



City of Woodland

City Hall
300 First Street
Woodland, CA 95695

Meeting Agenda

City Council

Tuesday, April 4, 2017

6:00 PM

Council Chambers

CITY COUNCIL CLOSED SESSION 5:30PM

A. CALL TO ORDER

B. CLOSED SESSION

B.1 Public Employee Performance Evaluation (Gov't Code section 54957(b))
Title: City Manager

B.2 Conference with Labor Negotiator (Gov't Code section 54957.6)
Labor Negotiator: City Attorney
Unrepresented Employee: City Manager

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY APRIL 4, 2017 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.

[17-0380](#) 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. PRESENTATIONS

[17-0374](#) SUBJECT: Proclaim April 2017 as “Child Abuse Prevention Month”

Recommendation for Action: Staff recommends that the City Council proclaim the month of April 2017 as “Child Abuse Prevention Month”.

Attachments: [April 2017 CAP Month Proclamation](#)

[17-0375](#) SUBJECT: Recognize Yolo County Woman of the Year

Recommendation for Action: Staff recommends that the City Council receive a presentation from Senator Bill Dodd’s office recognizing Meg Stallard as Yolo County Woman of the Year.

[17-0377](#) SUBJECT: Proclamation Recognizing Al Eby for his contributions to Measure F

Recommendation for Action: Staff recommends that the City Council present Al Eby with a proclamation recognizing him for his contributions to the Measure F campaign and his commitment to betterment of the Woodland community.

Attachments: [Al Eby Proclamation](#)

[17-0379](#) SUBJECT: Proclamation Recognizing Woodland High School Girls Soccer Team

Recommendation for Action: Staff recommends that the City Council recognize the Woodland High School Girls Soccer Team on their recent victory as the California Interscholastic Federation (CIF) Sac-Joaquin Division 4 Title winner.

Attachments: [WHS Girls Soccer Team Proclamation](#)

G. CONSENT CALENDAR

[17-0347](#) SUBJECT: Authorization of Submittal of Regional Grant Applications to CalRecycle as Lead Agency

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing submittal of Regional Applications for CalRecycle Grants and authorize the Public Works Director, or his/her designee, to execute CalRecycle grant documents on behalf of the City.

Attachments: [2017 04-04 Resolution - CalRecycle Grant Application Authorization](#)

[Reso attachmt 1 - Letter of Authorization - Davis](#)

[Reso attachmt 2 - Letter of Authorization - W Sac](#)

[Reso attachmt 3 - Letter of Authorization - Winters](#)

[Reso attachmt 4 - Letter of Authorization - Yolo County](#)

[17-0352](#)

SUBJECT: Final Acceptance and Notice of Completion for Beamer Trunk Sewer Lining Project, CIP 16-11

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, to accept the Beamer Trunk Sewer Lining Project, CIP 16-11, construction contract as complete and authorize the City Clerk to file a Notice of Completion.

Attachments: [A - Resolution](#)

[17-0362](#)

SUBJECT: Approve Contract Amendment with Psomas to provide Construction Management and Inspection Services Contract for Well 24 and Well 26 Water Main Project (CIP 16-09)

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 Well 24 and Well 26 Water Main Project, (CIP 16-09) projects with Psomas Engineering for an additional amount not to exceed \$30,000.

Attachments: [A - Resolution](#)

[17-0369](#)

SUBJECT: Second Reading and Adopt Ordinance to Increase Rates for Water Service

Recommendation for Action: Staff recommends that the City Council adopt Ordinance No. _____, an Ordinance of the City Council of Woodland, California, to Increase Rates for Water Service

Attachments: [WOODLAND_ Ordinance Increasing Water Rates March 2017 w_o drought sur](#)

[17-0372](#)

SUBJECT: Budget Appropriation Request: SORNA Grant Award and AB109 Funding

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to appropriate \$19,905 to FY17 Woodland Police Department Budget.

Attachments: [Resolution - SORNA Grant and AB109 Augmentation](#)

H. PUBLIC HEARINGS

[17-0367](#)

SUBJECT: Certification of the Final Environmental Impact Report and Adoption of the 2035 General Plan and 2035 Climate Action Plan

Recommendation for Intent Motion at First Hearing:

- 1) Receive a staff report;
- 2) Conduct a public hearing;
- 3) Provide direction on the following items (discussion of each item is provided later in this report) in the form of an “intent” motion:
 - A) Provide direction regarding the Council's intent to certify the EIR, including:
 1. Provide direction regarding farmland mapping on the City's 900 acres
 2. Identify any other changes to the EIR desired by the Council
 - B) Provide direction regarding the Council's intent to adopt the 2035 General Plan, including:
 1. Provide direction regarding the clarification of the street typology table (Table 3-2)
 2. Provide direction on the urban form errata
 3. Provide direction on the other components of the Planning Commission recommendation which incorporate staff's recommended changes as presented in the March 2nd Planning Commission staff report.
 4. Identify any other changes to the proposed General Plan desired by the Council
 - C) Provide direction regarding the Council's intent to adopt the 2035 CAP, including:
 1. Identify any other changes to the proposed CAP desired by the Council

Recommendation for Final Action at Second Hearing:

- 1) Receive a staff report;
- 2) Conduct a public hearing;
- 3) Adopt a resolution certifying the Final Environmental Impact Report (SCH#2013032015) for the 2035 General Plan and 2035 Climate Action Plan, adopting Findings of Fact, and adopting a Statement of Overriding Considerations (to be provided at the second meeting);
- 4) Adopt a resolution adopting the final 2035 General Plan and final Climate Action Plan (to be provided at the second meeting); and

- 5) Direct staff to undertake the following:
- a. Within one working day following adoption, make the full final General Plan (including diagrams and text) available to the public for inspection pursuant to Section 65357 of the California Government Code.
 - b. Within five working days following adoption, file a CEQA Notice of Determination (NOD) with the Yolo County Clerk pursuant to Section 15094 of the CEQA Guidelines.
 - c. As soon as possible following adoption, submit the final Housing Element to the state HCD pursuant to Section 65583(g) of the Government Code for a mandatory 90-day review.

Attachments: [1A - PC 3 2 2017 Staff Report](#)

[1B - PC 3 16 2017 Staff Report](#)

[PC Meeting Notes for 3.2.2017 & 3.16.2017 and Letters](#)

[03 16 2017 PC Reso PC17-01 GP Adoption rv](#)

[Street Topology Clarification](#)

[Fig 7-4 Farmland Updated](#)

[Updated Land Use Diagram Fig 2-5](#)

I. 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 April 4, 2017 was posted on March 29, 2017 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.



City of Woodland

City Hall
300 First Street
Woodland, CA 95695

Legislation Text

File #: 17-0380, **Version:** 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: April 4, 2017

SUBJECT: Long Range Calendar

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

Staff Contact

Ana B. Gonzalez, City Clerk - (530) 661-5806, ana.gonzalez@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: Ana B. Gonzalez, City Clerk

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

Paul Navazio, City Manager

Attachment

UPDATED COUNCIL LONG RANGE CALENDAR

APRIL 18th

REGULAR MEETING

Minutes

City Council Meeting Minutes of March 7 and March 21, 2017 –

Presentation

Sac Yolo Mosquito Vector – Gary Goodman

Parking Management Plan

Local Public Access Television Week - Woodland TV - May 1 – 7, 2017

Consent Calendar

Sprink Lake Park N1 – Naming

Hiddleson Pool Demolition Contract

Waste Management rate adjustment request for C&D and wood waste disposal

Approve Well Transfer Agreement - Well #13 – Woodside Park to YCFCWC District

Report on Use of Volunteers for City Programs and Projects during 2016

Cal Fire Grant Application

Weed Abatement

Public Hearing

Accessory Dwelling Unit Zoning Ordinance Update

General Plan Adoption

Regular Calendar

Community Choice Energy (CCE) Adv Committee - Report and Recommendation

Measure E spending Plan

MAY 4th (Thursday)

SPECIAL MEETING

Minutes

City Council Meeting Minutes for April 4, 2017 and April 18, 2017

Regular Calendar

Parking Management Plan

MAY 16th

REGULAR MEETING

Consent Calendar

Final Acceptance for Recycled Water Project, CIP 16-01

Adopt resolution establish the Yolo County Tourism Business Improvement District (YCTBID)

Final Acceptance and NOC Recycled Water Project, CIP #16-01

Minutes

City Council Meeting Minutes for May 4, 2017 and May 16, 2017

Public Hearing

Public Art Ordinance

Accessory Dwelling Unit Zoning Ord update to comply w/new State

FUTURE TOPICS / STUDY SESSIONS (TBD):

Regulatory Framework: Marijuana (Prop 64)

Affordable Housing Workshop– Part II

Street / Road Maintenance Program Overview

Downtown Parking Management Plan Update (April 18th – Tentative)

Habitat Conservation JPA (May)

Animal Shelter Project Update (Tentative)

Legislation Text

1.

File #: 17-0374, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: April 4, 2017

SUBJECT: Proclaim April 2017 as “Child Abuse Prevention Month”

Recommendation for Action: Staff recommends that the City Council proclaim the month of April 2017 as “Child Abuse Prevention Month”.

Staff ContactAna B. Gonzalez, City Clerk - (530) 661-5806, ana.gonzalez@cityofwoodland.org**Background**

Council is asked to show their support for Child Abuse Prevention Month via issuance of a proclamation.

Willy Onate, with Yolo County Children’s Alliance will be present at the meeting to accept the proclamation.



Paul Navazio, City Manager

Attachment

CITY OF WOODLAND
Child Abuse Prevention Month Proclamation
April 2017

- WHEREAS,** as a society, we have a responsibility to nurture and protect our children and help ensure they become healthy and productive adults; and
- WHEREAS,** child abuse is a national tragedy with 683,000 victims of child abuse and neglect reported to child protective services (CPS) in 2015; and
- WHEREAS,** the Centers for Disease Control and Prevention has determined that Adverse Childhood Experiences (ACEs) have both short- and long-term outcomes, including a multitude of health and social problems; and
- WHEREAS,** effective early intervention and prevention efforts are less costly than trying to fix the adverse effects of child maltreatment, both in human and financial terms; and
- WHEREAS,** 501,430 California children were referred for Child Welfare Services investigations in 2015, of which 77,549 children had allegations that were substantiated; and
- WHEREAS,** the Yolo County Health and Human Services Agency, Child Welfare Services, received 2,210 reports of suspected child abuse and/or neglect in 2015, of which 315 were substantiated; and
- WHEREAS,** in 2015 Yolo County had an average of 277 children in Child Welfare supervised placements each month; and
- WHEREAS,** in 2015 in Yolo County a monthly average of 75 children continued living with their families while the families received ongoing support services and supervision through the Family Maintenance program, and 125 children received Family Reunification services aimed at returning them to their homes of origin; and
- WHEREAS,** child abuse and neglect can be reduced by making sure each family has the support they need in raising their children in a safe, nurturing environment; and
- WHEREAS,** the people of Yolo County are encouraged to strengthen families and support child abuse prevention activities in their communities, specifically through the Yolo County Children's Alliance and Child Abuse Prevention Council's (YCCA) annual child abuse prevention campaign which this year is called *Make Time for Yourself*, promoting self-care for parents and caregivers; and
- WHEREAS,** in Yolo County over 20 public agencies and community organizations, public policymakers, and professionals are collaborating in their efforts to prevent child abuse and neglect in Yolo County through the YCCA Yolo Family Strengthening Network/Child Abuse Prevention Committee; and
- WHEREAS,** providing community-based prevention services to families can help strengthen them and reduce the likelihood of child abuse and neglect. Family strengthening programs provided by Yolo County Children's Alliance and Child Abuse Prevention Council include evidence-based home visiting, Family Resource Centers, safety net services, parenting classes and education, developmental screening, subsidized child care, and VITA, which brings money back into the hands of families.

THEREFORE, BE IT RESOLVED that the City Council of the City of Woodland hereby declares the month of April 2017 to be "Child Abuse Prevention Month" in Yolo County.

Dated: March 21, 2017

Angel Barajas, Mayor

Enrique Fernandez, Mayor Pro Tem

Marlin "Skip" Davies, Council Member

Xochitl Rodriguez, Council Member

Tom Stallard, Council Member

Legislation Text

2.

File #: 17-0375, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: April 4, 2017

SUBJECT: Recognize Yolo County Woman of the Year

Recommendation for Action: Staff recommends that the City Council receive a presentation from Senator Bill Dodd's office recognizing Meg Stallard as Yolo County Woman of the Year.

Staff Contact

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

Background

In recognition of Women's History Month, local resident Meg Stallard has been honored as Yolo County Woman of the Year for the 3rd Senate District by Senator Bill Dodd.

Senator Dodd honored one woman from each of the counties he represents who have made significant contributions in their respective communities.

A representative from Dodd's office will be present to recognize Meg Stallard as Yolo County Woman of the Year.



Paul Navazio, City Manager



City of Woodland

City Hall
300 First Street
Woodland, CA 95695

Legislation Text

3.

File #: 17-0377, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: April 4, 2017

SUBJECT: Proclamation Recognizing Al Eby for his contributions to Measure F

Recommendation for Action: Staff recommends that the City Council present Al Eby with a proclamation recognizing him for his contributions to the Measure F campaign and his commitment to betterment of the Woodland community.

Staff Contact

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

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

Paul Navazio, City Manager

Attachment

CITY OF WOODLAND
Proclamation
Appreciation to Al Eby for Efforts in Support of the
Measure F Campaign and the Community

WHEREAS, Al Eby was actively involved in promoting Measure F to various organizations, business and residents throughout the Woodland community; and

WHEREAS, Al worked tirelessly in support of the Measure F Campaign and educating the community on the importance of the measure; and

WHEREAS, Al was one of the original members of the Historic Woodland Downtown Association has been a devoted supporter of continued revitalization of downtown Woodland; and

WHEREAS, he and his wife Sandy’s business, Blue Wing Gallery, founded the First Friday Art Walk in 2006 to promote the advancement of arts and culture in Woodland; and

WHEREAS, he has supported the opening of many of downtown businesses; and

WHEREAS, Al has worked to assemble the Woodland Hoteliers Association and establish Visit Woodland to promote Woodland as a visitor destination; and

WHEREAS, Al was instrumental in conceptualizing the California Honey Festival set to hold its inaugural event on Main Street on May 6, 2017.

THEREFORE, BE IT RESOLVED that the City Council of the City of Woodland hereby recognizes Al Eby for his contributions to the successful passage of Measure F and his contributions to the Woodland community.

Dated: April 4, 2017

Angel Barajas, Mayor

Enrique Fernandez, Mayor Pro Tem

Marlin “Skip” Davies, Council Member

Xochitl Rodriguez, Council Member

Tom Stallard, Council Member



City of Woodland

City Hall
300 First Street
Woodland, CA 95695

Legislation Text

4.

File #: 17-0379, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: April 4, 2017

SUBJECT: Proclamation Recognizing Woodland High School Girls Soccer Team

Recommendation for Action: Staff recommends that the City Council recognize the Woodland High School Girls Soccer Team on their recent victory as the California Interscholastic Federation (CIF) Sac-Joaquin Division 4 Title winner.

Staff Contact

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

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

Paul Navazio, City Manager

Attachment

CITY OF WOODLAND
PROCLAMATION OF COMMENDATION
PRESENTED TO

WOODLAND HIGH SCHOOL
GIRLS SOCCER TEAM

for their success in winning the
California Interscholastic Federation (CIF) Sac-Joaquin Division 4 Title

The City Council of the City of Woodland, hereby issues this Proclamation of Commendation to express its pride and admiration in achieving their goal and extends its best wishes upon their future accomplishments.

Dated: April 4, 2017, 2017

Angel Barajas, Mayor

Enrique Fernandez, Mayor Pro Tem

Marlin “Skip” Davies, Council Member

Xochitl Rodriguez, Council Member

Tom Stallard, Council Member



Legislation Text

5.

File #: 17-0347, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: April 4, 2017

SUBJECT: Authorization of Submittal of Regional Grant Applications to CalRecycle as Lead Agency

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing submittal of Regional Applications for CalRecycle Grants and authorize the Public Works Director, or his/her designee, to execute CalRecycle grant documents on behalf of the City.

Staff Contact

Rosie Ledesma, Conservation Coordinator - 661-2059, rosie.ledesma@cityofwoodland.org

Fiscal Impact

There is no cost associated with the action. Any grant monies acquired from CalRecycle would be used to augment Solid Waste and Recycling budgets and programs.

Discussion

Public Resources Code, Section 47200(a), authorizes CalRecycle to offer a Household Hazardous Waste (HHW) Grant Program to assist local governments in implementing safe HHW programs, which may include public education, source reduction, reuse, recycling, and collection components.

CalRecycle announced that \$1,000,000 is available for HHW grant cycle 29 (HD29), fiscal year 2017/18, in which \$50,000 is the maximum available for individual applicants and \$75,000 for regional applicants.

Staff intends to apply for HD29 grant funding as lead agency in a regional application with the Cities of Davis, West Sacramento and Winters and the County of Yolo as participating jurisdictions. The participants intend to collaborate in a regional effort to expand HHW education and outreach, create new HHW collection sites, and increase collection participation in an effort to reduce HHW from being improperly disposed of in landfills and waterways.

CalRecycle grant procedures require that an applicant's governing body declare by resolution: (1) authorization for submittal of a regional application as the lead agency for one or more specifically named CalRecycle grant (s) or for all CalRecycle grants for which the applicant is eligible; (2) the period during which the authorization is valid; and (3) the job title of the person authorized to sign all grant-related documents. CalRecycle

encourages governing bodies to provide authorizations for up to 5 years.

Accordingly, staff requests authorization to submit regional grant applications to CalRecycle for a 5-year period, with the Public Works Director, or his/her designee, empowered to execute all grant documents. A resolution from the lead agency's governing body authorizing the City to submit a regional application on behalf of itself as lead agency and the participating jurisdictions must be submitted to CalRecycle by April 25, 2017.

Conclusion

Staff recommends that the City Council approve Resolution No. _____, authorizing submittal of Regional Applications for CalRecycle Grants and authorize the Public Works Director, or his/her designee, to execute CalRecycle grant documents on behalf of the City.

Prepared by: Rosie Ledesma, Conservation Coordinator

Reviewed by: Gregor G. Meyer, Public Works Director

Paul Navazio, City Manager

Attachments: Resolution with Letters of Authorization from regional partners

CITY OF WOODLAND

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF WOODLAND AUTHORIZING SUBMITTAL OF REGIONAL
APPLICATIONS FOR CALRECYCLE GRANTS**

WHEREAS, Public Resources Code sections 40000 et seq. authorize the California Department of Resources Recycling and Recovery (CalRecycle) to administer various Grant Programs (grants) in furtherance of the state of California's (State) efforts to reduce, recycle and reuse solid waste generated in the State, thereby preserving landfill capacity and protecting public health and safety and the environment; and

WHEREAS, Household Hazardous Waste Grant allows regional grant projects; and

WHEREAS, in furtherance of this authority, CalRecycle is required to establish procedures governing the application, awarding, and management of the grants; and

WHEREAS, CalRecycle grant application procedures require, among other things, an applicant's governing body to declare by resolution certain authorizations related to the administration of CalRecycle grants;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Woodland authorizes the City of Woodland to submit a Household Hazardous Waste Grant regional application on behalf of itself as Lead Agency and the participating jurisdictions as shown by the documentation attached; and

BE IT FURTHER RESOLVED that the Public Works Director, or his/her designee, is hereby authorized and empowered to execute in the name of the City of Woodland all grant documents, including but not limited to applications, agreements, amendments, and requests for payment, necessary to secure grant funds and implement the approved grant projects; and

BE IT FURTHER RESOLVED that these authorizations are effective for five (5) years from the date of adoption of this resolution.

PASSED AND ADOPTED this 4th day of April 2017, by the following vote:

AYES: Council Members:
NOES: Council Members:
ABSENT: Council Members:
ABSTAIN: Council Members:

Angel Barajas, Mayor

ATTEST:

Ana Gonzalez, City Clerk

CITY MANAGER'S OFFICE

23 Russell Boulevard, Suite 1 – Davis, California 95616
Phone: 530/757-5602 – FAX: 530/758-0204 – TDD 530/757-5666
www.cityofdavis.org



March 13, 2017

Subject: Letter of Authorization

I am the City Manager of the City of Davis. I am authorized to contractually bind the City of Davis. Pursuant to this authority, I hereby authorize the City of Woodland to submit a regional application and act as Lead Agency on behalf of the City of Davis. The City of Woodland is hereby authorized to execute all documents necessary to implement the project under the Household Hazardous Waste Grant Program (FY 2017-18) HD29.

This authorization is effective until March 27, 2020.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dirk Brazil". The signature is fluid and cursive, with a long horizontal stroke at the end.

Dirk Brazil
City Manager
23 Russell Blvd., Davis CA 95616
(530) 757-5602

March 15, 2017

Roberta Childers
Environmental Sustainability Manager
City of Woodland
300 First Street
Woodland, CA 95695

RE: Letter of Authorization-Household Hazardous Waste Discretionary Grant, HD29

I am the City Manager of the City of West Sacramento. I am authorized to contractually bind the City of West Sacramento. Pursuant to this authority, I hereby authorize the City of Woodland to submit a regional application and act as Lead Agency on behalf of the City of West Sacramento. The City of Woodland is hereby authorized to execute all documents necessary to implement the project under the Household Hazardous Waste Discretionary Grant, Cycle HD29, Identification number 19874.

This authorization is effective through March 27, 2020

Sincerely,



Martin Tuttle
City Manager



March 14, 2017

Subject Line – RE: Letter of Authorization

I am the City Manager of City of Winters. I am authorized to contractually bind City of Winters. Pursuant to this authority, I hereby authorize City of Woodland to submit a regional application and act as Lead Agency on behalf of City of Winters. The City of Woodland is hereby authorized to execute all documents necessary to implement the project under the CalRecycle Household Hazardous Waste Grant Program, Cycle 29, (FY 2017-18).

This authorization is effective until March 27, 2020.

John W. Donlevy Jr., City Manager
City of Winters
318 First St
Winters, CA 95694
530-794-6710

318 First Street
Winters, CA 95694
Phone.530.795.4910
Fax. 530.795.4935

COUNCIL MEMBERS
Harold Anderson
Jesse Loren
Pierre Neu

MAYOR
Wade Cowan
MAYOR PRO TEM
Bill Biasi

CITY CLERK
Nanci Mills
TREASURER
Michael Sebastian

CITY MANAGER
John W. Donlevy, Jr.



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES

Taro Echiburú, AICP
DIRECTOR

Planning & Public Works
292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8775
FAX (530) 666-8156
www.yolocounty.org

Environmental Health
292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8646
FAX (530) 669-1448
www.yolocounty.org

Integrated Waste Management
44090 CR 28H
Woodland, CA 95776
(530) 666-8852
FAX (530) 666-8853
www.yolocounty.org

March 15, 2017

RE: Letter of Authorization

I am the Director of Yolo County Department of Community Services. I am authorized to contractually bind Yolo County. Pursuant to this authority, I hereby authorize The City of Woodland to submit a regional application and act as Lead Agency on behalf of Yolo County. The City of Woodland is hereby authorized to execute all documents necessary to implement the project under the Hazardous Waste Grant Program HD29 (FY 2017-18).

This authorization is effective until March 27, 2020.

Sincerely,

Taro Echiburú, AICP, DIRECTOR
292 West Beamer St. Woodland, CA 95695
(530) 666-8775



Application Certification

Application Information

Applicant: Yolo County

Cycle Name: Local Government Waste Tire Amnesty Grant

Cycle Code: TA4

Grant ID: 19941

Application Due Date: 03/07/2017

Secondary Due Date: 04/05/2017

Grant Funds Requested: \$40,000.00

Matching Funds: \$0.00 (if applicable)

Contacts

Name	Title	Prime	Second	Auth	Cnslt
Pam Hedrick	Recycling Coordinator		X		
Marissa Juhler	Waste Reduction & Sustainability Manager	X			
Linda Sinderson	Director			X	

Budget

Category Name	Amount
Contract	\$25,000.00
Education	\$6,000.00
Equipment	\$0.00
Materials	\$0.00
Personnel	\$9,000.00

Site Information

Name	Type
Yolo County Central Landfill	Landfill/Transfer Station
Ritchie Brothers Auctioneers	Parking lot
Yolo County Fairgrounds	Parking lot
Esparto Recycling and Transfer Station	Landfill/Transfer Station
Yolo County Corporation Yard	Other

Documents	Document Title	Received Date
Required		
Application Certification	Application Certification	3/7/2017
Budget	TA4 FY17-18 Budget	3/7/2017
Work Plan	TA4 Work Plan	3/7/2017
Required By Secondary Due Date		
Resolution - Lead Participant	Resolution no. 13-06	3/7/2017

Application Certification

Other Supporting Document(s)

Draft Resolution

EPPP Notification

Joint Powers Agreement

Letter of Authorization/Resolution

Letter of Designation

Designee letter and name of Dept. change

3/7/2017

Resolution

Check the following, as applicable. See Application Guidelines and Instructions for more information and examples.

- X Applicant acknowledges that a Resolution is uploaded in the application. The Resolution must be approved by its governing body, which authorizes submittal of the application and designates a signature authority. If applicable, applicant has uploaded a Letter of Designation (LOD) designating an additional signature authority(ies).

EPPP

Does your organization have an Environmentally Preferable Purchasing and Practices (EPPP) Policy?

- X Yes, our organization has an EPPP Policy. Organization refers to a company, business, or the entire city or county applicant, not an individual office or sub-unit of the larger entity.

Conditions and Certification

Condition of Application Submittal: Acceptance of Grant Agreement Provisions

In the event the Applicant is awarded a grant, the submittal of this Application constitutes acceptance of all provisions contained in the Grant Agreement, which consists of the following:

- Executed Grant Agreement Cover Sheet and any approved amendments
- Exhibit A - Terms and Conditions
- Exhibit B - Procedures and Requirements
- Exhibit C - Application with revisions, if any, and any amendments

Environmental Justice:

In the event Applicant is awarded a grant, submittal of this Application constitutes acceptance of the following; that in the performance of the Grant Agreement, Applicant/Grantee shall conduct their programs, policies, and activities that substantially affect human health or the environment in a manner that ensures the fair treatment of people of all races, cultures, and income levels, including minority populations and low-income populations of the State, (see Govt. Code §65040.12(e) and Pub. Resources Code §71110(a))

Certification:

I declare under penalty of perjury under the laws of the State of California, that funds have been allocated for the project(s)/activities identified in the grant application and that sufficient funds are available to complete the project(s)/activities identified in the grant application, that I have read the Application Guidelines and Instructions and that all information submitted for CalRecycle's consideration for award of grant funds is true and correct to the best of my knowledge, and that on behalf of the Applicant I accept the above conditions of submittal.

X

TARO ECHIBURU

3.17.17

Signature of Signature Authority (as authorized in Resolution or Letter of Commitment) or Authorized Designee (as authorized in Letter of Designation, submitted with this Application)

Date

TARO ECHIBURU

DIRECTOR - COMMUNITY SVS.

Print Name

Print Title

IMPORTANT! Applicant must print out this document, have the Signature Authority sign it, upload signed document to the application system, and retain the original hard copy document in your cycle file.

<https://secure.calrecycle.ca.gov/Grants/Grant/Grant.aspx?GrantID=19941>

Date Generated: March 15, 2017 11:51 AM

Page 2 of 2

Legislation Text

6.

File #: 17-0352, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: April 4, 2017

SUBJECT: Final Acceptance and Notice of Completion for Beamer Trunk Sewer Lining Project, CIP 16-11

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, to accept the Beamer Trunk Sewer Lining Project, CIP 16-11, construction contract as complete and authorize the City Clerk to file a Notice of Completion.

Staff Contact

Ed Wisniewski, Associate Civil Engineer - (530) 661-5975; ed.wisniewski@cityofwoodland.org

Fiscal Impact

The project was authorized in the capital budget with a total budget of \$680,000 in Sewer Enterprise Funding, which included construction, construction contingency, staff time, and construction inspection. At the time the project was programmed in the capital budget, staff estimated the cost of construction to be \$500,000, and council authorized the City Manager to execute a construction contract to the lowest responsive, responsible bidder in an amount not to exceed \$550,000.

The lowest responsive, responsible bid was provided by McGuire & Hester, and a construction contract was executed in the amount of \$284,396. Construction inspection and staff time brought the actual project cost to \$307,000. There were zero change orders during construction. The remaining project funding will be returned to the Sewer Enterprise Fund.

There is no impact to the City's General Fund.

Background

There are over 90,000 feet of large diameter pipelines in the City's wastewater system. Depending on the pipe material, these pipelines are subject to failure from various mechanisms. The trunk sewer main on East Beamer Street consists of a 30-inch diameter reinforced concrete pipe (RCP) that was installed in 1966. A downstream section of this pipeline was lined in 2007 due to issues with hydrogen sulfide corrosion. CCTV inspections performed in May of 2013 revealed that the 1,300-foot segment of concrete pipe, just west of County Road 103 (near the Target Distribution Center), had experienced severe corrosion to the point where the reinforcing steel was visible.

The City's sewer collection system is regulated by the Regional Water Quality Board's Wastewater Discharge Requirements (WDRs) to minimize sanitary sewer overflows (SSOs). Due to the deteriorated condition of the

RCP, the Beamer Trunk Sewer had been identified as critical rehabilitation project to repair the corroded pipe and protect against SSO violations. The capital budget includes a project (CIP 14-15) that is used to identify locations such as these to develop a repair plan and create a separate project for bidding and construction. City staff designed and prepared construction documents for rehabilitation of the damaged pipeline.

Discussion

The City advertised for bids on September 9, 2016. On September 29, 2016, the City received 2 bids for the Beamer Trunk Sewer Lining Project in the amounts tabulated below:

	CONTRACTOR	BASE BID
1	McGuire & Hester	\$284,396.00
2	Con-Quest Contractors, Inc.	\$397,540.00

Staff performed due diligence in reviewing the bids, and McGuire & Hester was determined to be the lowest responsive, responsible bidder and complied with all technical submittal requirements.

The project successfully rehabilitated approximately 1,300 feet of badly deteriorated 30-inch concrete sewer pipe through trenchless construction methods, at less than half of the estimated project cost and with no change orders. The existing RCP pipeline was sliplined with a new 27-inch PVC pipe. Due to the smoothness of the PVC versus the existing RCP, there is no reduction of capacity with the smaller diameter slipline pipe. This project utilized 576 feet of 27" Vylon® PVC slipliner pipe that was left over from the Kentucky Avenue Sewer Rehabilitation Project (CIP 15-13), in 2015. During construction of the Kentucky Avenue Project, a heavy buildup of mineralized deposits on the inside of the 30-inch cast iron pipe prevented the use of the 27" Vylon® slipline pipe which had already been procured by the City's contractor. The Beamer Trunk Sewer Lining Project was identified as a suitable application for the Vylon® pipe, and was placed in storage until the project was ready for construction.

The project cost breakdown is as follows:

Construction	\$284,396
Change Orders	\$0
Total Construction	\$284,396
Construction Management/Inspection	\$14,950
Staff Time/Project Management	\$7,500
Total Project Costs	\$306,846
Total Project Budget	\$680,000

Conclusion

Staff recommends that the City Council approve Resolution No. ____, to accept the Beamer Trunk Sewer Lining Project, CIP 16-11, construction contract as complete and authorize the City Clerk to file a Notice of Completion.

Prepared by: Ed Wisniewski, Associate Civil Engineer

Reviewed by: Tim Busch, Principal Utilities Civil Engineer

Brent Meyer, City Engineer

Ken Hiatt, Assistant City Manager - Community and Economic Development

Paul Navazio, City Manager

ATTACHMENTS:

Attachment A - Resolution

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ACCEPT
THE BEAMER TRUNK SEWER LINING PROJECT (CIP 16-11) CONSTRUCTION
CONTRACT AS COMPLETE AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE
OF COMPLETION.**

WHEREAS, The Beamer Trunk Sewer Lining Project (CIP 16-11) is fully funded in the Capital Budget for \$680,000.00; and

WHEREAS, on September 6, 2016, the City Council approved the plans & specifications, authorized bid advertisement, and authorized the City Manager to execute a construction contract with the lowest responsible and responsive bidder in an amount not to exceed \$550,000; and the City of Woodland advertised for bids on September 9, 2016; and

WHEREAS, on September 29, 2016, the City of Woodland received 2 bids, and McGuire & Hester was determined to be the lowest responsive bidder with a base bid of \$284,396; and

WHEREAS, on October 11, 2016, the City Manager executed a construction contract with McGuire and Hester; and

WHEREAS, the construction of the Project began in November 28, 2016 and was completed on January 16, 2017; and

WHEREAS, the actual project costs, including construction inspection and staff management time, was approximately \$307,000.

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

Section 1. The City Council hereby accepts the Beamer Trunk Sewer Lining Project, CIP 16-11 as complete.

Section 2. The City Council hereby authorizes the City Clerk to file a Notice of Completion for the Beamer Trunk Sewer Lining Project, CIP 16-11.

PASSED AND ADOPTED this _____ day of _____ 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Angel Barajas, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



Legislation Text

7.

File #: 17-0362, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: April 4, 2017

SUBJECT: Approve Contract Amendment with Psomas to provide Construction Management and Inspection Services Contract for Well 24 and Well 26 Water Main Project (CIP 16-09)

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 Well 24 and Well 26 Water Main Project, (CIP 16-09) projects with Psomas Engineering for an additional amount not to exceed \$30,000.

Staff Contact

Chris Fong, Associate Civil Engineer - 530-661-5972, chris.fong@cityofwoodland.org.

Fiscal Impact

The contract amendment with Psomas is for an amount not to exceed \$30,000, and represents an increase of approximately 30% over the initial contract authorization amount. While the water transmission main project is included in the approved Capital Improvement Program budget (from the Water Enterprise Fund) in the amount of \$1,710,000, the project is part of the financing plan for the local facilities component of the Surface Water Project, which is funded through State Revolving Loan funding.

The requested increase of \$30,000 from the existing authorized contract amount of \$100,000 results in a revised construction management and inspection contract not to exceed \$130,000.

There is no impact to the General Fund.

Background

The City has entered into a Joint Powers Agreement with the City of Davis and UC-Davis to construct facilities to treat and deliver surface water to the two cities. This project is an extension of the transmission main project that conveys treated water from the regional water treatment facility to points throughout the City. This project will connect existing Well #24 and Well #26 directly to the transmission main for blending purposes. The use of these wells to blend with surface water is a required mitigation measure to be in compliance with the new State of California chromium 6 Maximum Contaminant Limit which was effective as of July 1, 2015.

In the fall of 2013, the City issued a Request for Qualifications (RFQ) for CM and Inspection Services contracts. Psomas was one of the selected firms and the City chose to utilize Psomas's construction

management and inspection services for this project as Psomas has performed similar services for the City in the past. The City Council approved the CM and Inspection Services contract with Psomas via Resolution No. 6679 on July 5, 2016 for an amount not to exceed \$100,000.

Discussion

City staff seeks an additional \$30,000 for consultant services with Psomas. The contract with Psomas assumed that the project construction would last for 90 working days and be complete by March 1, 2017. However, with the recent winter weather conditions construction progress has been limited and the new project completion date is now expected to be May 11, 2017. Though the construction contractor is optimistic that they will be complete earlier than May 11, 2017, the City is asking Council to approve the funds to extend Psomas contract to provide CM and Inspection services coverage through the end of May 2017.

Conclusion

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 Well 24 and Well 26 Water Main Project, (CIP 16-09) projects with Psomas Engineering for an additional amount not to exceed \$30,000.

Prepared by: Chris Fong, Senior Associate Civil Engineer

Reviewed by: Tim Busch, Principal Utilities Civil Engineer

Brent Meyer, City Engineer

Ken Hiatt, Assistant City Manager - Community and Economic Development

Paul Navazio, City Manager

ATTACHMENT:

Attachment A - Resolution

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING CONTRACT AMENDMENT WITH PSOMAS FOR CONSTRUCTION
MANAGEMENT & INSPECTION SERVICES**

WHEREAS, the City of Woodland wishes to enter into a contract amendment with Psomas; and

WHEREAS, the City Council approved an agreement with Psomas in July 2016 for Construction Management and Inspection Services for the Well 24 and Well 26 Water Main Project (CIP 16-09); and

WHEREAS, the City Council wishes to approve a contract amendment to provide additional Construction Management and Inspection Services not to exceed \$30,000, and authorize its execution through adoption of this Resolution. The existing contract authorization amount of \$100,000 is increased to \$130,000 through 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 approves the contract amendment authorization for an amount not to exceed \$30,000. The City Manager is hereby authorized and directed to execute the contract amendment, 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 herein does not change.

Section 2. The agreement is incorporated herein by reference and made a part of this resolution.

PASSED AND ADOPTED this ____ day of April 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Angel Barajas, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

Legislation Text

8.

File #: 17-0369, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: April 4, 2017

SUBJECT: Second Reading and Adopt Ordinance to Increase Rates for Water Service

Recommendation for Action: Staff recommends that the City Council adopt Ordinance No. _____, an Ordinance of the City Council of Woodland, California, to Increase Rates for Water Service

Staff ContactLynn Johnson, Senior Management Analyst - lynn.johnson@cityofwoodland.org**Fiscal Impact**

Adoption of the water rate increases is intended to generate sufficient revenue to meet the City's Water Utility operational and capital needs through FY 2021 as well as meet the requirements of the utility's debt service. Annual revenues to the water utility will increase approximately \$5.6 million over the five-year period given the assumptions in the 2016 Water Rate Study. No additional bond issuances are assumed in the rate structure and capital projects will be funded through reserves and rate revenue.

Background

Staff has been working with HDR Engineering, Inc. since last summer to complete the 2016 Water Rate Study to inform and refine water rate recommendations for the next five years, consistent with the rate-setting and approval requirements of Proposition 218 and applicable case law. Notifications of the proposed water rate changes were mailed to property owners and customers of record on January 20, 2017. Utility bill inserts were mailed, a water rate hotline established, and a public meeting held to help provide additional information, clarification and the opportunity to engage with the community on the issue.

On March 7, 2017, the City Council held a Public hearing on the Proposed Water Rate Increase and heard from approximately forty members of the public. At the close of the Public Hearing, the City had received 843 protest letters. After discussion and consideration of the staff recommendation, the City Council approved a motion to defer adoption of the proposed water rates for two weeks to allow additional staff work and analysis.

On March 21, 2017, the City Council received public comment on the proposed water rate increases and reviewed follow-up analysis from staff. Council adopted an urgency ordinance to approve increases to the water rates effective April 1, 2017 as well as follow-on adjustments for January 2018, 2019, 2020 and 2021. Council also introduced and waived the first reading of a regular ordinance to increase rates for water service.

Discussion

Adoption of the ordinance to increase rates for water service contained herein completes all Council action required to set the maximum water rate increases for the next five years.

The City will continue to work on ways to reduce overall costs to the water utility with a goal of implementing a rate adjustment below the maximum in future years. Staff will continue working with the State Water Resources Control Board to try to restructure our State Revolving Fund loan associated with the Surface Water Supply Project assuming impacts are favorable to the utility. The Hexavalent Chromium regulations and any future state relief or refinement will be monitored and Council briefed accordingly. Additionally, staff will be tracking water consumption data carefully relative to the assumptions contained in the Water Rate Study to determine impact on water rate revenues and the stability of water utility.

As the City moves forward with review of the FY 2018 and FY 2019 budgets, staff will carefully review all programs and projects associated with the water utility to determine if there are any additional areas that can withstand budget reductions. Additional funding for the Utility Assistance Program will be sought and presented to Council as part of the budget review process.

Commission/Committee Recommendation

- The Water Utility Advisory Committee (WUAC) met in September 2016 and again in December 2016 to review the draft Water Rate Study.
- The Council Infrastructure Sub-Committee met on January 12, 2017 and reviewed the proposed water rate study and proposed rate adjustments.
- Staff presented the Water Rate Study and recommendations to the Woodland Chamber of Commerce Public Policy Committee on March 2, 2017.

Conclusion

Staff recommends that the City Council adopt Ordinance No. _____, an Ordinance of the City Council of Woodland, California, to Increase Rates for Water Service.

Prepared by: Lynn Johnson, Senior Management Analyst

Paul Navazio, City Manager

Attachment - Ordinance to Increase Rates for Water Service

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND,
CALIFORNIA TO INCREASE RATES FOR WATER SERVICE**

WHEREAS, the Woodland City Council has previously established water rates; and

WHEREAS, California law allows the City to recover the full cost of providing water service to customers, including the cost of sources of water, treatment facilities, pipelines, and other infrastructure, through the establishment of water rates; and

WHEREAS, the City has determined that the existing water rates do not adequately recover the City's costs of providing water service to customers, and the City contracted with the firm HDR Engineering, Inc. to prepare a water rate study, which analyzed the City's water rate revenues and cost of water operations; and

WHEREAS, the City Council on January 17, 2017, authorized City staff to mail the notices required by Proposition 218 to all property owners and water customers and on that same date set March 7, 2017, as the date for a public hearing on the proposed adoption of increased water rates; and

WHEREAS, the City sent mailed notices to all property owners and water customers on January 20, 2017; and

WHEREAS, in accordance with Proposition 218, the City Council intends to establish water rates that do not exceed the cost to the City of providing the service for which the fees and charges are imposed; and

WHEREAS, the City Council held a public hearing on March 7, 2017, and took testimony from all interested persons and accepted written protests from all persons wishing to protest the adoption of the new water rates, as required by Article 13D, Section 6 of the California Constitution; and

WHEREAS, after the public hearing closed, the City Clerk attested that written protests against the proposed fee or charge were not presented by a majority of owners or customers of the affected parcels.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND
DOES ORDAIN AS FOLLOWS:**

Section 1. The City Council hereby adopts the recitals and findings set forth above and in the staff report prepared in connection with this ordinance.

Section 2. The City Council hereby adopts, pursuant to its powers under section 7 and 9 of Article XI of the California Constitution authorizing the provision of utility services and the

police power to adopt regulations for the health, welfare, and safety of City residents, the water rate schedule set forth in **Exhibit “A,”** attached hereto and incorporated herein by reference.

Section 3. This Ordinance supersedes and voids all prior ordinances, resolutions, and other Council actions, which are inconsistent with its terms, including all prior ordinances and resolutions establishing or amending water rates.

Section 4. Adoption of this Ordinance is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines (14CCR 15061(b)(3)). CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. It is therefore found and declared that the adoption of the water rate schedule in this ordinance will not have a significant effect on the environment, as the consumption-based water rates herein adopted will encourage water conservation.

Section 5. Severability. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance be enforced.

Section 6. Publication. The City Clerk shall certify to the adoption of this Ordinance and the City Clerk shall cause this Ordinance to be published within 15 days as required by law.

PASSED AND ADOPTED this _____ day of April, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Angel Barajas, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzales, City Clerk

Kara K. Ueda, City Attorney

EXHIBIT "A"

Water Rate Schedule

The water rates and the effective dates for their implementation are as follows:

Monthly Rates					
	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
	4/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021
<u>Meter Charge (All customer classes)</u>					
3/4"	\$44.85	\$47.30	\$49.95	\$52.70	\$55.65
1"	44.85	47.30	49.95	52.70	55.65
1 1/2"	44.85	47.30	49.95	52.70	55.65
2"	44.85	47.30	49.95	52.70	55.65
3"	84.25	88.90	93.80	99.00	99.00
4"	140.40	148.10	156.40	165.00	165.00
6"	280.35	295.70	312.20	329.40	329.40
<u>Consumption (per CF)</u>					
<u>Residential -</u>					
0 - 1200 CF	\$0.0320	\$0.0338	\$0.0357	\$0.0377	\$0.0398
1201 - 3600 CF	0.0385	0.0407	0.0430	0.0454	0.0479
3600 + CF	0.0474	0.0500	0.0528	0.0558	0.0589
<u>Multi-Family, Commercial, Institutional, Industrial, & City</u>					
Uniform Rate	\$0.0431	\$0.0440	\$0.0465	\$0.0491	\$0.0518
<u>Landscape</u>					
Uniform Rate	\$0.0471	\$0.0497	\$0.0525	\$0.0555	\$0.0586
CF = Cubic Feet Most water meters are read in cubic feet which is equal to 7.48 gallons					

Legislation Text

9.

File #: 17-0372, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: April 4, 2017

SUBJECT: Budget Appropriation Request: SORNA Grant Award and AB109 Funding

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to appropriate \$19,905 to FY17 Woodland Police Department Budget.

Staff Contact

Dan Bellini, Chief of Police - 661-7865

Fiscal Impact

Appropriations of \$15,000 offset by the SORNA grant award and \$4905 offset by additional AB109 funding.

Background

In late 2016 the Department learned of a grant from the California Department of Justice. Through the 2016 Sex Offender Registration and Notification Act (SORNA) Reallocation grant pilot project, the CA DOJ distributed some of its reallocation funds to a limited number of registering police and sheriff's agencies in order to fund local improvements in sex offender registration and notification. The Woodland Police Department was successfully awarded a grant in the amount of \$15,000. The grant will be used towards equipment (2 laptops, 8 cameras and 16 SD cards) and training (3 officers will attend the Sex Offender Registration and Notification training). Funds are required to be spend by May 15, 2017.

The state's share of the AB109 reimbursement to local law enforcement was higher than initially projected. Council approved the appropriation of \$43,000 during the midyear budget process. However, the reimbursement received was \$47,905.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to appropriate \$19,905 to FY17 Woodland Police Department Budget.

Prepared by: Elle Murphy, Senior Management Analyst
Dan Bellini, Chief of Police

Paul Navazio, City Manager

Attachment: Resolution

RESOLUTION NO. _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING THE CITY MANAGER TO APPROPRIATE \$19,905 TO FY17
WOODLAND POLICE DEPARTMENT BUDGET

WHEREAS, the Woodland Police Department successfully applied and was awarded the Sexual Offender Registration and Notification Act reallocation grant in the amount of \$15,000 by the California Department of Justice.

WHEREAS, the Woodland Police Department is required to spend the SORNA grant funds by May 15, 2017 to purchase equipment and attend required SORNA training.

WHEREAS, the AB109 disbursement from the state for this fiscal year was higher than projected by \$4905.

WHEREAS, the Woodland Police Department is required to expend all AB109 funding received by end of this fiscal year.

WHEREAS, the Woodland Police Department's total appropriation requests of \$19,905 are offset by the SORNA grant in the amount of \$15,000 and the AB109 funding in the amount of \$4,905.

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

SECTION 1. That the City Council hereby authorizes the City Manager to appropriate an additional \$19,905 to the Woodland Police Department budget.

PASSED AND ADOPTED by the City Council this 4th day of April, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Angel Barajas, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzales, City Clerk

Kara K. Ueda, City Attorney

Legislation Text

10.

File #: 17-0367, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: April 4, 2017

SUBJECT: Certification of the Final Environmental Impact Report and Adoption of the 2035 General Plan and 2035 Climate Action Plan

Recommendation for Intent Motion at First Hearing:

- 1) Receive a staff report;
- 2) Conduct a public hearing;
- 3) Provide direction on the following items (discussion of each item is provided later in this report) in the form of an “intent” motion:
 - A) Provide direction regarding the Council’s intent to certify the EIR, including:
 1. Provide direction regarding farmland mapping on the City’s 900 acres
 2. Identify any other changes to the EIR desired by the Council
 - B) Provide direction regarding the Council’s intent to adopt the 2035 General Plan, including:
 1. Provide direction regarding the clarification of the street typology table (Table 3-2)
 2. Provide direction on the urban form errata
 3. Provide direction on the other components of the Planning Commission recommendation which incorporate staff’s recommended changes as presented in the March 2nd Planning Commission staff report.
 4. Identify any other changes to the proposed General Plan desired by the Council
 - C) Provide direction regarding the Council’s intent to adopt the 2035 CAP, including:
 1. Identify any other changes to the proposed CAP desired by the Council

Recommendation for Final Action at Second Hearing:

- 1) Receive a staff report;
- 2) Conduct a public hearing;
- 3) Adopt a resolution certifying the Final Environmental Impact Report (SCH#2013032015) for the 2035 General Plan and 2035 Climate Action Plan, adopting Findings of Fact, and adopting a Statement of Overriding Considerations (to be provided at the second meeting);

- 4) Adopt a resolution adopting the final 2035 General Plan and final Climate Action Plan (to be provided at the second meeting); and
- 5) Direct staff to undertake the following:
 - a. Within one working day following adoption, make the full final General Plan (including diagrams and text) available to the public for inspection pursuant to Section 65357 of the California Government Code.
 - b. Within five working days following adoption, file a CEQA Notice of Determination (NOD) with the Yolo County Clerk pursuant to Section 15094 of the CEQA Guidelines.
 - c. As soon as possible following adoption, submit the final Housing Element to the state HCD pursuant to Section 65583(g) of the Government Code for a mandatory 90-day review.

Staff Contact

Cindy A. Norris, Principal Planner - (530) 661-5911, cindy.norris@cityofwoodland.org

Background

The purpose of tonight's public hearing is to consider certification of the Final Environmental Impact Report for the 2035 General Plan and 2035 Climate Action Plan and adoption of the 2035 General Plan and 2035 Climate Action Plan (CAP). The City's General Plan covers the entire incorporated area of the City (totaling 9,619 acres) and land outside of the current City limits but within the Planning Area (totaling 3,162 acres) upon annexation. The 12,781-acre Planning Area is identical to the Urban Limit Line (ULL) established by City of Woodland voters in 2006. The General Plan has a planning horizon of 2035. It assigns land uses to all 12,781 acres within the planning area.

