



City of Woodland

300 First Street
Woodland, CA 95695

Meeting Agenda

City Council

Wednesday, August 24, 2016

6:00 PM

Council Chambers

**JOINT CITY COUNCIL/PLANNING COMMISSION GENERAL PLAN MEETING
AUGUST 24, 2016
6:00 P.M.**

A. CALL TO ORDER

City Council, Mayor Jim Hilliard opens the meeting for the City Council

B. ROLL CALL - CITY COUNCIL

A. CALL TO ORDER

Planning Commission, Chairman Kirby Wells opens the meeting for the Planning Commission

B. ROLL CALL - PLANNING COMMISSION

C. PLEDGE OF ALLEGIANCE

D. COMMUNICATIONS-PUBLIC COMMENT

This is an opportunity for the public to speak on any item other than those listed for public hearing on this agenda. Speakers are requested to use the microphone and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. A time limit may be imposed 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/PLANNING COMMISSION/STAFF
STATEMENTS AND REQUESTS**

This is an opportunity for the Council Members, Planning Commissioners 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.

F. BUSINESS ITEMS

[16-675](#)

SUBJECT: Joint City Council and Planning Commission Workshop on
the Public Review Draft 2035 General Plan

Recommendation for Action

Staff recommends that the Planning Commission and City Council

1. Receive an overview of Draft 2035 General Plan from staff and General Plan Team
2. Request clarification and ask questions of the staff and the General Plan team

Attachments: [A - Existing Land Uses in the Planning Area.pdf](#)

[B - Magnitude and Distribution of Current General Plan Uses in the Planning Area.pdf](#)

[C - Proposed General Plan Land Uses in the Planning Area.pdf](#)

[D - Differences Between the Alternatives by Element.pdf](#)

[E- List of Meetings and Actions Concerning the Draft General Plan Update.docx](#)

K. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint City Council/Planning Commission General Plan Meeting of the City of Woodland scheduled for August 24, 2016 was posted on August 19, 2016 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 #: 16-675, **Version:** 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL AND HONORABLE
MEMBERS OF THE PLANNING COMMISSION**DATE:** August 24, 2016**SUBJECT:** Joint City Council and Planning Commission Workshop on the Public Review
Draft 2035 General Plan**Recommendation for Action**

Staff recommends that the Planning Commission and City Council

1. Receive an overview of Draft 2035 General Plan from staff and General Plan Team
2. Request clarification and ask questions of the staff and the General Plan team

Report in Brief

The purpose of the joint workshop is to introduce and provide a comprehensive overview of the public release Draft 2035 General Plan to the public, Planning Commission and City Council. Meetings to accept public comments on the Draft General Plan will be held on September 1, 2016 at the Planning Commission and on September 13, 2016 at the City Council.

The Draft 2035 General Plan was released July 8, 2016 and the Draft Revised Housing Element was released July 29, 2016. Comments on both documents will be accepted through September 13, 2016.

Both documents were distributed to the City Council and Planning Commission at the time of their release. Council Members and Commissioners are encouraged to bring them to the subject workshop. This report summarizes the Draft 2035 General Plan and identifies key differences between the proposed General Plan and the current General Plan.

Staff Contact

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Background

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

Jan 15, 2013	General Plan work plan approved
Feb 7	Formation of General Plan Steering Committee
Feb 19	Development of public participation program
February	Development of website and branding
Mar 26	Stakeholder interviews
Apr 29	Economic and Fiscal Background Report

May 29	Community visioning workshop
June	Communitywide household survey results
Oct 15	Housing Element Update and Negative Declaration
Nov 19	Identification of Development Scenarios and development of a composite land use map
Jun 2014	Release of the Opportunities and Challenges (Issues and Options) Report
Apr 10, 2015	Release of the Visioning Statement and Guiding Principles
April	Release of the Development Scenarios Analysis report
Jul 16	Planning Commission hearing #1 to discuss development scenarios and growth options
Jul 23	Planning commission hearing #2 concerning development scenarios and growth options, concerning amount and location of growth
Oct 26	Planning Commission hearing concerning growth amount and location
Nov 3	City Council hearing concerning growth amount and location and identify General Plan and EIR alternatives (direction to prepare 2 equal weight alternatives)
Jul 8, 2016	Release of Public Review Draft 2035 General Plan
Jul 29	Release of draft Housing Element Update
Sep	Release of Draft Climate Action Plan (CAP)
Sep	Release of Draft Environmental Impact Report

Draft 2035 General Plan

The Draft 2035 General Plan was developed over the past three plus years based on requirements of state law, technical analysis itemized above, input from the public and landowners, and direction from the Planning Commission and City Council. To date over 20 meetings and hearings have been held to provide input and direction to the staff and consultant team.

