreement does not change.

Section 2. A copy of the Agreement is attached and made a part of this Resolution..

PASSED AND ADOPTED this 3rd day of November 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor
ATTEST:

Ana B. Gonzalez, City Clerk

September 30, 2015

Mr. Paul Navazio
Woodland City Manager
300 First Street
Woodland, CA 95695

Subject: Amendment Number 3 to City of Woodland Professional Services Agreement No. CM000301 – MBK Contract for Engineering and Project Management Support Services through December 2016

Dear Mr. Navazio:

Enclosed is a Scope of Work to support a contract amendment for MBK Engineers (MBK) to provide engineering services through December 2016. We will continue to assist the City of Woodland in achieving flood risk reduction in a manner that is supportive of community objectives, fiscally responsible, compatible with the federally authorized projects for flood management within the region, and supportive of the Central Valley Flood Protection Plan adopted by the California Central Valley Flood Protection Board.

MBK's support to the City of Woodland during Calendar Year 2015 required a greater level of effort than anticipated. MBK has supported pursuit of the California Department of Water Resources (DWR) Urban Flood Risk Reduction (UFRR) Program grant funding; investigation into the potential impact of flood risk reduction alternatives on the long-term functionality of the Cache Creek Settling Basin; and integration of the City's flood risk reduction objectives into an evolving regional improvement plan.

We anticipate continuing to assist the City to reduce flood risk by providing project management, technical support, and strategic recommendations for managing the cost, scope, schedule, and required contributions for both the ongoing Federal feasibility study and joint City/DWR study, as presented in the September 2015 UFRR application. Both the DWR and U.S. Army Corps of Engineers (USACE) efforts are expected to continue into 2017.

A budget that identifies MBK's anticipated level of effort for each task is provided as Exhibit 1; this budget incorporates MBK's 2015 fee schedule (Exhibit 2). Although the intensity

of our efforts is difficult to determine based upon the nature of the work, we anticipate that an additional \$250,000 will be expended through December 31, 2016. This will increase our contract from \$296,000 to \$546,000.

Sincerely,
MBK ENGINEERS

A handwritten signature in black ink, appearing to read 'Ric Reinhardt', with a stylized, cursive script.

Ric Reinhardt

RR/SP/jw
AGRMTS/WOODLAND CONTRACT AMENDMENT NO. 3 2015-09-30

Enclosures

MBK Engineers
CY 2015 Scope of Work
Lower Cache Creek Flood Risk Reduction Study

AMENDMENT NUMBER 3

1.	Support of USACE Feasibility Study	\$119,000
1.1	Program Management	
1.2	Processing In-kind Credit	
1.3	Supporting Feasibility Study	
1.4	Public Outreach	
2.	Support of UFRR Grant	\$131,000
2.1	Program Management	
2.2	Hydraulic Modeling	
2.3	Public Outreach	

<u>Total</u>	<u>\$250,000</u>
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Exhibit 1

SCHEDULE OF FEES

1. Standard Fees:

	<u>Per Hour</u>
Principal	\$200–260
Supervising Engineer	170–230
Project Manager	160–230
Senior Engineer	140–210
Engineer/Hydrologist	120–180
GIS Professional	120–180
Water Resources Associate	100–160
Assistant Engineer	100–150
Prevailing Rate Surveyor, Chief of Party	155
Prevailing Rate Surveyor, Rodman/Chainman	143
GIS Specialist	80–140
Technician/Drafter	80–140
Junior Engineer	75–110
Engineering Aide	50–80
Technical Editor	50–125
3-Man Survey Crew	250
2-Man Survey Crew	220

2. Time spent in appearances at courts or quasi-judicial State or Federal boards and commissions is billed at \$450 per hour for principals and supervising engineers, \$400 per hour for registered engineer staff, and \$250 per hour for other staff.
3. Automobile mileage is billed at the Federal reimbursement rate. Local mileage (less than 20 miles) will not be billed.
4. All other direct non-salary expense, including transportation and subsistence, long-distance telephone charges, commercial printing, reproduction costs, and similar out-of-pocket expenses are billed at actual cost plus a service charge of 10%. Use of GPS equipment is billed at \$50 per hour. Use of MBK owned boat will be billed at \$100/day. Professional services provided by others billed through MBK at cost plus a service charge of 5%–15%.
5. Billings will be made monthly and payment will be due within 45 days. Accounts not paid within 90 days of presentation will bear interest at the rate of 1½% per month or fraction thereof from the billing date unless other arrangements are made in advance.
6. If accounts are not paid within 90 days of presentation, the firm may retain an attorney to obtain payment. In the event that it does so and payment of all or part of the account is thereafter obtained, reasonable attorney's fees and other costs incurred to obtain such payment shall also be paid, or if payment is obtained by Judgment, shall be awarded as part of the Judgment.

Exhibit 2