The staff recommends the Council hear the staff presentation, open the public hearing and take public testimony, close the hearing, deliberate, vote on a motion of "intent" (described herein), and continue this item to the City Council meeting of April 18, 2017. Staff will draft appropriate resolutions, findings of fact, and other materials as may be necessary to support a final action on April 18th.

This hearing is the culmination of a four-year General Plan process that began in early 2013. Throughout the process, important technical and policy reports have been generated, which are summarized in the March 2, 2017 Planning Commission staff report (included as Attachment 1), and available online at:

<http://web.cityofwoodland.org/gov/depts/cd/divisions/planning/generalplan/2035/documents.asp>

The City held 47 public workshops, meetings, and hearings on the General Plan and CAP, allowing extensive opportunities for public involvement and comment. The March 2, 2017 Planning Commission staff report contains a summary of the public participation process the City has undertaken.

The March 2, 2017 Planning Commission staff report also summarizes the update process for the General Plan and CAP, including legal requirements and other important background material. It provides an overview of the proposed Plans, including the Public Review Draft General Plan released July 8, 2016, the Proposed Revisions to the Public Review Draft General Plan dated March 2, 2017, the Draft CAP released September 15, 2016, and the Proposed Revisions to the Draft CAP dated March 2, 2017.

Planning Commission Recommendation

The Planning Commission held hearings on March 2 and March 16, 2017 to consider proposed changes to the General Plan and Climate Action Plan, to receive testimony, and to deliberate and make a final recommendation on the certification of the Final Environmental Impact Report and adoption of the Draft General Plan and CAP. It received oral testimony during the public hearings from several speakers and received several letters. Summary of oral testimony received and copies of the letters are included in Attachment 2. Official Planning Commission minutes will be provided as soon as they are approved.

Letters

William Payne, Payne Brothers Ranch, February 27, 2017

Timothy Taron, Hefner Law, for Eastland Ventures, February 28, 2017

Robert Beggs, Brown and Caldwell, for Pacific Coast Producers (PCP), March 1, 2017

Peter Thompson, Rubicon Partners for Knaggs/Adams Land, March 14, 2017

Jim Gillette, Woodland Chamber, March 16, 2017

On a motion by Commissioner Lizarraga, seconded by Commissioner Ortega-Lampkin, the Planning Commission adopted Resolution PC 17-01 (see Attachment 3) recommending that the City Council certify the EIR and adopt the General Plan and CAP, with the following changes/additions to Attachment F of the March 2, 2017 Planning Commission staff report (Proposed Revisions to the Public Review Draft General Plan):

- a) Line 57, Page LU 2-23, Modify Figure 2-5 Land Use Diagram to change the designation of APN 027-370-034 from Light Industrial Overlay to Industrial
- b) Line 57, Page LU 2-23, Modify Figure 2-5 Land Use Diagram to change the northeastern corner of APN 027-390-033 from Open Space to Corridor Mixed Use
- c) Line 57, Page LU 2-23, Modify Figure 2-5 Land Use Diagram to reconfigure the Open Space designation on APN 042-580-031 to match the westerly boundary of the Minimum Recommended Odor Buffer on Figure 7-6, page 7-41 (See Attachment 6).
- d) Line 164, Page TC 3-9, Modify Table 3-2 Street Typology, change “equal priority” to “recognize the importance of all transportation modes”
- e) Line 318, Page CO 7-27, Modify Figure 7-4 Farmland to depict the PCP spray-field area as a feature and show it as “Other Land”
- f) Line 323, Page CO 7-30, Modify Policy 7.C.5 to change 300 feet to 150 feet as related to agricultural buffers.

The vote was 5-1-1 with Commissioner Holt voting no and Commissioner Lopez abstaining.

The staff is recommending that the City Council adopt the Planning Commission recommendation, with changes to items d) and e) which are explained below.

Discussion Topics

This section addresses:

- Staff recommended changes to two items contained in the Planning Commission recommendation (street typology and farmland mapping on the City's 900 acres)
- Additional consolidated information on two additional important policy issues that received considerable debate during the deliberations (growth strategy and mitigation for loss of agriculture)
- Clarification about a recommended action to correct errata

STAFF RECOMMENDED CHANGES TO PLANNING COMMISSION RECOMMENDATIONS

Staff recommends changes to two items contained in the Planning Commission's recommendations, as follows:

1. Street Typology

Table 3-2 (Attachment 4) shows that for residential, mixed-use, and commercial Minor Arterials and for residential, mixed-use, and commercial Collector Streets, pedestrians would be given top priority, followed by bicycles, and then either buses or cars as shown on the table. Staff had proposed (see Line 164 of Attachment F to the March 2, 2017 Planning Commission staff report) to revise Table 3-2 to show that all users for these particular types of minor arterials and collectors receive equal priority. The Planning Commission recommended that this revision instead be made in the form of a footnote to the Table that would state: "The importance of all modes shall be recognized." Staff recommends that this change not be made and that the Council approve the originally proposed change to Table 3-2 to show equal priority to all modes on the noted street types.

2. Farmland Mapping on City's 900 Acres

The Planning Commission recommended that the farmland mapping depicted in Figure 7-4 (page CO 7-27, Draft General Plan) (Attachment 5) on the City's 900 acres be changed to "Other Lands." This will also affect Exhibit 4.2-1 (page 4.2-3, Draft EIR), Exhibit 4.2-7 (page 4.2-31, Draft EIR), and text throughout the EIR including Chapter 4.2 (Agriculture and Forestry Resources), and Chapter 5, Alternatives. The City has received comment letters on the Draft EIR and letters on the draft General Plan regarding this issue and heard public comment at the Planning Commission meetings. Based on reasoning set forth in the Final EIR in response to written comments received on the Draft EIR and as set forth below, staff recommends no change to the farmland mapping for this property, however staff does recommend the following actions to address this issue:

- Amend General Plan Policy 2.A.3: To add the following text. The full version of Policy 2.A.3 is included below in the Mitigation for Loss of Agriculture section of this staff report.

"For projects proposing to convert agricultural land to urban use, require soils analysis to determine farmland classification for purposes of determining appropriate mitigation as part of environmental review conducted for the project."

- Modify General Plan Figure 7-4 (see Attachment 5):
 - o Identify the boundary of the PCP spray fields area on Figure 7-4
 - o Add a descriptive note pointing to the PCP spray field location with the text: "Due to use of the

land for the PCP waste water spray fields, the State Farmland maps may not reflect current conditions.”

- o Add a footnote to Figure 7-4 with the text:
“See Policy 2.A.3 related to agricultural mitigation”

Reasoning in support of not changing the farmland mapping classifications of the 900 acres:

- 1) The City used the State Farmland Mapping and Monitoring Program (FMMP) maps to analyze the soil for the entirety of the Planning Area. Use of these maps is consistent with the standards of significance set forth in the CEQA Guidelines, which focuses on whether the proposed project would convert farmland pursuant to the FMMP maps.
- 2) Using the FMMP maps ensured consistency in the analysis throughout the EIR and is appropriate for a program level environmental analysis. Changing the mapping characteristics of this City-owned site as it would create an inconsistency with the state farmland mapping data and would be inconsistent with the prior conditions of the site.
- 3) It appears that the Planning Commission made its recommendation based primarily on information received from Hefner Law, which included a report prepared by Broadleaf stating that the quality of the 900 acres is less than prime agricultural land. However, the information from Hefner Law has not been peer reviewed, and the qualifications of the Hefner consultant to render an expert opinion in this subject matter have not been substantiated. Additionally, the City received a letter from Brown & Caldwell stating that the quality of the soil throughout the property varies.
- 4) The Planning Commission’s recommendation will necessitate expenditures of both additional time and funds to peer review the submitted information, and if the information is accurate, will require the City to make changes to the EIR. The specific extent of these changes is unknown at this time; it is also possible that the EIR would have to be recirculated for public review before it could be considered and certified by the City Council. The EIR cannot be certified until this matter is resolved, and the City cannot approve either the General Plan or CAP unless and until the City Council certifies the EIR.
- 5) Site-specific information is appropriate for submittal with an application or proposal for change in land use on the City’s property at a point in the future when development becomes a consideration. The proposed additional Policy and footnote on Figure 7-4 clarifies this requirement.

ADDITIONAL IMPORTANT POLICY ISSUES

Two issues have arisen in the discussions of the General Plan that have generated considerable attention, the proposed growth strategy and mitigation for loss of agricultural land. The staff is proposing no change to the Planning Commission recommendation on these items; this summary is provided for the Council’s convenience.

1. Growth Strategy

The General Plan goals and policies prioritize future residential growth through infill along key corridors and Downtown as well as build out of Spring Lake. Recognizing potential benefits of development in new growth

areas, the staff and Planning Commission recommend the General Plan not preclude consideration of development in any of the growth areas through selection of either the south or east alternative. This recommendation acknowledges that inherent physical, financial, and market constraints exist that will naturally direct and meter growth in these areas. Various growth phasing considerations are imbedded as policy considerations rather than as regulatory “restrictions.” This approach is consistent with feedback on the Draft General Plan from commenters and City Council to provide greater flexibility to consider development opportunities that provide benefit to the community. Decisions on future development in new growth areas will rely on a thorough assessment of the specific project proposal and its consistency with the General Plan Goals and Policies, Climate Action Plan, as well as Final EIR.

To accomplish this, the following key changes are included in the recommendation from staff and the Commission:

- All prior references to the alternatives would be removed.
- Policy 2.B.1 would be modified to clearly provide protections for completion of infrastructure and amenities in existing specific plan areas while they are developing.
- Policy 2.B.2 would be modified to be consistent with state law related to flood protection but to also clarify that advance planning in areas subject to flood risk is allowed.
- Policy 2.L.1 would be modified to clarify that plans to develop new Specific Plan areas will be independently analyzed for consistency with the General Plan and to consider site-specific constraints.
- Table 2-4 would be removed.
- Table B-1 (General Plan Appendix B) would be modified as shown in Attachment L of the March 2, 2017 Planning Commission staff report. This table identifies the maximum parameters of development that could be considered consistent with the growth footprint assumed in the General Plan and General Plan EIR. For residential development, the maximum is 7,000 dwelling units, and for non-residential development the maximum is 17,386,000 square feet. Because site-specific factors are relevant, consistency with the General Plan, and with the assumptions of the General Plan EIR, would be determined on a case-by-case basis.

6) *Mitigation for Loss of Agriculture*

The staff and Planning Commission recommend a 1:1 mitigation ratio for agricultural mitigation based on reasoning provided below. The proposed language for this policy, including the amendment recommended above, is as follows:

Policy 2.A.3 Agricultural Mitigation. For impacts to agricultural land within the ULL, require one acre to be permanently conserved for every acre converted to urban development (1:1 ratio). The farmland being conserved must be of the same Farmland Mapping and Monitoring Program type (Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance) as the farmland that is being converted, or of a type of higher quality, and the conserved farmland should be located outside of, but as close to the Woodland Urban Limit Line as possible. For projects proposing to convert agricultural land to urban

use, require soils analysis to determine farmland classification for purposes of determining appropriate mitigation as part of environmental review conducted for the project. (*EIR Mitigation Measure 4.2-1*).

Reasoning in support of recommendation:

- 1) The City was founded on agricultural land - impacts to farmland are inherent in every land use decision the City makes.
- 2) The current (2002) general plan includes a number of policies that encourage preservation of agricultural land, but does not include policies requiring mitigation. Yet the City as a matter of good practice has historically required 1:1 agricultural mitigation through the CEQA environmental process.
- 3) The City's Spring Lake Specific Plan (SLSP) adopted in 2001 requires 1:1 mitigation, which was imposed as a CEQA mitigation measure.
- 4) While there is some variability, a 1:1 mitigation ratio is generally acceptable in the industry and consistent with regional practice. LAFCO requires 1:1 Yolo County requires a range of 1:1 to 3:1, where applicable Davis requires 2:1, Winters requires 1:1, and West Sacramento requires 1:1.
- 5) Woodland is already a regional leader in agricultural protection. It is the only jurisdiction in the SACOG region with a fixed permanent growth boundary. In 2006, voters approved the ULL. The language of the measure clearly indicated that the land inside the line is intended for long-term future growth of the City, and the land outside the line is permanently protected. The ULL contained no provisions suggesting that land inside the ULL should be prioritized by farmland quality.
- 6) Modification of the mitigation ratio would adversely affect the financial viability of the SP-1 area and possibly other property. Growth to the south was decided in the 1990's and validated at the ballot box twice, with the vote on the GP in 1996 and the vote on the ULL in 2006. Significant infrastructure commitments have been made in anticipation of this.

PROPOSED ERRATA

At the March 16, 2017 Planning Commission meeting, a Woodland Chamber of Commerce representative pointed out the three errors in Line 69 of Attachment F to the March 2, 2017 Planning Commission staff report. Staff proposes these be corrected as follows:

- New bullet proposed to be added to Urban Form Characteristics for MD on page LU 2-32: "Require 360-degree architectural treatment, such that all publicly visible sides of a structure receive enhanced architectural treatment."
- New bullet proposed to be added to Urban Form Characteristics for HD on page LU 2-34: "Require 360-degree architectural treatment, such that all publicly visible sides of a structure receive enhanced architectural treatment."
- New bullet proposed to be added to Urban Form Characteristics for SP on page LU 2-66: "Require 360-degree architectural treatment, such that all publicly visible sides of a structure receive enhanced architectural treatment."

Intent Motion

In order to get a clear understanding of the intended final action of the City Council on the General Plan and CAP so that an adequate and complete final approval package can be prepared for the second meeting, staff recommends that the Council provide direction on the following items in the form of an “intent” motion:

- A) Provide direction regarding the Council’s intent to certify the EIR, including:
 - 1. Provide direction regarding farmland mapping on the City’s 900 acres
 - 2. Identify any other changes to the EIR desired by the Council

- B) Provide direction regarding the Council’s intent to adopt the 2035 General Plan, including:
 - 1. Provide direction regarding the clarification of the street typology table (Table 3-2)
 - 2. Provide direction on the urban form errata
 - 3. Provide direction on the other components of the Planning Commission recommendation which incorporate staff’s recommended changes as presented in the March 2nd Planning Commission staff report.
 - 4. Identify any other changes to the proposed General Plan desired by the Council

- C) Provide direction regarding the Council’s intent to adopt the 2035 CAP, including:
 - 1. Identify any other changes to the proposed CAP desired by the Council

ATTACHMENTS:

Attachment 1A - March 2, 2017 Planning Commission Staff Report
Attachment 1B - March 16, 2017 Planning Commission Staff Report
Attachment 2 - Planning Commission Staff Meeting Notes and Letters
Attachment 3 - Planning Commission Resolution 17-01
Attachment 4 - Street Typology Clarification
Attachment 5 - Farmland Map - Figure 7-4 regarding the City’s 900 Acres
Attachment 6 - Revised General Plan Land Use Diagram Figure 2-5

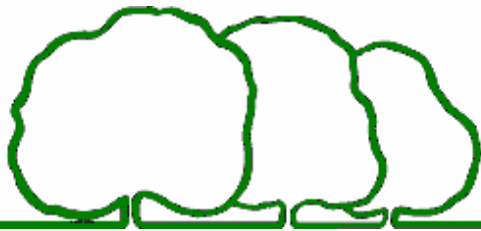
Prepared by: Heidi Tschudin, Contract Project Manager
Cindy A. Norris, Principal Planner
Reviewed by: Ken Hiatt, Assistant City Manager - Community and Economic Development

Paul Navazio, City Manager



Legislation Text

File #: 17-0317, Version: 1



City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission

FROM: Ken Hiatt, Assistant City Manager Community Development
Cindy A. Norris, Principal Planner
Heidi Tschudin, General Plan Project Manager

SUBJECT: Adoption of 2035 General Plan and 2035 Climate Action Plan

DATE: March 2, 2017

RECOMMENDATION:

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

1. Adopt a resolution certifying the Final Environmental Impact Report (SCH#2013032015) for the 2035 General Plan, adopting Findings of Fact, and adopting a Statement of Overriding Considerations;
2. Adopt a resolution adopting the final 2035 General Plan and final Climate Action Plan; and
3. Direct staff to transmit the Planning Commission's actions in writing to the City Council pursuant to state law.

PURPOSE OF MEETING:

The purpose of this meeting is to receive the Planning Commission's recommendation to the City Council regarding final action on the 2035 General Plan and 2035 Climate Action Plan (CAP).

Sections 65353 and 65354 of the California Government Code spell out the requirements and responsibilities of the Planning Commission with respect to adoption of the General Plan. These two hearings before the Commission provide the opportunity to satisfy these regulations and culminate the City's General Plan update process.

The Planning Commission is the City's panel of lay-person experts on local land use. Their role is to advise the City Council on land use planning, development applications, and all other land use considerations and actions. Planning Commissions are not required under State law, but where they exist, they have a statutory role to advise the City Council regarding the proposed update of the General Plan (California Government Code 65354).

The process of drafting the General Plan and CAP is nearing a close. The environmental impact report (EIR) has been completed and staff has prepared a list of proposed changes in the form of clarifications, corrections, and modifications to the Public Review Draft General Plan released July 2016 and the Draft CAP released September 2016.

The following documents have been released previously in electronic and paper format, and will be used at the Planning Commission and City Council meetings:

- Attachment A, Public Review Draft General Plan (July 8, 2016)
- Attachment B, Revised Draft Housing Element (July 29, 2016)
- Attachment C, Draft Climate Action Plan (CAP) (September 15, 2016)
- Attachment D, Draft Environmental Impact Report (September 15, 2016)
- Attachment E, Final Environmental Impact Report (January 23, 2017)
- Attachment F, Proposed Revisions to the Public Review Draft General Plan (February 24, 2017)
- Attachment G, Proposed Revisions to the Draft Climate Action Plan (February 24, 2017)

Copies of these documents can be ordered through the City or accessed online at the following website:

<http://web.cityofwoodland.org/gov/depts/cd/divisions/planning/generalplan/2035/documents.asp>

The Planning Commission is being asked to recommend to the City Council that they certify the EIR (Attachments D and E), adopt the final 2035 General Plan comprised of the Public Review Draft released in July 2017 (Attachment A and B) plus the proposed changes identified in Attachment F, adopt the final 2035 CAP comprised of the Draft CAP released in September 2016 (Attachment C) plus the proposed changes identified in Attachment G, and direct staff to begin the process of implementation.

BACKGROUND:

The City began the process of updating the General Plan and CAP in early 2013. Here is a brief summary of tasks and publications. This list does not reflect the complete work plan. A separate summary of public outreach is provided later in this report. All publications are available on the City's general plan website at the following link:

http://cityofwoodland.org/gov/depts/cd/woodland_general_plan_2035/default.asp

February 2013	Public Participation Program
February 2013	Website and Branding
March 26, 2013	Stakeholder Interviews Report
April 29, 2013	Economic and Fiscal Background Report
May 29, 2013	Community Visioning Workshops Report
May 2013	Results and Summary of the Community Visioning Process
April 2013	Communitywide Household Survey
June 2013	Community Survey Results: Summary
October 15, 2013	Housing Element Update and Negative Declaration
September 2013	Opportunities and Challenges (Issues and Options) Report
Apr 14, 2015	Visioning Statement and Guiding Principles
April 2015	Development Scenarios Analysis
June 2015	Development Scenarios Workshop Report
June 2015	Development Scenario Analysis, Brief Summary of Findings
Jul 8, 2016	Public Review Draft General Plan
Jul 29, 2016	Revised Draft Housing Element
September 15, 2016	Draft Climate Action Plan (CAP)
September 15, 2016	Draft Environmental Impact Report (Draft EIR)
January 23, 2017	Final Environmental Impact Report (Final EIR)

General Plan Basics

State law requires all cities and counties in California to have a general plan. The general plan is the constitution of the City. It is the basic land use planning document. It must provide a comprehensive long-term plan for the physical development of land within the City, and should include the area of likely expansion outside of the City known as the Sphere of Influence (SOI). In June 2006, Woodland voters established an Urban Limit Line (ULL) to serve as the city's permanent, ultimate physical boundary. The proposed update of the General Plan covers the City limits (9,619 acres) plus an additional 3,161 acres outside current city limits but within the ULL. Of the 3,161 acres outside of the City's boundaries, 2,709 acres is already within the SOI and 452 is outside.

Each general plan must include the following mandatory elements, plus others as deemed appropriate by the jurisdiction:

- Land Use
- Circulation
- Housing (detailed special requirements)
- Conservation
- Open Space
- Noise
- Safety (detailed special requirements)
- Environmental Justice (new 2016 requirement per SB 1000)

General plans are comprised of chapters or elements containing goals and policies covering all of the topical areas required by state law and desired by the local government, and a number of required maps or exhibits including, for example, a land use map with defined land use designations. This document guides all local land use decisions related to the intensity and geographical arrangement of land uses in a community. It reflects the values of the community. All elements of a general plan must be internally consistent and consistent with one another. All elements are equal and no one element or policy can have primacy over another. Maps and exhibits are no more or less important than the text. A policy in one element is not more or less important than another. Because Woodland incorporated as a "general law" city, State law dictates that the general plan may be amended no more than four times per year.

With the exception of Housing Elements, State law sets no mandatory requirements for how often a general plan should be updated or how far into the future it must look. Housing Elements, however, must be updated a minimum of every five years and for jurisdictions within the Sacramento Area Council of Governments (SACOG), an eight-year horizon applies (January 1, 2013 through October 31, 2021).

General Plans and Zoning

The regulation of land use under the general plan and the regulation of land use under the City Zoning Ordinance are related but different. This is often confusing but the distinction is important. The differences are legal, procedural, and substantive.

General plans are the primary controlling document in a jurisdiction in terms of the hierarchy of land use controls. A jurisdiction may not legally undertake any land use activity or make any land use decision that is inconsistent with its general plan (both the text and the maps). The general plan is typically general by nature, adopted by resolution, and subject to reasonable interpretation by the City Council. As such it is overarching but not regulatory. It establishes population density, building intensity, and the distribution of land use, but it does not directly regulate land use.

Zoning, on the other hand, is regulatory. It implements the general plan. The zoning code, adopted by ordinance, establishes specific, enforceable standards with which development must comply such as minimum lot size, maximum building height, minimum building setback, and a list of allowable uses. Zoning applies lot-by-lot, whereas the general

plan has a community-wide perspective. Zoning must be consistent with the General Plan. If a property happens to have a zoning designation that is not consistent with the general plan land use designation, only the general plan land use designation is enforceable.

CAP Basics

Executive Order S-3-05 (2005) established a long-term target to reduce emissions 80 percent below 1990 levels by 2050. In 2006, California enacted Assembly Bill (AB) 32, the Global Warming Solutions Act, which required a statewide reduction of GHG emissions to 20 percent below 1990 levels by 2020. SB 375 (2009) set GHG reduction targets for 2020 and 2035 to implement AB 32 and help achieve the 2050 goals. More recently, Executive Order B-30-15 (2015) and SB 32 (2016) established interim targets to achieve reductions 40 percent below 1990 levels by 2030.

Climate Action Plans (CAPs) are not required, however, many local governments prepare them to address the required reduction of GHG emissions and ensure consistency with their general plans. Pursuant to CEQA Guidelines Section 15183.5, the development of such a plan can also allow for CEQA streamlining. As allowed under this section of the CEQA Guidelines, development plans and projects that are consistent with an adopted CAP that satisfies the requirements of Section 15183.5 are presumed to have no cumulatively considerable climate change impacts unless substantial evidence demonstrates otherwise.

Public Outreach

The City has undertaken extensive public outreach to ensure ample opportunity to participate in the update of the general plan and CAP. This included development of the City's general plan website, preparation of a Public Participation Program, outreach to stakeholders, formation of a citizen's steering committee, conduct of a citywide household survey, and many public workshops, meetings, and hearings. Throughout the process the information received from all participants and the technical analyses has been invaluable in drafting the General Plan and CAP, and lead to the final edits being proposed by staff.

Stakeholders and Steering Committee

As part of the public outreach program for the General Plan update, the City originally identified approximately 70 community leaders to help start the planning process. Invitations went out in late January of 2013 to a wide cross-section of stakeholders and to potential members of the citizen's Steering Committee, to request participation. Both groups were compiled with the goal of representing as many local interests as possible. The Stakeholders group consisted of approximately 35 community leaders representing broad community interests. They were interviewed by the General Plan team in February of 2013 and a report of the results was issued in March of that same year.

The Steering Committee, comprised of 15 appointed citizen representatives, met eight times between February 2013 and August 2016 (see Attachment H, General Plan and CAP Meetings). All of the materials and minutes for these meetings have been posted on the General Plan update website. The Steering Committee has played a valuable role as a citizen's sounding board for the General Plan team as ideas and concepts have been considered throughout the process.

Community-wide Household Survey

In March of 2013 the City conducted a survey of all households in the City using a questionnaire distributed via U.S. postal service and available online. The results of the survey were tabulated and analyzed in a report released June 2013.

Other Public Outreach

In addition to the participation opportunities described above, to date the City has conducted six community workshops, 17 public meetings, nine Council update reports, and two joint meetings of the City Council and Planning Commission. Attachment H provides a full list of these meetings.

Mandatory Agency Coordination

When a city or county is undergoing revisions to their general plan, state general plan law requires mandatory

coordination with various state and regional agencies. In October of 2016 the city sent via certified mail over 40 letters to various state and regional agencies to fulfill requirements to comment on the General Plan. Depending on the applicable state code, the deadline for responses ranged from 45 to 90 days. Responses were received from five entities as follows: Sacramento Area Council of Governments, Airport Land Use Commission, State Water Resources Control Board, State Board of Forestry and Fire Protection, and United Auburn Indian Community of the Auburn Rancheria. No substantive comments were raised by these agencies.

Comments Received

Since the release of the Public Review Draft General Plan and Draft Climate Action Plan, the City has received written and oral comments from over 100 individuals, groups, and agencies (including the mandatory agency coordination described immediately above) (see Attachment I, List of Commenters). The comments, concerns, and suggestions contained in these comments were considered by the General Plan team (comprised of professional consultants and city staff) in preparing the proposed changes to the Public Review Draft General Plan contained in Attachment F and to the Draft CAP contained in Attachment G, both of which are summarized in this staff report.

PROPOSED GENERAL PLAN

Format and Organization of General Plan

The proposed final 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: Sustainability, Conservation, and Open Space Element
- Chapter 8: Safety Element
- Chapter 9: Housing Element
- Appendices

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

Topic	Required Element?	Current General Plan	Proposed 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		
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, including identification of important proposed changes as presented in Attachment F, is provided below.

Overview

The City's General Plan covers the entire incorporated area of the City (totaling 9,619 acres) and land outside of the current City limits but within the Planning Area (totaling 3,162 acres) upon annexation. The 12,781-acre Planning Area is identical to the Urban Limit Line (ULL) established by City of Woodland voters in 2006.

The document has a planning horizon of 2035. It assigns land uses to all 12,781 acres within the planning area.

The City released the Public Review Draft General Plan on July 8, 2016, the revised Draft Housing Element on July 29, 2016, and the Draft Climate Action Plan and Draft Environmental Impact Report on September 15, 2016. Based on the information in the EIR, comments received on the Public Review Draft General Plan, and professional expertise, the General Plan team has identified proposed changes to the Public Review Draft General Plan in the form of clarifications, revisions, and corrections (Attachment F). Staff is recommending adoption of the Public Review Draft General Plan plus all of the changes identified in Attachment F. These changes include modifications that would result in a "hybrid" between the South and East Alternatives, described more below.

These changes have been reviewed by the General Plan team including professional consultants and city staff to determine if they are adequately covered under the EIR. After consideration of the requirements of CEQA and applicable case law, the team has concluded that the potential for environmental impact associated with the proposed changes is adequately addressed under the EIR and no further environmental review is required. The team will prepare detailed findings of fact substantiating this determination for consideration and adoption by the City Council as a part of the final action to adopt the final General Plan.

Summary of Proposed Changes to Public Review Draft

Attachment F contains all of the changes proposed to the Public Review Draft General Plan released July 2016. Most of these changes are minor modifications that serve to make the General Plan better and easier to read. The summary below describes important changes by chapter. For a page by page listing of all proposed changes please refer to Attachment F. This is followed by more detailed discussion of two key policy issues, Agricultural mitigation and Growth Alternative.

Proposed Changes by Chapter

INTRODUCTION AND ADMINISTRATION - CHAPTER 1

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 an appendix which contains the General Plan Implementation Program.

Proposed changes to this chapter since the July 2016 Public Release Draft consist primarily of minor clarifications and corrections.

LAND USE, COMMUNITY DESIGN, AND HISTORIC PRESERVATION ELEMENT - CHAPTER 2

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 element that receives the most attention. 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)
- Protections 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 2-3, see summary below)

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.

Proposed changes to this chapter since the July 2016 Public Release Draft include the following:

- Update Table 2-2: Anticipated Growth through General Plan Horizon (2035) to align with revised assumptions (see discussion above regarding east vs south growth phasing alternative).
- Require that permanently conserved farmland is of the same type as farmland converted to urban development (Policy 2.A.3).
- Prohibit residential construction in SP-2 and SP-3 until 200-year flood protection is in place. However, allow planning to proceed in advance. (Policy 2.B.2).
- Maintain a jobs-to-housing ratio of at least 1.0 (Policy 2.D.1).
- Augment the Land Use Diagram (See Attachment J, Proposed Land Use Diagram) to:
 - o Designate the Prudler subdivision as Low Density Residential.
 - o Identify parks in the northwest area.
 - o Designate the site at the northeast corner of East Street and Sports Park Drive as Corridor Mixed Use.
 - o Reflect all Spring Lake changes to date.
 - o Designate the small parcel south of Beamer at Cottonwood as High Density Residential.
 - o Designate most residential areas north of Main Street, west of East Street, and south of Kentucky as Low Density Residential, in accordance with existing conditions.
 - o Designate areas related to infrastructure installations as Public/Quasi Public.

- o Remove the Light Industrial Flex Overlay designation from the Flood Study Area at the future CR 103, south of Main Street.
- o Add the Light Industrial Flex Overlay designation to the Woodland Commerce Center.
- o Remove the Light Industrial Flex Overlay designation from the site to the north and east of CR 102.
- Increase the minimum allowable density in the Low Density Residential designation to 1.0.
- Allow unlimited residential density above the first floor in the Neighborhood Commercial designation. Specify that non-residential and residential development must stay within the allowable FAR range (0.15 to 0.5).
- Change the allowable FAR range for the Public/Quasi Public designation to “No maximum, assumed average 0.25.”
- Set the maximum floorplate for a single use in the Neighborhood Commercial designation at 60,000 square feet (Policy 2.J.4).
- Generally, require Regional Commercial uses to have a minimum floorplate of 50,000 square feet. Exceptions may be made for smaller supporting uses (Policy 2.J.5).
- Strive for zero net energy development through the use of renewable energy sources and water conservation tools in SP-1.
- Specify that the General Plan does not prioritize or sequence growth in Specific Plan areas (Policy 2.L.1).
- List key considerations for new development Downtown/along key corridors and in new Specific Plan areas (Policies 2.L.2, 2.L.3, 2.L.5, 2.L.6, and 2.L.7).
- Ensure that development in SP-2 is consistent with General Plan EIR growth assumptions (Policy 2.L.5).
- Update the Flood Study Area boundaries through a General Plan Amendment once the future flood project is determined.
- Add the following new policies:
 - o Support products and maker businesses with the “Made in Woodland” brand.
 - o Consider allowing new development to exceed FAR limits if it offers significant community benefit.
 - o Limit light pollution.
 - o Control lighting to prevent glare.
 - o Encourage property maintenance through code enforcement and other programs.
 - o Consider adaptive reuse of the Yolo County Fairgrounds only if an adequate future location is found.
 - o Require commercial development to incorporate buffering and well-designed transitions.
 - o Require variability and high quality design of new residential development.
 - o Promote housing that serves various lifestyles, needs and affordability levels.
 - o Create connections between the city’s parks and open space.

Other proposed changes consist primarily of minor clarifications, revisions, and corrections.

Comparison of Land Use Designations

Definition of Proposed Designations -- The General Plan Land Use Diagram (Figure 2-5 on page LU 2-23 of the Public Review Draft General Plan) reflects a number of changes to the land use designations currently in effect. An updated copy of the Proposed Land Use Diagram is provided as Attachment J to this report. The proposed land use designations have been reviewed a number of times in public meetings and before the Council. Important reasons for making these recommended changes include: to modernize the designations to reflect best practices in land use planning and development; to simplify the General Plan so it functions less like a zoning code and more like a long-range policy plan; and, to provide more flexibility in land use decision making at the general plan level. The following chart summarizes the differences. As compared to the descriptions of these proposed designations that were released as part of the Public Review Draft General Plan in July 2016, proposed changes are identified:

<u>Land Use Designation</u>	<u>Summary of Change</u>
Agriculture	Eliminated
Rural	Eliminated

Very Low Density	Changed to Low
Low Density	Changed from 3.0 to 8.0 du/ac, to θ 1 to 8.0 du/ac
Neighborhood Preservation	Eliminated (zoning to be retained)
Medium Low Density	Changed to Low in most instances
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 (New)	FAR of 1.0 to 4.0 for all combined uses; Density None specified <u>Unlimited (40.0 assumed maximum achievable)</u>
Corridor Mixed Use	(New) FAR of 0.25 to 2.0 for single use and 0.5 to 3.0 for mixed use; Density 20.0 to 40.0
Specific Plan	Increased from 7 du/ac average to 8 du/ac (assumed) and FAR of 0.3 (assumed)
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	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 to 1.0 <u>No maximum, assumed average of 0.25</u>
Open Space	Max FAR of 0.1 changed to “none”
Urban Reserve	Eliminated
Flood Study Area	(New)
Light Industrial Flex Overlay	(New)

Comparison of Land Use Mapping

Land Use Mapping -- On the proposed land use map, many of the developed properties in Woodland are shown with the same or similar land use 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: 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.

As compared to the Land Use Diagram (Figure 2-5) contained in the July 2016 Draft General Plan, the following changes are proposed as a part of the changes described in Attachment F Items 57 and 58):

- Low Density Residential is proposed to increase by a net of 259 acres - This is proposed by staff to address concerns that future changes in state law may remove the City’s ability to address neighborhood preservation concerns in the northwest portion of the City related to higher density infill housing.
- Medium Density Residential is proposed to decrease by a net of 310 acres - This reflects the proposed change described above as well as changes within Spring Lake and the Prudler development project.
- High Density Residential is proposed to decrease by a net of 9 acres - This proposed change reflects changes and corrections to the land uses shown in the Spring Lake Specific Plan Area.
- Regional Commercial is proposed to decrease by a net of 7 acres - This proposed change is a result of propose resignation of a property along CR 103 to public uses.

- Public/Quasi-Public is proposed to increase by 1 acre - This reflects the proposed change described above plus other smaller minor adjustments.
- Open Space is proposed to increase by a net of 24 acres -- This proposed change reflects changes in the Spring Lake Specific Plan and Pruder development project.
- Right of Way is increased by 43 acres - This proposed change reflects changes in the Spring Lake Specific Plan Area.

Summary of Land Use in the Planning Area

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 General Plan planning area is controlled by the city and the remaining 25 percent is within the unincorporated area under the jurisdiction of the County.

Attachment K contains three land use tables that were distributed in the staff report for the August 24, 2016 joint workshop before the City Council and Planning Commission. They are provided again as a part of this report for convenience.

A. Existing Lands Uses in the Planning Area (Attachment K.1) - This table provides the distribution of developed (on-the-ground) “existing” 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 $\pm 7,381$ are developed and $\pm 2,238$ are vacant or in agricultural use. In other words, 23 percent of the existing city is undeveloped.
- 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.

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

C. Proposed General Plan Acreage (Attachment K.3) - This table provides land uses by acreage as “proposed” updated for changes recommended since release of the July 2016 Public Review Draft General Plan. It provides separate acreage totals for opportunity sites and for specific plan areas.

Tables K.2 and K.3 are not directly comparable because, as noted above, the land use designations for the proposed General Plan are different from the designations currently in effect. Nevertheless, land uses between the tables can be aggregated for purposes of comparison as follows:

Aggregated Land Uses	Existing Land Uses ¹	Current General Plan ¹	Proposed General Plan ¹	Difference ⁷
Residential	2,722	3,199 ⁸	3,176	-23

Commercial	525	1,163 ⁶	1,349 ⁶	+186
Industrial	1,559	2,544	2,244	-300
Public	1,298	1,079	1,102	+23
Park/Open Space	400	442	696	+254
Vacant/Agric	4,485	2,575 ⁴	2,404 ⁵	-171
Rights-of-way ³	1,792	1,781	1,808	+16
TOTALS ²	12,781	12,781	12,781	
1/ In acres 2/ Totals may differ due to rounding 3/ Rights of way acres are residual from other data 4/ Planned Neighborhood + Urban Reserve + Undesignated 5/ Specific Plan + Flood Study 6/ Includes Mixed Use + Business Park 7/ Proposed GP compared to Current GP 8/ Includes Neighborhood Preservation				

As compared to the current General Plan land uses, the proposed General Plan land uses include:

- Slightly less land designated for residential uses
- Slightly more land designated for public uses
- More land designated for commercial and parks/open space uses
- Less land designated for industrial uses
- Less land designated for future specific plan, Urban Reserve or un-designated

TRANSPORTATION AND CIRCULATION ELEMENT - CHAPTER 3

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 (Policy 3.A.4)
- Street 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 (Policies 3.A.2, 3.A.3 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.

Proposed changes to this chapter since the July 2016 Public Release Draft include the following:

- Add alleys to the list of street classifications.
- Give equal priority to all transportation modes on residential, mixed-use, and commercial Minor Arterial and Collector Streets (Table 3-2: Street Typology).
- Reduce the standard for E. Gum Avenue from Bourn Drive to Pioneer Avenue to LOS E (Policy 3.A.1).
- Require new development projects to achieve a 10 percent reduction in VMT per capita or service population compared to General Plan 2035 VMT performance or baseline conditions (Policy 3.A.4).
- Investigate road diets on additional specified roads (Policy 3.A.9).
- Update the Circulation Diagram (Figure 3-2) to:
 - o Include E. Gum Avenue from Bourn to Pioneer as a 2-lane minor arterial.

- o Include CR 102 from E. Gibson Road to Farmers Central Road as a 4-lane principal arterial.
- Add the following new policies:
 - o Partner with schools to ensure vehicle, bicycle, and pedestrian safety near school facilities.
 - o Seek new transportation funding sources.

Other changes consist primarily of minor clarifications, revisions, and corrections.

ECONOMIC DEVELOPMENT ELEMENT - CHAPTER 4

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)
- Develop the workforce (Policy 4.E.2)
- Attract biotech and seed industry (Policy 4.G.2)

Proposed changes to this chapter since the July 2016 Public Release Draft include the following:

- Confirm that the General Plan plans for a total of 43,340 jobs in Woodland by 2035.
- Confirm that the jobs-to-housing is expected to increase to 1.67 by 2035.
- Require new development to pay its fair share of operation and maintenance costs for public facilities and infrastructure, as appropriate (Policy 4.B.3).
- Revise zoning and development standards to accommodate shifts in retail demand and corridor uses (Policy 4.C.8).
- Add the following new policies:
 - o Plan for potential future economic and market trends.
 - o Equitably distribute the burden for services between all areas of the city.
 - o Increase opportunities for educating and training the workforce to meet local demands.
 - o Maintain a high level of safety and security.
 - o Create city branding.
 - o Promote agricultural tourism.

Other changes consist primarily of minor clarifications, revisions, and corrections.

PUBLIC FACILITIES AND SERVICES ELEMENT - CHAPTER 5

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 of 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 five percent 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)

Proposed changes to this chapter since the July 2016 Public Release Draft include the following:

- Clarify that six police beats are required to adequately cover existing development, and a seventh beat would be required to cover development in SP-2.
- Explore programs for at-risk youth and a diverse community (Policy 5.A.3).
- Clarify that a fifth fire station will be needed to service development in SP-2.
- Retain the current park acreage standard language to strive for 6.0 acres of parks per 1,000 residents (Policy 5.C.3).
- Clarify that if new development occurs primarily to the south, it is estimated that the school district will add 3,589 new student enrollments by 2035. If new development occurs primarily to the east, the District will add 3,759 new student enrollments by 2035.
- Clarify that if development occurs in SP-2, a new school may be necessary.
- Add information about the benefits of renewable energy sources.
- Add the following new policies:
 - o Support special use facilities that foster a variety of sports and recreational activities.
 - o Partner with education agencies to provide interpersonal skill development for at-risk youth.
 - o Promote the installation of renewable energy production systems.
 - o Promote partnership and inter-jurisdictional cooperation

Other changes consist primarily of minor clarifications, revisions, and corrections.

HEALTHY COMMUNITY ELEMENT - CHAPTER 6

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 cultural events (Policy 6.E.3, 6.E.8 and 6.F.5)

Proposed changes to this chapter since the July 2016 Public Release Draft include the following:

- Expand Policy 6.D.6 to also encourage transparency in local government (Policy 6.D.6).
- Included reference to key community resources such as the California Agricultural Museum

Other changes consist primarily of minor clarifications, revisions, and corrections.

SUSTAINABILITY, CONSERVATION AND OPEN SPACE ELEMENT - CHAPTER 7

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)
- Address odor mitigation around the wastewater treatment plant (Policy 7.F.6)
- Implement the Climate Action Plan (CAP) (Policy 7.F.9)

Proposed changes to this chapter since the July 2016 Public Release Draft include the following:

- Confirm that the treatment of PCP's processing water must be alternatively accommodated before development of SP-2 occurs.
- Add information to Figure 7-2 the Habitats map, to identify the area covered by the PCP spray field.
- Add information to Figure 7-4 the Farmland map, to identify the area covered by the PCP spray field.
- Require all projects to implement Best Management Practices for reducing emissions associated with construction as a standard City condition of approval (Policy 7.F.2).
- For the purposes of environmental review, consider residentially designated land uses, medical facilities, schools, day care centers, and playgrounds to be "sensitive receptors." Implement applicable buffer distances recommend by the California Air Resources Board (Policy 7.F.3).
- Add the following new policies:
 - Require new development that occurs at the edge of the ULL to be set back a minimum of 300 feet from adjacent farmland, where possible.
 - Ensure required tribal consultation regarding tribal cultural resources.
 - For projects seeking to utilize available CEQA streamlining, determine project consistency with the MTP/SCS as a component of application review.

Other changes consist primarily of minor clarifications, clarifications, and corrections.

SAFETY ELEMENT - CHAPTER 8

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 establish 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.

Proposed changes to this chapter since the July 2016 Public Release Draft include the following:

- Confirm that some portions of SP-3 are subject to flood depths of up to three feet and the majority of SP-2 is susceptible to flooding depths of greater than seven feet. Before a Specific Plan can be approved for either of these areas, a comprehensive flood solution and supporting funding must be secured.
- State that wildfire danger will likely increase with climate change.
- Clarify the requirement for a climate change vulnerability assessment, per SB 379.
- Participate in the effort to address climate change vulnerability upon the next update of the Yolo County Operational Area Multi-Jurisdictional Hazard Mitigation Plan (Policy 8.F.2).
- Remove Figure 8-11: Noise Sources and Receivers.
- Add the following new policies:
 - o Site future fire stations to achieve the best response times in the most economical manner.
 - o Strongly discourage noise attenuation barriers.
 - o Disperse vehicular traffic from new development to minimize funneling onto large-volume, high speed roadways.
 - o In new developments, screen and design service, utility, and loading areas; roof-mounted equipment; and noise-generating equipment to reduce impacts.

Other changes consist primarily of minor clarifications, revisions, and corrections.

HOUSING ELEMENT - CHAPTER 9

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. The city is responsible for designating available land to allow for the possibility of meeting the RHNA numbers. The city is not required to ensure that the units are built. That is subject to market and other forces.

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 in November 2013. Pursuant to state law it has a horizon year of 2021 which is different from the rest of the General Plan.

An amendment to the adopted Housing Element was prepared to ensure consistency with the changes proposed for the other components of the updated Draft General Plan. 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 amendment was released for public review and submitted to the State Department of Housing and Community Development (HCD) on July 29, 2016. Public comments were invited through September 13, 2016. Pursuant to state law HCD had 60-days (through September 27, 2016) to conduct their review. Clarifications were submitted to HCD on August 8, 2017. Comments were received from Legal Services of Northern California on September 9, 2016. On September 22, 2016 the city received a letter from HCD stating that the amended Housing Element remains in compliance with State Housing Element law. The City will send the final adopted amended element to HCD upon final adoption of the General Plan.

There are no proposed changes to this chapter since the July 2016 Public Release Draft

Key Discussion Topics

AGRICULTURAL PRESERVATION

The city received considerable input on the topic of agricultural preservation particularly as related to the consideration of growth phasing, and the east and south alternatives. Because the City was founded on excellent agricultural soil, impacts to agriculture have been intertwined with growth decisions over the years. The current general plan includes a number of policies that encourage preservation of agricultural land, but does not include a specific policy stating what that mitigation shall be. An agricultural mitigation policy was approved for the Spring Lake Specific Plan which specifies the location, methodology and manner in which agricultural lands in Spring Lake shall be mitigated. The approved Spring Lake mitigation allows stacked agriculture and Swainson Hawk easements at a 1:1 ratio. In the past, agricultural mitigation has been provided for through the CEQA review process. In 2006, voters approved an Urban Limit Line (ULL) initiative which included the following purpose statements:

- *To amend the General Plan to create a permanent and complete urban limit line*
- *To preserve and protect agricultural, natural resource, and open space uses on land outside the permanent urban limit line.*
- *To allow Woodland to meet its housing needs for all economic segments of the population in an environmentally sound manner.*
- *To allow Woodland to provide high quality and reliable public services and infrastructure for its citizens.*

The City has the discretion to determine an appropriate method and level of mitigation for the conversion of agricultural land to other uses. Woodland has historically required 1:1 agricultural mitigation through the CEQA environmental process even though such mitigation has not been required by either the City's General Plan or other ordinance or regulation. New Policy 2.A.3 of the Draft General Plan memorializes this practice as a development requirement. Mitigation would occur outside of the ULL. As previously discussed with the City Council, there is concern that a higher requirement for agricultural mitigation could significantly and adversely affect the financial feasibility of planned growth and economic development within the planning area.

In a review of other agencies policies, including Yolo County and LAFCO, it was found that most jurisdictions require a 1:1 ratio. Yolo County differs in requiring a higher mitigation ratio, which makes sense, as the Yolo County General Plan identifies the County's defining feature as its agriculture and open space. A recent change to the County's policy provides for a 3:1 base mitigation, although the Dunnigan Specific Plan may provide a 1:1 ratio. The recently amended Yolo LAFCO policy states that mitigation is required at not less than a 1:1 ratio. Yolo LAFCO requires use of a Yolo County Land Evaluation Site Assessment (LESA) model which is based on the California Department of Conservation maps and soil survey provided by the USDA Soil Conservation Service to use in the assessment of agricultural lands and soils.

The City's economy has a large focus on the agricultural sector. Through the passage of the ULL voter initiative in 2006, the City has made a very strong commitment regarding agricultural preservation to limit its growth and expansion in order to minimize impacts to agricultural lands within the County. Eventual development within the ULL has been recognized and as such a baseline of 1:1 is recommended to mitigate for those lands that will eventually convert to urban uses within the boundaries of the ULL. Through implementation of County policies, a higher mitigation ratio will be required for urban development that occurs on lands outside the ULL.

Proposed Policy 2.A.3 is identified to be further modified to clarify that the farmland identified for preservation must be of the same quality as the farmland that is impacted/converted.

EAST VS. SOUTH ALTERNATIVES

The Public Review Draft Plan (released July 2016) contemplated two alternative patterns for growth and development through 2035, identified as the East Alternative and the South Alternative. The alternatives and their make up were selected by the City Council at their meeting of November 3, 2015. These alternatives differed as follows:

- The South Alternative assumed more infill growth downtown and in corridors, and more greenfield growth in Specific Plan area 1B (SP-1B), SP-1C, and SP-3 by 2035.
- The East Alternative assumed 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 shared all other growth assumptions including the same assumed growth in the Spring Lake Specific Plan (SLSP), the industrial area, SP-1A, non-residential growth in SP-1B, residential growth in SP-3A, and non-residential growth in SP-3B. Aside from the differences noted above, the two alternatives relied on the same draft General Plan text, goals, policies, implementation actions, land use designations, exhibits, and figures.

The EIR analyzed both of these alternatives at an equal level of detail or "equal weight." The impacts of each alternative were fully evaluated relative to baseline conditions and established significance criteria. The EIR was structured to allow adoption of either alternative, or some variation, so long as the total growth numbers (by 2035) do not exceed 7,000 residential units and approximately 17.0 million square feet of non-residential uses ($\pm 19,000$ jobs), and there are no other substantive inconsistencies with assumptions made in the EIR (e.g. location of land uses; jobs/housing balance; assumptions underpinning the CAP analysis; etc.).

The primary difference between the two alternatives is the phasing and direction of growth, in other words where and in what order growth would occur. This was described in Table 2-4 of the July 2016 draft document which is now proposed to be deleted. The staff received feedback from commenters and City Council to provide greater flexibility for unknown future market conditions and to allow for an independent review of appropriate constraints on development based on actual conditions at the time opportunities/applications emerge. In response to this feedback, the staff is proposing a "hybrid" within the General Plan that would allow the desired flexibility and also embed the various phasing considerations as policy considerations rather than as regulatory "restrictions".