FORMAT AND ORGANIZATION

The Draft 2035 General Plan is comprised of nine chapters:

- Chapter 1: Introduction and Administration
- Chapter 2: Land Use, Community Design, and Historic Preservation Element
- Chapter 3: Transportation and Circulation Element
- Chapter 4: Economic Development Element
- Chapter 5: Public Facilities and Services Element
- Chapter 6: Healthy Community Element
- Chapter 7: Conservation and Open Space Element
- Chapter 8: Safety Element
- Chapter 9: Housing Element
- Appendices

The following chart shows how the Draft 2035 General Plan format compares to the current General Plan. Elements that are required by state law are identified.

Topic	Required Element?	Current General Plan	Draft 2035 General Plan
Administration	no	Chapter 10	Chapter 1
Circulation	yes	Chapter 3	Chapter 3
Community Design	no	Chapter 1	Chapter 2
Community Services	no	Chapter 5	Chapter 4 and 6

Conservation	yes	Chapter 7	Chapter 7
Economic Development	no	Chapter 9	Chapter 4
Education	no	Chapter 5	Chapter 4
Environmental Resources	no	Chapter 7	Chapter 7
Health	no	Chapter 8	Chapter 6 and 8
Historic Preservation	no	Chapter 6	Chapter 2
Housing	yes	Chapter 2	Chapter 9
Land Use	yes	Chapter 1	Chapter 2
Noise	yes	Chapter 8	Chapter 8
Open Space	yes	Chapter 7	Chapter 7
Public Facilities and Services	no	Chapter 4	Chapter 5
Recreation	no	Chapter 5	Chapter 4
Safety	yes	Chapter 8	Chapter 7

Each chapter is organized generally to provide an introduction and description of purpose, followed by discussion of relevant topics including goals, policies, and relevant tables and figures. A summary of each chapter is provided below.

INTRODUCTION AND ADMINISTRATION

This chapter sets the stage for the revised general plan. It identifies the overarching community vision statement and guiding principles, and emphasizes a focus on sustainability and climate change. It defines the planning area which is identical to the 2006 voter-adopted urban limit line (ULL). Absent modification by voters in the future, this boundary sets a permanent limit to the size of the city. As a result vacant land within the ULL is a valuable finite resource, the use of which should be deliberated with great care to maximize public benefit and ensure compatibility with community vision. The permanent ULL also underscores the importance of ensuring appropriate density and intensity of development to reflect efficient use of the limited land area available for future growth of the City. These ideas are embodied throughout the text of the general plan, particularly in the proposed revised Land Use Designations which generally reflects increased density and intensity of use for planned future land uses.

This chapter describes required annual reporting, the process for plan amendment, and plan implementation including a reference to Appendix A which contains the General Plan Implementation Program.

LAND USE, COMMUNITY DESIGN, AND HISTORIC PRESERVATION ELEMENT

This element addresses growth and change, citywide land use and community design, and historic preservation. Though technically and legally on equal footing with all other required elements of the General Plan, practically speaking the Land Use element in any general plan is often the most defining component. Key policies and components of this element include the following:

- 2006 voter-approved urban limit line (ULL) (Policy 2.A.1)

- 1:1 mitigation for loss of farmland (Policy 2.A.3)
- Primacy of downtown (Policy 2.A.4)
- Priority for buildout of existing specific plan areas (Policy 2.B.1)
- Compact development patterns (Policy 2.C.1)
- Relationship of jobs and housing (Policy 2.D.1)
- Adoption of the official land use map of the City (Figure 2.5, Land Use Diagram)
- Adoption of new and modified land use designations (Table 22-3, see summary below)
- Phasing and sequencing by new growth areas (Table 2-4)

A key policy that would be replaced in the current General Plan Land Use and Community Design Element is Policy 1.A.7 which was revised in 2005 to limit new single family residential construction in new planned residential neighborhoods to 5,000 houses by the year 2020 per approved Specific Plans. The proposed General Plan uses different policies as summarized above to manage and direct growth.

TRANSPORTATION AND CIRCULATION ELEMENT

This element emphasizes the importance of balancing all modes of travel, particularly bicycle and pedestrian travel which are currently less developed than vehicular travel in the City. Key policies and components of this element include the following:

- Modified vehicle level of service (LOS) standard of LOS D with exceptions (Policy 3.A.1)
- Establishment of a vehicle miles traveled (VMT) standard of 30 VMT per capita (Policy 3.A.4)
- Street grid network and density goal of ± 9 centerline miles (arterials/collectors) per square mile (Policy 3.A.7)
- Prohibition of 6-lane roads (Policy 3.A.8)
- Minimize and manage parking (Goal 3.11)
- Support for rail relocation (Policy 3.A.2 and 3.I.5)

A key policy that would be modified in the current General Plan Transportation and Circulation Element would be Policy 3.A.2 which establishes LOS C as the standard for city roadway performance except downtown and near freeways where LOS D would apply. This policy is proposed for modification based on changing perspectives related to LOS as the sole metric for measuring circulation performance, changing legal requirements reflected in SB 743 (Steinberg, 2013), and to reflect important policy trade-offs as described on page TC 3-9 of the Draft 2035 General Plan. VMT provides a more accurate measure of impact and incorporates elements of type use, location, density and mode split and is a component used to measure greenhouse gas emissions. LOS more simply measures driver discomfort in delay.