To accomplish this, staff is making the following key recommendations:

- Remove all references to either alternative.
- Modify Policy 2.B.1 to clearly provide protections for completion of infrastructure and amenities in existing specific plan areas while they are developing.
- Modify Policy 2.B.2 to be consistent with state law related to flood protection but to also clarify that advance planning in areas subject to flood risk is allowed.
- Modify Policy 2.L.1 to clarify that plans to develop new Specific Plan areas will be independently analyzed for consistency with the General Plan and to consider site-specific constraints.
- Remove Table 2-4.
- Modify Table B-1 (General Plan Appendix B) as shown in Attachment L of this report. This table identifies the maximum parameters of development that could be considered consistent with the growth footprint assumed in the General Plan and General Plan EIR. For residential development the maximum is 7,000 dwelling units, and for non-residential development the maximum is 17,386,000 square feet. Because site-specific factors are relevant, actual consistency with the General Plan, and with the assumptions of the General Plan EIR, will be determined on a case-by-case basis.

DRAFT CLIMATE ACTION PLAN:

Overview

The Draft 2035 CAP (Draft CAP) is an expanded version of the City's Preliminary 2020 CAP, which was adopted by the City Council on July 15, 2014 and addressed only the steps necessary to achieve the 2020 target. The Draft CAP presents a strategy for reducing greenhouse gas (GHG) emissions to achieve the following targets:

- 15 percent below 2005 levels by 2020, consistent with AB 32 and the California Scoping Plan 2.25 MT CO₂e per service population (residents plus jobs) per year by 2035, consistent with achieving the necessary trajectory to reduce emissions to 80 percent below 1990 levels by 2050

These targets equate to local GHG reductions of approximately 60,000 metric tons of carbon dioxide equivalent per year (MT CO₂e/yr) by 2020 and 112,000 MT CO₂e/yr by 2035. The Draft CAP identifies quantified objectives, strategies, and implementation actions for achieving these GHG reductions within six focus areas:

- Energy
- Transportation and Land Use
- Urban Forest and Open Space
- Water and Solid Waste
- Public Involvement
- Municipal Operations

Subsequent development projects that are consistent with the General Plan and General Plan EIR, and rely on the 2035 CAP for cumulative GHG impacts analysis, will identify those requirements specified in the CAP that apply to the project and how the project incorporates the measures. If the measures are not otherwise binding or enforceable they must be incorporated as mitigation measures, project conditions of approval, or some other mechanism to ensure implementation.

Format and Organization of CAP

The CAP is organized into five chapters and four appendices:

Chapter 1- Executive Summary

Chapter 2 - Introduction Overview

Chapter 3 - Emissions Inventory and Targets. This chapter presents the 2005 base year emissions inventory and forecast for 2020 and 2035. This chapter also explains the City's 2020 and 2035 GHG targets.

Chapter 4 - Greenhouse Gas Reduction Strategies. This chapter contains eight subsections, the first six (Chapters 4A through 4F) address the six focus areas listed above. Chapter 4G (Additional Actions) presents a menu of longer-term strategies to consider, if, after review of progress in 2017, it is determined that additional actions are required to meet the 2020 target, or in subsequent progress reviews it is determined that sufficient progress is not being made toward the 2035 target. At the 2017 mid-point review, the City may choose to incorporate any or all of the additional actions shown in 4G as new CAP reduction strategies. Chapter 4H (2020 and 2035 Target progress) compares the estimated strategy reductions against the City's emissions forecasts and targets to demonstrate how the 2020 and 2035 targets will be achieved.

Chapter 5 - Implementation and Monitoring

Appendix A, Community Input.

Appendix B, 2020 Climate Action Plan Technical Report (digital copy)

Appendix C, 2035 Forecasts and Target Methodology

Appendix D, 2035 CAP Strategy Metrics

Attachment G identifies proposed revisions to the Draft CAP since release of the September 2016 version. These proposed modifications are comprised of minor corrections, clarifications, and changes.

SUMMARY OF ENVIRONMENTAL IMPACT REVIEW (EIR) ANALYSIS:

The Draft EIR was released September 15, 2016 for a 45-day review and comment period. Thirteen comments letters were received. The Final EIR was released January 23, 2017. The Planning Commission and City Council must consider this information when deliberating the project. Following certification of the Final EIR, the City Council may take action to adopt the 2035 General Plan and 2035 CAP.

Mitigation Measures

Mitigation measures in the EIR take the form of new or revised Draft General Plan policies and implementation actions. Many simply clarify the intent of a measure or provide more details to increase the effectiveness of the measure. All of the identified mitigation measures are proposed for incorporation into the General Plan, as documented in Attachment F. For a complete list of mitigation measures please refer to Table 2-1 of the Draft EIR, and modified in the Final EIR.

Significant and Unavoidable Impacts

The following impacts are identified as "significant and unavoidable" (SU) meaning there are no feasible mitigation measures available to mitigate the impact to an acceptable (less than significant) level or there are identified measures that would reduce the impact but not to an acceptable level.

4.1 AESTHETICS AND VISUAL RESOURCES

- IMPACT 4.1-3 Substantially Degrade the Existing Visual Character or Quality of the Site and its Surroundings.
- IMPACT 4.1-4 Create a New Source of Substantial Light or Glare Which Would Adversely Affect Day or Nighttime Views in the Area.

4.2 AGRICULTURE AND FORESTRY RESOURCES

- IMPACT 4.2-1 Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as Shown on the Maps Prepared Pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to Non-Agricultural Use.
- IMPACT 4.2-3 Involve Other Changes in the Existing Environment that, Due to Their Location or Nature, Could Result in Conversion of Farmland, to Non-Agricultural Use

4.3 AIR QUALITY

- IMPACT 4.3-1 Generation of Short-Term Construction-Related Emissions of Criteria Air Pollutants and Precursors.
- IMPACT 4.3-2 Generation of Long-Term Operational Emissions of Criteria Air Pollutants and Precursors.
- IMPACT 4.3-3 Expose Sensitive Receptors to Substantial Pollutant Concentrations (Stationary Sources).

4.6 CULTURAL RESOURCES

- IMPACT 4.6-1 Cause a Substantial Adverse Change in the Significance of Archaeological or Historical Resources as defined in CEQA Guidelines Section 15064.5.
- IMPACT 4.6-2 Disturb Human Remains, including those Interred Outside of Formal Cemeteries.

4.9 HYDROLOGY, FLOODING, AND WATER QUALITY

- IMPACT 4.9-7 Expose People or Structures to a Significant Risk of Loss, Injury or Death Involving Flooding.

4.10 LAND USE PLANNING, POPULATION, AND HOUSING

- IMPACT 4.10-2 Conflict with Any Applicable Land Use Plan, Policy, or Regulation of an Agency with Jurisdiction over the Project (Including, but not Limited to the General Plan, Specific Plan, Local Coastal Program, or Zoning Ordinance) Adopted for the Purpose of Avoiding or Mitigating an Environmental Effect
- IMPACT 4.10-3 Impacts Related to Inducing Population Growth.

4.11 NOISE AND VIBRATION

- IMPACT 4.11-1 Exposure of Noise-Sensitive Land Uses to Short-Term (Construction).
- IMPACT 4.11-2 Exposure to or Generation of Long-Term Noise Levels.
- IMPACT 4.11-3 Exposure to or Generation of Vibration.

CUMULATIVE IMPACT AREAS

- Aesthetics and Visual Resources
- Agriculture and Forestry Resources
- Air Quality
- Cultural Resources
- Hydrology and Water Quality

- Land Use Planning, Population, and Housing
- Noise and Vibration
- Utilities and Service Systems

GROWTH INDUCING IMPACTS

SIGNIFICANT IRREVERSIBLE CHANGES

Alternatives

The EIR contains a full description and analysis of the General Plan alternatives considered by the City. Initially the City considered four scenarios:

- Scenario 1, High Infill, No New Greenfield Development
- Scenario 2, Moderate Infill, New Greenfield Growth in South and East
- Scenario 3, Moderate Infill, New Greenfield Growth in South and North
- Scenario 4, Moderate Infill, New Greenfield Growth in South

Scenarios 1 and 3 were subsequently rejected for reasons outlined in the EIR. Scenarios 2 and 4 were retained as viable alternatives. They were modified as described in the EIR and renamed the East Alternative (Scenario 2) and the South Alternative (Scenario 4). Both the East and South Alternatives are analyzed in equal level of detail throughout EIR. Implementation of the proposed CAP is assumed as a part of each of the equal-weight alternatives.

In addition, the required No Project Alternative is analyzed at a comparative level of detail. The No Project Alternative assumes continued implementation of the 2002 General Plan and the Preliminary 2020 CAP both of which are currently in effect.

A summary of the comparative environmental impacts of the three analyzed alternatives is provided in Table 5-24 on page 5-63 (as modified in the Final EIR). CEQA requires that the environmentally superior alternative be identified for consideration by the decision-makers. The EIR identifies the No Project Alternative as environmentally superior of the three alternative. The EIR identifies the South Alternative as environmentally superior between the two remaining alternatives because it would result in less impact overall as compared to the East Alternative.

- South Alternative had fewer impacts than East Alternative for air quality, biological resources, climate change, GHG emissions, energy, cultural resources, hydrology, flooding and water, and land use planning, population and housing.

NEXT STEPS:

After three plus years of analysis, meetings, hearings, workshops, and deliberation, the process to adopt a new General Plan for the City is nearing its end. The following steps remain:

Planning Commission Hearings	March 2 and 16
City Council Hearings	April 4 and April 18 (tentative)

It is anticipated that the Planning Commission and City Council will each conduct two meetings to deliberate and act on the final EIR, 2035 General Plan, and CAP. The first meeting of both bodies will focus on the staff presentation, questions, testimony, and possibly discussion. The second meeting of both bodies will focus on deliberations and action. The Planning Commission will take action in the form of recommendations to the City Council. The City Council may be asked to bifurcate their final action into an initial intent motion, with final action at a subsequent third hearing in order to allow staff time to formulate the required approval package and findings of fact.

FINDINGS OF FACT:

State law requires that the City Council make several types of CEQA “findings of fact” at the time of final adoption of the General Plan CAP. Findings describe the conclusions reached regarding particular issues, including specific evidence in support of those conclusions. These findings will be prepared for the final action by the City Council in April. The required findings for adoption of the General Plan and CAP are as follows:

- Certification of the EIR (CEQA Guidelines Section 15090) - These findings support the adequacy of the EIR for decision-making purposes.
- Findings Regarding Significant Impacts and Project Alternatives (CEQA Guidelines Section 15091) - These findings explain how the City Council chose to address each identified significant impact, including the mitigation measures adopted or an explanation of why such measures are infeasible. A discussion of the feasibility of project alternatives is also required by this section (see also Section 15126.6f).
- Project Approval (CEQA Guidelines Section 15092) - These findings support the City Council’s action to adopt the final 2035 General Plan and 2035 CAP.
- Statement of Overriding Considerations (CEQA Guidelines Section 15093) - These findings document the City Council’s decision to adopt the final General Plan, despite the fact that unavoidable impacts may result, based on the overriding benefits of the plan.

IMPLEMENTATION

Following adoption of the General Plan there are several important steps to be taken. Immediately tasks include:

- Within one working day following adoption, make the full final General Plan (including diagrams and text) available to the public for inspection pursuant to Section 65357 of the California Government Code (CGC).
- Within five working days following adoption, file a CEQA Notice of Determination (NOD) with the Yolo County Clerk pursuant to Section 15094 of the CEQA Guidelines.
- As soon as possible following adoption, submit the final Housing Element to the state HCD pursuant to Section 65583(g) of the CGC for a mandatory 90-day review.

More long term is the process of implementation of the new plan. This occurs in two ways. First, the new plan takes immediate effect and replaces the old general plan for all decisions regarding land use and land use policy. Second, City staff must begin the process of implementing the programs identified in General Plan Appendix A. This will involve coordination with the City Manager regarding available funding and budgetary priorities.

The following actions have a high priority in order to streamlining subsequent development opportunities:

- Petition the Yolo Local Agency Formation Commission (LAFCO) to amend the Woodland Sphere of Influence to reflect the voter approved Urban Limit Line (ULL). (Implementation Program 2.1)
- Develop a work plan for update of the Zoning Ordinance (Chapter 25 of the Woodland Municipal Code. (Implementation Program 2.9)
- Develop a work plan for updating existing specific plans, master plans, and other land use implementation documents to be consistent with the new General Plan. This will include repeal of the East Street Corridor Specific Plan. (Implementation Programs -- various)

CGC Section 65400(a)(2), the General Plan EIR Mitigation Monitoring and Reporting Program, and Implementation Program 7.6 in Appendix A of the General Plan all require annual reporting to the City Council, State Office of Planning and Research (OPR), and HCD (regarding the Housing Element) on the status of General Plan implementation. Pursuant

to CGC Section 65400(a)(2) this report must be filed by April 1st of each year.

RECOMMENDATION:

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

- 1) Adopt a resolution certifying the Final Environmental Impact Report (SCH#2013032015) for the 2035 General Plan, adopting Findings of Fact, and adopting a Statement of Overriding Considerations;
- 2) Adopt a resolution adopting the final 2035 General Plan and final Climate Action Plan;
- 3) Direct staff to transmit the Planning Commission's actions in writing to the City Council pursuant to state law.

ATTACHMENTS:

- A) Public Review Draft General Plan (July 8, 2016) (available on-line at the link below)
- B) Revised Draft Housing Element (July 29, 2016) (available on-line at the link below)
- C) Draft Climate Action Plan (CAP) (September 15, 2016) (available on-line at the link below)
- D) Draft Environmental Impact Report (September 15, 2016) (available on-line at the link below)
- E) Final Environmental Impact Report (January 23, 2017) (available on-line at the link below)
- F) Proposed Revisions to the Public Review Draft General Plan
- G) Proposed Revisions to the Draft Climate Action Plan
- H) List of General Plan and CAP Meetings
- I) List of General Plan and CAP Commenters
- J) Proposed Land Use Diagram
- K) Three Land Use Tables
- L) Revised Table B-1

Copies of these documents can be ordered through the City or accessed online at the website: shown below. Please contact the City (530) 661-5820 to order printed copies and for information regarding costs.

General Plan Web Page:

<http://web.cityofwoodland.org/gov/depts/cd/divisions/planning/generalplan/2035/documents.asp>

City of Woodland on-line access to agendas and reports - see March 2, 2017 Planning Commission

<https://cityofwoodland.legistar.com/Calendar.aspx>

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1.	General Comment	If possible, we should use stock and other photos that are actually from Woodland and areas adjacent to town rather than from up in the Capay Valley, etc.			<i>Replace photo on Page CO 7-2 and elsewhere through the document as necessary.</i>
2.	General Comment	I would suggest considering grouping the policies in one place at the end of each Element.			<i>Group policies at the end of each Element.</i>
3.	General Comment	Remove references to SP-1, SP-2, and SP-3. Rather, begin using new labels throughout such as "northeast," "east," and "south" to describe the areas.			No change <i>A change in terminology at this time would require extensive changes throughout this and related documents and could result in confusion.</i>
4.	General Comment	Add oak leaf symbols to Policies 2.A.3; 2.A.5; 2.I.2; 2.M.2; 3.A.7; 3.A.9; 3.A.10; 5.C.5; 5.C.8; 5.C.9; and 5.I.6.			<i>Add oak leaf symbols (indicating policies that most directly address the topics of sustainability and climate change) to Policies 2.A.3; 2.A.5; 2.I.2; 2.M.2; 3.A.7; 3.A.9; 3.A.10; 5.C.5; 5.C.8; 5.C.9; and 5.I.6.</i>
5.	General Comment	Recommend that the text in the side green boxes be black.			<i>Change text color in green boxes from white to black.</i>
6.	General Comment	Add "Sustainability" to the title of the Conservation and Open Space Element.	<i>Chapter 7 title:</i> Conservation and Open Space Element		<i>Revise all titles, headings, and references to Chapter 7 to read: <u>Sustainability</u>, Conservation, and Open Space Element</i>
7.	v. Note to Reader	Note to reader regarding the two alternatives evaluated in the General Plan. Remove the two sentences that reference green and blue text to identify the two alternatives	The Public Review Draft of the General Plan contemplates two alternative ways in which growth and development through 2035 could occur, which are referred to as the South Alternative and East Alternative. Each of these Alternatives are modified versions of two of the development scenarios previously analyzed in the Development Scenarios Analysis (April 2015). The South Alternative is similar (but not identical) to Scenario 4 from this report, while the East Alternative is similar (but not identical) to Scenario 2. In some places in the Draft General Plan, two different versions of relevant growth management policies are written—one set for each Alternative. Each of these Alternatives relies upon the same Land Use Diagram (Figure 2-5). Referring to the Land Use Diagram, the South Alternative envisions growth occurring in the areas labeled Specific Plan (SP)-1A, SP-1B, SP-1C, and SP-3 by 2035. The East Alternative envisions growth occurring in the areas labeled SP-1A, SP-2, and SP-3 by 2035. Text, tables and policies that refer only to the South Alternative are written in green text. Text, tables and policies that refer only to the East Alternative are written in blue text. Unless otherwise specified, all other content refers to both Alternatives. The EIR for the General Plan will analyze both of these Alternatives with equal consideration or “equal weight.” The impacts of each Alternative will be fully evaluated		The Public Review Draft of the General Plan contemplates <u>contemplated</u> two alternative ways in which growth and development through 2035 could occur, which are <u>were</u> referred to as the South Alternative and East Alternative. Each of these Alternatives are modified versions of two of the development scenarios previously analyzed in the Development Scenarios Analysis (April 2015). The South Alternative is similar (but not identical) to Scenario 4 from this report, while the East Alternative is similar (but not identical) to Scenario 2. In some places in the Draft General Plan, two different versions of relevant growth management policies are written—one set for each Alternative. Each of these Alternatives relies upon the same Land Use Diagram (Figure 2-5). Referring to the Land Use Diagram, the South Alternative envisions growth occurring in the areas labeled Specific Plan (SP)-1A, SP-1B, SP-1C, and SP-3 by 2035. The East Alternative envisions growth occurring in the areas labeled SP-1A, SP-2, and SP-3 by 2035. Text, tables and policies that refer only to the South Alternative are written in green text. Text, tables and policies that refer only to the East Alternative are written in blue text. Unless otherwise specified, all other content refers to both Alternatives. The EIR for the General Plan will analyze <u>analyzed</u> both of these Alternatives with equal consideration or “equal weight.” The impacts of each Alternative will be <u>were</u> fully evaluated

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			relative to the baseline and established significance criteria. The analysis in the EIR will inform the development of the final General Plan to be adopted. The adopted General Plan will only include one growth scenario, and references to other scenarios will be removed from the page. In addition, the photos and graphic design elements that appear in this Public Review Draft may be somewhat modified in the adopted Plan.		relative to the baseline and established significance criteria. The analysis in the EIR will inform <u>informed</u> the development of the final General Plan to be adopted. The adopted General Plan will only include one growth scenario, and references to other scenarios will be removed from the page. In addition, the photos and graphic design elements that appear in this Public Review Draft may be somewhat modified in the adopted Plan. The final General Plan includes a modified growth scenario that allows consideration of growth within the Urban Limit Line that is consistent with the policies in the General Plan and the General Plan EIR.
8.	VII - Acknowledgements				<i>Complete Acknowledgements page.</i>
9.	IX - Table of Contents	Correct chapter titles names to match the rest of the document.	... 2. Land Use, Community Design, and Historic Preservation ... 3. Circulation ... 7. Conservation and Open Space ... 9. Housing		... 2. Land Use, Community Design, and Historic Preservation <u>Element</u> ... 3. <u>Transportation and Circulation Element</u> ... 7. <u>Sustainability, Conservation, and Open Space Element</u> ... 9. Housing <u>Element</u>
10.	IX - Table of Contents	List of Tables is missing Table 9-1 and 9-2			<i>Include tables and figures from the Housing Element in the List of Tables and the List of Figures.</i>
11.	IA 1-3	City should go further to state that our goal is Net Zero emissions To get to zero carbon emissions we need to get totally off fossil fuels. That means de-emphasizing fossil fuel infrastructure. One way to do that is to not put natural gas in new homes, buildings, etc. So I would like to see language to that effect. In addition, some specifics relating to nat gas infrastructure In housing options - in addition to home size, etc. - include the goal of new homes being net zero emissions and somewhere there has to be something about helping to transition the existing house stock to lower emissions In mobility options, include also that we will aim to get transportation emissions in the city as low as possible and that this would include efforts to aid in the electrification or other zero			<i>No change</i> <i>Striving for net zero emissions is mentioned on this page, and in several places throughout the document.</i>

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		emission technology for vehicle transportation.			

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12.	IA 1-5	Amend the vision statement as follows: In 2035, Woodland, the City of Trees, is a highly desirable community Woodland is a healthy community with livable neighborhoods, a thriving downtown, well maintained infrastructure, an extensive urban forest canopy, excellent schools and recreational amenities connected by a seamless network of trails and paths. Preserve Woodland's unique small town charm promoting the Downtown and historic resources, sustaining a healthy urban forest, and developing a variety of recreational, . . . • I think it would be good to insert something relating to climate change in the vision statement. I have pasted a suggestion for that below in bold. I would like to see this portion of the vision statement at the beginning of several of the chapters particularly 2, 3, 7 and 9. Woodland did join the Paris Pledge for Action on Earth Day and that does say we will aim to keep the temperature rise to 2 degrees C - as we are already at 1-degree C - the only way to get there is by aiming for zero emissions and fast. "Woodland will be a community very attuned to reducing greenhouse gas emissions in all its activities, including transportation and buildings and will be closing in on the goal of zero emissions. It will also focus not just on mitigating climate change by reducing greenhouse gases but also on making the community resilient to the effects of climate change (This is in addition to what is in the vision statement – which is fine for the areas it addresses.) •This General Plan advocates responsible growth while seeking to conserve energy, water and other resources; reduce greenhouse gas emissions with a long term goal of zero net emissions (by 2050); promote infill, green and net-zero energy development; and build community resiliency to the effects of climate change.	The City of Woodland is actively engaged regarding the issues of sustainability and climate change. This General Plan advocates responsible growth while seeking to conserve energy, water and other resources; reduce greenhouse gas emissions; promote infill, green and net-zero energy development; and build community resiliency to the effects of climate change. Policies related to the issues of sustainability and climate change can be found throughout this General Plan.		<i>Will not change the Vision Statement, as this has been published and referenced throughout the planning process. Instead, incorporated this language into Section 1.2.</i> <i>Revise language as follows:</i> The City of Woodland is actively engaged regarding the issues of sustainability and climate change. <u>Looking to the future, Woodland seeks to establish itself as a leader in sustainability practices attuned to reducing greenhouse gas emissions and increasing resiliency to the effects of climate change.</u> This General Plan advocates responsible growth while seeking to conserve energy, water and other resources; reduce greenhouse gas emissions; promote infill, green and net-zero energy development; and build community resiliency to the effects of climate change. Policies related to the issues of sustainability and climate change can be found throughout this General Plan.
13.	IA 1-10	Add language of CO 7-29 about the “primary purpose” of the ULL.	The ULL reflects a community commitment to focus future growth within the city to prevent urban sprawl. In addition, It serves to preserve and protect prime agricultural land and environmentally sensitive areas surrounding the city.		The ULL reflects a community commitment to focus future growth within the city to prevent urban sprawl. In addition, it serves to preserve and protect prime agricultural land and environmentally sensitive areas surrounding the city. <u>The primary purpose of the ULL is to allow for development and densification of Woodland over the long term while preserving and protecting agricultural, natural resource, and open space uses outside of the boundary.</u>

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14.	IA 1-13, Figure 1-2: Planning Area	Will a change to this map with a new SOI require a GPA. How to address this? Spell out Sphere of Influence Add date to ULL Add notes below legend as shown on PDF	Legend labels: ... Urban Limit outside SOI Urban Limit Line		Revise legend labels to read: ... Urban Limit outside SOI <u>Sphere of Influence</u> Urban Limit Line <u>— Measure A, June 2006</u> Add the following text below the legend: <u>The Planning Area totals 12,781 acres.</u> <u>Contained within the Planning Area is Woodland's Sphere of Influence (SOI). The SOI is the boundary that encompasses lands that are expected to ultimately be annexed into the city as approved by the Yolo County Local Agency Formation Commission (LAFCo).</u>
15.	IA 1-20	Appendix pages are not correct with reference to P. IA-10-20 (Appendix C)			No change There does not seem to be an error.
16.	IA 1-25	End of paragraph 2 add: Collaborate with public works on planning, planting, management, and care of trees.			No change Reference to be added to sections where more appropriate.
17.	LU 2-3, Figure 2-1: Concept Diagram; LU 2-29, Figure 2-7: Residential Neighborhoods; LU 2-37, Figure 2-8: Downtown; LU 2-44, Figure 2-9: Mixed Use Corridors; LU 2-49, Figure 2-10: Commercial and Employment Centers; LU 2-61, Figure 2-12: New Growth Areas; LU 2-71, Figure 2-13: Green Space	On all of the concept diagrams add in baseline key streets to help with place finding (East, Gibson, Kentucky, 102.) Will this diagram be amended after adoption of the GP to highlight growth decision? (elimination of one “new growth area” or depicted differently?)			Add Main Street, East Street, Kentucky Avenue, County Road 102, and Gibson Road to the Concept Diagram and all corresponding figures throughout the Element. Add the following text to the bottom of the figure: <u>This concept diagram provides a graphic representation of the key ideas embodied in the General Plan including corridors, commercial and employment centers, new growth areas, traditional residential neighborhoods, and green spaces. All boundaries are approximate.</u>
18.	LU 2-3, Figure 2-1: Concept Diagram; LU 2-44, Figure 2-9: Mixed Use Corridors	Take the corridor color north to the I-5 on East Orange – “Mixed Use Corridor” take it to Rd 98			Continue the orange corridor coloring north on East Street to I-5. Continue orange corridor coloring along Kentucky until CR 98.

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19.	LU 2-3, Figure 2-1: Concept Diagram; LU 2-49, Figure 2-10: Commercial and Employment Centers	West gateway – add a retail node for Raley’s At south gateway wrap the employment center around (north) of the retail Neighborhood Commercial Centers should be shown on the Map or another map to illustrate the potential for walkable proximity from Neighborhood Commercial to adjoining neighborhoods.			<i>Add red retail coloring at West Main and CR 98.</i> <i>In the Southern Gateway, modify the purple employment coloring to completely encircle the red commercial coloring.</i> <i>Add neighborhood centers to map (at Gibson and Pioneer, on College, and in Spring Lake).</i>
20.	LU 2-3, Figure 2-1: Concept Diagram; LU 2-61, Figure 2-12: New Growth Areas	Growth area - include south part of SP-1A as new growth area on this graphic, as well as the full SP-3 area. Add labels to SP-1, SP-1A, SP-1B, SP-1C, SP-2, and SP-3 on Figure 2-12			<i>Color the entire areas of SP-1, SP-2 and SP-3 as "new growth areas." In places where there are other designations (such as at the Southern Gateway), allow the other designations to show on Figure 2-3.</i> <i>Add labels to SP-1, SP-1A, SP-1B, SP-1C, SP-2, and SP-3 on Figure 2-12.</i>
21.	LU 2-3, Figure 2-1: Concept Diagram; LU 2-71, Figure 2-13: Green Space	Modify Knaggs property to remove Green Space per Flood map or state that boundaries are approximate. Green shaded area at I-5 and West, as well as I 13, makes little sense, one is now commercial and the other holds great potential. - Highlight the flood study area differently. Add Velocity Island. Show Woodland Parkway connector going E/W. Add Spring Lake greenbelts and future to the northwest. Flood study areas should have a different symbol than green space.			<i>Change the coloring of areas designated as "Flood Study Area" to a distinct color or hatching.</i> <i>Add Velocity Island Park.</i> <i>Add parks, greenbelts, and parkways in Spring Lake and the western portion of the city.</i>
22.	LU 2-6	Add two new headers - opportunity sites and infill.			<i>In Section 2.2, add the following heading above the second paragraph:</i> <u>Opportunity Sites</u> <i>Add the following heading above the third paragraph:</i> <u>Infill Development</u>

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23.	LU 2-7	Tables 2-2 numbers are not accurate to Existing (2013). DOF has 2016 (Jan 1) population as 57,526. General Plan to update to 2016. 2013 is three years ago...it is not "existing". When does the horizon begin? Existing conditions of 2013 has been added upon to Jan 1, 2016 per DOF = 4.2% of the 7000 units has been built. See also data on Memo, dated July 29th, 2016 accounting the release of the Public Review Draft of the Housing Element Update, third paragraph. It is upon adoption of the GP that the 7,000 units start? Does not count 2016 build out date from June 30th. See also "Transmittal Sheet" - Anticipated growth through General Plan Horizon (2035) chart - page I	Based on an analysis of existing conditions, demographic and economic trends, and opportunity sites, Table 2-2 provides an overview of new and overall development expected by 2035. ...		The Notice of Preparation and project description for the <u>General Plan was released in March 2013. The time frame and analysis for the General Plan, Climate Action Plan, and Environmental Impact Report is based on this initial starting date and projects forward to 2035.</u> Based on an analysis of existing conditions, demographic and economic trends, and opportunity sites, Table 2-2 provides an overview of new and overall development expected by 2035. ...
24.	LU 2-7 to LU 2-8	Remove blue and green text and modify Table 2-2 to be consistent with Appendix B	... The General Plan assumes that approximately 7,000 new housing units and 16.7 million (South Alternative) / 17.4 million (East Alternative) non-residential square feet will be developed over the planning horizon. ... <i>Table 2-2 titles:</i> Table 2-2 South Alternative Anticipated Growth Through General Plan Horizon (2035) Table 2-2: East Alternative Anticipated Growth Through General Plan Horizon (2035)		... The General Plan assumes that approximately 7,000 new housing units and 16.7 million (South Alternative) / up to 17.4 million (East Alternative) non-residential square feet will be developed over the planning horizon. ... <i>Remove "green" Table 2-2. Revise title of "blue" Table 2-2:</i> Table 2-2 South Alternative Anticipated Growth Through General Plan Horizon (2035) Table 2-2: East Alternative Anticipated Growth Through General Plan Horizon (2035)
25.	LU 2-7	10,000 homes built in Woodland.			<i>No change</i> <i>The City Council directed the GP team to study two alternatives that would allow up to 7,000 dwelling units.</i>
26.	LU 2-9	Given that the ULL serves to make land availability within the city a finite resource, maintain high expectations for development.			<i>No change</i> <i>See Policy 2.A.2</i>

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27.	LU 2-9, Policy 2.A.3	• Mitigation requirement should be tied to quality, e.g., for Prime Farmland as defined by the Department of Conservation's Important Farmland's Inventory • Clarify that the policy is not asking to preserve land within the ULL • Clarify that it is for impacts to agricultural land or soil (vaguely written)	Policy 2.A.3 Agricultural Mitigation. For impacts to agriculture within the ULL, require one acre to be permanently conserved for every acre converted to urban development.	Policy 2.A.3 Agricultural Mitigation. For impacts to agriculture within the ULL, require one acre to be permanently conserved for every acre converted to urban development. <u>The farmland being conserved must be of the same Farmland Mapping and Monitoring Program type (Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance) as the farmland that is being converted, or of a type of higher quality, and the conserved farmland should be located as close to the Woodland ULL as possible. (EIR Mitigation Measure 4.2-1)</u>	Policy 2.A.3 Agricultural Mitigation. For impacts to agriculture -agricultural land within the ULL, require one acre to be permanently conserved for every acre converted to urban development (1:1 ratio). <u>The farmland being conserved must be of the same Farmland Mapping and Monitoring Program type (Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance) as the farmland that is being converted, or of a type of higher quality, and the conserved farmland should be located outside of, but as close to the Woodland Urban Limit Line as possible. (EIR Mitigation Measure 4.2-1)</u>
28.	LU 2-9, Policy 2.A.4	I Strongly support Downtown as the city's sole civic, cultural, entertainment, and central business district. I also support mixed use downtown with more residential units. Should include language about encouraging non-conforming, or sub-optimal uses to relocate to other more appropriate areas of the City.			No change
29.	LU 2-10, Policy 2.A.5	Policy 2.A.5 should include meeting the needs of all income levels. How are other communities implementing this type of policy? Does this require comprehensive re-work of our Zoning Ordinance? Could this be handled at a Specific Plan level? How do we avoid the issues we're having at Spring Lake?	Policy 2.A.5 Complete and Well-Designed Neighborhoods. Promote the development of complete neighborhoods with a physical layout and land use mix that: put residents in close proximity to services and amenities; promotes walking, biking, and transit use; fosters community pride; enhances neighborhood identity; ensures public safety; and meets the needs of all ages and abilities.		Policy 2.A.5 Complete and Well-Designed Neighborhoods. Promote the development of complete neighborhoods with a physical layout and land use mix that <u>allows for a diversity of incomes; puts</u> residents in close proximity to services and amenities; promotes walking, biking, and transit use; fosters community pride; enhances neighborhood identity; ensures public safety; and meets the needs of all ages and abilities.
30.	LU 2-10, Policy 2.A.6		Policy 2.A.6 Infill Development. Encourage infill development, adaptive reuse, and the restoration of historic buildings in existing urbanized areas to enhance community character, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, optimize city investment in infrastructure, support increased transit use, and enhance economic vitality.		Policy 2.A.6 Infill Development. Encourage infill, <u>redevelopment of and development on underutilized sites,</u> adaptive reuse, and the restoration of historic buildings in existing urbanized areas to enhance community character, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, optimize city investment in infrastructure, support increased transit use, and enhance economic vitality.

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31.	LU 2-10, Policy 2.A.8	Policy 2.A.8 should mention construction of a Hwy - I 13 N to I-5 S interchange to allow creation of true gateway at this interchange, and to get through traffic off of east Main			Add reference below Policy 2.A.8: <u>See also Policy 3.A.13.</u>
32.	LU 2-10, Policy 2.B.1	Words should be changed to say...." existing Specific Plan areas approved for Development must be fully designed before approving a new Specific Plan area ". Current wording very limiting. Suggestion to either delete this policy, or to revise it to simply require that new specific plans evaluate impacts on existing specific plans.	Policy 2.B.1 Priority to Existing Specific Plan Areas. Amenities, services, and infrastructure in all existing Specific Plan areas must be substantially complete before approving a new Specific Plan.		Policy 2.B.1 Priority to Existing Specific Plan Areas. Amenities, services, and infrastructure in all existing Specific Plan areas must be substantially complete before approving a new Specific Plan. <u>New Specific Plans shall examine impacts on the completion of infrastructure and amenities within existing Specific Plan areas that are still developing.</u> (See Policy 2.L.1)
33.	LU 2-10, Policy 2.B.2	This policy states that no residential specific plan can be approved, and then later states that 'No permits, entitlements, or subdivision maps' may be approved. Does this include industrial subdivisions/specific plans? What about Commercial? Or does the permit/entitlement moratorium only apply to residential? Residential construction in SP-2 and SP-3 is prohibited until 200-year flood protection is in place. However, SP-2 and SP-3 may proceed with planning at any time, provided that the City shall not enter into a Development Agreement for any property located within a floodplain unless the City has imposed conditions that will ensure 200-year flood protection. Similarly, the City shall not approve any discretionary or ministerial permit or any tentative subdivision map for SP-2 or SP-3 that would result in the construction of a new residence in a floodplain unless the City has imposed conditions ensuring 200-year flood protection.	Policy 2.B.2 Development in a Floodplain. A residential specific plan for SP-2 in the East Alternative or SP-3A in either Alternative may not be approved, until a comprehensive flood solution and supporting funding have been secured. No permits, entitlements or subdivision maps may be approved until adequate progress has been made on the construction of a flood protection system that will provide an urban level of flood protection according to applicable State and Federal flood protection criteria.		Policy 2.B.2 Development in a Floodplain. A residential specific plan for SP-2 in the East Alternative or SP-3A in either Alternative may not be approved, until a comprehensive flood solution and supporting funding have been secured. No permits, entitlements or subdivision maps may be approved until adequate progress has been made on the construction of a flood protection system that will provide an urban level of flood protection according to applicable State and Federal flood protection criteria. Residential construction in SP-2 and SP-3 is prohibited until 200-year flood protection is in place. <u>However, SP-2 and SP-3 may proceed with planning in advance of flood protection at any time, provided that the City shall not enter into a Development Agreement for any property located within a floodplain unless the City has imposed conditions that will ensure 200-year flood protection. Similarly, the City shall not approve any discretionary or ministerial permit or any tentative subdivision map for SP-2 or SP-3 that would result in the construction of a new residence in a floodplain unless the City has imposed conditions ensuring 200-year flood protection.</u>

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34.	LU 2-11, Figure 2-2: Opportunity Sites	Did not find definition of opportunity site. All Knaggs' parcels to be considered "opportunity sites" Move Figure 2-2 to page LU 2-7			<i>Identify all of the Knaggs parcels within SP-3 as opportunity sites.</i> <i>Move figure to page LU 2-7.</i> <i>Add the following text to the bottom of the figure:</i> <u>Opportunity sites include vacant land, City owned property, underutilized land (where the value of the improvements on the property is less than the value of the underlying land), and farmland. There is no guarantee that opportunity sites will 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. This graphic also illustrates that there are large portions of the city that are developed and unlikely to change.</u>
35.	LU 2-13, Policy 2.B.4	Development agreements should be consistent across all developments. Insert language regarding 'consistency'.			<i>No change</i> <i>Implementation program 2.16 calls for the City to review Development Agreements.</i>
36.	LU 2-13, Policy 2.B.5	Add Yolo County Resource Conservation District on water wise landscaping, habitat conservation and other natural resource conservation and enhancement initiatives.	Policy 2.B.5 Coordination. Consult with other agencies and jurisdictions, including Yolo County, the Yolo County Local Agency Formation Commission (LAFCo), the Woodland Joint Unified School District (WJUSD), the Sacramento Area Council of Governments (SACOG), and the Yolo County Transportation District (YCTD), as Specific Plan Areas are being planned to ensure that services and infrastructure can be adequately extended to serve new growth.		Policy 2.B.5 Coordination. Consult with other agencies and jurisdictions, including Yolo County, the Yolo County Local Agency Formation Commission (LAFCo), the Woodland Joint Unified School District (WJUSD), the Sacramento Area Council of Governments (SACOG), and the Yolo County Transportation District (YCTD), and the Yolo County Resource Conservation District, as Specific Plan Areas are being planned to ensure that services and infrastructure can be adequately extended to serve new growth.
37.	LU 2-13, Policy 2.C.1	Replace text Consider re-framing this policy. It reads very negative, and makes it sound like in order to get more compact development we MUST accept these negative effects. Develop Implementation policy that can mitigate these negatives. Work in the Traffic and Open Space sections could help this case.	Policy 2.C.1 Compact Form. Promote compact development patterns, mixed land use, and higher-development intensities that conserve land resources, reduce vehicle trips, improve air quality, and facilitate walking, bicycling, and transit use. However, urban development and increased density, as supported by the City in this General Plan, may result in some less desirable impacts, such as increased traffic, greater noise, reduced private residential open space, and reduced privacy than in lower density areas. Where growth and increased density is allowed pursuant to this General Plan, these issues are acknowledged and accepted.		Policy 2.C.1 Compact Form. Promote compact development patterns, mixed land use, and higher-development intensities that conserve land resources, reduce vehicle trips, improve air quality, and facilitate walking, bicycling, and transit use. <u>Achieving the benefits of compact development as supported in this General Plan may result in potential tradeoffs related to traffic, noise, open space, and privacy. Sensitive design and appropriate performance standards may assist in mitigating these concerns.</u> However, urban development and increased density, as supported by the City in this General Plan, may result in some less desirable impacts, such as increased traffic, greater noise, reduced private residential open space, and reduced privacy than in lower density areas. Where growth and increased density is allowed pursuant to this General Plan, these issues are acknowledged and accepted.

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38.	LU 2-14, Policy 2.C.4	Add: Use trees for cooling, energy, conservation and air quality	Policy 2.C.4 Resource Efficiency. Encourage and incentivize buildings to be constructed so that they consume less energy, water, and other resources; allow natural ventilation; use daylight effectively; reduce stormwater runoff; and facilitate the use of clean energy whenever possible.		Policy 2.C.4 Resource Efficiency. Encourage and incentivize buildings to be constructed so that they consume less energy, water, and other resources; allow natural ventilation; use daylight effectively; reduce stormwater runoff; and facilitate the use of clean energy whenever possible. <u>Use trees for cooling, energy conservation, and to improve air quality.</u>
39.	LU 2-14, Policy 2.C.5	Reconcile Policy 2.C.5 with Policy 4.B.3	Policy 2.C.5 Fiscal Sustainability. Achieve fiscal sustainability while providing core public services and maintaining public facilities and infrastructure. Require new development to pay its fair and proportional share of needed public facilities and infrastructure improvements through impact fees, assessment districts, and other mechanisms. Balance ongoing operating costs, paying off internal debt, and building reserves with the need to plan and pay for regular, basic maintenance and replacement of public equipment, infrastructure, and property.		Policy 2.C.5 Fiscal Sustainability. Achieve fiscal sustainability while providing core public services and maintaining public facilities and infrastructure. Require new development to pay its fair and proportional share of needed public facilities and infrastructure improvements through impact fees, assessment districts, and other mechanisms. Balance ongoing operating costs, paying off internal debt, and building reserves with the need to plan and pay for regular, basic maintenance and replacement of public equipment, infrastructure, and property. <i>Policy 2.C.5 repeats text from multiple policies under Goal 4.B and, as a result, was removed</i>
40.	LU 2-14, Policy 2.D.1	Change the short name of Policy 2.D.1 to "Jobs/Housing Relationship" Replace policy text This is a great aspirational policy; I am not sure what type of implementation program would service it. I tracked a number of similar policies down in Economic Development, which seems like a better place to have this discussion. Consider removing or making greater reference to those other policies. Define an optimal range or target balance for jobs - housing; minimum of a 1:1 ratio and what is preferred and why.	Policy 2.D.1 Jobs/Housing Balance. Promote and support the development of a balance of residential, commercial, and industrial development within the city. Encourage a variety of job and housing types to provide a range of employment and housing opportunities for all city residents.		Policy 2.D.1 Jobs/Housing Balance Relationship. Promote and support the development of a balance of residential, commercial, and industrial development within the city. Encourage a variety of job and housing types to provide a range of employment and housing opportunities for all city residents. <u>Maintain a jobs to housing ratio citywide of at least 1:1 to optimize the supply and demand for both, reduce commute trips and overall vehicle miles travelled (VMT), and make communities less dependent on single occupancy vehicle trips.</u>
41.	LU 2-14	Add Policy 2.D.4			Add new policy: Policy 2.D.4 Made in Woodland. Incentivize continued support for skilled handcraft "maker" businesses that help grow a diversity of products with the "Made in Woodland" brand.
42.	LU 2-15	...Linear systems, such as highways, streets, sidewalks, paths, trees, and greenbelt			No change

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43.	LU 2-15	Replace text	...Although they are connected via arterial roads to the more regular, orthogonal grid of central Woodland, these neighborhoods are characterized by curvilinear streets, varying block sizes, and cul-de-sacs, which result in irregular parcel sizes and shapes. This development pattern was preferred in the latter half of the 20th century and utilizes a more pronounced street hierarchy as its organizing principle. That is, traffic is funneled from non-continuous neighborhood streets onto collector and arterial streets rather than dispersing in a more even fashion throughout the street grid (similar to the streets of Downtown).			...Although they are connected via arterial roads to the more regular, orthogonal grid of central Woodland, these neighborhoods are characterized by curvilinear streets, varying block sizes, and cul-de-sacs, which result in irregular parcel sizes and shapes. This <u>suburban</u> development pattern was preferred in the latter half of the 20th century and utilizes a more pronounced street hierarchy as its organizing principle. That is, traffic is funneled from non-continuous neighborhood streets onto collector and arterial streets rather than dispersing in a more even fashion throughout the street grid (similar to the streets of Downtown). However, it tends to create greater congestion as traffic is funneled from <u>non-continuous neighborhood streets onto collector and arterial streets. A street grid, such as the pattern of Downtown streets, allows a more balanced dispersion of traffic and improves walking and biking convenience.</u>
44.	LU 2-16, Figure 2-3: Neighborhood Form Analysis	Advise: 1. Splitting 2-16 into two pages sufficient to clearly illustrate and describe the analysis and/or 2. Substituting another format (e.g., two rows on page, one row next page) to allow the text and images. 3. Clarifying the purpose of the numbers below the figure ground images. Enlarge the small key plan to allow legibility of street names			Expand layout to two pages. Enlarge key map. Add the following clarifying text for Area 1: Early 20th Century - 1960: <u>The rectangular north-south oriented street grid is common in pedestrian-oriented main streets and neighborhoods built prior to the 1950s with frequent use of alleys to access garages and business service entries. This type of street and block pattern is often called ‘traditional neighborhood development.’</u> Add the following clarifying text for Area 2: 1930 - 1975: <u>The rectangular north-south oriented street grid built before 1975 contains the occasional cul-de-sac. This type of pattern is modified by the addition of some auto-oriented, subdivided lots.</u> Add the following clarifying text for Area 3: 1990 - 2010: <u>A mix of regular and irregular street patterns with long block lengths were common in auto-oriented, residential subdivisions in the 1990s. The larger blocks are often later subdivided into additional streets and lots accessed by driveways.</u> Add the following clarifying text below the first two intersection images: <u>Neighborhood walkability can be measured by the spacing of intersections which determine block sizes. The most pedestrian-oriented blocks should be no longer than 600 feet on any side with shorter lengths of 330 feet recommended for pedestrian and bike connectivity or bisecting blocks with pathways.</u> Add the following clarifying text for the final intersection image: <u>Frequent intersections and driveways interrupt passing motor vehicle, pedestrian and bicycle movement, and limit the placement of street trees. Dead-end streets and cul-de-sacs create long blocks and force local circulation into collectors that intersect arterial streets.</u>	
45.	LU 2-17	Travel Corridors and Streetscape Design. Elements such as special paving				No change
46.	LU 2-18, Policy 2.E.4	Should emphasize that off-street bike paths are preferred over on-street bike lanes				No change <i>Off street and on-street bikeways are dependent upon land use, the street network, and street classification. Both on-street and off street bikeways are considered safe alternatives.</i>

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47.	LU 2-18, Policy 2.E.5	Materials, landscaping, trees, bike lanes, . . .	Policy 2.E.5 View Corridors. Create attractive view corridors that offer a sense of arrival into the community and feature distinctive architecture and landscaping complemented by well-designed and integrated signage.		Policy 2.E.5 View Corridors. Create attractive view corridors that offer a sense of arrival into the community and feature distinctive architecture and landscaping complemented by well-designed and integrated signage. <u>frame the streets with distinctive buildings, trees, and other landscaping complemented by well-designed and integrated signage. At community entry points, provide a clear, physical sense of arrival into the community.</u>
48.	LU 2-15, Policy 2.E.6	Replace text	Policy 2.E.6 Building Articulation. Encourage the use of horizontal and vertical building articulation to break up building mass and create visual interest.		Policy 2.E.6 Building Articulation Street Facades. Encourage the use of horizontal and vertical building articulation to break up building mass, and create visual interest, <u>and design to activate street level frontages.</u>
49.	LU 2-15, Policy 2.E.8	should read "...ordinances to prevent properties from becoming poorly maintained..." omit words "that are".	Policy 2.E.8 Maintenance. Promote community pride through the enforcement of City nuisance and fire safety ordinances to prevent properties that are poorly maintained, visually run down, and/or present health and safety concerns.		Policy 2.E.8 Maintenance. Promote community pride through the enforcement of City nuisance and fire safety ordinances to prevent properties that are from becoming poorly maintained, visually run down, and/or <u>presenting</u> health and safety concerns.
50.	LU 2-18				Add new policy: Policy 2.E.4 Community Benefits. Consider allowing new development to exceed FAR limits if it offers significant community benefit, such as the provision of publicly accessible open space, zero net energy design, the restoration and/or adaptive reuse of a historic resource, or the promotion of <u>alternative modes of transportation.</u>
51.	LU 2-19, Figure 2-4: Roadway Network	Move Figure 2-4 to the end of the paragraph on travel corridors.			<i>Move Figure 2-4 to appear at the bottom of page LU 2-17.</i>
52.	LU 2-21, Policy 2.F.1	Policy 2.F.1 appears to be missing commas since confusing as stated	Policy 2.F.1 Development Regulations. Promote design excellence by ensuring development regulations clearly express intended in addition to prohibited outcomes.		Policy 2.F.1 Development Regulations. Promote design excellence by ensuring <u>that</u> development regulations clearly express <u>both desired and intended outcomes</u> in addition to <u>those that may be prohibited outcomes or undesired.</u>
53.	LU 2-21, Policy 2.F.2	Replace text Should make some reference to how existing uses (if not compatible with new land use designations) will be taken into account with specific new zoning in order to ensure that landowners not run into problems with banks and insurance companies before new zoning language is written.	Policy 2.F.2 Zoning. Prepare performance and/or form-based zoning regulations that clearly articulate and implement the goals and policies of the General Plan.		Policy 2.F.2 Zoning. Prepare performance and/or form-based zoning regulations that clearly articulate and implement the goals and policies of the General Plan. <u>a comprehensive Zoning Code update that includes performance and/or form-based zoning regulations as appropriate. The updated Zoning Code will provide a clear and consistent set of procedures, actions, and administrative guidance to implement the Vision, Guiding Principles, goals, and policies of this General Plan while ensuring the sensitive treatment of existing non-conforming uses.</u>

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54.	LU 2-21			Add new policy: Policy 2.F.4 Light Pollution. Control artificial lighting to avoid spill-over lighting and preserve the night sky. <i>(EIR Mitigation Measure 4.1-4)</i>	
55.	LU 2-21			Add new policy: Policy 2.F.4 Glare. Control artificial lighting to prevent glare. <i>(EIR Mitigation Measure 4.1-4)</i>	
56.	LU 2-22	Add as a first sentence: The Land Use Diagram illustrates the long-term vision of how and where the city will grow and change over the next 20 years to accommodate projected population and job growth.	This section presents the Land Use Diagram as well as allowed uses, density and intensity standards, and urban form characteristics for each land use designation. ...		<u>The Land Use Diagram illustrates the long-term vision of how and where the city will grow and change over the next 20 years to accommodate projected population and job growth.</u> This section presents the Land Use Diagram as well as allowed uses, density and intensity standards, and urban form characteristics for each land use designation. ...
57.	LU 2-23, Figure 2-5: Land Use Diagram	*Change the Prudler subdivision to Low Density Residential. *Show parks in the northwest area *Reflect Oyang and all Spring Lake changes to date *LIF: Outside of the LIF area - allow the light industrial uses with a master concept plan. *The small parcel south of Beamer at Cottonwood which shows as public/quasi-public should be high density (similar to the parcel to the south) *Change land use on the "mall expansion" site to show low density, not medium density. Add public/quasi-public designation to the channel and infrastructure south of East Main St at CR 103. Remove the light industrial flex designation from the FSA south of East Main and CR 103. It is suggested that existing neighborhoods in the City that currently have a Medium-Low designation could be negatively impacted if the designation is changed to Medium due to possible future legislation that might allow higher density multi-family by right. The suggestion is to keep the MLD designation in these areas. Legislation has been considered to address housing need, but has not passed at this time. Why is the commercial gateway area not shown in SP-1? In looking at the current city limits boundary, it looks like the City's intent is to completely surround my property by the city without giving us the benefit of being within the city limits. I am very strongly opposed to becoming an island community where city services and potential annexation could be held for ransom.			• Change the Prudler subdivision to Low Density Residential • Change the two acre site at the Northeast corner of East and Sports Park Drive to Corridor Mixed Use. • Show parks in the northwest area • Reflect all Spring Lake changes to date • Change the small parcel south of Beamer at Cottonwood from Public/Quasi-Public to High Density Residential • Change pockets of Medium Density Residential in the northwest to Low Density Residential, in accordance with existing conditions. • Add a public /quasi-public designation to specified areas related to infrastructure installations. • Remove Light Industrial Flex Overlay from the triangular area at the future CR 103 south of Main Street that has the FSO.