ECONOMIC DEVELOPMENT ELEMENT

This element addresses fiscal sustainability, economic growth, business retention and expansion, and job development, with a focus on agricultural and food-related industries. Opportunities to expand on existing warehousing and distribution-related business, health care related to the hospital, and government sector related to educational institutions and local government are identified as important. Key policies and components of this element include the following:

- Emphasize projects that maximize revenues and diversify the economic base (Policy 4.A.1)
- Target growth in areas that generate higher tax revenue (Policy 4.C.1)
- Implementation of a comprehensive flood solution (Policy 4.C.11)

- Support for the business community (Goal 4.D)
- Workforce Development(Policy 4.E.2)
- Attract biotech and seed industry (Policy 4.G.2)

PUBLIC FACILITIES AND SERVICES ELEMENT

This element addresses police, fire, emergency services, parks and recreation, schools and public utilities (water, sewer, storm drainage, solid waste, gas and electric, and communications. Among other things, this element updates and integrates service standards within the element, and Appendix D (City of Woodland Level of Service Guidelines) of the current General Plan would be eliminated. Key policies and components of this element include the following:

- Updated response time standards for police services (Policy 5.A.1)
- Crime prevention through design (Policy 5.A.6)
- Updated response times standards for fire protection services (Policy 5.B.1)
- Modified park acreage standard to 5 acres of parks per 1,000 population (Policy 5.C.3)
- Establish new standards for parkland within one quarter mile of all housing (Policy 5.C.5)
- Establishes new greenbelt standard for specific plans of 5% of residential land (Policy 5.C.9)
- Promote coordination between District and City on school location/design (Policy 5.E.2)
- Fiscal impact analysis for significant new development (Policy 5.F.2)
- Support for recycled water system (Policy 5.G.5)
- Reduce wastewater treatment system demand through design (Policy 5.H.9)
- Require “Low Impact Development” features to reduce stormwater runoff (Policy 5.I.4)
- Support new techniques for solid waste reduction and reuse (Policy 5.J.3)
- Develop a master plan for the City’s fiber network (Policy 5.L.5)

A key policy that would be modified in the current General Plan Recreational, Educational, and Community Services Element would be Policy 5.A.2 which establishes a standard of six acres of parks per 1,000 population to 5 acres per 1000. This policy is proposed for modification to reflect standards in the industry and economic and fiscal reality.

HEALTHY COMMUNITY ELEMENT

This new element embraces the idea that the health of city residents is important to the health of the community. It addresses access to medical care, environmental justice, active lifestyles, access to healthy food, services for youth and elderly, and art and culture. Key policies and components of this element include the following:

- Access to medical and health services (Policy 6.A.1)
- Fair access to benefits and fair share of burdens (environmental justice) (Policy 6.A.6)
- Improve pedestrian connections (Policy 6.B.10)
- Promote urban agriculture (Policy 6.C.3)
- Encourage community engagement (Policy 6.D.6)
- Promote public art and performances (Policy 6.E.8 and 6.F.5)

CONSERVATION AND OPEN SPACE ELEMENT

This element promotes environmental stewardship and community sustainability. It addresses natural

resources, archeological resources, air quality, and climate change. While this element is the primary source of information related to sustainability and climate change, policies related to these important concerns are found throughout the Draft 2035 General Plan and are marked with an oak leaf icon for easy identification. Key policies and components of this element include the following:

- Support local groundwater management efforts (Policy 7.A.2)
- Protect sensitive habitats and species (Policy 7.B.2 and 7.B.3)
- Establish an urban forest management plan (Policy 7.B.10)
- Support interim use of agricultural land within the ULL (Policy 7.C.2)
- Protect discovered cultural, archeological, and paleontological resources (Policy 7.E.2)
- Protect the odor buffer around the wastewater treatment plant (Policy 7.F.6)
- Implement the Climate Action Plan (CAP) (Policy 7.F.9)

SAFETY ELEMENT

This element addresses natural and man-made hazards, and regulation of noise. Key policies and components of this element include the following:

- Restrictions on development in flood zones (Policy 8.B.3)
- Siting of critical community facilities outside of hazard areas (Policy 8.F.4)
- Revised policy regarding noise compatibility (Policy 8.G.1)
- Revised land use noise compatibility standards (Policy 8.G.2)
- Acknowledgement regarding construction noise (Policy 8.G.11)

A key aspect of noise policy that would be modified in the current General Plan Health and Safety Element would be Tables 8-1 and 8-2, and Figure 8-1; which establishes acceptable noise exposure levels at fairly low levels similar to what might be experienced in a rural or suburban environment. These are proposed to be replaced with Tables 8-5, 8-6, and 8-7 which recognize that vibrant urban environments have greater ambient noise.