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58.	LU 2-23, Figure 2-5: Land Use Diagram	(con't) Base Designation: Industrial. The goal of applying the Light Industrial Flex Overlay over an Industrial base designation is to minimize conflicts that potentially would have occurred with heavier industrial uses located adjacent to other sensitive uses. When applied over the Industrial base designation, the Light Industrial Flex Overlay provides for a mix of general, light, to custom industrial and manufacturing uses, including multi-tenant spaces with offices, contractor storage, agricultural processing, food producers, industrial technology, and other sensitive processing uses that require controlled performance standards. The larger, heavier uses that may create odors, particulates, dust, vibration, etc. are restricted. Outdoor storage will be screened or covered as appropriate. The Light Industrial Overlay area should be expanded to or allowed to float over and include land located within the Knaggs/Adams land. This land is proximate to retail and other uses that could benefit from smaller applications in the event there is market demand for such a use. Our position is that this land could accommodate larger distribution uses or smaller uses. • See Figure 2-11. As stated before, we believe the Light Industrial Overlay should be allowed to float or be expanding within the industrial zone. • Light Industrial Overlay. Utilize the Light Industrial Overlay designation to transition between districts of different intensity, accommodate small incubator space, and promote a mix of agricultural, biotechnology and emerging technology Companies. Allow for the relocation or expansion of the Light Industrial Overlay to include the Knaggs and Adams properties.			• <i>Apply the Light Industrial Flex to the Woodland Commerce Center.</i> • <i>Remove the Light Industrial Flex Overlay from the site to the north and east on CR 102.</i> <i>The City can allow IF with any master development agreement. Final outline of uses will be provided in a Development Agreement. However, providing for the possibility of LIFO will allow the variation of uses.</i>
59.	LU 2-25, Table 2-3: Land Use Designations and Standards Summary Table	Add net or gross density to the top of Table 2-3 Add footnotes to the table.	Table column heading: Density (du/ac)		Revise table column heading to read: <u>Gross</u> Density (du/ac) Add footnotes to the table: <u>1. The assumed maximum achievable density in the Downtown Mixed Use designation is 40 dwelling units per acre. Single use development will be allowed off of West Main Street.</u> <u>2. New development may be allowed to exceed FAR limits if it offers significant community benefit, such as the provision of publically accessible open space, the restoration and/or adaptive reuse of a historic structure, or the promotion of transit accessibility.</u> <u>3. Density and intensity for the Specific Plan designation are both assumed averages across each individual Specific Plan area. SP-1C assumes a lower density of 3.0 dwelling units per acre and no non-residential development.</u>

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60.	LU 2-25, Table 2-3: Land Use Designations and Standards Summary Table; LU 2-31	Clarify the minimum density - add a value.	<i>Density for Low Density Residential (LD):</i> 0 to 8.0		<i>Revise density for Low Density Residential (LD) as follows:</i> 0-1.0 to 8.0
61.	LU 2-25, Table 2-3: Land Use Designations and Standards Summary Table; LU 2-38	Change density for Downtown Mixed Use from "None Specified" to "Unlimited"	<i>Density for Downtown Mixed Use (DX):</i> None Specified		<i>Revise density for Downtown Mixed Use (DX) as follows:</i> None Specified <u>Unlimited</u>
62.	LU 2-25, Table 2-3: Land Use Designations and Standards Summary Table; LU 2-50	Add allowance for residential above the first floor in the Neighborhood Commercial designation; The image at center shows a second floor use above first floor retail. Residential use should be allowed in NC, similar to second story offices. One of the more successful building types in progressive communities, work-live, can locate in NC areas with smaller increments of commercial development.	<i>Density for Neighborhood Commercial (NC):</i> N/A <i>FAR for Neighborhood Commercial (NC):</i> 0.15 to 5.0		<i>Revise density for Neighborhood Commercial (NC) as follows:</i> N/A <u>Unlimited</u> <i>Revise FAR for Neighborhood Commercial (NC) as follows:</i> 0.15 to 5.0 <u>for all uses combined</u>
63.	LU 2-26, Table 2-3: Land Use Designations and Standards Summary Table; LU 2-57	FAR should not be used on civic sites because of their unique and important characteristics.	<i>FAR for Public/Quasi Public (PQ):</i> Up to 1.0		<i>Revise FAR for Public/Quasi Public (PQ) as follows:</i> Up to 1.0 <u>No maximum, assumed average 0.25</u>

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64.	LU 2-26, Table 2-3: Land Use Designations and Standards Summary Table	• When can the multiple density adjustment take effect? 305 C Street; What elaboration of residential care will be allowed does it still entail a use permit? Teens homeless, trafficking • Permission for mother in law units and lot size for aging population or grown children • Will nonconforming lots i.e. 3 houses on a lot change to increased density? If my rentals are good for extremely low income be seen in favor to establish more extremely low income housing? (i.e. I have houses that rent for \$650/month) • Will "tiny houses" ever be allowed? New international residence code decreased to 70 sq. ft. as of 2015, down from 125 in 2012. • Can more MR be in Flood plane territory i.e. east main and armfield? • Ensure that the development of Bed & Breakfast inns Downtown and secondary residential units (granny flats) in the historical areas are specifically encouraged in order to provide additional short-term and lower cost alternatives for housing. • Urban Form Characteristics, bullet five should include balconies in the list of architectural features. The more interaction that buildings and their occupants can have with the street the better. • Policy 2.P.3 - Encourage infill units on deep lots served by alleys with a thorough analysis of regulations that make such infill housing difficult. • This document should have a general policy to more clearly address the use of permits and other parking restrictions in the residential areas adjacent to Downtown. • Policy 3.H.4 include possibility of diagonal restriping to create more parking spots. • Will the Parking standards revisions happen with our revision of the Zoning Ordinance (directly after GP adoption?). Or will that require a special citywide study and a separate ordinance update?			No change <i>These questions relate more to zoning based assessments. Evaluation of future zoning and performance standards has been included in Implementation program LU 2.9.</i> <i>Recently enacted State legislation regarding Accessory Dwelling Units s will be implemented by the city prior to the General Plan Update.</i> <i>See implementation measures 2.3 and 2.9 for review of potential follow up zoning actions. (listed actions are not exclusive and more may be added as needed)</i>

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65.	LU 2-27	Move density definitions to before Page LU 2-25 Revise text	Development Standards Density and intensity standards regulate how much development is permitted on a site. For non-residential uses, development intensity is controlled by a measure known as Floor Area Ratio (FAR), which refers to the ratio between a building's total floor area and the total area of the site. For instance, as illustrated in Figure 2-6, a one-story building occupying one half of a parcel has an FAR of 0.5; a two-story building occupying a quarter of a parcel also has an FAR of 0.5. For residential uses, the density standards are typically expressed as the number of housing units per gross acre (dwelling units/acre or du/a).		<i>Move text and figure under "Development Standards" heading to page LU 2-22.</i> <i>Revise text to read:</i> Development Standards Density and intensity standards regulate how much development is permitted on a site. For non-residential uses, development intensity is controlled by a measure known as Floor Area Ratio (FAR), which refers to the ratio between a building's total floor area and the total area of the site. <u>Gross and Net Dwelling Unit Density - Residential Uses</u> <u>Density is the number of permanent residential dwelling units per acre of land. Gross density includes the total acreage of a site measured to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets. Net density contains only the site or parcel area. For General Plan purposes, gross density is used in land use designations unless otherwise noted.</u> <u>Floor Area Ratio (FAR) - Non-Residential Uses</u> <u>For non-residential uses, development intensity is controlled by a Floor Area Ratio (FAR), which refers to the ratio between a building's total floor area and the total area of the site. For instance, as illustrated in Figure 2-6, a one-story building occupying one half of a parcel has an FAR of 0.5; a two-story building occupying a quarter of a parcel also has an FAR of 0.5. For residential uses, the density standards are typically expressed as the number of housing units per gross acre (dwelling units/acre or du/a).</u>
66.	LU 2-27	Add images to illustrate Urban Form Characteristics. Show key concepts - graduated densities/transitions			<i>Add diagrams to illustrate urban form characteristics.</i>
67.	LU 2-27	What are the current City FAR standards? How much do we propose raising FAR to achieve GP goals			<i>No change</i>
68.	LU 2-31; LU 2-32; LU-34	Replace text No term such as "ped oriented sidewalk". Use more precise terms in this type context.	<i>Urban Form Characteristics:</i> ... •Street design that allows bicycles and pedestrians to share space on calm streets •Landscaped, pedestrian-oriented sidewalks with attractive lighting and large canopy trees ...		<i>Revise Urban Form Characteristics as follows:</i> ... •Street design that allows bicycles and pedestrians <u>motor vehicles</u> to share space on <u>traffic-calmed</u> streets •Landscaped, pedestrian-oriented sidewalks with attractive lighting, and large canopy trees, <u>and sufficient width to provide a comfortable pedestrian experience</u> ...

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69.	LU 2-31; LU 2-32; LU 2-34	• Energy/water efficient designs (like MD) should be encouraged (relative to their size), but appears to have been left off the list somehow. • Require architecture/roofline variation around entire structure to avoid boring/ugly sides/back of structures with development of all low and medium density residential. • Specifically encourage/require the use of a variety of architectural styles to give the appearance of neighborhoods developed over time (rather than more homogeneous) and additional diversity. This would be primarily for larger developments. • Specifically encourage the use of (and potentially provide extra credit against FAR) balconies and setbacks with access from the inside spaces, as a way to break up mass, encourage natural ventilation, and create a connection to the space below			Add new bullet points to Urban Form Characteristics for LD on page LU 2-31: •<u>Require 360-degree architectural treatment, such that all publicly visible sides of a structure receive enhanced architectural treatment</u> •<u>Energy efficient and water efficient design, including landscaping</u> •<u>Pitched and varied rooflines</u> Add new bullet point to Urban Form Characteristics for MD on page LU 2-32: •<u>Require 360-degree architectural treatment, such that all visible sides of a structure receive enhanced architectural treatment</u> Add new bullet points to Urban Form Characteristics for HD on page LU 2-34: •<u>Require 360-degree architectural treatment, such that all visible sides of a structure receive enhanced architectural treatment</u> •<u>Pitched and varied rooflines</u> Add new bullet points to Urban Form Characteristics for SP on page LU 2-66: •<u>Require 360-degree architectural treatment, such that all visible sides of a structure receive enhanced architectural treatment</u> •<u>Encourage a variety of architectural styles to give the appearance that neighborhoods have developed over time, particularly in larger tract developments.</u>
70.	LU 2-31	Replace the annotation text about garages on the graphic.	Graphic annotation: Garage entrances recessed from wall plane		Revise graphic annotation to read: Garage entrances recessed from <u>front</u> wall plane
71.	LU 2-31; LU 2-32; LU 2-65	Add bullet after third bullet: Make room for medium to large shade trees in south, east, and west facing front yards, or space for larger shade trees in street side planting strips.			No change Too specific to identify as a general standard in this location.
72.	LU 2-32	Replace text	Urban Form Characteristics: ... •Alleys or central parking courts that allow activated street front ...		Revise Urban Form Characteristics as follows: ... •Alleys or central parking courts that allow activated street front <u>a more continuous street frontage and uninterrupted sidewalks</u> ...

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73.	LU 2-33	Reverse image to eliminate multiple driveways/curbcuts which undermine pedestrian mobility and reduce tree canopy. The image sends the wrong message. Image floating in space. Enlarge and describe what is being shown.			<i>Enlarge image and revise to reduce the number of curb cuts. Rearrange the land use designation pages to eliminate "floating images."</i>
74.	LU 2-34	Replace text	<i>Urban Form Characteristics:</i> ... •Connectivity to and within the project site		Revise Urban Form Characteristics as follows: ... • Pedestrian and bicycle connectivity Connectivity to and within the project site
75.	LU 2-34	High Density residential units would be required to provide articulated facades and varied rooflines plus parking lots with shade trees and other landscaping. To encourage this type of development to meet the needs of lower income households, we should: a. Specifically discourage or limit the use of turf grass and focus on drought-tolerant landscape design with significant use of shade trees. b. Further encourage the use of shade trees in the parking lots and other common areas behind the buildings (not visible from the streets), allow the use of larger and more intensive planting of shade trees as a way to break up the visible mass and minimize the amount of architecture articulation required in these areas.			No change <i>Urban form characteristics already mention energy and water efficient design.</i> <i>Policy 3.B.9 includes broad statement regarding Green Streets.</i> <i>Chapter 7 – Sustainability, Conservation, and Open Space includes references to urban forest and water conservation.</i> <i>See also Implementation Programs 2.3 and 2.9 for evaluation of future zoning and performance standards for infill and zoning code updates.</i>
76.	LU 2-36, Goal 2.G	Focus attention on existing residential neighborhoods, upgrade infrastructure – concern with a crumbling core of existing Woodland	<i>Goal short title:</i> Goal 2.G Traditional Neighborhoods.		Revise goal short title to read: Goal 2.G Traditional Existing Neighborhoods. <i>See Policy 2.G.4 and Implementation Program 2.12</i>
77.	LU 2-36, Policy 2.G.2	Replace text	Policy 2.G.2 Sensitive New Development. Require new construction, additions, renovations, and infill to be sensitive to neighborhood context, historic development patterns, and building form and scale.		Policy 2.G.2 Sensitive New Development. Require new construction, additions, renovations, and infill to be sensitive to physically compatible with neighborhood context, historic development patterns, and building form and scale.

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78.	LU 2-36, Policy 2.G.2; LU 2-40, Policy 2.H.2; LU 2-77, Policy 2.P.3	• This policy has good intentions; I would caution us against creating regulations that are too prescriptive or that attempt to 'protect' historic context by requiring new buildings to emulate the historic fabric. This type of policy can cause a false sense of historicism and ultimately water down the historic resources that are original. • Adaptive Reuse is a key to creating a vital district around our historic buildings. Overregulating and creating 'historic design guidelines' will stifle this effort. We need to approach the historic downtown differently than we have in the past.			<i>No change</i> <i>This may be a future policy discussion that will be best addressed in the DTSP update. There is an implementation program for the future DT Specific Plan update.</i> <i>Current policies are written to reflect the historic nature of the downtown as a National Register District and to acknowledge the adjacent historic residential neighborhoods. Some level of sensitivity to the surrounding characteristics will need to be considered including massing and scale. The policies do not provide prescriptive direction.</i> <i>Policy 2.P.3 identifies the future development of Historic Neighborhood Design Criteria. The details can be evaluated during the public process when these criteria are developed.</i>
79.	LU 2-36, Policy 2.G.3	Include "density" and scale in existing older neighborhoods to provide for preservation of existing older neighborhood districts. We would also urge the expansion of this zoning to those properties north of Main Street.	Policy 2.G.3 Neighborhood Preservation Zone. Maintain the Neighborhood Preservation zoning district to foster sensitively designed development at an appropriate scale in existing older neighborhood districts.		Policy 2.G.3 Neighborhood Preservation Zone. Maintain the Neighborhood Preservation zoning district to foster sensitively designed development at an appropriate <u>density and scale</u> in existing older neighborhood districts.
80.	LU 2-36, Policy 2.G.4	Should be altered to "...by implementing public realm improvements <i>such as street lighting and utility undergrounding</i> where needed..."	Policy 2.G.4 Public Realm. Enhance the safety and character of existing neighborhoods by implementing public realm improvements where needed and encouraging upkeep and investment by private property owners.		Policy 2.G.4 Public Realm. Enhance the safety and character of existing neighborhoods by implementing public realm improvements, <u>such as street lighting and utility undergrounding</u> where needed, and encouraging upkeep and investment by private property owners.
81.	LU 2-36	Make sure to adequately address existing neighborhood areas			<i>Add new policy:</i> <u>Policy 2.G.5 Maintenance.</u> Foster community pride and promote neighborhood enhancement and conservation through code enforcement as well as incentivized improvement programs to facilitate on-going repair and property improvement.
82.	LU 2-38	New Downtown buildings are limited to 2-6 stories with FAR of 1.-4.0 with setbacks on upper stories to help break up the mass. There should also be a measured height limit and language about transitions within the historic Downtown area and more specifically by city block. The real concern is maintaining the small-town historical look and feel to Downtown while allowing for some growth and true mixed use buildings. Specific language to be addressed with zoning			<i>No change</i> <i>This is fairly consistent with the existing DTSP. The DTSP will need to be updated and discussion regarding these specifics can be addressed at that time. Implementation Program 2.14 specifically relates to updating the Downtown Specific Plan.</i>

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		ordinances by block or historic nature of the buildings.			
83.	LU 2-38	Make it clear that policies extend to all residential areas not just older historic based areas.	<i>Urban Form Characteristics:</i> ... •Building facades along Main Street with a high degree of transparency ...		<i>Revise Urban Form Characteristics as follows:</i> ... •Building facades storefronts along Main Street and <u>intersecting streets</u> with a high degree of transparency ...
84.	LU 2-38	Replace text	<i>Urban Form Characteristics:</i> ... •Signature design qualities and attractive architectural features, including articulated facades, recessed entryways, awnings, canopies, and cornices ...		<i>Revise Urban Form Characteristics as follows:</i> ... •Signature design qualities and attractive architectural features, including articulated <u>simple facades with good detailing</u> , recessed entryways, <u>and compatible</u> awnings, canopies, and cornices ...
85.	LU 2-38	Replace text	<i>Urban Form Characteristics:</i> ... •Consistent planting of street trees to provide shade and enhance character and identity, with type and size of trees to be determined by street typology ...		<i>Revise Urban Form Characteristics as follows:</i> ... •Consistent planting of street trees to provide shade and enhance character and identity, with type and size of trees to be determined by street typology <u>the type and character of the street</u> ...
86.	LU 2-39	Add new annotation above the signature architectural features annotation			<i>Add new graphic annotation in top left corner:</i> <u>Good facades can be simple and attractive, with an active ground level</u>

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87.	LU2-40, Policy 2.H.1	Additional policy should specifically encourage the relocation of buildings and services out of the downtown if they do not meet Goal 2.H. Some uses are no longer appropriate. Specifically, the Post Office and scattered Courts building should be relocated from their current locations so that their sites can be made available for redevelopment. Policies should encourage the relocation of tank farms, truck staging lots and other non-compliant uses out of the City core and to the industrial part of town. Redevelopment of properties should pay for the relocation and the City should offer incentives to make this happen. Principle 2, Orderly Development. 'Infill and adaptive reuse of underutilized and vacant buildings is promoted', broadly, how will this be incentivized? Experience shows that new building is easier and preferred by many builders and businesses.	Policy 2.H.1 Mixed Use. Support new mixed-use development Downtown with an emphasis on ground-level retail and dining with upper-story residential and office uses, particularly on Main Street. <i>Also see Policy 2.A.4</i>		Policy 2.H.1 Mixed Use. Support new mixed-use development Downtown with an emphasis on ground-level retail and dining with upper-story residential and office uses, particularly on Main Street. <u>Encourage an active and vibrant Downtown with a 24/7 presence by allowing a mix of entertainment, retail, and cultural uses as well as residential and office uses.</u> <i>Also see Policy Policies 2.A.4 and 2.A.6</i> <i>Policy 2.A.6 addresses orderly development, and Implementation Program 2.3 specifically addresses the need to study key factors and incentives that will encourage infill and adaptive reuse.</i>
88.	LU 2-40, Policy 2.H.2	Don't like "consistent" - contextual	Policy 2.H.2 Façade Improvements. Encourage building and façade improvements to promote Downtown as a pedestrian-oriented retail and services area, consistent with the Downtown Specific Plan and existing historic character.		Policy 2.H.2 Façade Improvements. Encourage <u>contextually appropriate</u> building and façade improvements to promote Downtown as a pedestrian-oriented retail and services area, consistent with the Downtown Specific Plan and existing historic character.
89.	LU 2-40, Policy 2.H.3	Permit Streamlining is a common goal for many municipalities, perhaps we should enumerate exactly how we will implement this program. Will we accept the PASS permit streamlining system? Permit Simplicity? And what are we 'guaranteeing' to those that would do business with us, how are we differentiating ourselves? Could streamlining the permitting process for the downtown be in conflict with preservation, or perhaps an expedited review for buildings with specific features?			<i>No change</i> <i>The general plan is intended to be less specific in order to provide general direction. Implementation program 2.3 relates to development of infill guidelines and includes permit streamlining considerations.</i>
90.	LU 2-40, Policy 2.H.6	Replace text	Policy 2.H.6 Parking. Implement an overall parking strategy for Downtown, consistent with the Downtown Specific Plan, including consolidation of smaller parking lots and district-wide management of parking resources.		Policy 2.H.6 Parking. Implement an overall parking strategy for Downtown <u>through a Parking Management Plan that is</u> ; consistent with the <u>updated</u> Downtown Specific Plan, including consolidation of smaller parking lots and district-wide management of parking resources.

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91.	LU 2-40, Policy 2.H.7	Change the first word from activate to promote In the document, Downtown is intended to be the entertainment and cultural center of the City with Policy 2.H.7 noting exclusive location of VENUES for live performances and movie theaters should be Downtown. The policy should reference mechanisms to control the use of other venues for live entertainment through limits (through zoning) on the amount of space or the amount of time these spaces can be used for various types of entertainment.	Policy 2.H.7 Entertainment Focus. Activate Downtown as an entertainment and cultural activity center for the city, county, and region. Locate venues for live performances and movie theaters exclusively in the Downtown. Encourage the use of Main Street, Heritage Plaza, Freeman Park, the Woodland Public Library, and other civic spaces for community events.		Policy 2.H.7 Entertainment Focus. Activate <u>Promote</u> Downtown as an entertainment and cultural activity center for the city, county, and region. Locate venues <u>with regional draw</u> for live performances and movie theaters exclusively in the Downtown. Encourage the use of Main Street, Heritage Plaza, Freeman Park, the Woodland Public Library, and other civic spaces for community events.
92.	LU 2-41, Policy 2.H.8	Consider more active language "incentivize"	Policy 2.H.8 Woodland Opera House. Continue to encourage the preservation and use of the Woodland Opera House for entertainment and civic events.		Policy 2.H.8 Woodland Opera House. Continue to encourage <u>Support</u> the preservation and use of the Woodland Opera House for entertainment and civic events.
93.	LU 2-41, Policy 2.H.9	Consider more active language "incentivize"	Policy 2.H.9 Woodland Public Library. Continue to support the success of the Woodland Public Library and use of the library and grounds as a civic asset to Downtown and the greater community.		Policy 2.H.9 Woodland Public Library. Continue to support <u>Support</u> the success of the Woodland Public Library and use of the library and grounds as a civic asset to Downtown and the greater community.
94.	LU 2-41, Policy 2.H.10	Should read "encourage the expansion and redesign of Heritage Plaza.	Policy 2.H.10 Heritage Plaza. Encourage the redesign of Heritage Plaza to become a vibrant and attractive outdoor public gathering place.		Policy 2.H.10 Heritage Plaza. Encourage the <u>expansion and</u> redesign of Heritage Plaza to become a vibrant and attractive outdoor public gathering place.
95.	LU 2-43	Should be "County Road 102", not "Country Road 102"	•Country Road 102. ...		•Country <u>County</u> Road 102. ...
96.	LU 2-44, Figure 2-9: Mixed Use Corridors	Take the definitions off page 2-45 and place them on the Figure 2-9 and further describe the intent for each of the corridor areas.			<i>Move the descriptions of West Main Street, East Street, and Kentucky Avenue from page LU 2-45 to page LU 2-44 so that they are included as part of Figure 2-9: Mixed Use Corridors.</i>
97.	LU 2-47, Policy 2.I.2	Principle 2, Orderly Development. 'Infill and adaptive reuse of underutilized and vacant buildings is promoted', broadly, how will this be incentivized? Experience shows that new building is easier and preferred by many builders and businesses.			Add reference below Policy 2.I.2: <u>Also see Policy 2.A.6</u> <i>Policy 2.A.6 addresses this comment, and Implementation Program 2.3 specifically addresses the need to study key factors and incentives that will encourage infill and adaptive reuse.</i>

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98.	LU 2-47, Policy 2.1.3	Green, Complete Streets. Define green street: Landscaped, Class I bike lane...	Policy 2.1.3 Green Streets. Provide continuous street trees along Woodland's key corridors to create a network of "green streets" and cultivate a distinct sense of identity.		Policy 2.1.3 Green Streets. Provide continuous street <u>shade trees</u> along Woodland's key corridors, <u>integrate low-impact development (LID) drainage facilities to manage stormwater runoff within the public right-of-way,</u> to create a network of "green streets" and cultivate a distinct sense of identity. <u>and include Class I or Class II bike facilities where possible.</u> <i>Refer to Section 3.4 for definitions of Class I and Class II bike facilities.</i>
99.	LU 2-47, Policy 2.1.4	Should mention redevelopment of vacant and underutilized centers. Replacement of retail centers with mixed use retail/services/housing would revitalize W Main.	Policy 2.1.4 West Main Street. Revitalize West Main Street as an economically viable mixed-use corridor that is supportive of the Downtown urban core. Restrict additional "strip retail" development along West Main Street in favor of higher-density residential mixed-use buildings with ground floor, neighborhood-serving retail.		Policy 2.1.4 West Main Street. Revitalize West Main Street as an economically viable mixed-use corridor that is supportive of the Downtown urban core. Restrict additional "strip retail" development along West Main Street in favor of higher-density residential mixed-use buildings with ground floor, neighborhood-serving retail. <u>Encourage the reuse of existing vacant and underutilized commercial centers with horizontal and/or vertical mixed-use development.</u>
100.	LU 2-47, Policy 2.1.5	End policy after the word in Mall in the forth line, leave all options on the table.	Policy 2.1.5 East Street. Explore with property owners the possibility of the adaptive reuse of distinctive, large industrial and commercial buildings along East Street. Promote redevelopment of the County Fair Mall as a mixed-use center that serves as an anchor for lower East Street.		Policy 2.1.5 East Street. Explore with property owners the possibility of the adaptive reuse of distinctive, large industrial and commercial buildings along East Street. Promote redevelopment of the County Fair Mall as a mixed-use center that serves as an anchor for lower East Street.
101.	LU 2-47	• That the fairgrounds be shown with a designated land use (corridor mixed use) or overlay vs public/quasi-public • Recommends that the city actively say relocation of the fairgrounds is a goal of the city, but it wont happen unless the city desires. Ultimate infill opportunity. • Wants a policy to say that relocation of the fairgrounds is a goal of the city • Feels that fairgrounds should stay where they are as they are easily and safely accessible for 4-H and FFA chapters and even allows members to walk or ride bikes. Very costly to move this facility.			<i>Add new policy:</i> Policy 2.1.6 Yolo County Fairgrounds. Recognize the <u>Yolo County Fairgrounds as an important agricultural and community facility.</u> If an alternative site for the fairgrounds is <u>identified along with relocation funding, support the adaptive reuse of the current site as a mixed-use development.</u>

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I02.	LU 2-48, Policy 2.1.7	Goal is to show that the Kentucky corridor is to be considered holistically as a “corridor”, even though the underlying land use designations may vary. Policy 2.1.7 – amended language to add residential..... Should include suggestion for relocation of Woodland High to this street with subsequent redevelopment of the site (pool would remain as City park). Residential development is not optimal in this corridor.	Policy 2.1.7 Kentucky Avenue. Enhance Kentucky Avenue with new opportunities for mixed-use and residential development, while maintaining its important role as an agricultural and industrial corridor. Support agriculture-related industrial businesses to locate on Kentucky Avenue, as appropriate.			Policy 2.1.7 Kentucky Avenue. Enhance Kentucky Avenue <u>as a Complete Streets corridor</u> with new opportunities for mixed-use and residential development, while maintaining its important role as an agricultural and industrial corridor. Support agriculture-related industrial businesses to locate on Kentucky Avenue, as appropriate. <i>Refer to the Transportation and Circulation Element for additional Complete Streets goals and policies.</i>
I03.	LU 2-53	Community Commercial graphic: •Illustration does not show a plaza if that was intended. Please provide glossary references when introducing new terms like "plaza" and use correct images.				<i>Rework the Community Commercial graphic to show a plaza.</i>
I04.	LU 2-53	Regional Commercial graphic: •Enhance the architectural detail of the entrance to the large store in the back of the parking lot •Clarify annotation regarding liner buildings •Add building at the lower/right corner (entry) or provide a future building site at the corner to frame the entry and help screen the parking field beyond (similar to the image 2-54).	Graphic annotation: Liner buildings at the street edge			Add architectural detail to the building in the back of the parking lot. Revise graphic annotation to read: Liner buildings <u>Buildings located</u> at the street edge
I05.	LU 2-54	Clarify whether the image includes landscaped sidewalk (or part of a Complete, Green Street). Use actual terms, “Green street = “multi-use class I bikeway” as part of a complete street	Graphic annotation: Greenbelt path		Revise greenbelt to be shown as a Class I bike path on the street lined with trees. Revise graphic annotation to read: Greenbelt path <u>Green Street - Class I bicycle path, well shaded Complete Street</u>	
I06.	LU 2-54	Characteristics for the Business Park uses should note that the majority of the parking is to be located at the rear or sides of the buildings and shaded (like in the diagram).				Add new Urban Form Characteristic bullet: <u>•Parking located to the side or rear of the building whenever possible, and appropriately shaded utilizing trees, solar cover structures, or a combination of the two</u>
I07.	LU 2-55	Characteristics for the Industrial uses should note that the majority of the parking is to be located at the rear or sides of the buildings and shaded (like in the diagram).				Add new Urban Form Characteristic bullet: <u>•Parking located to the side or rear of the building whenever possible, and appropriately shaded utilizing trees, solar cover structures, or a combination of the two</u>

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108.	LU 2-56	Replace Base Designation: Corridor Mixed Use text	Base Designation: Corridor Mixed Use The Light Industrial Overlay applied over the Corridor Mixed Use base designation serves as a transition between industrial and residential mixed-use areas. Smaller-scale custom, light industrial and creative manufacturing uses that contribute to the vitality and creative identity of the corridor will be encouraged.		Base Designation: Corridor Mixed Use The Light Industrial <u>Flex</u> Overlay applied over the Corridor Mixed Use base designation serves as a transition between industrial and residential mixed-use areas. Smaller scale custom, light-industrial, and creative manufacturing uses that contribute to the vitality and creative identity of the corridor will be encouraged.
109.	LU 2-57	Replace second bullet text: Context-sensitive design of industrial and commercial-to-residential	<i>Urban Form Characteristics for IF:</i> ... •Sensitive design of transition areas to residential uses, including screening, buffer landscaping, and upper story setbacks, when located adjacent to lower intensity uses ...		<i>Revise Urban Form Characteristics for IF as follows:</i> ... • Sensitive <u>Context sensitive</u> design of transition areas to residential uses <u>industrial and commercial uses</u> , including screening, buffer landscaping, and upper story setbacks, when located adjacent to lower intensity <u>and residential</u> uses
110.	LU 2-57	Streetscape design which promotes an attractive and uncluttered street appearance with appropriate fencing, landscaping, trees, and screening.			<i>No change</i> <i>Uses the word landscape</i>
111.	LU 2-58, Policy 2.J.1	Replace text	Policy 2.J.1 Enhanced Design Character of Existing Centers. Encourage renovation, infill, and reuse of existing commercial centers. Redesign and modernization of architectural treatment is encouraged as well as utilization of parking lots to make the centers more pedestrian friendly, and enhance the definition and character of the street frontage and associated streetscape.		Policy 2.J.1 Enhanced Design Character of Existing Centers. Encourage renovation, infill, and reuse of existing commercial centers, <u>including repurposing buildings as business incubators, community spaces, and/or other compatible uses.</u> Redesign and modernization of architectural treatment is encouraged as well as utilization of parking lots to make the centers more pedestrian friendly, and enhance the definition and character of the street frontage and associated streetscape.
112.	LU 2-58, Policy 2.J.2	Replace text Add trees to the list.	Policy 2.J.2 Design of New Neighborhood and Community Commercial Centers. Facilitate the development of new neighborhood and community commercial centers that feature elements such as inviting entryways, articulated building facades and rooflines, as attractive landscaping, shaded walkways, plazas, and public art.		Policy 2.J.2 Design of New Neighborhood and Community Commercial Centers. Facilitate the development of new neighborhood and community commercial centers that feature <u>good urban design with</u> elements such as inviting entryways, articulated building facades and rooflines, as attractive landscaping, shaded walkways, plazas, and public art.
113.	LU 2-58, Policy 2.J.3	Replace text	Policy 2.J.3 Design of New Regional Commercial Centers. Employ high quality design and best practices in sustainability in the design of new regional commercial centers, promoting them as desirable regional destinations.		Policy 2.J.3 Design of New Regional Commercial Centers. Employ high quality, design durable materials and best practices in sustainability in the design of new regional commercial centers, promoting them as desirable regional destinations.
114.	LU 2-58, Policy 2.J.4	NC/CC at 60,000 max floorplate	Policy 2.J.4 Commercial Center Uses. Set 25,000 square feet as the maximum floorplate for a single use in a neighborhood commercial center and 60,000 in a community commercial center. Locate commercial uses with larger floorplates in regional commercial centers.		Policy 2.J.4 Commercial Center Uses. Set 25,000 <u>60,000</u> square feet as the maximum floorplate for a single use in a neighborhood <u>or community</u> commercial center and 60,000 in a community commercial center. Locate commercial uses with larger floorplates in regional commercial centers.

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115.	LU 2-58, Policy 2.J.5	Replace text Add a minimum floorplate for Regional Commercial?	Policy 2.J.5 Regional Commercial Uses. Ensure that uses within regional commercial centers are varied from those more likely to be found Downtown, such as specialty dining and entertainment.		Policy 2.J.5 Regional Commercial Uses. <u>Generally require a minimum floorplate of 50,000 square feet for regional commercial uses, though exceptions may be made for smaller supportive uses, such as coffee shops, banks, or food establishments.</u> Ensure that uses within regional commercial centers <u>avoid competing directly with</u> are varied from those more likely to be found Downtown, such as specialty dining and entertainment.
116.	LU 2-58, Policy 2.J.6	Replace text	Policy 2.J.6 Multimodal Access. Require convenient and safe pedestrian, bicycle, and transit connections between commercial centers and surrounding neighborhoods and other destinations.		Policy 2.J.6 Multimodal Access. Require convenient, <u>attractive,</u> and safe pedestrian, bicycle, and transit connections between both within commercial centers and between centers and surrounding neighborhoods and other destinations.
117.	LU 2-58, Policy 2.J.7	Remove the percent limits	Policy 2.J.7 Office Uses. Promote the incorporation of office uses in existing regional commercial centers as a means of enhancing retail viability, creating attractive spaces, supporting transit viability and reducing vehicle trips. Limit office uses to 10 percent of the square footage of each regional commercial center.		Policy 2.J.7 Office Uses. Promote the incorporation of office uses in existing regional commercial centers as a means of enhancing retail viability, creating attractive spaces, supporting transit viability and reducing vehicle trips. Limit office uses to 10 percent of the square footage of each regional commercial center. <u>Allow for the repurposing of community and commercial centers to accommodate future shifts in the retail and office markets, as necessary.</u>
118.	LU 2-58	There should be a clear policy integrating the design of commercial adjacent to residential neighborhoods. This is important relative to height, mass and setbacks of commercial development adjacent to residential neighborhoods. A reduction relative to the height and mass of the projects would be important.			Add new policy: Policy 2.I.8 Transition Areas. <u>Require commercial development to incorporate buffering and sensitive transitions or design techniques to minimize impacts on adjacent less intensive uses, particularly residential uses.</u>
119.	LU 2-59, Policy 2.K.1	Add trees to the list			No change See Policy 7.B.10
120.	LU 2-59, Policy 2.K.6	Replace text	Policy 2.K.6 Transition Areas. Require industrial development to incorporate buffering and sensitive transitions to minimize negative impacts on nearby land uses.		Policy 2.K.6 Transition Areas. Require industrial development to incorporate buffering and sensitive <u>context-responsive</u> transitions to minimize negative impacts on nearby land uses.
121.	LU 2-59, Policy 2.K.7	Replace text	Policy 2.K.7 Alternative Transportation Modes. Promote enhanced accessibility to employment centers through alternative modes of transportation.		Policy 2.K.7 Alternative Transportation Modes. Promote enhanced accessibility to employment centers through alternative modes of transportation. <u>Promote convenient, attractive, and safe pedestrian, bicycle, and transit connections both within employment centers and between centers and surrounding uses.</u>

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122.	LU 2-60	Should be a page break between Figure 2-11 and New Growth Areas to avoid confusion.			<i>Provide a page break between the figure and the text on New Growth Areas.</i>
123.	LU 2-61	Identify SP-1A and SP-1B on a key reference map next to text.	• SP-1: ...		• SP-1 (South Growth Area): ...
124.	LU-62	Description of SP-1 and SP-2 in green and blue text. (Remove green and blue text and combine)	For the South Alternative, the General Plan envisions SP-1A and SP-1B to develop as mixed-use neighborhoods anchored by a research and technology business park in the “Southern Gateway” located at CR 25 and SR 113. The highest intensity of development will occur within the business park area, providing a prime opportunity for job creation within Woodland. The remainder of these sub-areas will be largely residential with some open space and recreation areas. SP-1C will be entirely residential, with a lower density residential profile containing executive homes and rural estates on larger lots. For the East Alternative, the General Plan envisions SP-1A to develop as a mixed-use neighborhood anchored by a research and technology business park in the “Southern Gateway” located at CR 25 and SR 113. The highest intensity of development will occur within the business park area, providing a prime opportunity for job creation within Woodland. The remainder of SP-1A will be largely residential with some open space and recreation areas. The Southern Gateway portion of SP-1B is also expected to develop to complement the business park and commercial development in SP-1A. Residential development in SP-1B and SP-1C is assumed to occur beyond the 2035 General Plan horizon year, and therefore is not included in the General Plan development totals outlined in Section 2.2. •SP-2: SP-2 is located in the eastern portion of the Planning Area, south of Interstate 5 and to the east of the Water Pollution Control Facility. In the South Alternative, development of SP-2 is expected to occur after 2035, and therefore is not included in the General Plan development totals outlined in Section 2.2. SP-2 is located in the eastern portion of the Planning Area, south of Interstate 5 and to the east of the Water Pollution Control Facility. Due to its distance from Downtown urban core, in the East Alternative, SP-2 is envisioned to function as a sustainable “complete neighborhood” with a town center so that all daily needs (schools, parks, grocery stores, public facilities, etc.) are located within the Specific Plan area. In addition, sustainable development will be encouraged in SP-2 through use of renewable energy sources and water conservation tools with the goal of achieving zero net energy at the building and neighborhood level.		<i>Remove blue and green text on page LU 2-62 and revise as follows:</i> For the South Alternative, the General Plan envisions SP-1A and SP-1B to develop as mixed-use neighborhoods anchored by a research and technology business park in the “Southern Gateway” located at CR 25 and SR 113. The highest intensity of development will occur within the business park area, providing a prime opportunity for job creation within Woodland. The remainder of these sub-areas will be largely residential with some open space and recreation areas. SP-1C will be entirely residential, with a lower density residential profile containing executive homes and rural estates on larger lots. For the East Alternative, the General Plan envisions SP-1A to develop as a mixed-use neighborhood anchored by a research and technology business park in the “Southern Gateway” located at CR 25 and SR 113. The highest intensity of development will occur within the business park area, providing a prime opportunity for job creation within Woodland. The remainder of SP-1A will be largely residential with some open space and recreation areas. The Southern Gateway portion of SP-1B is also expected to develop to complement the business park and commercial development in SP-1A. Residential development in SP-1B and SP-1C is assumed to occur beyond the 2035 General Plan horizon year, and therefore is not included in the General Plan development totals outlined in Section 2.2. •SP-2: SP-2 is located in the eastern portion of the Planning Area, south of Interstate 5 and to the east of the Water Pollution Control Facility. In the South Alternative, development of SP-2 is expected to occur after 2035, and therefore is not included in the General Plan development totals outlined in Section 2.2. SP-2 is located in the eastern portion of the Planning Area, south of Interstate 5 and to the east of the Water Pollution Control Facility. Due to its distance from Downtown urban core, in the East Alternative, SP-2 is envisioned to function as a sustainable “complete neighborhood” with a town center so that all daily needs (schools, parks, grocery stores, public facilities, etc.) are located within the Specific Plan area. In addition, sustainable development will be encouraged in SP-2 through use of renewable energy sources and water

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					conservation tools with the goal of achieving zero net energy at the building and neighborhood level. The General Plan envisions SP-1A to develop as a mixed-use neighborhood anchored by a research and technology business park in the “Southern Gateway” located at CR 25 and SR 113. The highest intensity of development will occur within the business park area, providing a prime opportunity for job creation within Woodland. The remainder of SP-1A will be largely residential with some open space and recreation areas. The Southern Gateway portion of SP-1B is also expected to develop to complement the business park and commercial development in SP-1A. SP-1C is assumed to be entirely residential. Sustainable development will be encouraged in SP-1 through the use of renewable energy sources and water conservation tools with the goal of striving to achieve zero net energy at the building and neighborhood level to the extent feasible. •SP-2 (East Growth Area): SP-2 is located in the eastern portion of the Planning Area, south of Interstate 5 and to the east of the Water Pollution Control Facility. Due to its distance from Downtown urban core, SP-2 is envisioned to function as a sustainable “complete neighborhood” with a town center so that all daily needs (schools, parks, grocery stores, public facilities, etc.) are located within the Specific Plan Area. In addition, sustainable development will be encouraged in SP-2 through use of renewable energy sources and water conservation tools with the goal of striving to achieve zero net energy at the building and neighborhood level to the extent feasible.
125.	LU 2-63	Identify SP-3 on a key reference map next to text.	•SP-3: ...		•SP-3 (Northwest Growth Area): ...
126.	LU-64	Identify Westucky on a key reference map next to the text.			Add a reference map to the side of the text that shows the location of Westucky.
127.	LU 2-64	Status of Westucky should be updated with current status prior to issuance of the final General Plan document. – second paragraph	To address infrastructure deficiencies in Westucky, Yolo County was awarded a Community Development Block Grant (CDBG) in 2013 to rebuild the area's private and failing water system. Since then, the City of Woodland and Yolo County have been actively working on preparing a memorandum of understanding (MOU) to extend City water and sewer services to Westucky by June 2017. ...		To address infrastructure deficiencies in Westucky, Yolo County was awarded a Community Development Block Grant (CDBG) in 2013 to rebuild the area's private and failing water system. Since then, the City of Woodland and Yolo County have been actively working on preparing executed a memorandum of understanding (MOU) to extend City water and sewer services to Westucky by June 2017. ...
128.	LU 2-65	Define gross density	<i>Development Standards:</i> ... •Residential uses must achieve an overall minimum average gross density of 8 dwelling units per acre across the Specific Plan		Revise <i>Development Standards</i> as follows: ... •Residential uses must achieve an overall minimum average gross density of 8 dwelling units per acre across the Specific Plan. Gross density includes the total acreage of a site <u>measured to the centerline of proposed bounding streets and</u>

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					<u>to the edge of the right-of-way of existing or dedicated streets.</u>
129.	LU 2-66		<i>Urban Form Characteristics:</i> ... •Housing design that incorporates attractive architectural features such as front porches, balconies, articulated facades, dormers, trim and moldings, and high-quality building materials ...		<i>Revise Urban Form Characteristics as follows:</i> ... •Housing design that incorporates <u>contextual and</u> attractive architectural features, such as front porches, balconies, articulated <u>well-designed</u> facades, dormers, trim and moldings, and high-quality building materials ...
130.	LU 2-66	Image - replace annotation	<i>Graphic annotation:</i> Central gathering space to foster community		<i>Revise graphic annotation to read:</i> Central gathering space to foster community <u>Neighborhood green - a central gathering place that fosters community life</u>
131.	LU 2-67, Policy 2.L.1	Change the word "phasing" to "constraints" • Recommend removing all reference to phasing and Table 2-4 • Suggest removing policy 2.B.1 and 2.L.1 “False triggers to protect Spring Lake and other specific plan areas should be avoided.”	Policy 2.L.1 Phasing. Ensure that development of new Specific Plan areas occurs in an orderly sequence according to the phasing in Table 2-4 below:		Policy 2.L.1 Phasing. Ensure that development of new Specific Plan areas occurs in an orderly sequence according to the phasing in Table 2-4 belowNew Growth Area Development Considerations. The General Plan contemplates growth which may occur in new Specific Plan Areas. The General Plan does not prioritize or sequence possible growth. Rather, approval of new Specific Plan Areas will require careful analysis for consistency with all General Plan policies and satisfactory resolution of site specific constraints unique to each area. <i>Remove Table 2.4</i>
132.	LU 2-68 Policy 2.L.2	SP-1A Add a green leaf and text	Policy 2.L.2 Specific Plan-1A (SP-1A). Promote development of SP-1A as a mixed-use residential district anchored by a research and technology business park in the Southern Gateway area at CR 25 and SR 113. Concentrate the highest intensity of development within and in close proximity to the business park area, with lower-density, largely residential uses to the north.		Policy 2.L.2 Specific Plan-1A (SP-1A). Promote development of SP-1A as a mixed-use residential district anchored by a research and technology business park in the Southern Gateway area at CR 25 and SR 113. Concentrate the highest intensity of development within and in close proximity to the business park area, with lower-density, largely residential uses to the north. <u>Encourage sustainable development through the use of renewable energy sources and water conservation tools with the goal of striving to achieve zero net energy at the building and neighborhood level to the extent feasible.</u> <i>Add green sustainability leaf.</i>
133.	LU2-69 Policy 2.L.3	SP-1B strike blue text, add text and a green leaf. Does SP-1B hold up development of the Southern Gateway?	Policy 2.L.3 Specific Plan-1B (SP-1B). Encourage mixed-use residential development that complements development in SP-1A, including development of the Southern Gateway as a research and technology business park.		Policy 2.L.3 Specific Plan-1B (SP-1B). Encourage mixed-use residential development that complements development in SP-1A, including development of the Southern Gateway as a research and technology business park. <u>Encourage sustainable development through the use of renewable energy sources and water conservation tools with the goal of striving to</u>

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			Specific Plan-1B (SP-1B). For the East Alternative, development in the Southern Gateway should complement the business park and commercial development in SP-1A.		<u>achieve zero net energy at the building and neighborhood level to the extent feasible.</u> Specific Plan-1B (SP-1B). For the East Alternative, development in the Southern Gateway should complement the business park and commercial development in SP-1A. Add green sustainability leaf. LU 2-62 states, “The Southern Gateway portion of SP-1B is expected to develop to complement the business park and commercial development in SP-1A.”
134.	LU 2-69 Policy 2.L.5	SP-2 Eliminate blue text Modify statement regarding zero net energy Is the 25% limit on development actually doing anything for us here? Realistically, once the infrastructure (city services, roads, freeway exits) is constructed, this will be our primary greenfield growth area (Similar to the Spring Lake situation). By limiting this to 25% are we setting an artificial impediment in the General Plan?	Policy 2.L.5 Specific Plan-2. Encourage SP-2 to develop as a sustainable “complete neighborhood” with a town center so that most daily needs can be met within the Specific Plan area. Promote the use of renewable energy sources and water conservation tools to achieve zero net energy buildings. Secure an alternate site for processing waste from the Pacific Coast Producers tomato processing plant prior to adoption of a Specific Plan for SP-2. If development occurs within the boundary of the odor buffer depicted in Figure 7-6, the developer must bear all costs associated with odor mitigation. A Specific Plan for SP-2 may not be approved until a comprehensive flood solution and supporting funding have been secured. No permits, entitlements, or subdivision maps may be approved until adequate progress has been made on the construction of a flood protection system that will provide an urban level of flood protection according to applicable State and Federal flood protection criteria. Through 2036, development shall be limited to a maximum of 25 percent (265 acres) of the total Specific Plan area, located in the northwest portion of SP-2 and adequately buffered from the Water Pollution Control Facility.		Policy 2.L.5 Specific Plan-2. Encourage SP-2 to develop as a sustainable “complete neighborhood” with a town center so that most daily needs can be met within the Specific Plan area. Promote the use of renewable energy sources and water conservation tools to achieve zero net energy buildings. <u>Encourage sustainable development through the use of renewable energy sources and water conservation tools with the goal of striving to achieve zero net energy at the building and neighborhood level to the extent feasible.</u> Secure an alternate site for processing waste from the Pacific Coast Producers tomato processing plant prior to adoption of a Specific Plan for SP-2. If development occurs within the boundary of the odor buffer <u>impact area</u> depicted in Figure 7-6, the developer must bear all costs associated with odor mitigation. A Specific Plan for SP-2 may not be approved until a comprehensive flood solution and supporting funding have been secured. No permits, entitlements, or subdivision maps may be approved until adequate progress has been made on the construction of a flood protection system that will provide an urban level of flood protection according to applicable State and Federal flood protection criteria. Through 2036, development shall be limited to a maximum of 25 percent (265 acres) of the total Specific Plan area, located in the northwest portion of SP-2 and adequately buffered from the Water Pollution Control Facility. <u>Maximum development capacity in SP-2 shall be consistent with the General Plan EIR growth assumptions as depicted in the FEIR Exhibit 4.2-7.</u> <u>See also Policy 2.B.2.</u> Change blue text to black.
135.	LU 2-69 Policy 2.L.6	SP-3A Add a green leaf and text	Policy 2.L.6 Specific Plan-3A. Promote development in SP-3A to contain a mix of residential, commercial, office, and light industrial uses. Provide parks/greenbelts, grocery stores, community services and other amenities that benefit new residents and existing residents in nearby neighborhoods. Require that SP-3A include within its boundaries any unincorporated residential areas (consistent with the General Plan Land Use Diagram) and include a strategy for financing any necessary infrastructure upgrades		Policy 2.L.6 Specific Plan-3A. Promote development in SP-3A to contain a mix of residential, commercial, office, and light industrial uses. Provide parks/greenbelts, grocery stores, community services and other amenities that benefit new residents and existing residents in nearby neighborhoods. <u>Encourage sustainable development through the use of renewable energy sources and water conservation tools with the goal of striving to achieve zero net energy at the building and neighborhood level to the extent feasible.</u> Require that

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			to these areas. A Specific Plan for SP-3A may not be approved until a comprehensive flood solution and supporting funding have been secured. No permits, entitlements, or subdivision maps may be approved until adequate progress has been made on the construction of a flood protection system that will provide an urban level of flood protection according to applicable State and Federal flood protection criteria. Residential development may only occur once a Specific Plan has been adopted.		SP-3A include within its boundaries any unincorporated residential areas (consistent with the General Plan Land Use Diagram) and include a strategy for financing any necessary infrastructure upgrades to these areas. A Specific Plan for SP-3A may not be approved until a comprehensive flood solution and supporting funding have been secured. No permits, entitlements, or subdivision maps may be approved until adequate progress has been made on the construction of a flood protection system that will provide an urban level of flood protection according to applicable State and Federal flood protection criteria. Residential development may only occur once a Specific Plan has been adopted. <i>See also Policy 2.B.2.</i> <i>Add green sustainability leaf.</i>
136.	LU 2-69, Policy 2.L.6	• SP-3A could house a new high school site allowing redevelopment of existing WHS site • No islands of unincorporated area should be allowed to exist in SP-3. Westucky and Rd 98 residential areas should be annexed to the City in order to have consistent planning and service delivery. • Policy 2.L.6 - see above. Should have a strategy for incorporating all areas north of current city boundary			No change <i>See policies 2.L.6, 2.B.6 and 4.C.7.</i>
137.	LU 2-70	Encourage/require the use of a variety of architectural styles to give the appearance of neighborhoods developed over time (rather than more homogeneous) and additional diversity. This would be primarily for larger developments. Can we mandate orthogonal street grids? This seems like a great 'idea', but is this a strategy that other communities have successfully implemented?	Policy 2.M.7 Characteristics of Older Neighborhoods. Incorporate the best characteristics of older neighborhoods, such as an orthogonal street grid with smaller blocks, front porches, shallower front setbacks, historic style lighting and monument features to create a sense of place.		Policy 2.M.7 Characteristics of Older Neighborhoods. Incorporate the best characteristics of older neighborhoods, such as an orthogonal street grid with smaller blocks, front porches, shallower front setbacks, <u>a variety of architectural styles, historic style unique</u> lighting, and monument features to create a sense of place.

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138.	LU 2-70	Revise Guiding Principle I, Quality and Character - Should include a statement describing at the highest level how the City will 'promote the development of new neighborhoods with similar qualities' to Woodland's best existing neighborhoods. Our experience is that developers propose projects where dozens to hundreds of homes are built at the same time using similar designs, while what distinguishes the best existing neighborhoods is the variety and quality of homes build independently.			Add new policy: Policy 2.M.8 Variety and Quality. Ensure that new residential development provides variability and high quality design to distinguish individual homes from one another and create identifiable neighborhoods.
139.	LU 2-70	•Needs to address affordable housing and lifecycle housing •Affordable homeownership by design - The General Plan contains vague platitudes about serving people of all income levels, but no vigorous attempt to do so.			Add new policy: Policy 2.M.9 Lifestyle Housing. Promote housing design that serves various lifestyles, needs, and affordability levels, through strategies such as smaller house styles, compact layouts, and cost-effective design techniques.
140.	LU 2-70	Add new policy: Characteristics of New Neighborhoods. New neighborhoods should be located contiguous to existing urbanized areas and infrastructure connections to avoid "leap-frog" development.			No change See policies related to annexation including Policy 4.C.7 and 7.C.1
141.	LU 2-71	Refer the reader back to park definitions			Add a green side box with the following text: <u>Refer to the Public Facilities and Services Element for more information on parks and recreation.</u>
142.	LU 2-72	Replace bullet text	Urban Form Characteristics: •Design will match the appropriate level of use (For example, neighborhood and community parks will receive greater landscaping and design attention than natural areas) ...		Revise Urban Form Characteristics as follows: •Design will match the appropriate level of use (For for example, neighborhood and community parks will receive greater landscaping and design attention than natural areas) <u>in a manner that is compatible with the surrounding physical context</u> ...
143.	LU 2-73	FSA-GPA once it is determined that it may be removed or modified	...Existing structures and business operations in areas designated as Flood Study Area may remain but may not expand.		...Existing structures and business operations in areas designated as Flood Study Area may remain but may not expand. <u>When the exact boundaries of the future flood project are determined, the City will initiate an amendment to the Land Use Diagram to update the adjacent land use designations, as necessary.</u>

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144.	LU 2-74, Policy 2.N.2	Replace text	Policy 2.N.2 Greenbelts. Develop a system of greenbelts that link existing and future parks and open space where possible and provide the opportunity for linear, multi-use trails. Require greenbelts as a component of new Specific Plan areas.		Policy 2.N.2 Greenways and Greenbelts. Develop a system of <u>greenways and greenbelts</u> that link existing and future parks and open space where possible and provide the opportunity for linear, multi-use trails. Require a <u>system of greenways and/or greenbelts</u> as a component of new Specific Plan areas.
145.	LU 2-74	Add a photo of a greenbelt			<i>Include photos representing open space and greenbelts.</i>
146.	LU 2-74	Should have specific policies related to completion of the Community Center and Sports Park build out, and to construction of a perimeter bike and walking path (beginning with along the south side of the city along the pipeline ROW)			Add new policy: Policy 2.N.3 City Connected. Create connections <u>between components of the open space system, including the Sports Park and Community Center facilities as well as a perimeter walking path along the ULL.</u>
147.	LU 2-75	Does a non-contributing building always have to be inconspicuous? Can we incorporate contrasting (contemporary) buildings with historic buildings?			No change <i>This will be considered with the Downtown Specific Plan update. Key considerations for new building compatibility include scale and massing generally with surrounding buildings</i>
148.	LU 2-75	I strongly support infill development with emphasis on quality architectural design, particularly contemporary design which speaks to the 21st century and less emphasis on “revival” styles which mimic Woodland’s eighteenth century architecture. Woodland’s outstanding architectural tradition needs to evolve and not be stuck in the past.			No change <i>See implementation programs 2.3 and 2.9 and comments above.</i>
149.	LU 2-76, Figure 2-14: Historic Architectural Resources	Define the red dots better. Are they buildings? Verify the boundaries of the district. Maybe include a side blow up of the national register district area. The legend should indicate the type of resources by symbol and the map should show the locations. The map can be scaled up to make differentiation visible.	Figure legend: Historic Architectural Resource		Revise figure legend to read: Historic Architectural Resource <u>Significant historic building, district, event, or artifact</u>
150.	LU 2-77, Policy 2.O.2	Replace text Encourage adaptive reuse of historic structures. Policy to help save historic buildings from benign neglect. Aggressive code enforcement to save buildings from major damage and demolition	Policy 2.O.2 Adaptive Reuse. Promote adaptive reuse of vacant and/or underutilized historic buildings.		Policy 2.O.2 Adaptive Reuse. Promote adaptive reuse of vacant and/or underutilized historic buildings <u>through public and private investment.</u>

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151.	LU 2-77, Policy 2.O.3		Policy 2.O.3 Relocation of Historic Buildings. Where feasible and appropriate, encourage the relocation of reusable historic buildings within or into historic neighborhoods as a means of historic preservation. Relocation is only permitted upon execution of an agreement concerning reuse provisions and approval of a replacement project.	Policy 2.O.3 Relocation of Historic Buildings. Where feasible and appropriate, encourage the relocation of reusable historic buildings within or into historic neighborhoods as a means of historic preservation. Relocation is only permitted upon execution of an agreement concerning <u>covering</u> reuse provisions and approval of a replacement project. <i>(EIR Mitigation Measure 4.6-1a)</i>	
152.	LU 2-77, Policy 2.P.1	The historic resources inventory is very outdated. Add 20th century Modernism.			No change See Implementation Action 2.20 to update the Historic Resources Inventory.
153.	LU 2-77, Policy 2.P.1	This is a great program, how will we leverage the resources and grants available to preserve the historic fabric that remains in our community?			No change The best method to position the City to obtain potential grants is by qualifying to be a Certified Local Government as identified in Policy 2.P.5.
154.	LU 2-77, Policy 2.P.2		Policy 2.P.2 Environmental Review. Require that environmental review be conducted for buildings designated as, historic structures as required by Chapter 12A of the Municipal Code and CEQA regulations.	Policy 2.P.2 Environmental Review. Require that environmental review be conducted for <u>alterations and/or demolition of</u> buildings designated as; historic structures as required by Chapter 12A of the Municipal Code and CEQA regulations. <i>(EIR Mitigation Measure 4.6-1a)</i>	
155.	LU 2-77, Policy 2.P.3	Replace text	Policy 2.P.3 Historic Neighborhood Design Criteria. Ensure that new residential construction, additions, repairs, and remodels in historic neighborhoods preserve the historic nature of the structure and neighborhood.		Policy 2.P.3 Historic Neighborhood Design Criteria. <u>Establish design guidelines that ensure</u> Ensure that new residential construction, additions, repairs, and remodels in historic neighborhoods <u>are contextual and</u> preserve the historic nature of the structure and neighborhood.
156.	LU 2-77, Policy 2.P.3	- This needs to be emphasized with infill developers that construct new buildings or rehabilitate houses and buildings within the historic neighborhoods. Policies and procedures need to be implemented to eliminate shoddy or mundane buildings that neither complement historic architecture nor enhance it. The City of Oakland's publication "Rehab Right" is an excellent example that should be emulated by the City of Woodland. - Also, the city should help create public-private partnerships to foster historic neighborhood efforts to install historic-looking streetlights for public safety and beautification. Beamer Park is a good example. The city should encourage the formation of assessment districts to finance streetlight districts by paying for engineering feasibility studies.			No change See Policy 2.P.3 and Implementation Programs 2.3, 2.14, and 2.23.

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157.	LU 2-78	Should have a specific Policy for acquiring additional property adjacent to the Depot for construction of a 'History Center' park. Historical building in the way of development elsewhere could be relocated to this site. Visitors and school groups would use this site as a central hub for learning about the town's historic resources.			Add new policy: Policy 2.Q.6 <u>Encourage the formation of a historic museum or facility in or near the Downtown that celebrates local and regional historic resources.</u>
158.	TC 3-2	Add guiding principle: City Image. Streets, roads, and other thoroughfares represent the public face of the city and the opportunity to improve their beauty, convenience, and safety.	...Specifically, it promotes an integrated, multimodal transportation system to reduce air pollution and greenhouse gas (GHG) emissions, reduce the need for costly roadway improvements, and allow residents and business the opportunity to operate, recreate and move through the city efficiently without an automobile whenever possible.		...Specifically, it promotes an integrated, multimodal transportation system to reduce air pollution and greenhouse gas (GHG) emissions, reduce the need for costly roadway improvements, and allow residents and business the opportunity to operate, recreate and move through the city efficiently without an automobile whenever possible. <u>In addition, streets, roads, and other thoroughfares represent the public face of the city and provide an opportunity to improve its beauty, convenience, and safety.</u>
159.	TC 3-3	Section 3.3: Walkability, add tree lined Section 3.4: Bikeways, add tree-lined			No change
160.	TC 3-5	Provide clear photo captions. Before and after? New Photos to better illustrate the caption.	<i>Photo caption:</i> The General Plan aims to create a network of Complete Streets that promote access for all types of transportation.		<i>Replace photos with a better example and revise caption to read:</i> The General Plan aims to create a network of Complete Streets that promote access for all types of transportation. <u>(Left) Typical arterial lacking bicycle and pedestrian amenities, with inconsistent landscaping and lighting, and no on-street parking to attract businesses. (Right) The same arterial now featuring a striped bike lane. The street now has qualities that can attract investment, such as new or renovated buildings with attractive storefronts.</u>
161.	TC 3-7	Generally speaking, new roads should be built as complete, landscaped roads, not the partial roads seen in Spring Lake.			No change <i>Road construction is very largely dependent upon financing ability. In Spring Lake multiple owners were able to finance a pay as-you-go system. Also, roads and infrastructure were sized larger than needed in Spring Lake in order to accommodate the future Spring Lake master plan remainder area which incurred greater costs. Where a larger master builder is in place, requirements for completion at one time may be possible.</i>
162.	TC 3-8	No definition for alleys. Importance and how they are used.			Add an additional bullet point after Local Streets: •Alleys: <u>Alleys or "rear lanes" serve as accessible rights-of-ways for public and private vehicles, bikes, and pedestrians; and as service access to parking lots and businesses.</u>

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163.	TC 3-9				Add text before Table 3-2: <u>Context Sensitive Street Design</u> <u>The City's approach to transportation decision-making and design takes into consideration the built and natural environments and context through which the city's streets and roads pass. The process emphasizes that transportation facilities should fit the physical settings and preserve scenic, aesthetic, historic and environmental resources, while maintaining safety and mobility. Residential streets will be designed or modified to encourage drivers to slow down to maximize safety, convenience, and the comfort of pedestrians, bikers, and local drivers. Commercial and mixed use streets will be designed or modified to maximize on-street parking, pedestrian access, and to allow vehicle occupants to view store windows and signage as they pass by.</u> <i>Insert new photo with the following caption:</i> <u>A hostile pedestrian environment that has not attracted quality development.</u> <i>Insert new photo with the following caption:</i> <u>A vital pedestrian, retail street. Off-peak parking and a row of trees and planters buffer the sidewalk from the traffic. Storefronts, awnings and other architectural details provide an attractive, human scale.</u>
164.	TC 3-9, Table 3-2: Street Typology	Under minor arterial: for residential, mixed-use and commercial I would suggest stating that there is an equal priority for all modes. Consider doing the same for collector streets. -Practically speaking, these roads currently prioritize vehicles. I think it will be a major step forward (if not revolutionary) to consider all modes as equal.			Revise Table 3-2: Street Typology to read "Equal Priority" on residential, mixed-use, and commercial Minor Arterial and Collector Streets.
165.	TC 3-9, Table 3-2: Street Typology	Prioritize alternate transportation be it bikes, pedestrian, mass transit over individual vehicles.			No change Table 3-2 indicates prioritization of pedestrian and bike use.

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166.	TC 3-9	• Can you explain the LOS categories in a succinct way? What does LOS E or LOS F mean? • Explain LOS F exceptions. Are these areas of the community that have impacts that the city cannot address? Why is Maxwell Ave so impacted? • Explain continued use of LOS in Policy 3.A.1. The previous paragraph makes it sound like VMT is a better metric.		Table 3-3: LOS Definitions <table><tr><th>Level of Service (LOS)</th><th>Description</th></tr><tr><td>A</td><td>Free flow, insignificant delay</td></tr><tr><td>B</td><td>Stable operation, minimal delay</td></tr><tr><td>C</td><td>Stable operation, acceptable delay</td></tr><tr><td>D</td><td>Approaching unstable/tolerable delay</td></tr><tr><td>E</td><td>Unstable operation, significant delay</td></tr><tr><td>F</td><td>Forced flow, excessive delay</td></tr></table> <i>Source: 2000 Highway Capacity Manual, Transportation Research Board, 2000</i>	Level of Service (LOS)	Description	A	Free flow, insignificant delay	B	Stable operation, minimal delay	C	Stable operation, acceptable delay	D	Approaching unstable/tolerable delay	E	Unstable operation, significant delay	F	Forced flow, excessive delay	Add new text and table below Table 3-2: <u>Level of Service (LOS) Standards</u> <u>Level of Service (LOS) is a qualitative description of intersection performance based on the average delay that vehicles experience during peak travel hours. LOS can range from “A” representing free-flow conditions to “F” representing congested conditions with long delays. LOS definitions are shown in Table 3-3.</u>
Level of Service (LOS)	Description																		
A	Free flow, insignificant delay																		
B	Stable operation, minimal delay																		
C	Stable operation, acceptable delay																		
D	Approaching unstable/tolerable delay																		
E	Unstable operation, significant delay																		
F	Forced flow, excessive delay																		
167.	TC 3-10	Replace text	With a shift in emphasis away from LOS, VMT is an alternative performance metric that can be used to describe the overall amount of travel in the city based on distance and is directly related to fuel consumption, air pollution and greenhouse gas emissions. VMT is defined as the total mileage travelled by all vehicles. Although VMT relates specifically to autos, it is able to capture the effects of development patterns such as land use mix and density along with transit, bike, and pedestrian infrastructure improvements by reflecting their impacts on vehicle trip generation and trip lengths.		With a shift in emphasis away from LOS, VMT is an the State preferred alternative performance metric that can be used recommended to describe the overall amount of travel in the city based on distance and is directly related to fuel consumption, air pollution and greenhouse gas emissions. VMT is defined as the total mileage travelled by all vehicles. Although VMT relates specifically to autos, it is able to capture the effects of development patterns such as land use mix and density along with transit, bike, and pedestrian infrastructure improvements by reflecting their impacts on vehicle trip generation and trip lengths. <u>The City will use a combination of LOS and VMT metrics to ensure the efficient movement of people and goods as well as a reduction in greenhouse gas emissions.</u>														
168.	TC 3-10	Replace text in the last paragraph	Efforts to reduce VMT may include implementing transportation demand management (TDM) strategies such as road or parking pricing, commute trip reduction programs, or transit system improvements. Reducing VMT is consistent with the city's desire to promote biking, walking, and transit usage as viable transportation alternatives to driving.		Efforts to reduce VMT may include implementing transportation demand management (TDM) strategies, such as road or parking pricing, commute trip reduction programs, or transit system improvements, <u>or upgrading conventional streets to Complete Streets.</u> Reducing VMT is consistent with the city's desire to promote biking, walking, and transit usage as viable transportation alternatives to driving.														

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169.	TC 3-11, Policy 3.A.1		Policy 3.A.1 Vehicle Level of Service (LOS) Standard. Strive to develop and manage the roadway system to maintain LOS D or better as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board) during weekday AM and PM peak hour conditions with the following exceptions described below and mapped on Figure 3-1. A. LOS C - Kentucky Ave from East Street to County Road 98. This level of service is required to accommodate the mix of commercial/industrial truck traffic with residential driveways. B. LOS E – Freeway ramp terminal intersections. C. LOS F – LOS F is allowed for the following roadway segments and intersections where the City finds that the improvements or other measures required to achieve the LOS standard are unacceptable because of their impact on other community values. • Main Street from 6th Street to Cleveland St. • Maxwell Ave from Farnham Avenue to County Road 102	Policy 3.A.1 Vehicle Level of Service (LOS) Standard. Strive to develop and manage the roadway system to maintain LOS D or better as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board) during weekday AM and PM peak hour conditions with the following exceptions described below and mapped on Figure 3-1. A. LOS C - Kentucky Ave from East Street to County Road 98. This level of service is required to accommodate the mix of commercial/industrial truck traffic with residential driveways. B. LOS E – Freeway ramp terminal intersections <u>and E. Gum Avenue from Bourn Drive to Pioneer Avenue.</u> C. LOS F – LOS F is allowed for the following roadway segments and intersections where the City finds that the improvements or other measures required to achieve the LOS standard are unacceptable because of their impact on other community values. • Main Street from 6th Street to Cleveland St. • Maxwell Ave from Farnham Avenue to County Road 102 <i>(EIR Mitigation Measure 4.13-1b)</i>	
170.	TC 3-11, Policy 3.A.2	Replace text	Policy 3.A.2 Rail Relocation. Continue to partner with other jurisdictions in Yolo County to assess feasibility of relocating the north-south Union Pacific rail line to the east of the city limits.		Policy 3.A.2 Rail Relocation. Continue to partner with other jurisdictions in Yolo County to assess <u>the feasibility and the economic, social, and environmental value of</u> relocating the north-south Union Pacific rail line to the east of the city limits.
171.	TC 3-11, Policy 3.A.2	I would object to any railroad relocation within one half mile of the CR 102 corridor as being much too close to the city.			<i>No change</i> <i>Final determination will require a public process and involve multiple agencies and partners.</i>
172.	TC 3-11, Policy 3.A.3	Suggest substitute word "when" for the word "if" near end of line two. Should state that the reuse of the right-of-way between Woodland and Davis, if abandoned by the railroad, would be used for non-motor vehicle circulation between cities.	Policy 3.A.3 Repurpose Existing Rail Right-of-Way. Investigate alternative transportation uses for existing rail rights-of-way if railroads consider their abandonment.		Policy 3.A.3 Repurpose Existing Rail Right-of-Way. Investigate alternative transportation uses for existing rail rights-of-way <u>if when</u> railroads consider their abandonment. <u>Collaborate with Yolo County and adjacent cities to reuse these corridors for non-motor vehicle circulation.</u>

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173.	TC 3-11, Policy 3.A.4	Possibly use a 10% value for VMT • aren't we doing a 10% reduction in VMT, not a VMT of 30 • Explain continued use of LOS in Policy 3.A.1. The previous paragraph makes it sound like VMT is a better metric. • re: reduction of VMT - how can we connect homes in new development area with jobs in the same areas, when these developments are usually build by separate developers with totally different timeframes	Policy 3.A..4 Reduce Vehicle Miles Traveled (VMT). Apply a VMT transportation performance metric threshold of 30 VMT per capita when measuring transportation impacts for subsequent projects and making General Plan consistency findings.	Policy 3.A..4 Reduce Vehicle Miles Traveled (VMT). <u>Require new development projects to achieve a 10 percent reduction in VMT per capita or VMT per service population compared to the General Plan 2035 VMT performance, or a 10 percent reduction compared to baseline conditions for similar land uses</u> Apply a VMT transportation performance metric threshold of 30 VMT per capita when measuring transportation impacts for subsequent projects and making General Plan consistency findings. <u>Reducing peak period VMT in particular is desirable due to the added benefit of minimizing severe congestion and reducing emissions. Use of VMT reduction strategies such as those in the table below (taken from Quantifying Greenhouse Gas Mitigation Measures, CAPCOA, 2010) or similar professional research documents is encouraged. (EIR Mitigation Measure 4.13-1c)</u> Insert Chart 6-2 from EIR.	Policy 3.A..4 Reduce Vehicle Miles Traveled (VMT). <u>Require new development projects to achieve a 10 percent reduction in VMT per capita or VMT per service population compared to the General Plan 2035 VMT performance, or a 10 percent reduction compared to baseline conditions for similar land uses</u> Apply a VMT transportation performance metric threshold of 30 VMT per capita when measuring transportation impacts for subsequent projects and making General Plan consistency findings. <u>Reducing peak period VMT in particular is desirable due to the added benefit of minimizing severe congestion and reducing emissions. Use of VMT reduction strategies such as those in Chart 6-2 below (taken from Quantifying Greenhouse Gas Mitigation Measures, CAPCOA, 2010) or similar professional research documents is encouraged. (EIR Mitigation Measure 4.13-1c)</u>
174.	TC 3-11, Policy 3.A.5	TC 3-11, Policy 3.A.5, change this to an implementation measures -- it is not a policy	Policy 3.A.5 Transportation Demand Management (TDM) Ordinance. Develop a TDM ordinance that presents tools and programs (e.g. alternative work schedules, telecommuting, ridesharing, or parking pricing) to encourage and create incentives for the use of alternative travel modes.		Policy 3.A.5 Transportation Demand Management (TDM) Ordinance. Develop a <u>Utilize</u> TDM ordinance that presents tools and programs (e.g. alternative work schedules, telecommuting, ridesharing, or parking pricing) to encourage and create incentives for the use of alternative travel modes.
175.	TC 3-12, Policy 3.A.6	Change encourage to accommodate • More detail on incentives for car alternatives • 3.A.6 - Do we really want to encourage self driving technology? • Do we really want to “encourage” the use of self-driving technology as noted in Policy 3.A.6? Not sure this adds value, but may make us look progress, I guess. • What “vehicle fleet” is being referenced here?	Policy 3.A.6 Emerging Technologies. Encourage the absorption of next generation self-driving (autonomous) technology into the vehicle fleet and similar disruptive technological advancements in transportation.		Policy 3.A.6 Emerging Technologies. Encourage <u>Accommodate the absorption of next generation self-driving (autonomous) technology and advancements into the City's vehicle fleet and into the community transportation network.</u> similar disruptive technological advancements in transportation.
176.	TC 3-12, Policy 3.A.7	change "or" to "of" in the last sentence	Policy 3.A.7 Street Grid Network and Density. Promote the use of grid and modified grid street patterns in new residential, commercial, or mixed-use developments that propose to construct new streets. Modified grids may include combinations of grid and curvilinear streets. Greenbelts may intersect street grid to create an interconnected trail network that encourages biking and walking. The density of new streets should be similar to the existing residential neighborhoods in Woodland that have approximately nine centerline miles or arterials and collectors per square mile.		Policy 3.A.7 Street Grid Network and Density. Promote the use of grid and modified grid street patterns in new residential, commercial, or mixed-use developments that propose to construct new streets. Modified grids may include combinations of grid and curvilinear streets. Greenbelts may intersect <u>the</u> street grid to create an interconnected trail network that encourages biking and walking. The density of new streets should be similar to the existing residential neighborhoods in Woodland that have approximately nine centerline miles or <u>of</u> arterials and collectors per square mile.

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177.	TC 3-12, Policy 3.A.9	Include Main Street in the list of possible road diet streets Road Diets - While considering road reconfigurations, incorporate as many median and center cutouts as possible in order to breakup massive streets. List – East (Kentucky to Gibson), Gibson (98-College), W. Main (98 – Cleveland) and W. Court (Cottonwood to West St)	Policy 3.A.9 Road Diets. Investigate road diets on 4-lane roads within the existing built-out portion of the city including but not limited to W. Gibson, W. Court, and East Street.		Policy 3.A.9 Road Diets. Investigate road diets on 4-lane roads within the existing built-out portion of the city including, but not limited to, W. West Gibson <u>(Cottonwood to College Street)</u> , W. West Court <u>(County Road 98 to Cleveland Street)</u> , <u>West Main Street (Cottonwood to West Street)</u> , and East Street <u>(Kentucky Avenue to Gibson Road)</u> . <u>A road diet is generally described as removing travel lanes from a roadway and utilizing the space for other uses and travel modes.</u>
178.	TC 3-12, Policy 3.A.10	Strike "rail lines" in the first bullet Last bullet point should say "provide" not "provider"	Policy 3.A.10 Overcome Barriers and Remove Gaps. Eliminate barriers and gaps in the existing roadway, bikeway, and pedestrian networks by doing the following: •Pursue funding to construct grade-separated crossings of freeways, rail lines, and other barriers to improve connectivity. •Construct new pedestrian and bike paths in existing neighborhoods and strive to ensure that bike and sidewalk networks within communities are at least as efficient (e.g. miles traveled, connectivity, etc.) as the network for motorists. •Remove barriers to pedestrian travel, such as utility poles, as feasible. •Prioritize the construction of the SR 113 bike and pedestrian overcrossing at Sports Park Drive and redesign of the Gibson Road/SR 113 overpass to provide safer and more convenient connectivity between the west and east areas of town.		Policy 3.A.10 Overcome Barriers and Remove Gaps. Eliminate barriers and gaps in the existing roadway, bikeway, and pedestrian networks by doing the following: •Pursue funding to construct grade-separated crossings of freeways, rail lines, and other barriers to improve connectivity. •Construct new pedestrian and bike paths in existing neighborhoods and strive to ensure that bike and sidewalk networks within communities are at least as efficient (e.g. miles traveled, connectivity, etc.) as the network for motorists. •Remove barriers to pedestrian travel, such as utility poles, as feasible. •Prioritize the construction of the SR 113 bike and pedestrian overcrossing at Sports Park Drive and redesign of the Gibson Road/SR 113 overpass to provider <u>provide</u> safer and more convenient connectivity between the west and east areas of town.
179.	TC 3-12, Policy 3.A.10	How will the city enforce the 'elimination of gaps' in the transportation system if they are 'off-site' improvements? Does the City control this through Development Agreements (D.A.s)?			<i>No change</i> <i>Over time the city will work with the public, development interests and through use of city funds to address gaps to the extent possible.</i>
180.	TC 3-15, Policy 3.A.13	This is the only mention of the interchange. As I-80 becomes busier and busier, there are more and more accidents which result in routing of eastbound I-80 traffic North on Hwy-113. Currently, once in Woodland, the only eastbound options connecting to I-5 are surface streets, Main and Gibson/102. When Rd 25A is completed it will be subject to use for through traffic. It is essential to show SACOG and the State that the N 113 to east I-5 connector should be built.	.		<i>No change</i> <i>The city agrees with all statements and is pursuing funding for a future project. However funding for large projects is limited.</i>

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181.	TC 3-15, Policy 3.A.15	Designating CR 102 as state highway – what is the purpose of this policy? Please articulate what costs/benefits come with this designation (if any).	Policy 3.A.15 Designate County Road 102 as a state highway. ...		Policy 3.A.15 Designate County Road 102, north of I-5, as a state highway State Highway. ...
182.	TC 3-16, Policy 3.B.3	Move to the top as 3.B.1 - Designs should accommodate - remove consider Combine with Policy 3.B.9 Bicycles should be specifically included in the definition of “complete streets” in Policy 3.B.3 • Policy 2.I.3, Green Streets should encourage center medians with street trees as well. Limiting center left-turn lanes will enhance traffic flow. • Green Streets. . . . in order to increase shade, minimize, runoff, increase longevity of street paving, and create a comfortable and visually attractive environment. [Research has shown that shaded streets last longer and require less maintenance.]	Policy 3.B.3 Complete Street Requirements. To the extent feasible, all new street construction and reconstruction shall be designed to achieve Complete Streets. Designs should consider the needs of all roadway users including vulnerable populations such as young children, seniors, and people with disabilities when determining roadway widths and other barriers to travel, especially near schools, parks, senior centers, community centers, and other activity hubs. Policy 3.B.9 Green Streets. Require adequate landscaping, including street trees and landscaped medians and/or parkway strips, in street design in order to increase shade, minimize runoff, and create a comfortable and visually attractive environment.		Policy 3.B.3 3.B.1 Complete Street Requirements and Green Streets. To the extent feasible, all new street construction and reconstruction shall be designed to achieve Complete Streets. Designs should consider <u>accommodate mobility for all users, including bicyclists, pedestrians, transit vehicles, and motorists, appropriate to the function and context of the facility.</u> the <u>The</u> needs of all roadway users including vulnerable populations, such as young children, seniors, and people with disabilities, <u>should be considered</u> when determining roadway widths and other barriers to travel, especially near schools, parks, senior centers, community centers, and other activity hubs. <u>Require street design to incorporate adequate landscaping, including street trees and landscaped medians and/or parkway strips, in order to increase shade, minimize runoff, and create a comfortable and visually attractive environment.</u> Policy 3.B.9 Green Streets. Require adequate landscaping, including street trees and landscaped medians and/or parkway strips, in street design in order to increase shade, minimize runoff, and create a comfortable and visually attractive environment.
183.	TC 3-16, Policy 3.B.5	Insert text Define or provide examples of “active transportation” in Policy 3.B.5	Policy 3.B.5 New Developments. Require new developments to provide interconnected street networks that allow and encourage active transportation.		Policy 3.B.5 New Developments. Require new developments to provide interconnected street networks <u>with walkable blocks</u> that allow and encourage active <u>multimodal</u> transportation.
184.	TC 3-16, Policy 3.B.7	Is this policy highlighting two sides of the same coin? It seems that minimizing curb cuts improves a 'pedestrian experience' but may also lead to increased speed of vehicles on the streets. (given that less curb cuts means less interruption of flow of traffic) This increase in speed for automobile traffic would decrease the attractiveness of that street for bicycle and pedestrian circulation.			No change <i>Generally it is safer for bikes with fewer curb cuts.</i>
185.	TC 3-16, Policy 3.B.8	We do not have an implementation plan for this policy. Unfortunately, we have a lot of trouble with accessible sidewalks in the community. Does the City have an inventory of all trouble areas for existing sidewalks? Could our implementation include commissioning			No change <i>The City has surveyed our curb ramps and is addressing ADA compliance issues through annual CDBG grant funding and with the road maintenance program.</i> <i>The implementation table is not exhaustive, rather highlights areas where new programs may be necessary.</i>

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		a systematic survey of existing neighborhoods by a CASp specialist?			
186.	TC 3-17	Suggest adding Policy to the effect: Schools - Effectively work with Public and Private schools to guarantee a high level of vehicle, pedestrian and bicycle traffic Safety in all adjacent areas.			Add new policy: 3.B.11 School Safety. Partner with schools to ensure a high level of vehicle, bicycle, and pedestrian safety adjacent to school facilities.
187.	TC 3-17, Policy 3.D.1	Replace text	Policy 3.D.1 Through-traffic. Design local streets that primarily serve residential neighborhoods to discourage through-traffic and achieve desired traffic speeds.		Policy 3.D.1 Through-traffic. Design local streets that primarily serve residential neighborhoods to discourage through-traffic, and achieve desired traffic speeds, <u>and maintain pedestrian and bike connectivity.</u>
188.	TC 3-17, Policy 3.D.3	Support the use of traffic-calming design and devices... Add statement as funding allows Add trees as part of traffic calming options.	Policy 3.D.3 Traffic Calming. Support the use of traffic-calming devices in existing and new residential areas where appropriate to reduce vehicle speeds and preserve neighborhood livability.		Policy 3.D.3 Traffic Calming. Support the use of <u>Implement</u> traffic-calming <u>design and devices, as funding allows,</u> in existing and new residential areas where appropriate to reduce vehicle speeds and preserve neighborhood livability.
189.	TC 3-19 and TC 3-20	Make changes to Circulation Diagram consistent with the EIR document • South - Need short principal, minor and collector roads in SP 1-B and 1-C • East - Need significant minor roads and new freeway interchange in SP-2		Include E. Gum Avenue from Bourn Drive to Pioneer Avenue as a 2-lane minor arterial. (EIR Mitigation Measure 4.13-1a) Include County Road 102 from E. Gibson Road to Farmers Central Road as a 4-lane principal arterial. (EIR Mitigation Measure 4.13-3b)	Update the Circulation Diagram to be consistent with the EIR. Add note below the legend: <u>Road diets will be considered for:</u> • <u>West Gibson (Cottonwood to College Street)</u> • <u>West Court (Cottonwood to West Street)</u> • <u>West Main Street (County Road 98 to Cleveland Street)</u> • <u>East Street (Kentucky Avenue to Gibson Road)</u>
190.	TC 3-21, Policy 3.E.5	Replace bulbout with curb extensions	Policy 3.E.5 Walkable Downtown. Continue to enhance the pedestrian experience in the Downtown and continue to make streetscape improvements in the Downtown such as street trees, street furniture, public art, and bulb-outs to encourage walking. Evaluate, and when appropriate implement, all-way stops on Main Street in the Downtown.		Policy 3.E.5 Walkable Downtown. Continue to enhance the pedestrian experience in the Downtown and continue to make streetscape improvements, in the Downtown such as street trees, street furniture, public art, and bulb-outs <u>curb extensions,</u> to encourage walking. Evaluate, and when appropriate implement, all-way stops on Main Street in the Downtown.
191.	TC 3-21, Policy 3.E.5	implement all-way stops on Main St. Additionally, at the same time possibly increase parking by restriping to parallel to diagonal. Generally, add language that acknowledges that movement of traffic across town on Main Street is secondary to accommodating growth			No change Implementation Program 2.18 provides for development of a parking strategy for Downtown.

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		and development along Main St. It is no longer a highway.			
192.	TC 3-22	Principle 5, Mobility Options. This is great. Throughout the document there is a recurring theme of developing bike and walking options. The easiest option for bikes, bike lanes on existing and new roads is not optimal without a greater effort to separate bikes from traffic. On major roads, a bike lane separated from cars travelling 30+ mph will not be used. Dedicated bike paths are optimal. Where bike lanes are the only option, lanes should be separated from traffic using pavement marker, Botts dots, or other physical demarcation. Also, driveways and on-street parking should be limited as much as possible.			No change <i>The concept of separated bike lanes will be evaluated with future bike master plan updates and capital projects.</i>
193.	TC 3-23, Figure 3-3: Existing Bike Facilities	Incorporate latest copy of bike map from F&P (I made comments with the EIR document)			<i>Update figure to be consistent with the EIR and to include future Class I facilities.</i>
194.	TC 3-23, Figure 3-3: Existing Bike Facilities	• Regarding bike lanes on Kentucky, see previous bike-related comments. Inclusion of bike lanes on a street which is expected to have truck and industrial-related traffic will not be safe or utilized. An off-street bike path however might get use. • Additional Policy needed to specifically prioritize acquisition necessary ROW to meet bike path goals along major corridors. Encourage innovative road design to separate vehicle from bike traffic. • Complete Streets vision - this vision should include separation of bike and car traffic. Where this is not possible, restrictions on driveways and on street parking, along with physical demarcation of bike lanes should be used (not just a stripe). Additional Policy needed to specifically prioritize acquisition necessary ROW to meet bike path goals along major corridors. Encourage innovative road design to separate vehicle from bike traffic.			No change <i>There is not enough ROW for a separate bike path. The proposed on-street bike lane will be buffered with a 2-3' painted separator to provide a separation between bikes and vehicles. An additional lane has been added to provide further buffering.</i> • <i>There is strong language, including Table 3-2 which indicated equal priority for bike lanes which would suggest narrowing the auto lane to provide a separate bike lane. Additional ROW acquisition is hampered in existing areas due to existing development and available funding. New development areas will include separate bike and auto uses.</i> <i>The City will do what is needed based on the specific corridor. Also see Policy 3.A.10.</i>

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195.	TC 3-25, Goal 3.F	Bikeways and Bike Infrastructure. First we need to look at bicycling not just to get to school or go to the park, it needs to be considered a major mode of transportation including commuting to work. i. Class I bikeways – These need to be emphasized. There are none in Figure 3-3. I was told there are some that will be in a newer version of this, but overall, class I bikeways need to be emphasized for safety and for ease of use! It is important to do this in SP-1A and if South 1-B and 1-C if East SP-2 ii. In goals 6-B-3 and 6-B-5 include commuting to work as well along with other reasons for biking such as getting to schools iii. page ED 4-24 include bike infrastructure along with other infrastructure in the goal/ policy for economic development. iv. Woodland Davis Bikeway It would help with incentivizing businesses to locate at a tech park in the Southern section of Woodland. Emphasize more strongly in in 3.F.8 and 3.K.3 v. Prioritize alternative transportation	Goal 3.F Comprehensive Bicycle System. Provide a comprehensive and integrated bicycle system that facilitates bicycling as a viable mode of travel.		Goal 3.F Comprehensive Bicycle System. Provide a comprehensive and integrated bicycle system that facilitates bicycling as a viable mode of travel <u>for short trips, commute trips, and recreation.</u>
196.	TC 3-25, Policy 3.F.4	Change first word to: "Encourage" May not be possible in existing areas or on streets			<i>No change</i>
197.	TC 3-26, Policy 3.F.8	Also include a statement encouraging improvements to the road system between Davis and Woodland that facilitates safe and efficient bicycle access. (As example, road 101F north of Davis city limit narrows and does not include any shoulder. However, this continues to be a route used by the biking community due to the central location within the city of Davis.) As a community, we don't have a lot of Class I bike paths (that I am aware of). I fully support the creation of the intercity Class I bike path (Rail Relocation). That was outlined in City of Woodland Ordinance #6163. What are the mechanisms that we have at our disposal to fund this effort?	Policy 3.F.8 Woodland-Davis Bikeway. Work with Davis and Yolo County to implement the Woodland-Davis Bikeway project and pursue grant funding.		Policy 3.F.8 Woodland-Davis Bikeway. Work with Davis and Yolo County <u>in the provision of safe and well-designed bikeway routes on rural roads between Woodland and Davis.</u> <u>Pursue grant funding</u> to implement the Woodland-Davis Bikeway project and pursue grant funding.

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198.	TC 3-28, Policy 3.G.6	Access to Amtrak. There needs to be an easy way to get from Woodland to Amtrak on public transportation. None exists at the moment. It is a long bus ride to Davis (from East side of Woodland anyway) and then one has to get from the center of the city to the Amtrak station – this is not easy now. Include in 2.J.6 and 3.G.6 – do it – don't just evaluate feasibility!			<i>No change</i> <i>City will continue work YCTD to provide connections between Woodland and Davis.</i>
199.	TC 3-28, Policy 3.G.8	Insert text	Policy 3.G.8 Transit in Downtown. Continue to emphasize the central role of Downtown in transit planning including establishing a transit hub in or near Downtown, consistent with the 2016 YCTD Woodland Transit Study.		Policy 3.G.8 Transit in Downtown. Continue to emphasize the central role of <u>the Downtown</u> in transit planning including establishing a transit hub in or near Downtown, consistent with the 2016 YCTD Woodland Transit Study. <u>Consider the market and social demand for frequently-stopping, smaller-scale transit service in the Downtown.</u>
200.	TC 3-32, Policy 3.H.8	Replace text	Policy 3.H.8 Parking Lot Placements. Parking lots along street frontages shall be well designed to reduce their visual impact and maximize pedestrian and bicycle compatibility and safety.		Policy 3.H.8 Parking Lot Placements. Parking lots along street frontages <u>Strongly discourage the design and construction of parking lots along street frontages except in auto-oriented areas where they shall be well designed to reduce their visual impact and maximize pedestrian and bicycle compatibility and safety.</u>
201.	TC 3-34, Policy 3.I.5	TC 3-34, Policy 3.I.5, Rail Relocation - this policy duplicates 3.A.2 – delete one or cross-reference			<i>No change</i> <i>Suggest keeping both. Mentioned by several as a key issue that the General Plan should address.</i>
202.	TC 3-38, Policy 3.K.5	New Policy			<i>Add new policy:</i> Policy 3.K.5 New Funding Sources. Seek new and innovative transportation funding and financing sources.
203.	ED 4-4	Revise vision text to say "Woodland, the City of Trees, is a healthy..."			<i>No change</i> <i>Change to the Vision Statement is not recommended, as this has been published and referenced throughout the planning process.</i>
204.	ED 4-7, Figure 4-1: Food and Agriculture Businesses in Woodland	Add labels or some type of legend to the map. There are numbers that should correspond to a legend. Add California Agriculture Museum			<i>Add labels to the legend. Add date to the map.</i>
205.	ED 4-9	Both the South and East Alternatives project job growth in excess of the 2012 SACOG projection of 31,600. The South alternative exceeds by 12,610 (39%) and the East Alternative exceeds the numbers by 13,740 (43%). These numbers seem sufficient on their own right, what are the implications if we exceed this job growth?			<i>No change</i> <i>The result will be a net in-commute to Woodland from other areas. In the short term, this would result in a higher demand for housing until such time that the numbers could be balanced out.</i>

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206.	ED 4-9	Remove blue and green text. Retain only one set.	The General Plan plans for a total of 44,210 (South Alternative)/45,340 (East Alternative) jobs in Woodland by 2035. ...		The General Plan plans for a total of 44,210 (South Alternative)/45,340 (East Alternative) jobs in Woodland by 2035. ... <i>Change all text to black.</i>
207.	ED 4-10, Table 4-I	Remove Blue and green text. Remove the blue and green table versions and replace with a single Table 4-I to show Jobs-Housing Balance	Table 4-I shows existing and projected jobs to housing ratios for Woodland. The existing jobs-to-housing ratio is 1.30, and in the South Alternative at buildout in 2035, it is expected to increase to 1.63. The existing jobs-to-housing ratio is 1.30, and in the East Alternative at buildout in 2035, it is expected to increase to 1.67.		Table 4-I shows existing and projected jobs to housing ratios for Woodland. The existing jobs-to-housing ratio is 1.30, and in the South Alternative at buildout in 2035, it is expected to increase to 1.63. The existing jobs-to-housing ratio is 1.30, and in the East Alternative at buildout in 2035, it is expected to increase to 1.67. <i>Remove green Table 4-I. Retain blue Table 4-I, but remove the reference to the East Alternative in the title and change the table text to black.</i>
208.	ED 4-13, Policy 4.A.4	Add new policy			<i>Add new policy:</i> <u>Policy 4.A.4 Anticipating Economic Trends and Shifts.</u> <u>Identify and plan for potential economic and market trends such as growing automation, the impacts of e-commerce, the downsizing of retail sales areas, the migration of stores to mixed use walkable corridors, and the impact of millennials on employment and purchase preferences.</u>
209.	ED 4-13	Add additional policy advocating partnership between WJUSD and WCC to create programs for training in practical skills needed in ag and manufacturing industries.			<i>No change</i>
210.	ED 4-16	Sales Tax Revenue. Note: Broaden sales tax uses to include tree maintenance and related street improvements.			<i>No change</i> <i>Funding options to be discussed with a future Urban Tree Master Plan.</i>
211.	ED 4-16	Last paragraph, last sentence modified to read"; as the City successfully attracts additional industrial or office uses that sell taxable products to other end-users in Woodland..."	... Lastly, the General Plan increases the amount of industrial or office space in the city; as the City successfully attracts additional industrial or office users that sell taxable products to other end-users Woodland (i.e. business to business sales), the City may realize new sales tax revenues and point-of-sale industrial development.		... Lastly, the General Plan increases the amount of industrial or office space in the city, as <u>As</u> the City successfully attracts additional industrial or office users <u>uses</u> that sell taxable products to other end-users <u>in</u> Woodland (i.e. business to business sales), the City may realize new sales tax revenues and point-of-sale industrial development.