HOUSING ELEMENT

This element addresses community housing needs for all affordability levels. Under State law, the Housing Element of every city and county must address the provision of a fair share of housing in various income categories. This fair share is also known as the Regional Housing Needs Allocation (RHNA). For Woodland, this fair share is established by the State and the Sacramento Area Council of Governments (SACOG). The RHNA for the City for the most recent housing cycle is 1,877 units as shown below, with income limits shown based on the 2012 median family income (Note: The four-person family median income for Yolo County for 2012 was \$76,900):

195 units	Extremely Low Income (30% of median or \$23,070 for 2012)
195 units	Very Low Income (50% of median or \$38,450 for 2012)
274 units	Low Income (80% of median or \$61,500 for 2012)
349 units	Moderate Income (120% of median or \$92,300 for 2012)
864 units	Above Moderate Income (>120% of median or >\$92,300)
1,877 units	TOTAL

The table below presents the City's quantified objectives for the 2013-2021 period. These objectives

acknowledge that the number of units that are likely to actually be built may be lower than the RHNA fair share numbers.

Summary of Quantified Objectives						
Program	ELI	VLI	LI	M	AM	Total
New Construction	75	80	90	349	864	1,458
Rehabilitation	10	20	25			55
Conservation	-	-	-	-	-	-
Total	85	100	115	349	864	1,513
RHNA	390		274	349	864	1,877

The Housing Element was adopted by the City in October 2013 and subsequently certified as adequate by the State. Pursuant to state law it has a horizon year of 2021 which is different from the rest of the General Plan.

This element is now proposed for minor modification to ensure consistency with the changes proposed for the other components of the updated Draft General Plan. In the course of updating the Housing Element to be consistent with the rest of the proposed Draft 2035 General Plan, the City determined that additional rezoning will be necessary to satisfy state requirements and that an extension of time to accomplish this goal will be necessary. The primary substantive change proposed for the Housing Element is limited to a change in Program 9.A.2 to identify that the City will rezone at least five additional acres to a minimum density of 20 du/ac within 12 months of adoption of the General Plan.

The revised Draft Housing Element was been submitted to the State Department of Housing and Community Development for mandatory review and comment on July 29, 2016. The request for extension will be before the City Council on September 6, 2016.

COMPARISON OF LAND USE DESIGNATIONS

The Draft General Plan Land Use Diagram (Figure 2-5 on page LU 2-23 of the Draft 2035 General Plan) reflects a number of changes to the existing General Plan land use designations that have been previously reviewed with the Council:

<u>Land Use Designation</u>	<u>Summary of Change</u>
Agriculture	Eliminated
Rural	Eliminated
Very Low Density	Changed to Low
Low Density	Changed from 0 to 8 du/ac, to 3 to 8 du/ac
Neighborhood Preservation	Eliminated (zoning to be retained)
Medium Low Density	Changed to Medium
Medium Density	Increased from 5 to 12 du/ac, to 8.1 to 19.9 du/ac
High Density	Increased from 16 to 25 du/ac, to 20 to 40 du/ac
Planned Neighborhood	Changed to Specific Plan
Commercial/Residential MU	Changed to Downtown Mixed Use and Corridor Mixed Use
Downtown Mixed Use	FAR of 1.0 to 4.0; Density unlimited
Corridor Mixed Use	FAR range increased from 0.6 to 1.5 to a range of 0.25 to 3.0; Density increased from 0 to 25 du/ac to 20 to 0 du/ac

Specific Plan	Density increased from 7 du/ac average to 8 du/ac and FAR of 0.3
Neighborhood Commercial	Max FAR of 0.5 changed to range of 0.15 to 0.5
Central Commercial	Eliminated
General Commercial	Changed to Community Commercial
Community Commercial	Max FAR of 0.8 changed to range of 0.15 to 0.5
Service Commercial	Eliminated
Highway Commercial	Changed to Regional Commercial
Regional Commercial	Max FAR of 0.5 changed to 0.15 to 0.7
Business Park	Max FAR of 0.5 changed to 0.25 to 2.0
Industrial	Max FAR of 0.6 increased to 0.8
Public Service	Changed to Public/Quasi Public
Public/Quasi Public	Max FAR of 0.5 increased from 1.0
Open Space	Max FAR of 0.1 changed to “none”
Urban Reserve	Eliminated
Flood Study Area	(New)
Light Industrial Flex Overlay	(New)

These revisions were made in order to achieve the following:

- *Make the General Plan more general* - The current land use schema is too detailed, not flexible, and approaches regulation in its specificity.
- *Improve the clarity of the General Plan* - The current land use designations are ambiguous and wordy. This makes them difficult to interpret and apply.
- *Modernize the General Plan* - The current land use designations preclude efficient use of land because of restrictions on density and intensity.
- *Make the General Plan more flexible* - The current land use designations do not facilitate popular types of urban development consistent with trends in the industry, desirable economic development, and the vision statement.

COMPARISON OF LAND USE

The current city limit is 9,619 acres. There are another 3,161 acres outside of the city limits but within the urban limit line (ULL). There is a total of 12,781 acres within the entire ULL or planning area. This means that approximately 75 percent of the planning area is controlled by the city and the remaining 25 percent is within the County.

Attachments A through C contain three useful land use tables:

1. Existing Lands Uses in the Planning Area (Attachment A) - This table shows the distribution of developed land uses by acreage as of the 2013 base year. The land use categories are not land use designations but rather existing on-the-ground conditions from the County Assessor’s data base. This table reveals the following:
 - There are currently 9,619 acres within the city limits of which ±7,381 are developed and ±2,238 are vacant or in agricultural use. In other words 23 percent of the existing city is undeveloped (2013).
 - There are currently 3,161 acres outside of the city limits but within the ULL, of which ±914 are

developed and $\pm 2,247$ are vacant or in agricultural use. This means that 71 percent of the unincorporated planning area is undeveloped.

- Within the entire ULL there are 12,781 acres of which $\pm 8,295$ acres are developed and $\pm 4,486$ acres of vacant or in agricultural. This shows that 35 percent of the total planning area is undeveloped.

2. Magnitude and Distribution of Current General Plan Land Uses in the Planning Area (Attachment B) - This table shows land uses by acreage under the current General Plan.

3. Magnitude and Distribution of Proposed General Plan Land Uses in the Planning Area (Attachment C) - This table shows land uses by acreage as proposed in the Draft 2035 General Plan.

These two tables are not directly comparable because, as noted above, the land use designations for the proposed Draft 2035 General Plan are different from the designations currently in use. Nevertheless, land uses between the tables can be aggregated for purposes of comparison as follows:

Aggregated Land Uses	Existing Land Uses	Current General Plan	Proposed General Plan	Relative Differences
Residential	2,722	3,199	3,236	+37
Commercial	525	1,163	1,355 ⁶	+192
Industrial	1,559	2,544	2,244	-300
Public	1,298	1,078	1,102	+24
Park/Open Space	400	442	673	+231
Vacant/Agric	4,485	2,575 ⁴	2,405 ⁵	-170
Rights-of-way ³	1,792	1,781	1,766	N/A
TOTALS	12,781	12,781	12,781	

1/ In acres 2/ Totals differ due to rounding 3/ Rights of way acres are residual from other data 4/Planned Neighborhood + Urban Reserve + Undesignated/Agriculture 5/ Specific Plan + Flood Study 6/ Includes Mixed Use

As compared to current General Plan land uses, the proposed Draft 2035 General Plan land uses result in the following:

- Slightly more future residential land and public land
- Increase in planned future commercial and parks and open space
- Decrease in planned industrial land
- Decrease proposed specific plan (including FS) as compared to urban reserve, undesignated, and Planned Neighborhood combined

ALTERNATIVES

The City of Woodland currently (2013) has approximately 55,690 residents, 26,000 jobs, 19.8 million square feet (sf) of non-residential land uses, and 20,000 homes. The Draft General Plan anticipates the addition of up to 19,300 new residents, 18,200 to 19,300 new jobs, 16.7 million to 17.4 million square feet of new non-residential land uses, and 7,000 new homes in Woodland by 2035. The Draft General Plan contains language that considers two alternatives with respect to where this growth would occur: South Alternative and the East Alternative. Generally these alternatives differ as follows:

- The South Alternative assumes more infill growth downtown and in corridors, and more greenfield growth in SP-1B, SP-1C, and SP-3 by 2035.
- The East Alternative assumes less infill growth downtown and in corridors, no greenfield growth in SP-1C, and less greenfield growth in SP-1B and SP-3 in favor of new greenfield growth in SP-2 by 2035.

The alternatives generally share all other growth assumptions including the same growth in the Spring Lake Specific Plan (SLSP), the industrial area, SP-1A, some non-residential growth in SP-1B, residential growth in SP-3A, and non-residential growth in SP-3B.