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212.	ED 4-17, Figure 4-3: City of Woodland Tax Rate Areas by Tax Increment Allocation Factors, 2013	Add text at the top or by each percentage in the legend: Explain what "by tax increment allocation factors" means and list the allocation factors somewhere on the map area. Add text on what the figure represents. • Can you explain this graphic? Does this mean that people in the downtown are paying over a 25% tax rate? Or does this mean that taxes collected in the downtown account for 25% of the taxes collected by the City of Woodland? • Clarify whether the City shares Sales Tax with the County in the same manner and proportion as property taxes • Relocate uses that are low tax generators out of high tax rate areas.	Figure title: City of Woodland Tax Rate Areas by Tax Increment Allocation Factors, 2013		Revise figure title to read City of Woodland Tax Rate Areas by Tax Increment Allocation Factors, 2013 Add to top of the legend: <u>City Share of Property Tax Revenue</u> Add text to the side of the legend: <u>Property taxes are the foundational source of revenue for the Woodland General Fund. The City's actual share of a particular parcel's property tax is determined by the Tax Rate Area (TRA) within which the parcel is located. TRAs with darker shades of red indicate that a higher proportion of tax revenues go to the City. The City receives almost double the underlying property tax from parcels within the downtown core area than it receives from parcels within recently approved new growth areas.</u> <u>Note: TRAs shown only apply to areas within the city. As new growth areas are annexed to Woodland, property tax sharing agreements with the County will be negotiated.</u>
213.	ED 4-19	Remove blue text	... •SP-2 Growth Area (East Alternative) ...		... •SP-2 Growth Area (East Alternative) ... Change text to black.
214.	ED 4-21	Add a new paragraph: Trees as infrastructure: improve water quality, improve air quality, reduce Flooding, and cool and beautify neighborhoods and heat islands (e.g., parking lots).			No change See Policy 7. B.10 and Implementation Program 7.3, which both address development of an Urban Tree Master Plan.
215.	ED 4-22, Goal 4.B	Cross-reference policies under Goal 4.B to Policy 2.B.4 and 2.C.5			Add the following text below Goal 4.B: <u>See also policies in the Land Use, Community Design, and Historic Preservation Element.</u>
216.	ED 4-22, Policy 4.B.1	what does this policy mean – clarify Public Service Standards for capital – very general	Policy 4.B.1 Public Service Standards. Strive to achieve and maintain levels of service and development standards for necessary public infrastructure to be built and maintained with funding through the Capital Improvement Program and General Fund revenues.		Policy 4.B.1 Public Service Standards. Strive to achieve and Ensure adequate funding through the Capital Improvement Program and General Fund revenues to build and maintain maintain levels of service and development standards for necessary public infrastructure to be built and maintained with funding through the Capital Improvement Program and General Fund revenues.
217.	ED 4-22, Policy 4.B.2	Delete the first word "Development" in Policy 4.C.3. This should be the attitude for all Permit processes add last sentence" Continue to provide exemplary Customer service.	Policy 4.B.2 Efficiency of Public Services. Ensure that public services are being delivered as efficiently as possible.		Policy 4.B.2 Efficiency of Public Services. Ensure that public services are being delivered as efficiently as possible. <u>Strive to provide exemplary public service.</u>

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218.	ED 4-22, Policy 4.B.3	change short title to Fair Share Consider adding one or more new policies to require lifecycle fiscal neutrality and to require development to expressly pay their fair share of ongoing O/M	Policy 4.B.3 Fair Payments. Require new development to pay its fair share of needed public facilities and infrastructure improvements through impact fees, assessment districts, and other mechanisms.		Policy 4.B.3 Fair Payments Share. Require new development to pay its fair share of needed public facilities and infrastructure improvements, <u>as well as for operations and maintenance</u> , through impact fees, assessment districts, and other mechanisms <u>as appropriate</u> .
219.	ED 4-22	Add additional Policy 4.B.6 Fair Share. Ensure areas not covered by L&L or other special district pay their fair share towards maintenance and development of improved infrastructure.			Add new policy: Policy 4.B.6 Equitable Payment of Services. Equitably <u>distribute the burden for services between all areas of the city.</u>
220.	ED 4-22	Throughout, the General Plan calls for programs and practices to maintain existing infrastructure and services. We support finding ways to capitalize on existing assets and opportunities. Infill development offers one such opportunity, an emphasis of this general plan we support. Revenues from greenfield development support the infrastructure and services of that development, but does little to help us to enhance what we already have.			No change <i>Policies under Goal 4B relate to fiscal sustainability.</i>
221.	ED 4-22	Pursue merging all L&L and including the rest of the City to ensure adequate funding for Parks. Will this require a public vote?			No change
222.	ED 4-23, Policy 4.C.2	Add text	Policy 4.C.2 Infill Development. Incentivize infill development, particularly in areas that provide the City with higher proportions of tax revenue (see Figure 4-3), that makes use of existing infrastructure and services.		Policy 4.C.2 Infill Development. Incentivize infill development and redevelopment , particularly in areas that provide the City with higher proportions of tax revenue (see Figure 4-3), that makes use of existing infrastructure and services.
223.	ED 4-23, Policy 4.C.4	Replace text	Policy 4.C.4 Development Incentives. Adopt development incentives for projects that provide a substantial benefit to the community, such as large numbers of primary wage-earner jobs.		Policy 4.C.4 Development Incentives. Adopt development incentives for projects that provide a substantial benefit to the community, such as <u>providing</u> large numbers of primary wage-earner jobs.
224.	ED 4-23, Policy 4.C.8	Add text as last sentence	Policy 4.C.8 Retail Base. Enhance the city's retail base through land use and development policies to support businesses that generate sales tax revenue, serve the needs of the local residents, and attract visitors from outside of the community. Promote and develop a clean, visually inviting and safe shopping environment, recognizing its importance in enhancing retail trade.		Policy 4.C.8 Retail Base. Enhance the city's retail base through land use and development policies to support businesses that generate sales tax revenue, serve the needs of the local residents, and attract visitors from outside of the community. Promote and develop a clean, visually inviting and safe shopping environment, recognizing its importance in enhancing retail trade. <u>Prepare zoning and development standards that accommodate the shifts in the downsizing of retail stores; the preference for walkable, mixed use corridors; and the need for on-street parking.</u>

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225.	ED 4-24	Add new policy			<i>Add new policy:</i> Policy 4.C.15 Education and Training. Increase the opportunities for educating and training the workforce to meet the demands of employment by working with employers and business educators.
226.	ED 4-24	Add new policy			<i>Add new policy:</i> Policy 4.C.16 Safety and Security. Maintain a high level of safety and security for the benefit of residents, visitors, employers, and employees. Tools and techniques should include good lighting, policing of public spaces and places, and encouraging an abundance of "eyes on the street" by maximizing opportunities for living, working, recreating, and shopping within the observable proximity of fellow citizens in the public realm.
227.	ED 4-27	Add text after last sentence in first paragraph	... Communities with a high quality of life and a vibrant urban core can also increase their competitive edge in attracting businesses and workers, especially in the knowledge economy; thus, strengthening Woodland's downtown core and providing high-quality community services are important components to the City's economic development strategy.		... Communities with a high quality of life and a vibrant urban core can also increase their competitive edge in attracting businesses and workers, especially in the knowledge economy; thus, strengthening Woodland's downtown core and providing high-quality community services are important components to the City's economic development strategy. <u>The City will increase its ability to grow and attract high-wage employers by investing in relevant education and training to increase the number of well-educated workers.</u>
228.	EC 4-28	Insert new policy after Policy 4.D.2			<i>Add new policy:</i> Policy 4.D.3 Branding. Create effective city branding that focuses on Woodland's suite of physical assets; housing, educational, and entrepreneurial opportunities; and safety and security.
229.	EC 4-29, Policy 4.E.2	Include initiatives which also include opportunities and jobs for youth in our schools. Strike the word "strive." Need to be more specific and intentional with intellectual development. I suggest something along these lines: work/collaborate with UCDavis, WJUSD, YCOE, & WCC to advise on a rigorous science, math, technology i.e. "knowledge economy" curriculum (the subjects comprising of course of study in a school or college) which best supports and prepares youth (ages 15-25) in this academic/ Industry arena. Add "...by supporting public and private school and college programs that produce a..."	Policy 4.E.2 Workforce Development. Strive to cultivate a skilled, educated, and well-trained workforce by increasing educational attainment and the relevant job skill levels in order to appeal to existing and future businesses.		Policy 4.E.2 Workforce Development. Strive to cultivate <u>Cultivate</u> a skilled, educated, and well-trained workforce by increasing supporting school and college programs that produce increased educational attainment and the relevant job skill levels skills in order to that appeal to existing and future businesses.

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230.	ED 4-30	Add reference to the Ag Museum	... Building upon interest in local attractions, such as the Woodland Opera House and other entertainment and cultural amenities, would also help in this regard. ...		... Building upon interest in local attractions, such as the Woodland Opera House, <u>the California Agriculture Museum</u> , and other entertainment and cultural amenities, would also help in this regard. ...
231.	ED 4-31, Policy 4.F.2	Please include the California Agriculture Museum where unique special facilities are listed in Policy 4.F.2.	Policy 4.F.2 Special Facilities. Develop and expand tourism in Woodland by attracting, developing, and expanding public and private recreational and entertainment venues and facilities for visitors of all ages, including youth; by building on Woodland's unique facilities, such as the Woodland Opera House, the City's Sports Park and Community Senior Center, and the Yolo County Fairgrounds; and by capitalizing on the historic character of the city.		Policy 4.F.2 Special Facilities. Develop and expand tourism in Woodland by attracting, developing, and expanding public and private recreational and entertainment venues and facilities for visitors of all ages, including youth; by building on Woodland's unique facilities, such as the Woodland Opera House, <u>the California Agriculture Museum</u> , the City's Sports Park and Community Senior Center, and the Yolo County Fairgrounds; and by capitalizing on the historic character of the city.
232.	ED 4-31	• Agricultural Heritage and Value: Retain and enrich the community by supporting the story, history, and long-time values rooted in agricultural communities. The California Agriculture Museum is a tourism draw for international and state-wide visitors. It has demonstrated a Commitment to preserving artifacts that tell the story of innovation and entrepreneurship of early California pioneers and immigrants. Protect the culture of agriculture further by supporting historical agriculture venues pertinent to tourism. • Please add language for a new goal: Historical Facilities. Local historical facilities in Woodland are encouraged to promote community programs and events at facilities which recognize the importance of Woodland's agricultural history. Examples include the California Agricultural Museum, Yolo Archives, and Gibson Mansion.			<i>Add new policy:</i> Policy 4.F.6 Agricultural Tourism. Respect and promote <u>the city's culture of agriculture by supporting historical agriculture attractions. Local historical facilities in Woodland are encouraged to promote community programs and events which recognize the importance of Woodland's agricultural history. Examples include the California Agriculture Museum, the Yolo Archives, and the Gibson Mansion.</u>
233.	ED 4-32	Woodland Chamber Mission Statement should be corrected to the current one. Also, their latest logo should be used.	•Woodland Chamber of Commerce. The mission of the Woodland Area Chamber of Commerce is to promote economic progress and quality of life in the Woodland community and to foster a climate in which commerce, industry, and agriculture will flourish. ...		<i>Replace photo with image that includes the updated Chamber of Commerce logo.</i> •Woodland Chamber of Commerce. The mission of the Woodland Area Chamber of Commerce is to promote economic progress and quality of life in the Woodland community and to foster a <u>an economic</u> climate in which commerce <u>business</u> , industry, and agriculture will flourish. ...

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234.	ED 4-36, Policy 4.G.5	• Reinforce the need to have job creation drive the housing permit allocations in order to avoid creating more of a bedroom community rather than bringing jobs to Woodland. The focus must be on playing to the strengths of Woodland with respect to job creation with a focus on the industries and areas stated throughout the General Plan to ensure they are actually fully developed and realized. • Policy 4.G.5 - Include examples such as apprenticeships, job shadowing, internships, work experience and job fairs.			<i>No change</i> <i>To ensure flexibility the General Plan policies should not be specific as to required/targeted ratios, timing, type, etc. for jobs and housing. This level of specificity should be left to consideration with Specific Plans and/or the Development Agreements at the time the projects are being processed – as needed.</i>
235.	ED 4-36, Policy 4.G.6	• Extremely pleased to see Policy 4.G.6 support WJUSD and its efforts to provide the highest quality educational facilities. ADD: Work with realtors to Support WJUSD (Too many myths and unsubstantiated comments being made about WJUSD			<i>No change</i>
236.	PF 5-5	Remove blue and green text	...Ultimately to adequately cover existing development plus the anticipated buildout of Spring Lake and future development in SP-1 (South Alternative) SP-1A and SP-2 (East Alternative) and SP-3, the City would require six (South Alternative) seven (East Alternative) police beats, staffed continuously. Beyond this, additional staff and policing resources will be needed to account for workload and to meet response time standards.		...Ultimately to adequately cover existing development plus the anticipated buildout of Spring Lake and future development in SP-1 (South Alternative) SP-1A and SP-2 (East Alternative) and SP-3, the City would require six (South Alternative) seven (East Alternative) police beats, staffed continuously. <u>Development in SP-2 would require a seventh police beat, staffed continuously.</u> Beyond this, additional staff and policing resources will be needed to account for workload and to meet response time standards.
237.	PF 5-7, Figure 5-1: Public Facilities	Locate the Planned Fire Station 4 slightly south next to the park site in Spring Lake Relocate the "F" slightly south next to the park. Make sure that the public facilities maps and school map show all current and proposed sites. Include the new proposed SL elementary school site, distances from parks and bike paths.	<i>Legend label:</i> Existing Parks & Open Space		<i>Shift the fire station symbol to the south.</i> <i>Revise legend label to read: Existing <u>and Planned</u> Parks & Open Space</i>

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238.	PF 5-10, Policy 5.A.1	Policy 5.A.1 Priority 3 (Major Crimes Cold) – it states 35 minutes including 15 minutes for dispatch and 10 minutes for response time. This should be 25 minutes not 35 minutes. Suggestion to move this standard to the appendix.	Policy 5.A.1 Response Time. Strive to maintain a high level of police service to the community by achieving the following response times: ... • Priority 3 (Major Crimes Cold) - 35 minutes. Dispatch time: 15 minutes; Police response time: 10 minutes ...		Policy 5.A.1 Response Time. Strive to maintain a high level of police service to the community by achieving the following response times: ... • Priority 3 (Major Crimes Cold) - 35 25 minutes. Dispatch time: 15 minutes; Police response time: 10 minutes ...
239.	PF 5-10, Policy 5.A.3	Add language to goal or new policy to address law enforcement training in working with at-risk youth and a diverse (religious, ethnic, economic) community which also includes restorative justice.	Policy 5.A.3 Development Project Requirements. Require development projects to develop and/or fund police facilities, equipment, personnel, and operations and maintenance that maintain the City's standards, as demonstrated through positive fiscal impacts or through specific funding mechanisms in the event of fiscal deficits. New development should not result in a reduction in service levels (or capabilities) to existing service population.		Policy 5.A.3 Development Project Requirements. Require development projects to develop and/or fund police facilities, equipment, personnel, and operations and maintenance that maintain the City's standards, as demonstrated through positive fiscal impacts or through specific funding mechanisms in the event of fiscal deficits. New development should not result in a reduction in service levels (or capabilities) to existing service population. <u>Explore new and innovative programs for at-risk youth and a diverse community, including those that employ restorative justice concepts.</u>
240.	PF 5-12	Remove blue text	... For the East Alternative, a fifth station will need to be added in the SP-2 area to service the substantial new population on the east side of the city.		For the East Alternative, a A fifth station will need to be added in the SP-2 area to service the substantial new population on the east side of the city.
241.	PF 5-17	Should restate that the target standard for Neighborhood Parks is 10 acres			No change See definition of neighborhood park on page 5-17. Varies from 2.5 to 15 acres.
242.	PF 5-18	Linear Park/Neighborhood Greenbelt - Use definition in the GP			No change
243.	PF 5-18	To the list of Park Classifications add: Legacy Grove: located at the Woodland Community Center jointly established with the Woodland Tree Foundation.			No change This is an overly specific list and it is encompassed as part of the Community and Senior Center.
244.	PF 5-19	Correct park acreage	Altogether, Woodland contains a total of approximately 394 acres of parks and recreation facilities. This total includes about 149 acres of developed parkland, 222 acres of undeveloped parkland (including undeveloped parks and stormwater detention basins), and 24 acres of other facilities. ...		Altogether, Woodland contains a total of approximately 394 379 acres of parks and recreation facilities. This total includes about 149 139 acres of developed parkland, 222 240 acres of undeveloped parkland (including undeveloped parks and stormwater detention basins), and 24 acres of other facilities. ...

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245.	PF 5-20, Table 5-4: Parks and Recreation Facilities	I'm still concerned that the incorrect acreages are being used in the General Plan for the sports park developed and undeveloped areas. Page PF5-20 states that there are 28 acres of developed sports park (I'm assuming this is developed + CSC and maybe dog park??)– I think some areas are being double counted as page PF 5-21 lists 12.9 acres for the community and senior center. We can meet to discuss if you would like. •Concern with errors in Table 5.4, and modification to Table 5.5 provided on PF 20-22 •Concern for existing residential areas			<i>Update park acreages</i>
246.	PF 5-23, Figure 5-2: Parks and Recreation Facilities	• The north east portion of the Sports Park (shown in green above green lines) should be undeveloped as well. • Jack Slaven park – the boot portion of the park facing west, should be shown as undeveloped. • East of SR 113, north of Gum there is a Detention Basin, west of Bourne (Fire Station and Detention)			<i>Update map to show:</i> • The north east portion of the Sports Park as undeveloped. • The "boot" portion of Jack Slaven Park as undeveloped. • The detention basin east of SR 113 and north of Gum Ave.
247.	PF 5-26, Policy 5.C.2	add '...to ensure the full build out expected and needed by the community' Add language to assure that the City is committed to completing those facilities.	Policy 5.C.2 Sports Park Master Plan. Maintain, implement, and update as necessary the Master Plan for the Sports Park at the Community and Senior Center.		Policy 5.C.2 Sports Park Master Plan. Maintain, implement, and update as necessary the Master Plan for the Sports Park at the Community and Senior Center <u>to ensure the full buildout of the facility expected and required by the community.</u>
248.	PF 5-26 Policy 5.C.3	Further consider the park ratio that is proposed	Policy 5.C.3 Park Acreage Standard. Ensure that the development of parks and recreation facilities keeps pace with development and growth within the city. Of the total acreage, strive to achieve and maintain a standard of 5.0 acres of parks per 1,000 residents for the development of City owned park facilities.		Policy 5.C.3 Park Acreage Standard. Ensure that the development of parks and recreation facilities keeps pace with development and growth within the city. Of the total acreage of new development, strive to achieve and maintain a standard of 5.0 <u>6.0</u> acres of parks per 1,000 residents for the development of City owned park facilities.
249.	PF 5-26, Policy 5.C.7	Linear Park System. What is it? How can we establish if it does not exist in existing developed areas? Explain??	Policy 5.C.7 Linear Park System. Establish and maintain a linear park system of greenbelts, bicycle paths, and pedestrian walkways that links City park facilities, schools, and Downtown.		Policy 5.C.7 Linear Park System Active Linear Connection System. Establish and maintain a <u>an active</u> linear park system that consists of <u>a combination of existing and new</u> greenbelts, bicycle paths, and pedestrian walkways that <u>provide linkages within the city and allow alternative means of access to parks, schools, public facilities, and shopping.</u> links City park facilities, schools, and Downtown.

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250.	PF 5-27, Policy 5.C.9	Concern with the inclusion of greenbelts: • That greenbelts should not count toward park acreage requirement; and • That a requirement for greenbelts raises concern with costs and housing affordability			<i>No change</i> <i>In addition to the play parks, greenbelts provide an important function of facilitating active walking and biking activities that contribute toward a healthier community. To the extent possible, the greenbelt system, multi-use paths and bike paths will provide linkages to the overall long term system to provide alternative means of movement to the automobile throughout the City. Goal 5.C recognizes and encourages opportunities for both passive and active recreation opportunities to connect and serve residents, businesses and visitors.</i> <i>Providing for both park spaces and an active path system provides long term benefits to the community reducing health costs and providing a more efficient means of transportation.</i>
251.	PF 5-27, Policy 5.C.11	City Policy should be eventual creation of a City-wide L&L to fund Parks			<i>No change</i> <i>This is a discussion outside of the scope of the General Plan</i>
252.	PF 5-27, Policy 5.C.12	All parks should also have working drinking fountains, and the opportunity for small community gardens.	Policy 5.C.12 Park Design. Ensure that the City's parks, open space, and recreational resources and facilities include a variety of amenities and features to meet the needs of the diverse Woodland community. Consider the following factors in the design of new and renovated parks and recreation facilities: •Safety •Security •Maintenance •Water conservation/use of recycled water •Urban forest canopy •Accessibility •Travel distance of users •Passive vs. active use areas •Restroom facilities •Bike access and accommodations •Citizen input •Adequacy of off-street parking •Flexibility for programming activities •Lighting		Policy 5.C.12 Park Design. Ensure that the City's parks, open space, and recreational resources and facilities include a variety of amenities and features to meet the needs of the diverse Woodland community. Consider the following factors in the design of new and renovated parks and recreation facilities: •Safety •Security •Maintenance •Water conservation/use of recycled water •Urban forest canopy •Accessibility •Travel distance of users •Passive vs. active use areas •Restroom facilities •<u>Drinking fountains</u> •Bike access and accommodations •Citizen input •Adequacy of off-street parking •Flexibility for programming activities •Lighting •<u>Small community gardens, as appropriate</u>
253.	PF 5-28, Policy 5.C.17	Is there a need to include VERY LOW INCOME as well as low income in this item?	Policy 5.C.17 Accessibility. Enhance accessibility to and at parks and recreational facilities to ensure they are available for use by all community members.		Policy 5.C.17 Accessibility. Enhance accessibility to and at parks and recreational facilities to ensure they are available for use by all community members, <u>regardless of ability or income.</u>

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254.	PF 5-28	• For a complete plan for a city, one must include a swimming pool compound. At the public meeting to discuss a pool complex, more citizens attended this assembly than the one Woodland had for the whole future plan public meeting. So you can realize the interest this facility has. The value of swimming is great. There are nine reasons to have a swimming complex. Swimming provides: unparalleled cardiovascular conditioning It builds longer, leaner muscles and help boost metabolism creates a balanced workout routine from high impact activities increases flexibility strengthens core with endurance is a stress relief is a social outlet offers excitement challenges and feeling of accomplishment through competition • If funding sources are not identified, including development fee funds from future development, the City will not be in a position to meet the needs and provide the necessary and beneficial services that a swim center can provided for existing and future residents of Woodland.			<i>Add new policy:</i> Policy 5.C.18 Special Facilities. Support special use facilities that foster a variety of sports and recreational activities within the city including baseball, soccer, tennis, swimming, boxing, and others.
255.	PF 5--28, Policy 5.D.4	• Include community /rec centers in each CC district • Policy 5.D.4 add “that provide affordable opportunities for economically disadvantaged”	Policy 5.D.4 Economically Disadvantaged Programs. Encourage and support recreation programs and activities that provide opportunities for economically disadvantaged families and individuals.		Policy 5.D.4 Economically Disadvantaged Programs. Encourage and support recreation programs and activities that provide <u>affordable opportunities</u> for economically disadvantaged families and individuals.
256.	PF 5-28	include statement on partnering with education (WJUSD/YCOE) to provide social/positive/interpersonal skills development workshops/activities for at-risk youth in goal statement.			<i>Add new policy:</i> Policy 5.D.5 Partnerships in Service. Partner with <u>education agencies such as the Woodland Joint Unified School District, Woodland Community College, and the Yolo County Office of Education, to provide interpersonal skill development activities and programs for at-risk youth.</u>

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257.	PF 5-29	• Why is the picture captioned with 2011-2012 information only? Did WJUSD miss it's 90% graduation target all other years? • Why are the WJUSD loading factors so much higher than the State loading factors? Surely these are too high and as a result show a much higher percent under-utilization. I assume that this ratio is established to jibe with the realities of funding to hire teachers, however the goal should be to decrease classes to the State loading factor numbers. • regarding capacity - this is misleading is two ways: 1. underutilization is overstated because to the very high loading factors, and 2. underutilized school space all over town will not be able to be utilized by those living in newly developed areas. • Should acknowledge that the most recent Common Core statistics from the State show WJUSD as number 8 among the ten local large school districts. The City must coordinate efforts with the WJUSD to raise the scores of the lowest performing students.			No change <i>The School District will address master planning and budgeting of its facilities.</i>
258.	PF 5-34	Remove blue and green text to facility discussions And Modify tables 5-8	Current Unmet Facility Needs In the South Alternative, this General Plan projects that Woodland will add up to 7,000 dwelling units by 2035. Assuming that multi-family dwelling units account for approximately 39 percent of all new dwelling units citywide, it is estimated that the District will add 3,589 new student enrollments by 2035, based on the student generation factors provided in Table 5-7 above. In the East Alternative, this General Plan projects that Woodland will add up to 7,000 dwelling units by 2035. Assuming that multi-family dwelling units account for approximately 30 percent of all new dwelling units citywide, it is estimated that the District will add 3,759 new student enrollments by 2035, based on the student generation factors provided in Table 5-7 above. Using the District's classroom loading factors for determining school capacity, existing facilities accommodate student enrollment growth generated by new development, as shown in Table 5-8. However, when using the State's classroom loading factors of 25 for elementary and 27 for middle and high schools, the projected enrollment exceeds the available capacity for elementary and middle schools. Ultimately the District must at least meet the State's standards for classroom capacity.		Current Unmet Facility Needs In the South Alternative <u>Should new development occur primarily to the south</u>, this General Plan projects that Woodland will <u>would</u> add up to 7,000 dwelling units by 2035. <u>If this were to occur, it is assumed that there would be a higher amount of infill development with Assuming that</u> multi-family dwelling units account <u>accounting</u> for approximately 39 percent of all new dwelling units citywide. <u>Based on these assumptions</u>, it is estimated that the District will <u>would</u> add 3,589 new student enrollments by 2035, based on <u>using</u> the student generation factors provided in Table 5-7 above. In the East Alternative <u>Should new development occur primarily to the east</u>, this General Plan projects that Woodland will <u>would</u> add up to 7,000 dwelling units by 2035. Assuming <u>If this were to occur, it is assumed</u> that multi-family dwelling units <u>would</u> account for approximately 30 percent of all new dwelling units citywide. <u>Based on these assumptions</u>, it is estimated that the District will <u>would</u> add 3,759 new student enrollments by 2035, based on <u>using</u> the student generation factors provided in Table 5-7 above. Using the District's classroom loading factors for determining school capacity, existing facilities accommodate student enrollment growth generated by new development, as shown in Table 5-8. However, when using the State's classroom loading factors of 25 for elementary and 27 for middle and high schools, the projected enrollment exceeds the available capacity for elementary and middle schools <u>if growth occurs primarily to the south, and for elementary and middle schools if growth occurs primarily to the east</u>. Ultimately the District

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					must at least meet the State's standards for classroom capacity.
259.	PF 5-35	Modify tables 5-8	<i>Table titles:</i> Table 5-8: Enrollment and Capacity in WJUSD (South Alternative) Table 5-8: Enrollment and Capacity in WJUSD (East Alternative)		Keep both versions of Table 5-8, eliminating blue and green text, and changing the titles as follows. Table 5-8: Enrollment and Capacity in WJUSD (South/<u>Infill Alternative</u>) Table 5-8: Enrollment and Capacity in WJUSD (East <u>Alternative</u>)
260.	PF 5-36	Remove blue text	Under the East Alternative, a new school may be necessary to serve new residential development on the eastern side of the city. Detailed plans for this potential school may be developed if necessary over the horizon of the General Plan.		Under the East Alternative Should development occur to the east in SP-2, a new school may be necessary to serve new residential development on the eastern side of the city. Detailed plans for this potential school may be developed if necessary over the horizon of the General Plan.
261.	PF 5-37, Policy 5.E.5	Add WCC to Joint Use concept	Policy 5.E.5 Joint Use Agreements. Use cooperative joint-use agreements with the Woodland Joint Unified School District for shared use of facilities, including the cogeneration plant, recreational facilities, and open spaces.		Policy 5.E.5 Joint Use Agreements. Use cooperative joint-use agreements with the Woodland Joint Unified School District and <u>Woodland Community College</u> for shared use of facilities, including the cogeneration plant, recreational facilities, and open spaces.
262.	PF 5-38, Policy 5.E.10	Add ROP (Regional Occupation Programs) offered in high schools, but can and do include adults...	Policy 5.E.10 Other Educational Programs. Support the location and development in appropriate locations of vocational and trade schools and alternative and continuing education programs, such as Woodland Adult Education, to provide a diversity of local, high quality educational opportunities.		Policy 5.E.10 Other Educational Programs. Support the location and development in appropriate locations of vocational and trade schools and alternative and continuing education programs, such as Woodland Adult Education <u>and Regional Occupation Programs (ROP), in appropriate locations</u> to provide a diversity of local, high quality educational opportunities.
263.	PF 5-39	- Was the Infrastructure (Storm, Sewer, Water, Gas) for SP 1A, SP 1B, and SP 1C included in the Spring Lake development? Has the infrastructure already been installed to the edge of the development? Why wasn't it installed under I 13 and all the way through SP 1C as shown in the SPSP (pg. 6-3, 6-6, 6-9)? - How would the Infrastructure be installed for SP 2? Would they size and run the majority of the infrastructure (Storm, Sewer, Water, Gas) at the outset of the project? Would they come back and install additional infrastructure if the other 75% of the project moved forward at a date passed the 2035 horizon?			No change <i>Underground utilities are installed at the time that the infrastructure is needed. Water, sewer, and storm infrastructure has been installed under SR I 13 in order to provide connectivity between Spring Lake and other portions of the City. Infrastructure may be designed to a certain size in anticipation of future development. Larger initial infrastructure installed with early development will be more expensive, but provides connection opportunity for the future. Later development that benefits from the infrastructure will be required to pay back the early oversizing costs.</i>

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		Would the traditional 'gravity' infrastructure (storm/sewer) need to be pressurized in order to bring it westerly to the treatment plant? I have been told, the city generally slopes from west to east, by roughly 30' in elevation. How does this affect the cost of Infrastructure and the difficulty in maintaining that infrastructure?			<i>Gas will be installed to serve development and is not a city utility.</i> <i>For SP-2, infrastructure will be planned for as part of the specific plan process. Infrastructure will then be installed as needed to serve each approved development. It is not financially feasible to install the majority of the infrastructure at the beginning of the project.</i>
264.	PF 5-40	PF 5-40, under Groundwater, 6 th line, add a negative in front of number 20	... Historically, groundwater elevations in the region have ranged from roughly 20 feet to -60 feet mean sea level (msl). ...		... Historically, groundwater elevations in the region have ranged from roughly -20 feet to -60 feet mean sea level (msl). ...
265.	PF 5-40	last paragraph: the 3 million gallon tank is not elevated	The municipal water supply distribution system consists of 260 miles of transmission and distribution lines and a 3 million gallon elevated ground level storage tank and a 400,000 gallon elevated storage tank, which is generally sufficient for peak demands and to regulate water pressure. ...		The municipal water supply distribution system consists of 260 miles of transmission and distribution lines, and a 3 million gallon elevated ground level storage tank, and a 400,000 gallon elevated storage tank, which is generally sufficient for peak demands and to regulate water pressure. ...
266.	PF 5-41	Add note about WTF expansion			<i>No change</i> <i>This is already covered on PF 5-46 in the section about Wastewater Collection and Treatment.</i>
267.	PF 5-43, Figure 5-5: Municipal Water Infrastructure				<i>Revise according to City Utility Well graphic.</i> <i>Remove Water Pump Station from map and legend.</i> <i>Correct location and labeling of Water Treatment Facility.</i> <i>Add transmission main along Farmers Central Road.</i>
268.	PF 5-45	Can recycled water be used in fire hydrants? It seems terribly inefficient to douse fires with drinking water. Develop policy to move towards use of recycled water for hydrants and park irrigation			<i>No change</i> <i>There may be both infrastructure and capacity constraints. By permit, the city is allowed to use recycled water for fire fighting. But, Woodlands' recycled water system does not have sufficient storage or pumping capacity to be useful for this purpose.</i>
269.	PF 5-46	- Why is waste water discard to the canal only? Couldn't this water be used to enhance or establish marshland or other habitats? - Need a policy to use treated wastewater for habitat development			<i>No change</i> <i>The WPCF NPDES permit requires discharge of treated wastewater to the Tule Canal. Some water is diverted for use as recycled water.</i> <i>It would be possible to instead discharge to a managed wetland, however, this would require a change to the NPDES permit and a large capital investment as well as additional O&M costs.</i>
270.	PF 5-47, Figure 5-6: Wastewater Infrastructure		Legend label: 18 inch diameter		<i>Revise legend label as follows:</i> 18 inch diameter <u>(private - not a municipal facility)</u>

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271.	PF 5-50	Last paragraph on page is incorrect. Needs to be modified to match paragraph at top of page 4.14.12 in the General Plan Update EIR	The Environmental Services Division in the City of Woodland Public Works Department provides stormwater management services for the city. The Wastewater Operations Division is responsible for stormwater maintenance services. The city's stormwater system includes 130 miles of stormwater drain pipe, 14 miles of drainage channel, 1,600 catch basins, 1,874 drain inlets, nine detention ponds, and nine stormwater pumps located in three stormwater pumping stations. The City maintains a Storm Drainage Facilities Master Plan, which is used to plan and implement improvements to the stormwater infrastructure in Woodland. The stormwater infrastructure is mapped in Figure 5-7.		The Environmental Services Division in the City of Woodland Public Works Department provides stormwater management services for the city. The Wastewater Operations Division is responsible for stormwater maintenance services. The city's stormwater system includes 130 miles of stormwater drain pipe, 14 miles of drainage channels, 1,600 catch basins, 1,874 drain inlets, nine detention ponds, and nine stormwater pumps located in three locations <u>stormwater pumping stations</u> . The City maintains a Storm Drainage Facilities Master Plan, which is used to plan and implement improvements to the stormwater infrastructure in Woodland. The <u>existing</u> stormwater infrastructure is mapped in Figure 5-7.
272.	PF 5-51, Figure 5-7: Storm Drainage Infrastructure	Provide key map with major flood boundaries Provide key maps in the right margin next to each flood area identified			Add labels that show the locations of Browns Corner and West Street Add a note at the bottom of the legend: <u>See Figures 8-5 and 8-6 for the location of floodways and floodplains within the Planning Area.</u>
273.	PF 5-53	- Under the Brown's Corner bullet, delete the second sentence (the City is not exploring any alternatives.) - Under the West Street bullet, modify the 2nd sentence to read, "The City is currently working with farmers to minimize impacts to residents. - Under the West Street bullet, the third and fourth sentences are concerning Cache Creek Flooding on the north side of town. These sentences need a new bullet (Cache Creek), or a reference needs to be made to Cache Creek Flooding outside of the bullet. (Cache Creek flooding has nothing to do with West Street.)	•Browns Corner. Browns Corner has experienced significant flooding problems during the last several years from overland flows from unincorporated areas west of Woodland. The City is currently exploring alternatives to a multi-million dollar project to install a larger storm drain main across the center part of the city. •West Street. West Street is experiencing problems with flows from fields south of Woodland that flow north on West Street and flood Del Mar Street and Miramonte Drive. The City is currently working with farmers and Yolo County to divert the flows south to Road 25. Woodland also experiences shallow sheet flooding from surface water runoff (Cache Creek) during large rainstorms with depths generally less than two feet. For discussion of the flood risk associated with the Cache Creek 100-year floodplain, see the Safety Element.		•Browns Corner. Browns Corner has experienced significant flooding problems during the last several years from overland flows from unincorporated areas west of Woodland. The City is currently exploring alternatives to a multi-million dollar project to install a larger storm drain main across the center part of the city. •West Street. West Street is experiencing problems with flows from fields south of Woodland that flow north on West Street and flood Del Mar Street and Miramonte Drive. The City is currently working with farmers and Yolo County to divert the flows south to Road 25 <u>to minimize impacts to residents.</u> Woodland also experiences shallow sheet flooding from surface water runoff (Cache Creek) during large rainstorms with depths generally less than two feet. For discussion of the flood risk associated with the Cache Creek 100-year floodplain, see the Safety Element.
274.	PF 5-53	the lease with PCP is for 890 acres			No change
275.	PF 5-54	Provide key map showing recycling facilities.			No change May change with time and may be more specific than appropriate in the General Plan.
276.	PF 5-55	Provide key map showing broadband coverage.			No change May change with time and may be more specific than appropriate in the General Plan.

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277.	PF 5-55	Add side box that policies are found in 5.L			No change <i>The side boxes are only used to refer readers to other chapters.</i>
278.	PF 5-57	Add renewable energy paragraph	Energy Conservation It is possible to improve energy efficiency associated with transportation, industrial buildings, and homes and still maintain a high standard of living and a competitive local economy. By reducing the amount of energy consumed across land uses and transportation choices, as well as using more renewable sources of energy, residents and businesses in Woodland can see many benefits: better protection of the environment, improved public health, and ultimately reduced cost of infrastructure and energy delivery.		<u>Renewable Energy and Energy Conservation</u> It is possible to improve energy efficiency associated with transportation, industrial buildings, and homes and still maintain a high standard of living and a competitive local economy. By reducing the amount of energy consumed across land uses and transportation choices, as well as <u>by using more renewable sources of energy, such as solar and wind energy,</u> residents and businesses in Woodland can see many benefits: better protection of the environment, improved public health, <u>new "green energy" jobs, more stable energy prices, a more reliable and resilient energy system,</u> and ultimately, <u>a reduced cost of infrastructure and energy delivery.</u>
279.	PF 5-57	Can the photo be lightened? Photo shows energy production not energy conservation, the title of the section.			<i>Lighten the image of solar panels.</i>
280.	PF 5-58, Figure 5-8: Natural Gas Transmission Pipelines	Move figure to appear directly after the section on natural gas.			<i>Move Figure 5-8 to page PF 5-57.</i> <i>Revise alignment of gas main on Farnham.</i>
281.	PF 5-62, Policy 5.H.8	I would like the buffer to be defined, can we refer to the Nexgen buffer zone	Policy 5.H.8 Development Proposals. Review development proposals in the vicinity of the wastewater treatment plant site to ensure their safety, compatibility, and sufficient mitigation of odor nuisances. <i>See also goals and policies in the Conservation and Open Space Element.</i>		Policy 5.H.8 Development Proposals. Review development proposals in the vicinity of the wastewater treatment plant site <u>(as delineated by Figure 7-6)</u> to ensure their safety, compatibility, and sufficient mitigation of odor nuisances. <i>See also goals and policies in the <u>Sustainability, Conservation, and Open Space Element.</u></i>
282.	PF 5-62, Policy 5.H.9	At the end of the policy add, tree planting to reduce landscape water use through shading. Emphasize the need for continued tree watering when reducing other landscape/lawn watering.			No change <i>Include an implementation program to develop an Urban tree master plan. – Policy 7.B.10</i>

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283.	PF 5-64, Policy 5.I.4	LID prioritizes various environmental factors over good urban planning principles and may promote sprawl development patterns by ignoring important requirements as connectivity, compactness, walkability, and mixed-use. For example, compact development suffers when LID/BMPs dictate the need for storm water detention areas in front of, or beside buildings on site which can harm a community's social connectivity and may even interfere with retail merchandizing needs and feasibility.	Policy 5.I.4 Low Impact Development. Require new development and redevelopment projects to incorporate site design and low impact development runoff requirements, in accordance with the Municipal Code. Such features may include, but are not limited to: •Canopy trees or shrubs to absorb rainwater; •Grading that lengthens flow paths over permeable surfaces and increases runoff travel time to reduce the peak hour flow rate; •Partially removing curbs and gutters from parking areas where appropriate to allow stormwater sheet flow into vegetated areas; •Use of permeable paving in parking lots and other areas characterized by significant impervious surfaces; •On-site stormwater detention, use of bioswales and bioretention basins to facilitate infiltration; and •Integrated or subsurface water retention facilities to capture rainwater for use in landscape irrigation and other non-potable uses.	Policy 5.I.4 Low Impact Development. Require new development and redevelopment projects to incorporate site design and low impact development runoff requirements, in accordance with the Municipal Code <u>to reduce runoff rates, filter out pollutants, and facilitate groundwater infiltration.</u> Such features may include, but are not limited to: • Canopy trees or shrubs to absorb rainwater; • Grading that lengthens flow paths over permeable surfaces and increases runoff travel time to reduce the peak hour flow rate; • Partially removing curbs and gutters from parking areas where appropriate to allow stormwater sheet flow into vegetated areas; • Use of permeable paving in parking lots and other areas characterized by significant impervious surfaces; • On-site stormwater detention, use of bioswales and bioretention basins to facilitate infiltration; and • Integrated or subsurface water retention facilities to capture rainwater for use in landscape irrigation and other non-potable uses. <i>(EIR Mitigation Measure 4.9-1)</i>	Policy 5.I.4 Low Impact Development. Require new development and redevelopment projects to incorporate site design and low impact development runoff requirements, in accordance with the Municipal Code <u>to reduce runoff rates, filter out pollutants, and facilitate groundwater infiltration.</u> Such features may include, but are not limited to: •Canopy trees or shrubs to absorb rainwater; •Grading that lengthens flow paths over permeable surfaces and increases runoff travel time to reduce the peak hour flow rate <u>and the number of required drain inlets;</u> •Partially removing curbs and gutters from parking areas where appropriate to allow stormwater sheet flow into vegetated areas; •Use of permeable paving in parking lots and other areas characterized by significant impervious surfaces; •On-site stormwater detention, use of bioswales and bioretention basins to facilitate infiltration; and •Integrated or subsurface water retention facilities to capture rainwater for use in landscape irrigation and other non-potable uses; <u>and</u> •Innovative engineering practices that allow for compact, connected, and walkable urban design.
284.	PF 5-65	Add renewable energy policy			Add new policy: Policy 5.K.7 Renewable Energy. Promote the installation of public and private renewable energy production systems including photovoltaics, wind turbines, geothermal systems, and other appropriate technologies.
285.	PF 5-65, Policy 5.K.3	Should specifically call for undergrounding or rerouting of all power lines citywide, not just in new or redeveloped areas. This includes the high tension lines along Rd 102.			No change Major power lines on CR 102 and Farmers Central Rd are in PG and E easements and are difficult to underground. There is no funding source from existing development.
286.	PF 5-65, Policy 5.K.5	Manage infrastructure. Allow room for trees.			No change This is a different subject. Point taken to address future tree placement. Should be part of the Urban Tree Master Plan – Policy 7.B.10
287.	PF 5-65, Policy 5.K.6	Only in one spot 5.K.6 is energy conservation mentioned (private utilizes) – The goal of zero emissions should be discussed and put in the goals for all of these- public utilities, potable water, wastewater, storm drainage, solid waste, other (private) and broadband.			No change There are several policies throughout the GP that address zero emissions.

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288.	HC 6-7, Figure 6-1: Medical and Health Facilities and Services	•Peterson clinic is demolished. •Add the Hanson Clinic located south and west of Cottonwood and Beamer •Update the base map for the Spring Lake area. There is now additional existing residential.			<i>Revise figure as follows:</i> •<i>Remove Peterson Clinic</i> •<i>Add the Hanson Clinic located south and west of Cottonwood and Beamer</i> •<i>Update the base map for the Spring Lake area to show the additional existing residential.</i>
289.	HC 6-9	Remove unhealthy food an drinks from vending machines on school property			No change <i>See Implementation Programs 6.8 and 6.9</i>
290.	HC 6-13	Add Policy - Encourage WJUSD to implement an effective Physical Education program that requires daily exercise by all students in grades K-12, as well as instruction regarding nutrition and healthy lifestyles.			No change <i>General Plan policies on HC 6-19 and 6-20 address the steps the city can take to help promote an active lifestyle</i> <i>Implementation Programs 6.9 and 6.10 address these comments.</i>
291.	HC 6-15, Figure 6-2: School Accessibility	Add walk shed for future Spring Lake school which is currently under construction			<i>Revise figure to include new Spring Lake school (which is currently under construction) and its walk shed</i>
292.	HC 6-19, Policy 6.B.4	...Implement street design features, such as street trees, that facilitate.....			No change <i>Retain as a general statement.</i>
293.	HC 6-19, Policy 6.B.5	HC 6-19, Policy 6.B.5, delete the words “add” and “map”	Policy 6.B.5 Citywide Pedestrian and Bicycle Network. Promote active modes of transportation through development and add maintenance of a citywide pedestrian and bicycle network map.		Policy 6.B.5 Citywide Pedestrian and Bicycle Network. Promote active modes of transportation through development and add maintenance of a citywide pedestrian and bicycle network map .
294.	HC 6-20	• Parking lot and court and college st. (shaded), new structure with light. Lighting in older residential areas such as Beamer park • With a new theater and music venue planned for 2017, safe walking at night needs to be addressed with better lighting. In historic and older neighborhoods where we want to encourage walking, biking, and infill development, there is a serious deficit of street lighting. Dark streets discourage walking and bicycling. • Several years ago a group of citizens living in an historic neighborhood of Woodland attempted to work with the city and residents to establish a lighting district to fund historic lighting for their neighborhood. We encourage support for such initiatives in this general plan.	Policy 6.B.9 Safe, Accessible, and Diverse Parks and Recreational Facilities. Ensure parks and recreational facilities are safe for all users, accessible to pedestrians and bicyclists, provide safe drinking water, and meet the needs of Woodland's diverse community through design and amenities.		Policy 6.B.9 Safe, Accessible, and Diverse Parks and Recreational Facilities. Ensure parks and recreational facilities are safe for all users, accessible to pedestrians and bicyclists, provide safe drinking water, and meet the needs of Woodland's diverse community through design and amenities. <u>As needed, evaluate and enhance street lighting along bicycle and pedestrian routes to encourage walking and biking.</u>

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295.	HC 6-23, Figure 6-3: Locations of Grocery Stores, Fast Food, and Liquor Stores	• Update the definition of Grocery store to be “Full Service Grocery” -use HCD criteria? • The “Liquor Store” seems to be floating. Why in that location? Either add all of the liquor stores or remove. Also no definition in the legend for liquor store.			Add text to figure 6-3 as definitions on the map. <u>A grocery store is a retail store that primarily sells a wide variety of food products along with general merchandise items. Grocery stores often offer non-perishable food that is packaged in cans, bottles and boxes, with some also having fresh produce, butchers, delis and bakeries. Large grocery stores that stock significant amounts of non-food products, such as clothing or household items, are called supermarkets. Some large supermarkets include pharmacies.</u> <u>Small grocery stores that predominately sell high convenience items, such as food basics that people commonly use and need quickly, prepared food, such as candy or snacks, are known as convenience stores or delicatessens. Some grocery stores specialize in the foods of a certain nationality or culture and are known as ethnic markets. Small grocery stores that that mainly sell fruits and vegetables are known as produce markets.</u> <u>Fast food is a type of mass produced food that is prepared and served quickly. Fast food restaurants are considered quick-serve, which may be preheated or use precooked ingredients, and served in packaged containers for take-out. Fast food is traditionally distinguished by its ability to be served via a drive-through. Terms associated with fast food include consumption of takeaway food or eating on the run.</u> <i>Update Figure 6.3 to show most up-to-date locations.</i>
296.	HC 6-25	• Pg 6-25 – community gardens may be considered on vacant property if city is willing to provide water. • Policy 6.C.5 – Add school gardens and program to 3rd paragraph along with community gardens to teach healthy eating such as farm to fork • How to make community gardens a collaborative effort			No change <i>See implementation programs 6.6, 6.9</i>
297.	HC 6-26	Do policies mesh with developer desires to add more drive through?			No change <i>This will be a consideration as the zoning code is updated. The General Plan policy limits drive-thus near schools.</i>
298.	HC 6-28	in the description of the Community and Senior center, add the word " also " in the following sentence... the facility also hosts special programming and events for seniors.	•Community and Senior Center. Woodland's Community and Senior Center is located at 2001 East Street and is designed to meet the needs of the population for civic meetings, recreational activities, social gatherings, and cultural events. The facility hosts special programming and events for seniors.		•Community and Senior Center. Woodland's Community and Senior Center is located at 2001 East Street and is designed to meet the needs of the population for civic meetings, recreational activities, social gatherings, and cultural events. The facility <u>also</u> hosts special programming and events for seniors.