The following table summarizes the amount of growth assumed in the EIR for each of the alternatives:

Development Area	South Alternative		East Alternative	
	New Housing Units	Non-Residential SF	New Housing Units	Non-Residential SF
Downtown	1,000	484,000	550	266,000
Corridors/Other Infill	950	3,700,000	440	3,878,000
SLSP	2,600	530,000	2,600	530,000
Industrial Area	0	8,552,000	0	8,552,000
<i>Subtotal Infill</i>	<i>4,550</i>	<i>13,266,000</i>	<i>3,590</i>	<i>13,226,000</i>
SP-1A	1,600	2,160,000	1,600	2,160,000
SP-1B	520	216,000	0	198,000
SP-1C	80	0	0	0
SP-2	0	0	1,600	865,000
SP-3A	200	220,000	200	114,000
SP-3B	50	823,000	10	823,000
<i>Subtotal New Growth Area</i>	<i>2,450</i>	<i>3,419,000</i>	<i>3,410</i>	<i>4,160,000</i>
TOTALS	7,000	16,685,000	7,000	17,386,000

Baseline data from 2013

As compared to the East Alternative, the **South Alternative** includes:

- Same growth in SLSP
- Same growth in the industrial area
- Same growth in SP-1A
- Same residential growth in SP-3A
- Same non-residential growth in SP-3B
- Nearly double the growth downtown (82% more)
- More than double the residential growth in corridors and other infill areas (116% more)
- Slightly less non-residential growth in corridors and other infill areas (5% less)
- All of the residential growth in SP-1B
- Slightly more non-residential growth in SP-1B (9% more)
- All the growth in SP-1C
- No growth in SP-2

- Nearly double the non-residential growth in SP-3A (93% more)
- Five times the residential growth in SP-3B

As compared to South Alternative, the **East Alternative** includes:

- Same growth in SLSP
- Same growth in the industrial area
- Same growth in SP-1A
- Same residential growth in SP-3A
- Same non-residential growth in SP-3B
- More than half of the growth downtown (55%)
- Almost half of the residential growth in corridors and other infill areas (46%)
- Slightly more non-residential growth in corridors and other infill areas (5% more)
- No residential growth in SP-1B
- Slightly less non-residential growth in SP-1B (8% less)
- No growth in SP-1C
- All the growth in SP-2
- Almost half of the non-residential growth in SP-3A (48%)
- One fifth of the residential growth in SP-3B

It is important to note however, that the proposed Draft General Plan (including the Housing Element but not including front matter or appendices) has 422 pages of text (including 55 figures and 33 tables) and almost all of that content applies equally to the South or East Alternative. The alternatives share many aspects of the Draft General Plan including:

- Vision Statement
- 12 of 12 Guiding Principles
- 70 of 70 goals
- 381 of 384 policies
- 54 of 55 figures
- 29 of 33 tables
- All but 7 passages of text over 422 pages

In fact, the areas of difference are limited solely to tables and text related to where and under what circumstances growth will occur prior to 2035. These distinctions appear in only 15 places throughout the entire Draft General Plan document including three policies, four tables, one figure, and several passages of text (see Attachment D).

The purpose of this overview is not to suggest that the differences between the two alternatives are immaterial or insignificant. But rather to emphasize how much of the community vision is shared by both alternatives and to encourage the community, the Planning Commission, and the City Council to focus their review and comment on the entire General Plan. The EIR will be structured to allow adoption of a General Plan based on one of these two alternatives, or some variation, so long as the total growth numbers do not exceed 7,000 residential units and ± 17.0 million sf of non-residential uses and there are no other substantive inconsistencies with assumptions made in the EIR.

Schedule

Aug 8	Community Open House
Aug 15	Steering Committee (review of Implementation Program)
Aug 24	Joint Workshop City Council and Planning Commission
Sep (TBD)	Release of Draft Revised Climate Action Plan (CAP)
Sep (TBD)	Release of Draft Environmental Impact Report (DEIR)
Sep 1	Planning Commission Hearing - Comments on Draft General Plan
Sep 13	Close of comment period for Draft General Plan
Sep 13	City Council Hearing - Comments on Draft General Plan
Oct (TBD)	Comment Hearing on the Draft EIR and CAP
Oct 31	Release Revised 2035 Draft General Plan, CAP, and Final EIR
Nov 3	Planning Commission Hearing #1
Nov 10	Planning Commission Hearing #2 - Final Recommendation to City Council
Nov 29	City Council Hearing #1
Dec 6	City Council Hearing #2 - Final Action and Adoption

Recommendation for Action

Staff recommends that the Planning Commission and City Council:

1. Receive an overview of Draft 2035 General Plan from staff and General Plan Team
2. Request clarification and ask questions of the staff and the General Plan team

Prepared by: Heidi Tschudin, General Plan Project Manager

Reviewed by: Ken Hiatt, Community Development Director

ATTACHMENTS:

The Draft 2013 General Plan was released July 8, 2016 and the Draft Revised Housing Element was released July 29, 2016. Both documents were distributed to the City Council and Planning Commission at the time of their release. Council Members and Commissioners are encouraged to bring them to the subject workshop.

Attachment A - Existing Lands Uses in the Planning Area

Attachment B - Magnitude and Distribution of Current General Plan Land Uses in the Planning Area

Attachment C - Magnitude and Distribution of Proposed General Plan Land Uses in the Planning Area

Attachment D - Differences Between the Alternatives, by General Plan Element

Attachment E - List of Public Meetings and Release of Material for the General Plan

Existing Land Uses in the Planning Area

Land Use	Inside City Limits		Outside City Limits		Total Planning Area	
	Acres	Percent	Acres	Percent	Acres	Percent
Low Density Residential (1-8 du/ac)	1,997	20.8%	102	3.2%	2,099	16.4%
Medium Density Residential (9-16 du/ac)	443	4.6%	0	0.0%	443	3.5%
High Density Residential (>16 du/ac)	180	1.9%	0	0.0%	180	1.4%
Commercial	405	4.2%	6	0.2%	411	3.2%
Office	111	1.2%	3	0.1%	114	0.9%
Industrial (Warehousing)	596	6.2%	0	0.0%	596	4.7%
Industrial (Other)	773	8.0%	190	6.0%	963	7.5%
Park and Open Space	358	3.7%	41	1.3%	400	3.1%
Public/Institutional	960	10.0%	338	10.7%	1,298	10.2%
Agricultural	315	3.3%	1,924	60.9%	2,238	17.5%
Vacant	1,923	20.0%	323	10.2%	2,246	17.6%
Right of Way ¹	1,500	15.6%	215	6.8%	1,715	13.4%
Railroad	58	0.6%	19	0.6%	77	0.6%
Grand Total	9,619	100.0%	3,161	100.0%	12,781	100.0%

Note:

- I. "Right of Way" acreage is estimated by subtracting the sum of the existing land use acreages for parcels from the total Planning Area acreage.

Source: Dyett & Bhatia, 2013.

Magnitude and Distribution of Current General Plan Uses in the Planning Area

<i>Land Use Description</i>	<i>Inside City Limits</i>		<i>Outside City Limits</i>		<i>Total Planning Area</i>	
	<i>Acres</i>	<i>Percent</i>	<i>Acres</i>	<i>Percent</i>	<i>Acres</i>	<i>Percent</i>
Business Park	0	0%	227	7%	227	2%
Central Commercial	160	2%	0	0%	160	1%
General Commercial	360	4%	96	3%	456	4%
High Density Residential	34	0%	0	0%	34	0%
Highway Commercial	117	1%	11	0%	129	1%
Industrial	1,793	19%	752	24%	2,544	20%
Low Density Residential	2,106	22%	0	0%	2,106	16%
Medium Density Residential	364	4%	0	0%	364	3%
Medium Low Density Residential	332	3%	0	0%	332	3%
Mixed Use	38	0%	0	0%	38	0%
Neighborhood Commercial	27	0%	0	0%	27	0%
Neighborhood Preservation	183	2%	0	0%	183	1%
Open Space	353	4%	90	3%	442	3%
Planned Neighborhood	0	0%	585	19%	585	5%
Public Space	1,079	11%	0	0%	1,079	8%
Rural Residential	0	0%	54	2%	54	0%
Service Commercial	126	1%	0	0%	126	1%
Undesignated	0	0%	333	11%	333	3%
Urban Reserve	890	9%	767	24%	1,657	13%
Very Low Density Residential	126	1%	0	0%	126	1%
Right of Way	1,533	16%	247	7%	1,781	14%
Grand Total	9,619	100%	3,161	100%	12,781	100%

Source: Dyett & Bhatia, 2016.

Table 3-3: Magnitude and Distribution of Proposed General Plan Uses in the Planning Area

<i>Land Use Designation</i>	<i>Inside City Limits</i>		<i>Outside City Limits</i>	
	<i>Acres</i>	<i>Percent</i>	<i>Acres</i>	<i>Percent</i>
Business Park	0	0%	142	4%
Community Commercial	110	1%	0	0%
Corridor Mixed Use	491	5%	52	2%
Downtown Mixed Use	140	1%	0	0%
Flood Study Area	76	1%	445	14%
Industrial	1490	15%	754	24%
Low Density Residential	2502	26%	54	2%
Medium Density Residential	645	7%	0	0%
High Density Residential	35	0%	0	0%
Neighborhood Commercial	14	0%	0	0%
Open Space	408	4%	264	8%
Public/Quasi Public	1012	11%	90	3%
Regional Commercial	305	3%	102	3%
Specific Plan - 1A			330	10%
Specific Plan - 1B			248	8%
Specific Plan - 1C			151	5%
Specific Plan - 2	890	9%	169	5%
Specific Plan - 3			96	3%
Right of Way	1501	16%	264	8%
Totals	9619	100%	3161	100%