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299.	HC 6-29, Figure 6-4: Community Facilities	•Map shows park land for sports park incorrectly – East is not developed yet •Community is spelled wrong •Change the Heidrick Ag to "California Agricultural History Center" •Remove the "incomplete" portion of the Sports Park from the map. •Area surrounding East Street has no medical clinics	Legend label: Existing Parks		Revise legend label to read: Existing <u>and Planned</u> Parks Revise figure as follows: •Correct Sports Park designations to make clear that the east portion is not developed yet. Remove the "incomplete" portion of the Sports Park from the map. •Correct spelling of "Community" in Community & Senior Center label. •Change the "Heidrick Ag History Center" label to read "California Agriculture Museum."
300.	HC 6-33, Policy 6.D.6	Add “Transparency” to this statement city must be reminded as engagement can only occur if transparency is front and center at all times in all matters/decisions involving the citizens of Woodland.	Policy 6.D.6 Community Engagement. Promote and enhance community involvement and participation by all sectors of the community. Foster the participation of residents in local government decision-making and in the social, cultural, and recreational activities of the community.		Policy 6.D.6 Community Engagement. Promote and enhance community involvement and participation by all sectors of the community. Foster <u>transparency and the</u> participation of residents in local government <u>and</u> decision-making and in the social, cultural, and recreational activities of the community.
301.	HC 6-33, Policy 6.D.7	Add Encourage and support partnerships with WJUSD, organizations to create volunteer opportunities that benefit the community and also benefit volunteers			No change The policy is written in broad terms to encourage volunteerism.
302.	HC 6-34, Policy 6.D.11	Add – “include and involve youth to develop thoughtful and responsive services and programs that address unmet needs of youth in Woodland.”	Policy 6.D.11 Other Programs and Services for Youth. Encourage businesses, agencies, and organizations to develop thoughtful and responsive services and programs that address unmet needs of youth in Woodland.		Policy 6.D.11 Other Programs and Services for Youth. Encourage businesses, agencies, and organizations to develop thoughtful and responsive services and programs that address unmet needs of youth in Woodland. <u>Include and involve youth in the development of these programs and services.</u>
303.	HC 6-36	Support a fee for public art. Funds to be used to finance larger pieces of art for the city			No change These issues will be further evaluated as part of the Ordinance update on Public Art.
304.	HC 6-36, Policy 6.E.3	Add – “to offer diverse cultural programs and opportunities reflecting our community”	Policy 6.E.3 Arts and Culture Events. Continue to support First Friday Artwalk and other similar arts and cultural related events.		Policy 6.E.3 Arts and Culture Events. Continue to support First Friday Artwalk and other similar arts and cultural related events <u>and programs that reflect the community's diversity.</u>
305.	HC 6-37, Policy 6.F.2	Add – UCD, TANA (Taller Arte del Nuevo Amanecer), Woodland Community college and WJUSD (all offer arts programs for youth)	Policy 6.F.2 Arts Partnerships. Encourage and support partnerships among arts organizations, businesses, and schools in Woodland. Encourage improved communication, coordination, and sharing of resources among the arts, education, and business communities.		Policy 6.F.2 Arts Partnerships. Encourage and support partnerships among arts organizations, businesses, <u>UC Davis, Taller Arte del Nuevo Amanecer (TANA),</u> and schools in Woodland. Encourage improved communication, coordination, and sharing of resources among the arts, education, and business communities.

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306.	HC 6-37, Policy 6.F.5	Add reference to the Ca ag museum	Policy 6.F.5 Performances in Public Spaces. To the extent feasible, encourage local groups to perform and host events in public spaces and in other non-traditional settings.		Policy 6.F.5 Performances in Public Spaces. To the extent feasible, encourage local groups to perform and host events in public spaces and in other non-traditional settings, <u>such as the California Agriculture Museum.</u>
307.	CO 7-10	In addition, the City promotes “water wise” landscapes..... that also ensure adequate water for existing and new trees.	In addition, the City promotes "water-wise" landscapes that rely on native and drought tolerant plants. ...		In addition, the City promotes "water-wise" landscapes that rely on native and drought tolerant plants <u>while ensuring adequate water for existing and new trees.</u> ...
308.	CO 7-11, Figure 7-1: Surface Water Hydrology	Revise storage basins based on latest City Utility map			<i>Revise storage basins and surface water bodies based on latest City maps.</i>
309.	CO 7-14	Why is open space both in this section and in parks. Open space is not parkland and all open space discussion should be in Ch. 7.			<i>No change</i> <i>The open space discussion in Chapter 7 is focused on conservation issues. Chapter 5 is focused on city facilities.</i>
310.	CO 7-15, Figure 7-2: Habitats	•Revise blues in legend to be easier to distinguish between •Revise boundaries of rice field within SP-2 •Show PCP spray field •Wastewater Treatment Facility is not habitat; not water, just bare ground •Remove Farmers Central Ditch label •Update detention basins •Update drainages			Revise figures as follows: •Revise blues in legend to make it easier to distinguish between them •Label the PCP spray field •Revise habitat on Wastewater Treatment Facility as necessary •Remove Farmers Central Ditch label •Update detention basins based on latest City maps •Update drainages based on latest City maps <i>Designations will remain the same, as this relies on the Yolo HCP/NCCP 2015 (Yolo Natural Heritage Plan) land cover data for habitat types. For the Planning Area, this is the best available data for different land cover types. If the area shown as rice is actually smaller or not in rice, this detail can be reconciled as part of a project level review.</i>
311.	CO 7-22, Policy 7.B.1	There are 12 species covered by the YHCP that is in preparation. There are 6 animals and 6 plants listed as having special status in the plan area. The overlap between the 2 is not complete. Only 5 of those listed as special in table 7-2 and 7-3 are actually in the YHCP. It was explained to me at the 8-8-16 meeting that if one of the special species was not covered by the YHCP, a special plan would be made. This needs to be made clear. If I missed it – just point out to me where it is in the document.			<i>No change</i> <i>See Policy 7.B.1</i>

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312.	CO 7-22, Policy 7.B.5		Policy 7.B.5 Open Space for Conservation. Where appropriate, permanently protect as open space areas of natural resource value, including wetlands preserves, riparian corridors, woodlands, and floodplains. Support the maintenance of open space and natural areas that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and sustain ecosystems.	Policy 7.B.5 Open Space for Conservation. Where appropriate, permanently protect as open space areas of natural resource value, including <u>sensitive habitat types (e.g. alkali sink and prairie, freshwater wetlands, freshwater marsh, riparian forest, drainages).</u> wetlands preserves, riparian corridors, woodlands, and floodplains. Support the maintenance of open space and natural areas that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and sustain ecosystems. <u>Maintain connectivity between open space areas designated for habitat conservation values within the Planning Area as well as linkages to adjacent habitats outside the Planning Area, such as Willow Slough, Cache Creek, and habitat preserves to the east. (EIR Mitigation Measure 4.4-1b)</u>	
313.	CO 7-22, Policy 7.B.6		Policy 7.B.6 Open Space Buffer. Continue to work with Yolo County and the City of Davis to maintain the permanent open space buffer between County Roads 27 and 29.	Policy 7.B.6 Open Space Buffer. Continue to work with Yolo County and the City of Davis to maintain the permanent open space buffer between County Roads 27 and 29 <u>and its existing wildlife habitat values. (EIR Mitigation Measure 4.4-2a)</u>	
314.	CO 7-25, Policy 7.B.7		Policy 7.B.7 Woodland Regional Park. Protect and maintain Woodland Regional Park as an important wildlife preserve and habitat for rare native plants and allow for public access that is compatible with and promotes public education of the site's habitat value.	Policy 7.B.7 Woodland Regional Park. Protect and maintain Woodland Regional Park as an important wildlife preserve and habitat for rare native special-status plants and allow for public access that is compatible with and promotes public education of the site's habitat value. <u>(EIR Mitigation Measure 4.4-1b)</u>	
315.	CO 7-25, Policy 7.B.8		Policy 7.B.8 Native and Compatible Non-Native Plant Species. Require developers to use native and compatible non-native species, especially drought-resistant species, to the extent possible in order to preserve the visual integrity of the landscape and provide habitat conditions suitable for native wildlife.	Policy 7.B.8 Native and Compatible Non-Native Plant Species. Require developers to use native and compatible non-native species, especially drought-resistant species, to the extent possible in order to preserve the visual integrity of the landscape, <u>and provide benefits habitat conditions suitable for native wildlife, and ensure that a variety of plants suited to the region are maintained. (EIR Mitigation Measure 4.4-2a)</u>	
316.	CO 7-25, Policy 7.B.10	Establish an urban forest management plan, overseen by a licensed arborist, to guide the protection and enhancement of the urban forest. Work with the Woodland Tree foundation to secure State Cal Fire grant funding for such a plan.	Policy 7.B.10 Urban Forest Management Plan. Establish an urban forest management plan to guide the protection and enhancement of the urban forest.		Policy 7.B.10 Urban Forest Management Plan. Establish an urban forest management plan, <u>overseen by a licensed arborist,</u> to guide the protection and enhancement of the urban forest. <u>Work with agencies such as the Woodland Tree Foundation in this effort.</u>
317.	CO 7-25, Policy 7.B.11		Policy 7.B.11 Sensitive Site Planning. Site new development to maximize the protection of native tree species and sensitive plant and wildlife habitats.	Policy 7.B.11 Sensitive Site Planning. Site new development to maximize the protection of native tree species and <u>sensitive special-status</u> plant and wildlife habitats. <u>(EIR Mitigation Measure 4.4-1b)</u>	

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318.	CO 7-27, Figure 7-4: Farmland	Is this map “soils” rather than “farmland” – source data updated since 2012. What is the best definition series to use per discussion? Verify the accuracy of the map that identifies categories of farmland. Please include Soils quality designations, (1,2 or) • What is the land used for that is located in the north west corner of SP 2? (The area that is white) • Are the 'spray fields' currently located within the 900 acres? If so, can you show us where they are?			Revise figure to label PCP sprayfield. See new Implementation program: Develop and Adopt an Agricultural Mitigation Policy to include guidance on determining soil classification. The General Plan and General Plan EIR relies on the farmland classification of the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP), which are based on soil quality and irrigation status, for the entirety of the Planning Area. The goal of the FMMP, according to the Department of Conservation is “to provide consistent and impartial data to decision makers for use in assessing present status, reviewing trends, and planning for the future of California’s agricultural land resources.”
319.	CO 7-29	This language should be consistent with what the voters approved.			No change Language is the same.
320.	CO 7-29	Soil Resources. Delete last sentence "For a more detailed discussion of soils and their characteristics, see the Environmental Impact Report". No need for this Sentence.			No change The full complete technical discussion is included in the DEIR. Including this statement alerts those readers who may not be entirely familiar with the multiple documents where they may find additional resource materials.
321.	CO 7-30, Policy 7.C.1	Add in more about balancing of considerations for annexation eg compact urban form, efficient delivery of services, etc. Add a general Policy somewhere that one policy (eg prime agriculture) does not trump the rest. • Clarify what is meant by “as needed.” • Concept that Prime Ag land should be the primary factor in determining location of new growth areas.			No change The City’s Urban Limit Line language has provided for the eventual development within the boundaries of the ULL. Use of agricultural land shall be considered in conjunction with multiple considerations that impact new growth areas as outlined in the proposed amended Policy 2.L.1. The ULL, proposed GP policies provide mitigation to address the eventual development on agricultural lands. The city will also follow LAFCO polices for review of annexations.
322.	CO 7-30, Policy 7.C.2	How does the City "Support" existing agricultural uses? Why is this here?			No change
323.	CO 7-30			Add new policy: Policy 7.C.5 Agricultural Buffer. Require new development that occurs at the edge of the ULL to be set back a minimum of 300 feet from adjacent agricultural land where possible. Equivalent means of providing agricultural buffers may be considered by the Planning Commission on a case by case basis for parcels where development potential would be precluded or severely limited as a result of the required buffer size. The buffer shall be landscaped/vegetated and may include public right of way. (EIR Mitigation Measure 4.2-3)	

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324.	CO 7-30	What is the total amount of 'agriculture' within the ULL? How quickly will we eat through the available land in the ULL if we are conserving at a rate of 1:1? Is this realistic?			No change <i>The rate of development on open vacant or “presently farmed” land is dependent upon, planning process and market forces.</i>
325.	CO 7-32	Policy 7.D.I says consider compatibility with land use when considering applications for natural gas wells in the planning area. I would say discourage or even forbid natural gas wells in the planning area!			No change
326.	CO 7-34	Add new Policy 7.E.3 Tribal Cultural Resources. Ensure required tribal consultation regarding tribal cultural resources. Add new Implementation Action for this similar to DEIR mitigation measure for archeo and historic.			Add new policy: Policy 7.E.3 Tribal Cultural Resources. Ensure required tribal consultation regarding tribal cultural resources.
327.	CO 7-41, Figure 7-6: Recommended Buffer Distances for Different Odor Mitigations	Clarify the 700 foot maximum buffer?	Figure title: Figure 7-6: Recommended Buffer Distances for Different Odor Mitigations		Revise figure title as follows: Figure 7-6: Recommended Buffer Distances for Different Odor Mitigations Odor Impact Area Revise legend and figure to use the “Odor Impact Area” terminology.
328.	CO 7-42	Remove blue text	For the East Alternative, before development of SP-2 occurs, the treatment of PCP's processing water must be alternatively accommodated. Moving the sprayfields away from the city or modifying their processing water treatment process would likely significantly reduce or eliminate the odor impacts experienced by residents.		For the East Alternative, before Before development of SP-2 occurs, the treatment of PCP's processing water must be alternatively accommodated. Moving the sprayfields away from the city or modifying their processing water treatment process would likely significantly reduce or eliminate the odor impacts experienced by residents. <i>Change text from blue to black.</i>
329.	CO 7-43	The word fossil needs to be inserted as indicated in the sentence following the definition of CO2. "emitted as a result of fossil fuel combustion..."	• Carbon dioxide (CO2) , emitted as a result of fuel combustion, with contributions from cement manufacture;		• Carbon dioxide (CO2) , emitted as a result of <u>fossil</u> fuel combustion, with contributions from cement manufacture;
330.	CO 7-47, Policy 7.F.2		Policy 7.F.2 Best Management Practices. Require projects to implement Best Management Practices (BMPs) for reducing air pollutant emissions associated with the construction and operation of development projects.	Policy 7.F.2 Best Management Practices. Require <u>all</u> projects to implement Best Management Practices (BMPs) for reducing air pollutant emissions associated with the construction and operation of development projects <u>as a standard City condition of approval.</u> <i>(EIR Mitigation Measure 4.3-1b)</i>	

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331.	CO 7-47, Policy 7.F.3		Policy 7.F.3 Protect Sensitive Receptors. For the purposes of environmental review, consider hospitals and residential care facilities to be "sensitive receptors." Discourage the location of new sensitive receptor uses within 500 feet of a limited access state highway (SR 113 and I-5).	Policy 7.F.3 Protect Sensitive Receptors. For the purposes of environmental review <u>of potential toxic air contaminant impacts, consider residentially designated land uses, hospitals and other medical facilities, and residential care facilities, schools, day care centers, and playgrounds</u> to be "sensitive receptors." Discourage the location of new sensitive receptor uses within 500 feet of a limited access state highway (SR 113 and I-5). <u>Implement applicable buffer distances recommended by the California Air Resources Board between sensitive uses and sources of substantial pollutant concentrations. (EIR Mitigation Measure 4.3-3a)</u>	
332.	CO 7-47, Policy 7.F.5	Policy 7.F.5 says encourage natural gas and electricity on the exterior of new homes. I would say just electricity. I assume the nat gas is there because it is not as bad as gasoline for air pollution.	Policy 7.F.5 Electric and Natural Gas Powered Equipment. Promote inclusion of exterior electrical outlets and natural gas hookups in new residential development to encourage the use of electric, rather than gas-powered, equipment.		Policy 7.F.5 Electric and Natural Gas Powered Equipment. Promote inclusion of <u>features such as</u> exterior electrical outlets <u>and natural gas hookups</u> in new residential development to encourage the use of electric, rather than gas-powered, and other alternative fuel equipment.
333.	CO 7-47, Policy 7.F.6	Text edit • Replace the word “fee” with “financing”. • Recommend removal of the Odor buffer image in Figure 7-6 and a statement that future buffer should be dependent upon mitigation achieved.).	Policy 7.F.6 Odor Mitigation. Require odors associated with the wastewater treatment plant to be mitigated to acceptable levels in conjunction with planning and development for any land within the odor buffer identified in Figure 7-6. Require an odor mitigation study to be prepared to identify specific measures to be undertaken and a fee program to be in place prior to the approval of development.		Policy 7.F.6 Odor Mitigation. Require odors associated with the wastewater treatment plant to be mitigated to acceptable levels in conjunction with planning and development for any land within the odor buffer <u>impact area</u> identified in Figure 7-6. Require an odor mitigation study to be prepared to identify specific measures to be undertaken and a fee program to be in place prior to the approval of development, <u>including identification of required implementation timing and any necessary financing, as secured through a Development Agreement, or other mechanism acceptable to the city, prior to commencement of development.</u>

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334.	CO 7-48, Policy 7.F.12			Add new policy: Policy 7.F.12 MTP/SCS Consistency. For projects seeking to <u>utilize available CEQA streamlining, determine project consistency with the MTP/SCS as a component of application review. (EIR Mitigation Measure 4.5-2)</u>	
335.	SE 8-18		<i>Photo caption:</i> Due to inadequate flood infrastructure, major storms can result in significant flooding in the Woodland Planning Area - including in areas that have commercial, industrial, and residential development. Source: LAFCo of Yolo County (March, 2011)		Revise photo caption as follows: Due to inadequate flood infrastructure, major storms can result in significant flooding in the Woodland Planning Area - including in areas that have commercial, industrial, and residential development. <u>This image shows flooding that occurred in the Planning Area in 1996.</u> Source: LAFCo of Yolo County (March, 2011)
336.	SE 8-19	Paragraph two, last part in blue. I suggest the depth discussion be omitted, why argue about how deep the water may be at this point, the plan needs only to insure a Flood solution! Remove blue and green text and modify the resulting text discussion	In addition, in the South Alternative, some portions of SP-3 are subject to flood depths of up to three feet. Before a Specific Plan can be approved for this area, a comprehensive flood solution and supporting funding must be secured. In addition, in the East Alternative, some portions of SP-3 are subject to flood depths of up to three feet and the majority of SP-2 is susceptible to flooding depths of greater than seven feet. Before a Specific Plan can be approved for either of these areas, a comprehensive flood solution and supporting funding must be secured.		In addition, in the South Alternative, some portions of SP-3 are subject to flood depths of up to three feet. Before a Specific Plan can be approved for this area, a comprehensive flood solution and supporting funding must be secured. In addition, in the East Alternative, some portions of SP-3 are subject to flood depths of up to three feet and the majority of SP-2 is susceptible to flooding depths of greater than seven feet. Before a Specific Plan can be approved for either of these areas, a comprehensive flood solution and supporting funding must be secured the <u>City enters into a Development Agreement for any property located within a floodplain, the City must impose conditions that will ensure 200-year flood protection.</u> <i>Depth is important as shallower depths could facilitate development by padding up.</i>
337.	SE 8-23, Figure 8-5: Floodways	Not sure what "floodways" is trying to show. Suggest all one blue color.			No change <i>Designated "floodways" are required by law to be included</i>
338.	SE 8-25, Policy 8.B.3	Policy 8.B.3- (also a policy discussion) consistency with land use.... New Development in a flood zone Move this policy so that the entire policy can be read all on one page. Wording seems in conflict, the word "unless" in line three and then below items a & e. It Would be more appropriate to phrase this policy in positive terms, i.e. "New Development may be approved when the following conditions are satisfied" Then identify conditions.			Revise layout so that the entire policy text fits on a single page.

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339.	SE 8-27, Policy 8.B.9	Paragraphs 3 & 4 on page 8-17 refer to Cache Creek South Levees as well as the West Bypass Levee. Where else in the General Plan is this discussed? Are our proposed policies reflective of our continuing efforts to resolve these issues? Where?	Policy 8.B.9 Flood Management Funding. Participate in efforts to secure adequate flood management funding and investments.		Policy 8.B.9 Flood Management Funding. Participate in efforts to secure adequate flood management funding and investments. <u>Actively engage with State and federal agencies to develop and implement flood protection for Woodland from both Lower Cache Creek and the Yolo Bypass West Levee.</u>
340.	SE 8-29	Add wildfire danger does increase with climate change.	... While the majority of the Planning Area is identified to have little to no wildland fire threat, some areas along CR 102 are identified as Local Responsibility Areas with a moderate fire threat. ...		... While the majority of the Planning Area is identified to have little to no wildland fire threat, some areas along CR 102 are identified as Local Responsibility Areas with a moderate fire threat. <u>However, it is likely that wildfire danger will increase with climate change.</u> ...
341.	SE 8-30	Should the following policies be added: - Site fire stations to best achieve response times? - Update/Prepare a Fire Master Plan?			Add new policy: Policy 8.C.5 Fire Station Siting. Site future fire stations so as to achieve the best response times.
342.	SE 8-31, Figure 8-7: Fire Hazards	If you can zoom in so we can see the Woodland specific part, that would be good			Add a subset map of the Planning Area to the figure..
343.	SE 8-35, Figure 8-8: ALUCP Overflight Compatibility				Add a subset map of the Planning Area to the figure..
344.	SE 8-37, Policy 8.D.1	GPU does not provide sufficient detail for the ALUC to determine at this time that all land use actions are consistent with the ALUCP. Examples of actions that may be taken which would affect land use in Referral Area I, and would require further compatibility review would include (paraphrased from Section 1.5.4): any proposed expansion of the City's sphere of influence or annexation to the City; proposed development agreements; residential development of 5 or more dwelling units or parcels; any development projects that are expected to attract 100 or more people; any buildings with 20,000 square feet or more; major infrastructure that would promote urban uses in underdeveloped or agricultural areas; any proposed object (e.g., antennas, buildings) that requires review by the Federal Aviation Administration in accordance with Part 77 of the Federal Aviation Regulations; and any project that has the...			No change See implementation Program 8.5
345.	SE 8-40	Do we need a new policy to evaluate the need to move hazardous materials away from sensitive uses?			No change This is the type of thing that is generally covered by existing laws regarding site cleanup.

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346.	SE 8-43	Modify to address SB 379 per Sophie's email 10/31/2016 9:32am In safety - they mention natural as well as manmade hazards - but they need to include planning for climate resilience here - specifics for that would be heat waves, droughts, Floods, new diseases (ala mosquitoes, etc.) - maybe the specifics don't go here but somewhere else in document say we will be a leader as a small ag community in addressing both mitigation and adaptation to climate change. – Chapters 3,6,7	The City of Woodland partnered with the County and the cities of Davis, West Sacramento, and Winters to develop the Yolo County Operational Area Multi-Jurisdictional Hazard Mitigation Plan. Most recently updated in 2012, the Mitigation Plan addresses threats from potential hazards and identifies possible strategies to reduce impacts.		<i>Insert new text after first paragraph:</i> <u>SB 379</u> <u>As California confronts mounting climate change impacts, local governments are now required, in accordance with Senate Bill 379, Land Use: General Plan: Safety Element (Jackson) to include a climate change vulnerability assessment, measures to address vulnerabilities, and comprehensive hazard mitigation and emergency response strategy. Impacts that Woodland may face as a result of climate change include increased flooding, wildfires, and heat waves.</u> ... The City of Woodland partnered with the County and the cities of Davis, West Sacramento, and Winters to develop the Yolo County Operational Area Multi-Jurisdictional Hazard Mitigation Plan. Most recently updated in 2012, the Mitigation Plan addresses threats from potential hazards and identifies possible strategies to reduce impacts. <u>It also serves as the document that, upon its next update, will address the requirements of SB 379.</u>
347.	SE 8-44, Policy 8.F.2	Modify to address SB 379 per Sophie's email 10/31/2016 9:32am	Policy 8.F.2 Coordination. Continue to coordinate emergency preparedness, response, recovery, and mitigation activities with Yolo County, special districts, service agencies, voluntary organizations, other cities within the county, surrounding cities and counties, and State and federal agencies.		Policy 8.F.2 Coordination. Continue to coordinate emergency preparedness, response, recovery, and mitigation activities with Yolo County, special districts, service agencies, voluntary organizations, other cities within the county, surrounding cities and counties, and State and federal agencies. <u>Upon the next update of the Yolo County Operational Area Multi-Jurisdictional Hazard Mitigation Plan, participate in the effort to address topics related to climate change vulnerability, as required by SB 379.</u>
348.	SE 8-52, Figure 8-11: Noise Sources and Receivers	Remove this map. Noise sources and receivers.			<i>Remove map.</i> <i>The Land Use Diagram illustrates the location of noise sources.</i>

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349.	SE 8-64, Policy 8.G.3		Policy 8.G.3 Noise Exposure from Transportation Sources. Require noise-reducing mitigation to meet allowable outdoor and indoor noise exposure standards in Table 8-6. Noise mitigation measures that may be approved to achieve these noise level targets include but are not limited to the following: • Construct facades with substantial weight and insulation; • Use sound-rated windows for primary sleeping and activity areas; • Use sound-rated doors for all exterior entries at primary sleeping and activity areas; • Use minimum setbacks and exterior barriers; • Use acoustic baffling of vents for chimneys, attic and gable ends; • Install a mechanical ventilation system that provides fresh air under closed window conditions; and • Maximize site design so that buildings shelter outdoor areas.	Policy 8.G.3 Noise Exposure from Transportation Sources. Require noise-reducing mitigation to meet allowable outdoor and indoor noise exposure standards in Table 8-6. Noise mitigation measures that may be approved to achieve these noise level targets include but are not limited to the following: • Construct facades with substantial weight and <u>sound</u> insulation to <u>achieve acceptable interior noise</u>; • Use sound-rated windows for primary sleeping and activity areas; • Use sound-rated doors for all exterior entries at primary sleeping and activity areas; • Use minimum setbacks and/or <u>sound exterior</u> barriers <u>where applicable, feasible, and reasonable</u>; • Use acoustic baffling of vents for chimneys, attic and gable ends; • Install a mechanical ventilation system that provides fresh air under closed window conditions; and • Maximize site design so that buildings shelter outdoor areas. <i>(EIR Mitigation Measure 4.11-2a)</i>	
350.	SE 8-65, Policy 8.G.7	Add definition of "outdoor activity area".	Policy 8.G.7 Roadway Improvements. Where existing noise-sensitive receptors may be exposed to increased noise levels due to increased roadway capacity and increases in travel speeds associated with roadway improvements, apply the following criteria to determine the significance of increases in noise related to roadway improvement projects: •Where existing traffic noise levels are less than 70 dB L_{dn} at the outdoor activity areas of noise-sensitive receptors, a +5 dB L_{dn} increase in noise levels due to a roadway improvement project will be considered significant; and •Where existing traffic noise levels raise between 70 and 75 dB L_{dn} at the outdoor activity areas of noise-sensitive receptors, a +3 dB L_{dn} increase in noise levels due to a roadway improvement project will be considered significant; and •Where existing traffic noise levels are greater than 75 dB L_{dn} at the outdoor activity areas of noise-sensitive receptors, a + 1.5 dB L_{dn} increase in noise levels due to a roadway improvement project will be considered significant.		Policy 8.G.7 Roadway Improvements. Where existing noise-sensitive receptors may be exposed to increased noise levels due to increased roadway capacity and increases in travel speeds associated with roadway improvements, apply the following criteria to determine the significance of increases in noise related to roadway improvement projects: •Where existing traffic noise levels are less than 70 dB L_{dn} at the outdoor activity areas <u>(defined as the portion of a property where outdoor activities would normally be expected, such as patios of residences and outdoor instructional areas of schools; does not include gathering spaces alongside transportation corridors or associated public rights-of-way)</u> of noise-sensitive receptors, a +5 dB L_{dn} increase in noise levels due to a roadway improvement project will be considered significant; and •Where existing traffic noise levels raise between 70 and 75 dB L_{dn} at the outdoor activity areas of noise-sensitive receptors, a +3 dB L_{dn} increase in noise levels due to a roadway improvement project will be considered significant; and •Where existing traffic noise levels are greater than 75 dB L_{dn} at the outdoor activity areas of noise-sensitive receptors, a + 1.5 dB L_{dn} increase in noise levels due to a roadway improvement project will be considered significant.
351.	SE 8-66, Policy 8.G.10	Add: Establish an arbitration body to hear complaints, educate neighbors and resolve land use issues.			No change

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352.	SE 8-66, Policy 8.G.12	I strongly support the serious exploration of a Federal Railroad Administration Quiet Zone. These have been established in other cities whose quality of life is compromised by excessive railroad noise. The residents living in the older part of Woodland near the railroad tracks along East Street are bombarded with extremely loud train horn noise at the many East Street intersections late into the evening. I believe some of the RR traffic is single locomotives. Because there are existing railroad safety barriers with flashing lights when trains approach these intersections, I would like to see the elimination of train horns after 7 PM and before 8 AM-- or eliminated altogether.			No change See Policy 8.G.12.
353.	SE 8-66			Add new policy: Policy 8.G.13 Noise Attenuation Barriers. Noise attenuation barriers are strongly discouraged, except to attenuate noise for existing developed uses, and may be used in the context of new developments only when no other approach to noise mitigation is feasible. (EIR Mitigation Measure 4.11-2b)	
354.	SE 8-66			Add new policy: Policy 8.G.14 Vehicle Traffic. New developments shall disperse vehicular traffic onto a network of fully connected smaller roadways and minimize funneling of local traffic onto large-volume, high speed roadways near existing or planned noise-sensitive land uses to the maximum extent feasible. (EIR Mitigation Measure 4.11-2b)	
355.	SE 8-66			Add new policy: Policy 8.G.15 Operational Noise. In new development areas, service, utility, loading areas, roof-mounted equipment, and noise-generating equipment shall be screened, designed, and located to reduce visibility and noise for surrounding properties and pedestrian areas. (EIR Mitigation Measure 4.11-2b)	

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356.	HE 9-3	Where in the General Plan should we or do we deal with Community Issues Such as Gangs and Homelessness? The Homeless issue is discussed briefly in Chapter 9 (page HE 9-13) under housing, however a Policy regarding research and analysis of the issue leading to options may be appropriate in the General Plan.			No change <i>Homelessness is covered in the Housing Element.</i>
357.	HE 9-3	- Noticed inaccuracies in the voucher payment calculation - No data on where you are today - Payment standards moved from 90% FMR to 100 FMR in 2016 - Add YCH to the list of those who want to acquire property			No change <i>The approved 2013 Housing Element was amended only to address the inventory of sites. The balance of the data was not updated from the 2013 document. HCD has approved the proposed update to the Housing Element.</i>
358.	HE 9-3	- Convert all affordable house requirements on developers solely to payment of in-lieu fees. City will need to develop policy for use of these fees, probably not for single family detached housing. - Encourage development of senior housing options from high-end 'village', to more moderately priced townhouse and apartments.			No change <i>This information will be considered as part of a future affordable housing workshop and ordinance amendment process.</i>
359.	HE 9-3	- Table E-53: Is our present staff able to meet these timelines? - Table E5: Demonstrates good progress between 2006 & 2013, have last three years helped significantly?			No change <i>These are estimated timelines for permit procedures and may vary based on the situation.</i>
360.	HE 9-3	Legal Services comments – - Concern that city still has a shortfall in meeting program 9.A.2 verification of numbers - The City's rezone program, Program 2.A.2, should also be revised to identify specific parcels to be rezoned for higher-density residential development. The program states that the City has identified several properties with a total land area of approximately 45 acres within the Spring Lake Specific Plan Area that will be considered for rezoning, but those parcels are not identified by APN - The deadline to rezone should therefore remain consistent with the adopted Housing Element, which set the deadline as October 15, 2015, or state law, which would mandate a deadline of October 15, 2016. - Quantified objectives designate how many units in each income category the housing element policies and programs are expected to create during the planning period through new construction, rehabilitation or preservation. The City's quantified objectives, listed at Table I-I, have not changed since the City adopted its Housing Element on October 15, 2013.			No change <i>The Department of Housing and Community Development has approved the City's latest update to the 2013-2021 Housing Element. This approval included the City's proposed updated Program 2.A.2.</i> <i>The City has maintained that once the General Plan is updated and follow up rezoning complete, that the City should be able to accommodate units above and beyond the current RHNA cycle and hopefully through the next two cycles.</i>

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361.	HE 9-3	Table E-33 Table E-33 provides the RHNA housing needs allocation through 2021. What progress has been made to date towards these goal numbers. Similar to question above Page HE 9-7			No change <i>See updated Housing Element discussion and program regarding identified sites.</i>
362.	A-2	Add text to explain that these actions implement the GP but are not an adopted part of the GP. Modification of the implementation actions in the future does not trigger a GPA although actions that are the result of the EIR may not be modified without additional CEQA review.			Add new language below the bullet points: <u>The following implementation programs implement the General Plan, but are not adopted as part of the General Plan. As a result, future modification of the implementation programs would not trigger the need for a General Plan Amendment. However, any implementation programs that are included as a result of the Environmental Impact Report may not be modified without additional environmental review.</u>
363.	A-3	Is every policy meant to have a corresponding implementation program?			No change <i>No, every policy does not have a corresponding implementation program. State law does not require a implementation program. The Implementation Program is separate from the General Plan and may be amended or modified based on city programs and funding.</i>
364.	A-3	Correct third column under responsibility from "Community" to "Community Services"	Column heading: Community		Revise column heading (throughout the table) to read: <u>Community Services</u>
365.	A-3	• Recommend that cost estimates be added to implementation matrix • Include verbiage suggesting how policies will be funded. • Possibly include reference to private			No change <i>The intent is to indicate measures the City will take.</i>
366.	A-3	Insert the Implementation programs in the body of the text in the General Plan with a note stating that these are the programs that are included as a convenience to the reader that are in the Appendix			No change <i>Implementation programs are provided in an appendix to the General Plan and as such can be amended from time to time without the need to update the entire document.</i>

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367.	A-3	Policy 2.A.7 is fairly ambiguous. While I understand that it may need to remain ambiguous for the sake of the 25-year plan, can we get some implementation policy that can address concrete steps we are or will be taking? How are we being proactive in to help this change happen?			<i>Add new implementation program:</i> <u>Coordinate with the State, County, and other public and private entities that control activities or facilities within the City of Woodland. Set up regular meetings with key personnel to keep lines of communication open and ensure a clear understanding of key initiatives and shared objectives.</u> Corresponding GP Policies: <u>2.A.7</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Ongoing</u>
368.	A-3	Add an implementation program that the City develop an Agricultural Mitigation Policy that will be adopted by resolution by the City Council that will further outline the specifics.			<i>Add new implementation program:</i> <u>Develop and adopt an Agricultural Mitigation Policy to include guidance on determining soil classification.</u> Corresponding GP Policies: <u>2.A.3</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Short term</u>
369.	A-3, Implementation Program 2.3	• Can the city write an implementation that is more action oriented? Perhaps addressing true mixed use (retail, office, housing) as a development worthy of special treatment should be considered. Incentivize this development with increased FAR and/or reduced parking requirements etc. • DT is, by nature, very walkable and would like to see that, along with outdoor dining where possible, enhanced. •Should it state outright "reduce fees"?	2.3 Develop infill guidelines to promote and facilitate compact development with an accompanying incentive program to encourage new infill development, adaptive reuse, and the restoration of historic buildings in existing urbanized areas. Incentives could include: •Reduced parking requirements or opportunities for shared parking •Streamlined review and permitting •Residential density bonuses •Floor area bonuses for mixed use and/or higher density development •Reduced fees		2.3 Develop infill guidelines to promote and facilitate compact development with an accompanying incentive program to encourage new infill development, adaptive reuse, and the restoration of historic building in existing urbanized areas. Incentives could include: •Reduced parking requirements or opportunities for shared parking •Streamlined review and permitting •Residential density bonuses •Floor area bonuses for mixed use and/or higher density development •Reduced <u>Modified</u> fees

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370.	A-4, Implementation Program 2.5	• East street adaptive re-use presents a very particular set of challenges and opportunities. Can we develop an implementation program that helps property owners understand what we expect? Perhaps the implementation is to develop a case study booklet of successful adaptive re-use projects? (Pearl Brewery District-San Antonio, Pearl District - Portland, or any of the projects Vrillakas Architects has done in Sacramento.) • Regarding East St, neighborhood revitalization should not be encouraged, instead existing single family home residential properties in areas zones industrial/ mixed-use should be encouraged to relocate. Upstairs loft residential is encouraged. • In all Corridor Mixed Use (CX) areas except East St, non-conforming uses should be identified and incentives made to relocate to more appropriate areas, with subsequent redevelopment.	2.5 Rescind the East Street Corridor Specific Plan and move any regulations that remain relevant into the <i>Zoning Ordinance</i> .		2.5 Rescind the East Street Corridor Specific Plan and move any regulations that remain relevant into the <i>Zoning Ordinance</i> . <u>Develop new and relevant provisions through a public engagement process to address the challenges and opportunities presented along this corridor.</u>
371.	A-5, Implementation Program 2.9		2.9 Amend the <i>Zoning Ordinance</i> and Map to align with the General Plan Land Use Diagram and land use designations and descriptions upon adoption of the General Plan. Amend or create zoning districts as needed. Establish specific development standards for each newly created zoning district. In addition, amend the Zoning Ordinance to: •Promote active uses Downtown and along Main Street, East Street, Kentucky Avenue and CR 102 •Allow increased building heights for development that provides active ground floor commercial uses •Explore the potential for form based standards Downtown and along key corridors •Insure performance standards for industrial areas that ensure compatibility between residential, commercial, and industrial uses •Develop performance standards and regulations that provide specific direction regarding the Light Industrial Flex Overlay; Performance standards include but are not limited to noise, air quality, odor and glare ...		2.9 Amend the <i>Zoning Ordinance</i> and Map to align with the General Plan Land Use Diagram and land use designations and descriptions upon adoption of the General Plan. Amend or create zoning districts as needed. Establish specific development standards for each newly created zoning district. In addition, amend the <i>Zoning Ordinance</i> to: •Promote active uses Downtown and along Main Street, East Street, Kentucky Avenue and CR 102 •Allow increased building heights for development that provides active ground floor commercial uses •Explore the potential for form-based standards Downtown and along key corridors •Insure performance standards for industrial areas that ensure compatibility between residential, commercial, and industrial uses •Develop performance standards and regulations that provide specific direction regarding the Light Industrial Flex Overlay; Performance standards include but are not limited to noise, air quality, odor and glare •<u>Evaluate and update the non-conforming use provisions</u> ...
372.	A-8, Implementation Program 2.11	“...graffiti abatement and landscape planting.” should there be proactive language which brings the unions/labor associations into the conversation to avoid any labor conflicts			No change

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373.	A-8, Implementation Program 2.12	“Pursue code enforcement...” What does the city mean by “Pursue”? What is the current code on appropriate maintenance of rental properties to prevent blight? Stockton requires a “walkthrough” of rental property with a maintenance checklist every 5 years.			<i>No change</i> <i>With limited staff for code enforcement the city has not taken highly proactive steps or set up programs such as rental inspection which require development of a program and dedication of staff. Pursue indicates a willingness to continue to fund code enforcement activities.</i>
374.	A-11	Under Transportation and Circulation, add an implementation action to develop procedures for undertaking project-level traffic assessments (see Fehr and Peers scope dated 3/17/16 for possible details to add to text)			<i>Add new implementation program:</i> <u>Update the procedures for undertaking project-level traffic impact assessments to be consistent with the goals and metrics of the General Plan.</u> Corresponding GP Policies: <u>3.A.1; 3.A.4</u> Responsibility: <u>Public Works, Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Short term</u>
375.	A-11, Implementation Program 3.1	Consider adding another bullet under program 3.1 to “Engage and collaborate with other jurisdictions to achieve regional transportation facilities”	3.1 Develop an active transportation plan to guide development and maintenance of Woodland's pedestrian and bicycle network and promote active transportation modes. In the active transportation plan: •Identify existing bicycle and walking facilities •Propose improvements and actions to enhance bicycle and walking facilities •Identify locations to add, increase, or improve sidewalk and streetscapes in established neighborhoods to provide a fully integrated pedestrian network •Facilitate the concept of a fully circumscribed path around the perimeter of Woodland for walking and biking •Establish goals, policies, and actions related to safety, accessibility, public health, and connectivity		3.1 Develop an active transportation plan to guide development and maintenance of Woodland's pedestrian and bicycle network and promote active transportation modes. In the active transportation plan: •Identify existing bicycle and walking facilities •Propose improvements and actions to enhance bicycle and walking facilities •Identify locations to add, increase, or improve sidewalk and streetscapes in established neighborhoods to provide a fully integrated pedestrian network •Facilitate the concept of a fully circumscribed path around the perimeter of Woodland for walking and biking •Establish goals, policies, and actions related to safety, accessibility, public health, and connectivity <u>•Engage and collaborate with other jurisdictions to achieve regional transportation facilities</u>
376.	A-11	Include advocacy for the 5/113 interchange in the implementation program, I would list it as a medium term item			<i>Add new implementation program:</i> <u>Advocate for the implementation of the I-5/SR-113 interchange.</u> Corresponding GP Policies: <u>3.A.13</u> Responsibility: <u>Community Development, Public Works</u> Funding Source: <u>General Fund and Transportation Roadway Impact Fees</u> Time Frame: <u>Medium term</u>

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377.	A-11, Implementation Program 3.2	Change from "ongoing" to "short term" or "medium term"			No change <i>Ongoing indicates an activity that will be continually pursued.</i>
378.	A-11			Add new implementation program: After final adoption of SB 743 CEQA Guidelines changes and any associated technical advisory recommendations by the State of California, the City will assess the VMT reduction goal contained in Policy 3.A.4. The assessment should consider substantial evidence presented by the State in recommending any alternative VMT reduction goals as CEQA thresholds plus the community values expressed by the goals and policies. The City should strive to set thresholds consistent with the City's envisioned future while striving to achieve reasonable reductions in vehicle travel that produce air pollution and greenhouse gases. Corresponding GP Policies: <u>3.A.4</u> Responsibility: <u>Community Development, Public Works</u> Funding Source: <u>General Fund</u> Time Frame: <u>Short term</u> <i>(EIR Mitigation Measure 4.13-1c)</i>	
379.	A-12, Implementation Program 3.3	Add..... transit, and other sustainable modes such as electric vehicles	3.3 Adopt a transportation demand management (TDM) ordinance that presents strategies for reducing congestion and promotes walking, biking, transit, and other sustainable modes.		3.3 Adopt a transportation demand management (TDM) ordinance that presents strategies for reducing congestion and promotes walking, biking, transit, and other sustainable modes, <u>such as electric vehicles</u> .
380.	A-12	Implement traffic calming measures?			Add new implementation program: <u>Implement traffic calming measures as part of the review of new development and where necessary throughout the city. Encourage public participation when adjacent to existing residential areas.</u> Corresponding GP Policies: <u>3.D.3</u> Responsibility: <u>Community Development, Public Works</u> Funding Source: <u>General Fund and Development Impact Fees</u> Time Frame: <u>Short term</u>
381.	A-17, Implementation Program 4.10		4.10 Partner with the Chamber of Commerce to pilot a "Jobs in Your City" initiative to ensure residents are aware of job opportunities in their community.		4.10 Partner with the Chamber of Commerce to pilot a "Jobs in Your City" initiative to ensure residents are aware of job opportunities in their community. <u>Provide a focus on jobs for youth and training opportunities.</u>

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382.	A-17	Can we develop an implementation policy for public/private partnerships? Is there a certain number of PBIDs that we already know we want/need? Can we start to identify them so that community members can start to get involved?			<i>Add new implementation program:</i> <u>Focus efforts on encouraging public/private partnerships and the local business community to actively support long term Downtown improvements and maintenance through efforts such as formation of a PBID.</u> Corresponding GP Policies: <u>2.H.4</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Medium term</u>
383.	A-17	Specifically state strategic plan(s) to achieve the goal of retaining and creating new businesses as part of language/policy in the document.			<i>Add new Implementation Program:</i> <u>Partner with the Chamber of Commerce in developing a strategic plan to achieve the goal of retaining and creating new business.</u> Corresponding GP Policies: <u>4.D.1; 4.D.5; 4.G.1</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Short term</u>
384.	A-18, Implementation Program 5.1	Revise Implementation Program 5.1 to read: "Create and maintain a central directory of youth programs serving Woodland." Provide a direct link from School district and high school web pages to this directory.			No change
385.	A-18, Implementation Program 5.3	...Conduct regular surveys outreach to....	5.3 Conduct regular surveys to determine specific recreation needs of various ages, capabilities, and interests.		5.3 Conduct regular surveys outreach to determine specific recreation needs of various ages, capabilities, and interests.
386.	A-19, Implementation Program 5.4	 For lower income.....	5.4 Target increased participation in existing recreation programs, and increase the number of subsidized program spots available for low-income residents.		5.4 Target increased participation in existing recreation programs, and increase the number of subsidized program spots available for low lower income residents.
387.	A-21, Implementation Program 6.4	Delete program	6.4 Require private industrial developers to provide adequate attractively designed, outdoor dining/eating areas for employees.		6.4 Require private industrial developers to provide adequate attractively designed, outdoor dining/eating areas for employees.
388.	A-22, Implementation Program 6.7	Add reference to community organizations and faith community	6.7 Provide information about federal food assistance programs in City newsletters and on the City's website. Maintain handouts and/or brochures on the various programs at City Hall, the Community and Senior Center, and the library.		6.7 Provide information about federal food assistance programs in City newsletters and on the City's website. Maintain handouts and/or brochures on the various programs at City Hall, the Community and Senior Center, and the library, <u>and distribute widely to community organizations, including the faith community.</u>

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389.	A-23, Implementation Program 6.9	?? Should this policy state “remove unhealthy food and drinks from vending machines on school property”?	6.9 Partner with the Woodland Joint Unified School District, Yolo County Health and Human Services Agency, Cooperative Extension, Yolo Food Bank, and other organizations to: -Establish higher nutrition standards for school breakfast and lunch menus; -Work to incorporate culturally-sensitive options into available meal plans; -Remove unhealthy food and drinks from vending machines on school property; -Continue to use appropriate sites and operate programs for school gardens, which can be used in curricula, after-school activities, and as a source of fresh produce for school meal plans; and, -Continue the "Farm to School" program that connects local farms to Woodland schools and supplies the balance of fresh produce beyond what is available from the school gardens and the district's lunch program.		6.9 Partner with the Woodland Joint Unified School District, Yolo County Health and Human Services Agency, Cooperative Extension, Yolo Food Bank, and other organizations to: -Establish higher nutrition standards for school breakfast and lunch menus; -Work to incorporate culturally-sensitive options into available meal plans; - <u>Encourage the removal of</u> Remove unhealthy food and drinks from vending machines on school property; -Continue to use appropriate sites and operate programs for school gardens, which can be used in curricula, after-school activities, and as a source of fresh produce for school meal plans; and; -Continue the "Farm to School" program that connects local farms to Woodland schools and supplies the balance of fresh produce beyond what is available from the school gardens and the district's lunch program.
390.	A-23	Add a program to encourage senior volunteers to help walk children home from school			<i>Add new implementation program:</i> <u>Partner with the Woodland Joint Unified School District to implement an effective physical education program and to encourage active lifestyle choices including:</u> • <u>Requiring daily exercise by all students in grades K-12;</u> • <u>Providing programs to encourage school children to walk or bike to school; and</u> • <u>Providing instruction regarding healthy lifestyle choices.</u> Corresponding GP Policies: <u>6.B.1; 6.B.6; 6.C.5; 6.C.7</u> Responsibility: <u>Community Development, Community Services</u> Funding Source: <u>General Fund</u> Time Frame: <u>Short term</u>

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391.				Add new implementation program: <u>Adopt a Municipal Facilities Master Plan that studies and identifies future space needs for city government offices, library facilities, and any other municipal service facilities not addressed in the Parks, Recreation, and Community Services Master Plan, and establishes space standards and ratios, as appropriate.</u> Corresponding GP Policies: <u>6.D.1</u> Responsibility: <u>Community Development, Community Services</u> Funding Source: <u>General Fund</u> Time Frame: <u>Medium term</u> <i>(EIR Mitigation Measure 4.12-5a)</i>	
392.	A-24, Implementation Program 7.2	Add the words "if appropriate" after "adopt" - as the City may wish to NOT be a part of the signatories/participants. The current language binds the City to adopt it.	7.2 Adopt the countywide Habitat Conservation Plan/Natural Communities Conservation Plan (HCP/NCCP).		7.2 Adopt, <u>if appropriate</u> , the countywide Habitat Conservation Plan/Natural Communities Conservation Plan (HCP/NCCP).
393.	A-24			Add new implementation program: <u>7.3 a. The City will require biological inventory surveys for new developments that could affect special status species or sensitive habitat in areas designated for development under the General Plan.</u> <u>b. The City will work with project applicants to identify opportunities to preserve special-status species occurrences and sensitive habitats through design and planning. If the HCP/NCCP is adopted and state and federal ITPs have been issued, the City shall implement the applicable requirements of the HCP/NCCP as relevant to any specific land use project. If the HCP/NCCP is not in place and/or ITPs have not been issued, the City shall follow the steps described below.</u> <u>c. If the City determines it is reasonable and feasible to do so, while still achieving the specific project development goals and objectives, the City will require preservation of occupied special-status species habitat and sensitive habitat types as a condition of project approval. If adverse effects cannot be avoided, project proponents shall be required to mitigate all adverse effects in accordance with guidance from the appropriate state or federal agency charged with the protection of the subject species and habitat, including surveys conducted according to applicable standards and protocols where necessary, implementation of impact minimization measures based on accepted standards and guidelines and best available science, and compensatory mitigation for unavoidable loss of special status species and sensitive habitats.</u> <u>d. If the project would result in take of state or federally listed species, the City will require project proponent/s to obtain take authorization from the U.S. Fish & Wildlife Service or the California Department of Fish and Wildlife, as appropriate, depending on species status, and comply with all conditions of the take</u>	

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				<u>authorization.</u> <u>e. If the Yolo HCP/NCCP is not adopted or the affected species or habitat is not covered under the plan, the City will require project applicants to develop a mitigation and monitoring plan, in coordination with CDFW and/or USFWS, as appropriate depending on species status, to compensate for the loss of special-status species and sensitive habitats. The mitigation and monitoring plan will describe in detail how loss of special-status species or sensitive habitats shall be avoided or offset, including details on restoration and creation of habitat, compensation for the temporal loss of habitat, management and monitoring to avoid indirect habitat degradation (e.g., management of invasive plant species, maintenance of required hydrology), success criteria ensuring that habitat function goals and objectives are met and target special-status species are established, performance standards to ensure success, and remedial actions if performance standards are not met. The plan will include detailed information on the habitats present within the preservation and mitigation areas, the long-term management and monitoring of these habitats, legal protection for the preservation and mitigation areas (e.g., conservation easement, declaration of restrictions), and funding mechanism information (e.g., endowment).</u> <u>f. If available, purchase of mitigation credits at an agency-approved mitigation bank (i.e., approved by the agency with jurisdiction over the affected species or habitat) in Yolo County, will be acceptable for compensatory mitigation for special-status species that are not covered under the Yolo HCP/NCCP.</u> Corresponding GP Policies: <u>7.B.1; 7.B.2; 7.B.3; 7.B.4</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Short term</u> <i>(EIR Mitigation Measure 4.4-1a)</i>	