<i>Total Planning Area</i>	
<i>Acres</i>	<i>Percent</i>
142	1%
110	1%
543	4%
140	1%
521	4%
2244	18%
2556	20%
645	5%
35	0%
14	0%
673	5%
1102	9%
406	3%
330	3%
248	2%
151	1%
1059	8%
96	1%
1766	14%
12781	100%

ATTACHMENT D

Differences Between the Alternatives, by General Plan Element

General Plan Element	Citation	Content
1 - Introduction and Administration	None	None
2 - Land Use, Community Design, and Historic Preservation Element	Table 2-2, page LU 2-7	Anticipated Growth Through General Plan Horizon (2035) (by alternative)
	Policy 2.B.2, page LU 2-10	Development in the floodplain (East)
	Table 2-4, page LU 2-67	Phasing by New Growth Area (by alternative)
	Policy 2.L.3, page LU 2-69	Policy language specific to SP 1B (East)
	Policy 2.L.5, page LU 2-69	Policy language specific to SP 2 (East)
3 - Circulation	Figure 3-2, page 3-19 and 3-20	Citywide Circulation Diagram (by alternative)
4 - Economic Development	Page ED 4-9	Job growth (by alternative)
	Table 4-1, page ED 4-10	Jobs-Housing Balance (by alternative)
	Page ED 4-19	Focus areas for economic growth (East)
5 - Public Facilities and Services Element	Page PF 5-5	Police staffing needs (by alternative)
	Page PF 5-12	Fire station needs (by alternative)
	Page PF 5-34	Student enrollment, by alternative
	Table 5-8, Page PF 5-35	Student Enrollment and Capacity (by alternative)
	Page PF 5-36	School construction needs, by alternative
6 – Healthy Community	None	None
7 - Conservation and Open Space	Page CO 7-42	Text related to treatment of agricultural processing water (East)
8 - Safety	Page 8-19	Flood depths (by alternative)
9 - Housing	None	None

Meetings and Actions Concerning the Draft General Plan Update

Jan 15, 2013	General Plan work plan approved
Feb 5	City Council kick-off meeting
Feb 7	Formation of General Plan Steering Committee
Feb 19	Development of public participation program
Feb 21	Planning Commission kick off meeting
Feb	Development of website and branding
Mar 7	Community Housing Forum
Mar 21	Community-wide household survey mail out
Mar 26	Stakeholder interviews
Apr 11	Community Workshop #1
Apr 13	Community Workshop #2
?	Community workshop #3 (Holy Rosary)
Apr 29	Economic and Fiscal Background Report
Apr 30	General Plan Steering Committee Meeting #2
May 16	Planning Commission hearing on draft housing element
May 21	City Council hearing on draft housing element
June 4	Release of the Community workshop report and Council review and direction concerning the community vision and guiding principles
June	Release of the Communitywide household survey results
June 11	Joint City Council and Planning Commission workshop
Oct 15	Housing Element Update and Negative Declaration
	Consideration of proposed growth alternatives
Nov 19	Identification of Development Scenarios and Phasing with direction to develop a composite land use map
Apr 7, 2014	General Plan Steering Committee meeting #3 on growth scenarios
Jun 2014	Release of the Opportunities and Challenges (Issues and Options) Report
Apr 10, 2015	Release of the Visioning Statement and Guiding Principles
Apr 27	General Plan Steering Committee #4 to discuss scenario options
April	Release of the Development Scenarios Analysis report
Jun 9	General Plan Steering Committee #5 to discuss policy options
Jul 16	Planning Commission hearing #1 to discuss development scenarios and growth options
Jul 23	Planning commission hearing #2 concerning development scenarios and growth options, concerning amount and location of growth
Oct 26	Planning Commission hearing concerning growth amount and location
Nov 3	City Council hearing concerning growth amount and location and identify General Plan and EIR alternatives (direction to prepare 2 equal weight alternatives)
May 4 2016	General Plan Steering Committee #6 on draft General Plan goals and policies
Jul 8, 2016	Release of Public Review Draft 2035 General Plan
Jul 25	General Plan Steering Committee #7 on review of Public review draft of the General Plan
Jul 29	Release of draft Housing Element Update
Aug 15	General Plan Steering Committee #7 – Implementation
Aug 24	Joint City Council and Planning Commission Workshop
Sep 1	Planning Commission Comment meeting on the Draft General Plan Update
Sep 13	City Council Comment meeting on the Draft General Plan Update
Sep (tbd)	Release of Draft Climate Action Plan (CAP)
Sep (tbd)	Release of Draft Environmental Impact Report
Oct (tbd)	Comment meeting on the Draft EIR and CAP