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394.	A-24			Add new implementation program: <u>If the project would result in fill or alteration of a waterway or any body of water supporting riparian forest habitat, the City will require project proponent/s to notify the California Department of Fish and Wildlife, obtain a Lake and Streambed Alteration Agreement if determined necessary by the California Department of Fish and Wildlife, and comply with all conditions of the Lake and Streambed Alteration Agreement.</u> Corresponding GP Policies: <u>7.B.4</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Ongoing</u> <i>(EIR Mitigation Measure 4.4-3a)</i>	
395.	A-24			Add new implementation program: <u>If the project would result in ground disturbance on sites containing waterways or other aquatic habitats, the City will require project proponent/s to complete a delineation of waters of the United States according to U.S. Army Corps of Engineers' methods, and to submit the completed delineation to the U.S. Army Corps of Engineers for jurisdictional determination. If the project would result in fill of wetlands or other waters of the United States, the City will require project proponent/s to obtain a Section 404 Clean Water Act permit from the U.S. Army Corps of Engineers and water quality certification from the Regional Water Quality Control Board pursuant to Section 401 of the Clean Water Act. If the project involves work in areas containing waters disclaimed by the USACE, project applicants shall obtain a Waste Discharge Requirement permit from the Regional Water Quality Control Board pursuant to the Porter Cologne Act. Project applicants shall be required to obtain all needed permits prior to project implementation, to abide by the conditions of the permits, including all mitigation requirements, and to implement all requirements of the permits in the timeframes required therein.</u> Corresponding GP Policies: <u>7.B.2</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Ongoing</u> <i>(EIR Mitigation Measure 4.4-3a)</i>	

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396.	A-24			Add new implementation program: • <u>Where soils are proposed for use as leach fields associated with wastewater treatment, the City will require a site-specific evaluation by a licensed geotechnical engineer regarding the soil suitability, including a perc test, as appropriate.</u> • <u>All septic systems or other forms of on-site wastewater treatment and disposal facilities shall be designed by a licensed geotechnical or civil engineer. On-site wastewater treatment systems shall be designed to meet the following parameters:</u> -<u>Provide available effective absorptive area in both primary and reserve disposal fields;</u> -<u>Provide appropriate separation between the disposal field bottom and groundwater or a restrictive soil layer;</u> -<u>Factor the ground slope in both the primary and reserve disposal field areas;</u> -<u>Factor the influent wastewater strength and quantity in wastewater system design;</u> -<u>Accommodate requirements for setbacks from wells, surface waters, and property boundaries; and</u> -<u>Provide treatment of wastewater such that it does not adversely affect water quality or endanger public health.</u> Corresponding GP Policies: <u>5.H.8; 5.H.11</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Ongoing</u> <u>(EIR Mitigation Measure 4.7-3a)</u>	

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397.	A-24			Add new implementation program: <u>Projects that could have significant adverse impacts to potentially significant archaeological resources shall be required to assess impacts and provide feasible mitigation. The following steps, or those deemed equally effective by the City, will be followed:</u> <u>a. Request information from the California Native American Heritage Commission to obtain a review of the Sacred Lands File and a list of local Native American groups and individuals that may have specific knowledge of cultural resources in the area that could be affected by project implementation. Each Native American group and individual identified by the Native American Heritage Commission will be contacted to obtain any available information on cultural resources in the project area. Additional consultation with relevant tribal representatives may be appropriate depending on the relatively level of cultural sensitivity.</u> <u>b. Request updated information from the Northwest Information Center of the California Historical Resources Information System to determine whether the project area has been previously surveyed and whether archaeological resources were identified. In the event the records indicate that no previous survey has been conducted or existing survey data is greater than five years old, the applicant will retain the services of a qualified archaeologist to assess the adequacy of the existing data (if any) and assess the archaeological sensitivity of the project area. If the survey did not meet current professional standards or regulatory guidelines, or relies on outdated information, a qualified archaeologist will make a recommendation on whether a survey is warranted based on the sensitivity of the project area for archaeological resources.</u> <u>c. If a survey is warranted, it will include all necessary background research in addition to an archaeological pedestrian survey. Based on findings of the survey, additional technical studies may be required, such as geoarchaeological sensitivity analysis, or other analysis scaled according to the nature of the individual project. A report will document the results of the survey and provide appropriate management recommendations, and include recordation of identified archaeological resources on appropriate California Department of Parks and Recreation site record forms and cultural resources reports.</u> <u>d. Management recommendations may include, but are not limited to additional studies to evaluate identified sites or archaeological monitoring at locations determined by a qualified archaeologist to be sensitive for subsurface cultural resource deposits.</u> <u>e. Once approved by the City, provide the Northwest Information Center with appropriate California Department of Parks and Recreation site record forms and cultural resources reports for any resources identified. Any subsequent reports completed as a result of additional technical work will likewise be submitted to the Northwest Information Center.</u> <u>f. If no archeological resources are identified that may be directly or indirectly impacted by project activities, mitigation is complete as there would be no adverse change to documented archeological resources. The exception would be in the event of the discovery of a previously unknown archaeological site inadvertently exposed</u>	

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				during project implementation. In such an event, a qualified archaeologist will be retained to assess the discovery and provide management recommendations as necessary. g. When a project will impact a known archaeological site, and avoidance is not a feasible option, a qualified archaeologist shall evaluate the eligibility of the site for listing in the California Register of Historic Resources. If the archaeological site is found to be a historical resource as per CEQA Guidelines Section I 5064.5 (a)(3), the qualified archaeologist shall recommend further mitigative treatment which could include preservation in place or data recovery. h. If a site to be tested is prehistoric, local tribal representatives should be afforded the opportunity to monitor the ground-disturbing activities. Appropriate mitigation may include curation of artifacts removed during subsurface testing. i. If significant archaeological resources that meet the definition of historical or unique archaeological resources are identified in the project area, the preferred mitigation of impacts is preservation in place. If impacts cannot be avoided through project design, appropriate and feasible treatment measures are required, which may consist of, but are not limited to actions, such as data recovery excavations. If only part of a site will be impacted by a project, data recovery will only be necessary for that portion of the site. Data recovery will not be required if the implementing agency determines prior testing and studies have adequately recovered the scientifically consequential information from the resources. Studies and reports resulting from the data recovery shall be deposited with the Northwest Information Center. Archaeological sites known to contain human remains shall be treated in accordance with the provisions of Section 7050.5 Health and Safety Code. Corresponding GP Policies: <u>7.E.1; 7.E.2; 7.E.3</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Ongoing</u> <i>(EIR Mitigation Measure 4.6-1b)</i>	

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398.	A-24			Add new implementation program: For projects that could adversely affect a potential historic resources: <u>a. Consult the City's Historic Resources Inventory and, as necessary, seek updated information from the North Central Information Center or other applicable data repositories to determine whether the project area has been surveyed, and whether historic built environment resources were identified.</u> <u>b. If a survey of the property or the area in which the property is located has not been conducted, a qualified architectural historian shall conduct a study of the project area for the presence of historic built environment resources.</u> <u>c. If a study is required, it will evaluate the significance of built environment resources greater than 50 years in age that may be directly or indirectly impacted by project activities. The study may include a field survey; background, archival and historic research; and consultation with local historical societies, museums or other interested parties; as necessary.</u> <u>d. If necessary, the qualified architectural historian's study will recommend appropriate protection or mitigative treatment, if any, and include recordation of identified built environment resources on appropriate California Department of Parks and Recreation (DPR) series 523 forms. Recommended treatment for historical resources identified in the report shall be implemented.</u> <u>e. If no significant historic built environment resources are identified in the study or prior survey of the project area that may be directly or indirectly impacted by project activities, there is no adverse change to documented historical built environment resources and no further action is required.</u> <u>f. If a significant historic built environment resource could be directly or indirectly impacted by project activities, avoidance shall be considered the primary mitigation option. If avoidance is not feasible, then the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of the historical resource, conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties will reduce impacts to an acceptable level. If adherence to the Secretary of the Interior's Standards cannot avoid materially altering in an adverse manner the physical characteristics or historic character of the surrounding environmental setting that contribute to a resource's historic significance, additional mitigation may be required.</u> <u>g. If avoidance is not feasible and minimizing impacts through adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties is not feasible, documentation is required using, as appropriate, Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), and/or Historic American Landscapes Survey (HALS) guidelines.</u> Corresponding GP Policies: <u>7.E.1; 7.E.2; 7.E.3</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Ongoing</u> <i>(EIR Mitigation Measure 4.6-1c)</i>	

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399.	A-24			Add new implementation program: a. During ground-disturbing activities necessary to implement proposed development and infrastructure projects, if any prehistoric or historic subsurface resources are discovered, all work within 100 feet of the resources shall be halted and a qualified archaeologist⁴ shall be consulted within 24 hours to assess the significance of the find, according to CEQA Guidelines Section 15064.5, and implement, as applicable, CEQA Guidelines Sections 15064.5(d), (e), and (f). b. If any find is determined to be a historical resource according to CEQA Guidelines Section 15064.5, representatives from the City and the archaeologist will meet to determine the appropriate avoidance measures or other appropriate mitigation. Cultural resources shall be recorded on appropriate Department of Parks and Recreation forms, and all significant cultural materials recovered shall be, as necessary and at the discretion of the qualified archaeologist and in consultation with the local Native American community if the discovery is prehistoric in age, subject to scientific analysis, professional curation, and documentation according to professional standards. If it is determined that the proposed development or infrastructure project could damage a historical resource or a unique archaeological resource (as defined pursuant to the CEQA Guidelines), mitigation shall be implemented in accordance with Section 21083.2 of the California Public Resources Code and CEQA Guidelines Section 15126.4, with a preference for preservation in place. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is being carried out. Preservation in place may be accomplished by planning construction to avoid the resource; incorporating the resource within open space; capping and covering the resource; or deeding the site into a permanent conservation easement. c. If avoidance is not feasible, the qualified archaeologist shall develop and oversee the execution of a treatment plan. The treatment plan shall include, but shall not be limited to, data recovery procedures based on location and type of archaeological resources discovered and a preparation and submittal of report of findings to the Northwest Information Center of the California Historical Resources Information System. Data recovery shall be designed to recover the significant information the archaeological resource is expected to contain, based on the scientific/historical research questions that are applicable to the resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable resource questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by project proponents' actions. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practical. Corresponding GP Policies: <u>7.E.1; 7.E.2; 7.E.3</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Ongoing</u> <i>(EIR Mitigation Measure 4.6-1 d)</i>	

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400.	A-24			Add new implementation program: a. Consistent with Health and Safety Code, Section 7050 through 7052 and Health and Safety Code Section 8010 through 8030, in the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery during construction, the City and contractor/s shall take the following steps: (1) No further excavation or disturbance of the project site or any nearby area reasonably suspected to overlie adjacent human remains will occur until: (A) the coroner of Yolo County has been contacted to determine that no investigation of the cause of death is required, and (B) if the coroner determines the remains to be Native American: 1. the coroner shall contact the Native American Heritage Commission within 24 hours; 2. the Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendant from the deceased Native American; and 3. the most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods, as provided in Section 5097.98 of the Public Resources Code; or (2) Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance: (A) the Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant fails to make a recommendation within 24 hours after being notified by the commission; (B) the most likely descendant identified fails to make a recommendation; or (C) the landowner or his or her authorized representative rejects the recommendation of the most likely descendant, and mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner. Corresponding GP Policies: <u>7.E.1; 7.E.2; 7.E.3</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Ongoing</u> <i>(EIR Mitigation Measure 4.6-2)</i>	

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401.	A-24			Add new implementation program: • Prior to the start of earthmoving activities that would disturb 1 acre of land or more within the Riverbank or Modesto Formations, the project applicant shall <u>inform all construction personnel involved with earthmoving activities regarding the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and proper notification procedures should fossils be encountered.</u> • If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work in the vicinity of the find and <u>notify the City of Woodland Community Development Department.</u> • The project applicant shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan. The recovery plan may include, but is not limited to, a field survey, construction monitoring, sampling and data recovery procedures, museum curation for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the City to be necessary and feasible shall be implemented before construction activities can resume at the site where the paleontological resources were discovered. Corresponding GP Policies: <u>7.E.1; 7.E.2; 7.E.3</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Ongoing</u> <u>(EIR Mitigation Measure 4.7-4)</u>	
402.	A-24	• Spacing of tree planting and steps to achieve canopy should take into account that area slated for development have poorer soils which will inhibit a tree reaching full mature size. Planting should be closer together than normal, in order to achieve goals. • Add under Other Implementation Documents: Adopt Urban Forest Management Plan • Table 1-2 add Trees • Tree spacing should be based on soil type	7.3 Adopt a citywide tree palate for publically maintained street trees that includes native, compatible non-native, and pollution absorbing species.		7.3 Adopt a citywide tree palate for publically maintained street trees that includes native, compatible non-native, and pollution absorbing species. <u>Address soils, tree spacing, and planting techniques.</u>

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403.	A-24	I strongly support ensuring that new development is consistent with the targets and objects of the Woodland Climate Action Plan. Tree planting should be encouraged throughout the City of Woodland with adequate city tree maintenance budgets. A master urban forest plan should be created by the city with adequate resources for implementation and management of the plan. Grants should be sought to help pay for the plan. Possible future implementation program – 1 shade tree per lot?			<i>Add new implementation program:</i> <u>Partner with the Woodland Tree Foundation to develop and maintain an Urban Forest Management Plan. Strive to achieve a standard of one tree per single family lot.</u> Corresponding GP Policies: <u>7.B.10</u> Responsibility: <u>Community Development, Community Services</u> Funding Source: <u>General Fund</u> Time Frame: <u>Medium term</u>
404.	A-24	Develop a mitigation program for trees that are removed by developers or builders where the City is paid to replace lost tree canopy similar to a policy in the City of West Sacramento. Add imp for 7.B.9 and 7.B.10			<i>Add new implementation program:</i> <u>Evaluate and amend the existing tree preservation ordinance.</u> Corresponding GP Policies: <u>7.B.9; 7.B.10</u> Responsibility: <u>Community Development, Community Services</u> Funding Source: <u>General Fund</u> Time Frame: <u>Short term</u>
405.	A-24	Pg 7-13 Add Policy - "Work with Woodland's Public and Private schools to initiate curriculum that focuses on conservation of all resources and wise Water			<i>Add new implementation program:</i> <u>Work with Woodland's public and private schools to educate students on conservation of all resources and wise water use.</u> Corresponding GP Policies: <u>7.A.6</u> Responsibility: <u>Community Development, Public Works</u> Funding Source: <u>General Fund</u> Time Frame: <u>Short term</u>

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406.	A-25, Implementation Program 7.6	Add an implementation action (under 7.6?) to develop a program to implement the CAP and integrate it into the development review process; also add an action to inventory public and private projects on a regular basis (every 5 years) for reductions in GHGs to assess success of program in achieving GHG reduction targets and goals.	7.6 Update the Municipal Code and develop programs to implement policies and objectives contained within the Climate Action Plan. Such actions may include: •Developing a program to ensure the retrofit of existing residential units to current code, energy and water uses •Facilitate possible off-set fee for new development •Consider participation in a Community Choice Aggregation program •Developing a list of mandatory compliance options including net zero energy for new developments		7.6 Update the Municipal Code and develop programs to implement policies and objectives contained within the Climate Action Plan. Such actions may include: •Developing a program to ensure the retrofit of existing residential units to current code, energy and water uses • Facilitate <u>Facilitating</u> possible off-set fee for new development • Consider <u>Considering</u> participation in a Community Choice Aggregation program •Developing a list of mandatory compliance options including net zero energy for new developments • <u>Developing a program to implement the CAP and integrate it into the development review process</u> • <u>Inventorying public and private projects on a regular basis (every 5 years) for reductions in GHGs to assess the success of programs in achieving GHG reduction targets</u>
407.	A-25		<i>Add new implementation program:</i> <u>New developments that could generate a potentially significant short-term air quality impact shall incorporate feasible construction mitigation strategies, including those listed below, those included in an updated set of mitigation recommendations prepared by the Yolo-Solano Air Quality Management District, or those determined by the City to be as effective:</u> <u>a. Water all active construction areas at least twice daily.</u> <u>b. Haul trucks shall maintain at least two feet of freeboard.</u> <u>c. Cover all trucks hauling soil, sand, and other loose materials.</u> <u>d. Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut-and-fill operations and hydroseed area.</u> <u>e. Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).</u> <u>f. Plant tree windbreaks on the windward perimeter of construction projects if adjacent to open land.</u> <u>g. Plant vegetative ground cover in disturbed areas as soon as possible.</u> <u>h. Cover inactive storage piles.</u> <u>i. Sweep streets if visible soil material is carried out from the construction site.</u> <u>j. Treat accesses to a distance of 100 feet from the paved road with a 6 to 12 inch layer of wood chips or mulch.</u> <u>k. Treat accesses to a distance of 100 feet from the paved road with a 6-inch layer of gravel.</u> <u>l. Limit all idling of vehicles and equipment that use gasoline or diesel fuel to five minutes maximum.</u> <u>m. Use alternative power source, such as electricity, for construction equipment or use reformulated and emulsified fuels, incorporate catalyst and filtration technologies, and generally modernize the equipment fleet with cleaner and newer engines.</u> Corresponding GP Policies: <u>7.F.2</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Short term</u> <i>(EIR Mitigation Measure 4.3-1a)</i>		

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408.	A-25			Add new implementation program: a. New development shall be required to demonstrate adherence with applicable YSAQMD recommended health risk thresholds involving sensitive receptors, uses that involve substantial truck trips, and large gas stations, as defined by the applicable regulations. “Substantial truck trips” is defined as more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or TRU unit operations that exceed 300 hours per week. A “large gas station” is one that would be anticipated to accommodate a throughput of 3.6 million gallons per year or greater. b. Proposed uses that include sensitive receptors may demonstrate compliance with this implementation program by providing a minimum 1,000-foot buffer from existing uses that involve substantial truck trips and a minimum 50-foot buffer from existing large gas stations. c. Proposed uses that involve substantial truck trips may demonstrate compliance with this implementation program by providing a minimum 1,000-foot buffer from properties where the City’s land use designation would allow sensitive receptors. d. Proposed large gas stations may demonstrate compliance with this implementation program by providing a minimum 300-foot buffer, while typical gas dispensing facilities would provide a minimum 50-foot buffer from existing sensitive receptors and from properties where the City’s land use designation would allow sensitive receptors. e. Avoid siting new sensitive receptors within 500 feet of the edge of the closest travel lane of a freeway, urban roads with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day. f. Avoid siting new sensitive land uses within 300 feet of any existing dry cleaning operation. g. As an alternative to these buffer distances, proposed sensitive receptors, uses that involve substantial truck trips, and large gas stations may provide a site-specific health risk assessment, using methods consistent with applicable guidance from the Office of Environmental Health Hazard Assessment, with mitigation, if necessary, to demonstrate compliance with applicable YSAQMD-recommended health risk thresholds. When health risk impacts exceed YSAQMD-recommended thresholds, feasible on-site mitigation measures to reduce TAC exposure shall be implemented to mitigate health risk impacts below YSAQMD thresholds. On-site measures could include, but are not limited to providing enhanced filtration systems (e.g., MERV 13 or greater) for near-by sensitive receptor buildings, changes to the TAC emission source’s operation, and positioning of exhaust and intake for ventilation systems to minimize exposure among others. Corresponding GP Policies: <u>7.F.1; 7.F.3</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Short term</u> <i>(EIR Mitigation Measure 4.3-3c)</i>	

Item Number	Page Number (July 2016 Public Review Draft GP)	Summary of Comments Received	Original Text (July 2016 Public Review Draft GP)	Applicable EIR Mitigation Measure Changes	Proposed Additional Changes (Clarifying notes and directives are provided in italic text)
409.	A-25			Add new implementation program: a. New development that would require the use of diesel-fueled construction equipment within 300 feet of an existing sensitive receptor shall use an equipment mix, incorporate buffering, schedule construction activities, or use other strategies to reduce potential health risk consistent with guidance from the Yolo-Solano Air Quality Management District. b. Alternatively, a project applicant may prepare a site-specific estimate of diesel PM emissions associated with total construction activities and evaluate for health risk impact on existing sensitive receptors in order to demonstrate that applicable YSAQMD-recommended thresholds for toxic air contaminants would not be exceeded or that applicable thresholds would not be exceeded with the application of alternative mitigation techniques approved by the City. The General Plan contains policies to reduce emissions associated with both construction and operational activities. Corresponding GP Policies: <u>7.F.2</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Short term</u> <i>(EIR Mitigation Measure 4.3-3d)</i>	
410.	A-25			Add new implementation program: a. The City will maintain a Climate Action Plan designed to achieve the reduction targets for land use-related emissions for the years 2020 and 2035 and put the City on a trajectory toward goals for longer-term years, such as 2050. The City's reduction targets may be revised over time, but will represent a rate of emissions that is efficient enough to provide for Woodland's share of AB 32, Executive Order B-30-15, SB 32, and Executive Order S-3-05 emissions reductions. b. The Climate Action Plan will focus on GHG emission sectors over which the City could have influence – either through entitlement authority, public investments, incentives, or other feasible means. When making the comparison between Woodland's GHG efficiency and that required for the state as a whole, the City can remove from consideration GHG sources that are beyond local control. c. The City will monitor relevant local, regional, State, and federal legislation and regulations related to GHG emissions, land use planning, and environmental review, and will make changes to the Climate Action Plan accordingly. Future regulations may have the effect of reducing GHG emissions associated with implementation of the Proposed Project. The effect of future regulations shall be taken into account in future revisions to the Climate Action Plan. New transportation modeling tools may become available that allow revisions to emissions estimates based on the City's policies related to land use, urban design, and transportation. d. The City will revise the Climate Action Plan, as necessary, based on updated inventories and assessments of the effectiveness of reduction strategies no less than every 5 years. If, based on the City's future updated assessments, existing reduction strategies would not achieve the City's reduction targets, the City will	

Item Number	Page Number (July 2016 Public Review Draft GP)	Summary of Comments Received	Original Text (July 2016 Public Review Draft GP)	Applicable EIR Mitigation Measure Changes	Proposed Additional Changes (Clarifying notes and directives are provided in italic text)
				<u>make revisions to strategies or develop new strategies. The City will make revisions to its reduction targets, if necessary, to ensure that the target continues to demonstrate an appropriate share of the State's emission reduction goals for Woodland. The City anticipates that a Climate Action Plan update will be needed after new statewide measures are adopted to reduce GHG emissions, such as when the State updates the Air Resources Board Scoping Plan. The City will make revisions to the Climate Action Plan, if necessary, as new technology becomes available that would affect emissions in the Planning Area or the City's ability to forecast future emissions. e. In maintaining the Climate Action Plan, during the CAP updates described above, the City will consider new or revised reduction strategies that may be necessary to achieve the City's reduction targets, while also promoting other goals of the City's General Plan. The City will identify additional plans, policies, projects, mitigation measures, and regulations that are necessary to reduce GHG emissions and achieve the City's reduction targets. The City will consider regulatory changes, infrastructure investment strategies, incentives, contributions to (or local use of) carbon offset programs, and other measures, as appropriate. The City shall consider financing programs for installation and use of renewable energy infrastructure in new and/or existing development, building codes to further increase energy efficiency in new buildings, incentive programs to assist existing property owners in making energy efficiency upgrades, travel demand management programs for new nonresidential projects, and other mechanisms that would reduce GHG emissions. The City will prioritize reduction strategies that offer co-benefits, such as reducing household or business transportation costs, reducing household and business utility bills, improving local air quality, reducing energy use, reducing traffic congestion, conserving water and other resources, moderating the heat island effect, preserving natural habitat, creating local jobs, among other benefits. f. The City anticipates that State funding for GHG-efficient transportation systems and other local applications of the State's GHG reduction mandates will be important in meeting the State's overall GHG goals. Local governments will rely on state funding to improve existing buildings and provide more energy- and GHG efficient sources of electricity. The City will monitor grant and other funding programs that could be used to implement different components of the Climate Action Plan.</u> Corresponding GP Policies: <u>7.F.9</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Ongoing</u> <u>(EIR Mitigation Measure 4.5-1 a)</u>	
411.	A-26, Implementation Program 8.2	Change from Ongoing to "Short Term"	Time Frame: Ongoing		Revise Time Frame to read: <u>Ongoing Short term</u>

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412.	A-26, Implementation Program 8.3	•Yolo is misspelled •Change from Ongoing to "Short Term"	8.3 Participate in regional efforts for flood management improvements for the Yolo Bypass and support flood management improvements for the Yolog Bypass West Levee. ... Time Frame: Ongoing		8.3 Participate in regional efforts for flood management improvements for the Yolo Bypass and support flood management improvements for the Yolog <u>Yolo</u> Bypass West Levee. ... Revise Time Frame to read: Ongoing <u>Short term</u>
413.	A-26	Include an item to update the Fire Master Plan.			Add new implementation program: <u>Prepare a Fire Master Plan. Update on a five year cycle.</u> Corresponding GP Policies: <u>8.C.1; 8.C.2; 8.C.3; 8.C.4; 8.C.5</u> Responsibility: <u>Fire</u> Funding Source: <u>General Fund</u> Time Frame: <u>Medium term</u>
414.	A-26	Include an implementation program regarding the new/relocated fire station.			Add new implementation program: <u>Conduct a Fire Station Location Assessment to ensure the most effective coverage and response time.</u> Corresponding GP Policies: <u>8.C.4; 8.C.5; 8.F.2</u> Responsibility: <u>Fire</u> Funding Source: <u>General Fund</u> Time Frame: <u>Medium term</u>

Item Number	Page Number (July 2016 Public Review Draft GP)	Summary of Comments Received	Original Text (July 2016 Public Review Draft GP)	Applicable EIR Mitigation Measure Changes	Proposed Additional Changes (Clarifying notes and directives are provided in italic text)
415.	A-27			Add new implementation program: a. Demolition, construction, site preparation, and related activities that would generate noise perceptible at the property line of the subject property are limited to the hours between 7:00 A.M. and 6:00 P.M. on Monday through Saturday and between 9:00 A.M. and 6:00 P.M. on Sunday and federal holidays. The building inspector may issue an exception to this limitation on hours in cases of urgent necessity where the public health and safety will not be substantially impaired. b. Idling times for noise-generating equipment used in demolition, construction, site preparation, and related activities shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes. c. Demolition, construction, site preparation, and related activities that do not involve pile driving proposed within 445 feet from the edge of properties with existing, occupied noise-sensitive uses shall incorporate all feasible strategies to reduce noise exposure for noise-sensitive uses, including: - o Provide written notice to all known occupied noise-sensitive uses within 400 feet of the edge of the project site boundary at least 2 weeks prior to the start of each construction phase of the construction schedule; • Ensure that construction equipment is properly maintained and equipped with noise control components, such as mufflers, in accordance with manufacturers' specifications; • Re-route construction equipment away from adjacent noise-sensitive uses; • Locate noisy construction equipment away from surrounding noise-sensitive uses; • Use sound aprons or temporary noise enclosures around noise-generating equipment; • Position storage of waste materials, earth, and other supplies in a manner that will function as a noise barrier for surrounding noise-sensitive uses; • Use the quietest practical type of equipment; • Use electric powered equipment instead of diesel or gasoline engine powered equipment; • Use shrouding or shielding and intake and exhaust silencers/mufflers; and • Other effective and feasible strategies to reduce construction noise exposure for surrounding noise-sensitive uses. d. For construction of buildings that require the installation of piles, an alternative to installation of piles by hammering shall be used. This could include the use of augured holes for cast-in-place piles, installation through vibration or hydraulic insertion, or another low-noise technique. Corresponding GP Policies: <u>8.G.II</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Ongoing</u> <i>(EIR Mitigation Measure 4.II-1)</i>	-

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416.	A-27			Add new implementation program: a. New development that proposes the use of piles for foundations shall include all feasible measures necessary with the goal to ensure that vibration exposure for adjacent buildings is less than 0.5 PPV and less than 80 VdB for adjacent vibration-sensitive uses and less than 0.2 PPV for adjacent historic buildings. These performance standards shall take into account the reduction in vibration exposure that would occur through coupling loss provided by each affected building structure. If it is determined necessary to avoid damage, the project applicant shall coordinate with the Chief Building Official to implement corrective actions, which may include, but is not limited to building protection or stabilization. b. New developments that would generate substantial long-term vibration shall provide analysis and mitigation, as feasible, to achieve velocity levels, as experienced at habitable structures of vibration sensitive land uses, of less than 80 vibration decibels. Corresponding GP Policies: <u>8.G.5; 8.G.6</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Ongoing</u> <u>(EIR Mitigation Measure 4.11-3a)</u>	-
417.	B-2, Table B-1: Anticipated Growth by Development Area	Why is the non-residential square footage higher for SP 3A in the South Alternative? There is a difference of 741,000 non-residential square footage between the two alternatives and 701,000 less in total between two alternatives.			See revised table. <i>SP-3A assumes a higher percentage of the Corridor Mixed Use designation would develop under the South Alternative, which is why this alternative assumes a higher amount of non-residential square footage.</i>
418.	B-2 and B-2 Table B-1	Anticipated Growth by Development Area for the South and East Alternatives. Suggested alternative growth proposal that is ultimately a hybrid between the two and includes “not to exceed” ranges.			See revised table. <i>Remove the two alternative Anticipated Growth Tables and provide a single revised version that applies to both South and East.</i> <i>Removes phasing and triggers. Approval of new project development during the horizon of the General Plan shall be dependent upon evaluation for consistency with the General Plan and General Plan Environmental Impact Report.</i>
419.	C-2	States that it is the Appendix A - Implementation programs??? Error - Should be titled something related to the General Plan/Zoning consistency matrix.			No change
420.	D-2	Error - should not be the implementation programs inserted in this location. It is the glossary.			No change

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421.	D-3	Error - refers to Table B-1. Remove page. It is the glossary.			<i>No change</i>
422.	D-4	Add gross/net definitions to density	Density. The number of residential dwelling units per acre of land.		Density. The number of <u>permanent</u> residential dwelling units per acre of land. <u>Gross density includes the total acreage of a site measured to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets. Net density contains only the site or parcel area. For General Plan purposes, gross density is used in land use designations unless otherwise noted.</u>
423.	D-6	Add definition of form based code			Add new glossary term: Form-Based Code. <u>A land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law.</u>
424.	D-9	Add definition for outdoor activity area			Add new glossary term: Outdoor Activity Area. <u>Considered to be the portion of a property where outdoor activities would normally be expected (i.e., patios of residences and outdoor instructional areas of schools). For the purposes of the Safety Element, outdoor activity areas do not include gathering spaces alongside transportation corridors or associated public rights-of-way.</u>
425.	D-9	Add definition of performance based zoning			Add new glossary term: Performance Zoning. <u>Under performance zoning, land development and use are regulated by a series of performance standards related to specific impacts of a proposed development. Performance zoning offers flexibility by allowing greater discretion by the regulatory jurisdiction using specific, established standards and metrics. The increased flexibility afforded by performance zoning can be more responsive to market forces and result in more economically efficient outcomes.</u> <u>Performance standards can limit the intensity of development, control the impacts of development on nearby land uses, limit the effects of development on public infrastructure, and protect the natural environment. For example, performance zoning can set a maximum level for the noise impacts on adjacent property, or it can require specified types of buffers to be established between certain types of land uses.</u>
426.	D-9	Add definitions for plaza, square, green, community garden			<i>No change</i>

PROPOSED REVISIONS TO THE DRAFT CLIMATE ACTION PLAN

Following is a summary of proposed changes to the draft Climate Action Plan (CAP). The changes are presented in the order in which they appear and are identified by page number. Text deletions are shown in ~~strikeout~~ and additions are shown in underline.

As part of the City’s General Plan update, the City evaluated potential development through 2035, the General Plan planning horizon. The actual amount of development will depend on a variety of factors, including many outside of the City’s control. For the CAP, a range of growth outcomes was analyzed. Land use change for residential development is the same under each scenario analyzed in the CAP. However, for non-residential development, potential land use change is assumed to range between 16,685,000 and 17,386,000 new square feet. In the CAP, these two scenarios – one with a higher assumed amount of non-residential development than the other – are referred to as “General Plan: Lower” and “General Plan: Higher.” These two development scenarios were previously labeled “South Alternative” and “East Alternative,” respectively. This change has been made throughout the CAP.

1.1 CHAPTER 1, EXECUTIVE SUMMARY

1.1.1 PAGE 1-1

Replace reference to Executive Order B-30-15 with reference to Senate Bill 32 in the second paragraph under the heading “Purpose and Need,” as shown below. SB 32 was passed after the draft CAP was prepared.

In 2006, California enacted Assembly Bill (AB) 32, the Global Warming Solutions Act, which requires that GHGs be reduced to 1990 levels statewide by 2020. Executive Order S-3-05 established a long-term target to reduce emissions 80% below 1990 levels by 2050. More recently, ~~Executive Order B-30-15~~ Senate Bill (SB) 32 established an interim target to achieve reductions 40% below 1990 levels by 2030. Local communities are encouraged to reduce GHGs 15% from 2005 levels by 2020 and must address longer term climate change effects in General Plans and project environmental reviews. The CAP strategies presented herein provide tools for addressing GHG emissions of future development and are aimed at reducing Woodland’s GHGs by 2020 and 2035 consistent with the State’s own targets.

1.2 CHAPTER 2, INTRODUCTION AND OVERVIEW

1.2.1 PAGE 2-1

Add ocean warming and acidification to list of climate change impacts in the first paragraph under the heading, “Climate Change Science,” as shown below.

GHGs are those gases that trap heat in the atmosphere, a phenomenon known as the “greenhouse effect.” The natural occurrence of these gases produces a natural greenhouse effect. Scientific evidence from many studies indicates that human activities are increasingly producing atmospheric concentrations of GHGs that are much higher than the naturally occurring GHGs in the atmosphere, causing rapid atmospheric warming. The result is the phenomenon commonly referred to as climate change, which is characterized by increasing average global temperatures, changing frequencies and intensities of droughts

and floods, ~~and~~ rising sea levels, ocean warming, and ocean acidification. By the end of the 21st century, without concerted efforts to reverse current trends, global temperatures are expected to increase by 3.2 to 7.2 degrees Fahrenheit, causing sea levels to rise 7 to 23 inches.

1.2.2 PAGE 2-2

Replace reference to Executive Order B-30-15 with reference to Senate Bill 32 in the third bullet under the heading, “Climate Change and California Policies,” as shown below. SB 32 was passed after the draft CAP was prepared.

- ~~Executive Order B-30-15~~ Global Warming Solutions Act – Senate Bill (SB) 32, 2015: Established an interim target between the previous 2020 and 2050 targets, calling for reductions of 40% below 1990 levels by 2030.

1.2.3 PAGE 2-3

Provide additional detail related to the calculation changes to 2020 estimates of the solar photovoltaic strategy in the second paragraph under the heading, “Revisions to the Preliminary 2020 CAP,” as shown below.

AECOM prepared Chapter 3 (Emissions Inventories and Targets) as an addition to the Preliminary 2020 CAP to clearly document the City’s base year and emissions forecasts, provide the rationale for selection of the 2020 and 2035 targets analyzed in the CAP, and illustrate estimated target achievement based on the reduction strategies presented throughout the CAP. Appendix C provides additional detail on how the 2035 emissions forecasts and reduction estimates were prepared. AECOM amended the six focus area chapters (4A through 4F) to include the 2035 GHG reductions estimates, but did not revise the underlying reduction strategy goals or actions. The 2020 GHG reduction estimates for strategy E-6 (Renewable Energy Generation and Procurement) were revised, however, to reflect more accurate calculation factors and current data on solar photovoltaic installations within the community. AECOM calculated total solar electricity generation potential based on factors from the National Renewable Energy Laboratory and the RPS-compliant electricity emissions factor to avoid double counting reduction estimates from the statewide programs. To maintain a similar amount of GHG reductions in 2020, AECOM also increased the goal for total PV installations in 2020 as well. Finally, AECOM prepared Chapter 5 (Implementation and Monitoring) to clearly identify CAP implementation and monitoring steps that will be critical to ensuring future GHG reduction target achievement. The remainder of the Preliminary 2020 CAP was left unchanged from its original form.

1.3 CHAPTER 3, EMISSIONS INVENTORIES AND TARGETS

1.3.1 PAGE 3-1

Changed reference to methane GWP value from 25 to 28 in the second paragraph under the heading, “Greenhouse Gas Emissions Inventories.” At the time the draft CAP was prepared, 25 was correct. The revised value of 28 reflects current state of the science per IPCC Fifth Assessment Report

1.3.2 PAGE 3-2

Added reference to tomato processing at Pacific Coast Producers as a source of wastewater reuse emissions in the first paragraph, as shown below.

Table 3.1 shows the total emissions by source for the 2005 base year, which were used to develop the emissions forecasts presented in the following section. Transportation emissions come from vehicle use on roadways within the city boundaries. Energy emissions are a result of electricity and natural gas use in the community. Solid waste emissions are from waste disposed of and decomposing in area landfills. Wastewater reuse emissions result from agricultural applications of the wastewater from Pacific Coast Producers tomato processing and canning in which organic material in the wastewater biodegrades to create CO₂ and N₂O among the byproducts. The water and wastewater sector estimates emissions related to energy used in pumping, treating, and transporting water and wastewater, and the process emissions that occur during wastewater treatment. The inventory also estimates municipal operations emissions resulting from energy consumption and vehicle and equipment use at the local government level. A technical description of the 2005 base year inventory methodology can be found in Appendix B.

1.3.3 PAGE 3-5

Added reference to SB 32 in the first paragraph under the heading, “Conservative Scenario,” as shown below.

The California Air Resources Board (ARB) has not yet updated the quantified reduction estimates from the 2008 Scoping Plan to document the expected long-term emissions reduction potential of statewide actions. As previously described, the Scoping Plan’s calculations currently align with the AB 32 target year of 2020. Although the State has established longer-term emissions targets through ~~Executive Orders~~ SB 32 for 2030 and Executive Order S-3-05 for 2050 (~~Executive Orders B-30-15 and S-3-~~), the specific pathway to achieve these long-term emissions targets is not yet defined.

1.3.4 PAGE 3-7

Added conversion of 2035 efficiency target to a mass emissions target for easier comparison to 2020 mass emissions target in the first paragraph under the heading, “2035 Emissions Target,” as shown below.

The City’s longer-term 2035 target was developed to achieve an emissions efficiency level of 2.25 MT CO₂e/service population. An efficiency threshold sets a target level of emissions per population or per service population. Service population [SP] = population + local jobs. Efficiency thresholds reflect a community’s ability to grow population and employment, while emissions shrink on a per unit basis; in effect, a community could be growing more efficiently from an emissions standpoint. Thus, total emissions within a community may increase while still achieving an efficiency target, as long as the service population is growing faster than emissions. For comparison to the 2020 target, the 2035 efficiency target equates to emissions reductions of approximately 53% below 2005 levels.

1.4 CHAPTER 4A, ENERGY

1.4.1 PAGE 4A-2

Deleted three references to CFLs in the goals and actions subsections of Strategy E-1, based on discussion with the City Council. “CFL” stands for “compact fluorescent lamps.” We have, however, left reference to CFL in the description subsection of this strategy, since this is still correct.

1.4.2 PAGE 4A-4

Added reference to tankless water heaters in the description subsection of this strategy in the fourth bullet as shown below.

- Building air sealing
- Duct sealing and duct replacement
- Ensuring that appropriate types of attic, wall and/or floor insulation are used
- Upgrading and/or insulating water heaters (including tankless water heaters)
- Ensuring proper functioning and efficiency of heating and air conditioning systems
- Reducing heat loss through and around windows

1.4.3 PAGE 4A-6

Deleted reference to electric-to-gas heating unit conversion as a goal under bullet two as shown below.

- Installation of 500 cool (reflective) residential roofs in 2020 (250 MT CO₂e), and approximately 10,000 roofs in 2035 (5,000 MT CO₂e)
- Upgrades of residential heating and cooling equipment - 500 air conditioning units and, 2,000 heating, ventilation, and air conditioning (HVAC) units, ~~100 conversions from electric to gas heat~~ in 2020 (500 MT CO₂e), and double participation in 2035 (1,000 MT CO₂e)

1.4.4 PAGE 4A-8

Added “for residential uses” to the first goal. Clarified first action to read “Encourage initial residential sizing of solar installations at 3kW or larger...”

1.4.5 PAGE 4B-6

Minor language changes and references to bicycle lanes and paths have been added under the seventh action as shown below.

Support and promote efforts to increase ~~bicycle use~~ bicycling through the provision of free or low-cost helmets and renovated bicycles to low-income residents, bicycle repair and safety clinics, bicycle lanes and paths, and information on safe bicycle routes.

1.5 CHAPTER 4C, URBAN FOREST AND OPEN SPACE

1.5.1 PAGE 4C-2

Revised first action to omit reference to a January 2016 deadline for adopting an Urban Forest Management Plan.

1.5.2 PAGE 4C-3

Revised description paragraph as shown below.

Actions to increase tree canopy through planting new trees to increase building shade, increase carbon sequestration, and reduce heat-island effects. The City and the Woodland Tree Foundation ~~have~~ planted an average of 300 trees per year ~~since between 2005 and 2013~~. Between July 2014 and June 2016, an estimated 2,400 trees were planted by the City, Woodland Tree Foundation, developers, and community members citywide.

1.6 CHAPTER 4F, MUNICIPAL OPERATIONS

1.6.1 PAGE 4F-3

Spelled out “low impact development” and added LID to acronyms list.

1.6.2 CHAPTER 4G, ADDITIONAL ACTIONS

Replaced the word “asymptote” with “maximum amount of,” when referring to reductions in vehicle miles traveled.

1.7 APPENDIX C, 2035 FORECASTS AND TARGET METHODOLOGY

1.7.1 PAGE C-7

Added reference to tomato processing at Pacific Coast Producers as the source of wastewater reuse emissions in the first paragraph under the heading, “Wastewater Reuse Sector,” as shown below.

The baseline and 2020 GHG emissions include an emissions sector associated with the application to wastewater reuse on agricultural land of wastewater from Pacific Coast Producers tomato processing and canning. AECOM applied the same equation described in the 2020 Climate Action Plan Technical Report to forecast emissions in 2035 from this sector. As in the 2020 forecasts, the 2035 forecasts assume that the average amount of nitrogen added to the soil for the harvest season remains unchanged in future years. Similarly, the 2035 forecasts also assume that the biochemical oxygen demand (BOD) loading rate will increase by 0.5% each year after 2011. Table C.7 depicts the estimated BOD emissions from 2020 through 2035.

1.7.2 PAGE C-9

Added clarification on solid waste emissions forecasting assumptions relative to the two General Plan alternatives in the second paragraph under the heading “Solid Waste Emissions Estimates.”

AECOM applied equations 8.1, 8.3, and 8.4 from the GPC for each of the land use alternatives considered (i.e., East and South Alternatives). The calculations assumed a baseline methane capture factor at the Yolo County Landfill of 75%, which corresponds to the free value in equation 8.3. The Yolo County CAP identified a 75% methane capture rate in the landfill as part of the inventory baseline conditions, as well as a goal of 90% capture for 2030. AECOM prepared the same analysis using the estimated waste disposals values for the 2020 target year to estimate strategy reductions in that target year, as well. The 2035 solid waste emissions estimates are based on the same per service population disposal rate for the South and East Alternatives, as described later in this section. Therefore, the estimates are not based on assumptions of different land uses that could occur under each alternative, which might result in a different solid waste disposal rate. Future GHG inventory updates are the best method for monitoring actual solid waste emissions in the community.

1.8 ACKNOWLEDGEMENTS

Updated the list of City Councilors to reflect the current members.

1.9 GENERAL CHANGES

Corrected minor spelling, grammar, and formatting errors throughout the document.

General Plan Update Meetings

Jan 15, 2013	General Plan work plan approved
Feb 5	City Council kick-off meeting
Feb 7	General Plan Steering Committee #1
Feb 21	Planning Commission kick off meeting
Mar 7	Housing Element Community Forum
Apr 11	Community Workshop #1
Apr 13	Community Workshop #2
Apr 30	General Plan Steering Committee Meeting #2
May 2	Community workshop #3 (held in Spanish)
May 16	Planning Commission hearing on draft Housing Element
May 21	City Council hearing on draft Housing Element
Jun 11	Joint City Council and Planning Commission workshop
Sep 17	City Council meeting on Vision Statement and Opportunities and Constraints
Sep 19	Planning Commission Review Housing Element
Oct 15	City Council Workshop Review of Growth projections and Land Use Scenarios
Oct 15	City Council meeting on Housing Element Update
Nov 19	City Council Meeting on Development Scenarios and Phasing
Jan 21, 2014	City Council review of updated scope of work and update report
Apr 7	General Plan Steering Committee meeting #3 on growth scenarios
Apr 27, 2015	General Plan Steering Committee #4 to discuss scenario options
Apr 27	Community Workshop - Release of the Development Scenarios Analysis report
May 12	General Plan Steering Committee #4 on Development Scenarios
Jun 9	General Plan Steering Committee #5 on policy options
Jul 16	Planning Commission hearing #1 on development scenarios and growth options
Jul 23	Planning commission hearing #2 on development scenarios and growth options
Oct 26	Planning Commission Special Meeting concerning growth amount and location
Nov 3	City Council hearing on new growth and alternatives
Dec 1	City Council General Plan Update Report
Jan 19, 2016	City Council General Plan Update Report
Feb 16	City Council General Plan Update Report
Mar 15	City Council General Plan Update Report
Apr 19	City Council General Plan Update Report
May 4	General Plan Steering Committee #6 on draft General Plan goals and policies
May 17	City Council General Plan Update Report
Jun 21	City Council General Plan Update Report
Jul 8	Release of Public Review Draft 2035 General Plan
Jul 25	General Plan Steering Committee #7 Public Review Draft General Plan
Jul 19	City Council General Plan Update Report
Aug 8	Community Open House
Aug 15	General Plan Steering Committee #8 – Implementation
Aug 24	Joint City Council and Planning Commission Workshop
Sep 1	Planning Commission Hearing - comments Draft General Plan
Sep 13	City Council Hearing – comments on the Draft General Plan
Sep 20	City Council Hearing – comments on the Draft General Plan
Oct 20	Public Comment Hearing on Draft EIR and CAP
Jan 17, 2017	City Council Update Report on agricultural mitigation and park standards

**Comments on the Public Review Draft 2035 General Plan and Draft Climate Action Plan
v 2.16.17**

	DATE	NAME	COMMENT
Comments on the Draft General Plan			
1A & B 1C	7-25-16	GPSC Evelia Genera + Chris Casey Minutes	#1A - E. Genera; 1B Chris Casey; 1C GPSC Minutes from 7-25-16
2	8-1-16	Chris and Elizabeth (email)	Concern with animal safety (email)
3	8-3-16	(note)	Include the National Register District and 2 honorary district boundaries
4	8-8-16	Open House (cards) – Commenters: Rogelio Morales, Al Tercero, Tee Strark, Jose Freshler, Nikko Mendoza, Joe Romero Jr., Art Pimentel, David Moreno, Pauline Van Muyden, Brenda Pate, James C-Hernandez, Juan, Janet Ruggiero, Lisa Shelley, Judy Simas, Tom Stallard, Emy, Deborah Zavala, Ceasar Chavez, Ed Shelley,	Comments on comment cards (27 comments)
5	8-12-16	Chad Roberts and Tim Taron (email)	Email comments received 8.12.16
6	8-16-16	David Storer, Development Advisory Services (letter)	Letter with comments
7A & B	8-16-16	Lisa Baker, Executive Director YCHA (email)	Emphasize collaboration between agencies to include YCHA (email) Notations and corrections on data for the Housing Element.
8A & B	8-16-16	Christine Shewmaker (email)	#17A GPU Comments and # 17B Notes on South vs. East Comparison
9A & B	8-15-16	Minutes of the GPSC and written comments from Evelia Genera	A – Minutes of the GPSC for August 15, 2016 B – Evelia Genera -Comments on Appendix A (GPSC)
10	8.21.16	Bobby Harris (email)	Concern with ULL and the Prudler development project FEIR
11	8.24.16	Workshop Minutes	Minutes of the Joint CC and PC workshop for August 24, 2016

**Comments on the Public Review Draft 2035 General Plan and Draft Climate Action Plan
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12	8.26.16	Chris Holt (email)	Excel table of comments
13	9.1.16	John Murphy (email)	Excel table of comments updated 9.1.16
14	8.26.16	Woodland Chamber	Letter dated 8.26.16
15	9.1.16	Glen Barton (letter)	Letter dated 9.1.16
16	9.1.16	Phil Hogan	(email) Farmland Comments and Information: http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm
17	9.6.16	Notes from the PC Public Comment Meeting 9.1.16 Public commenters included: Christine Shewmaker, Evelia Genera, Phil Hogan, Glen Barton, Lorili Ostman, Tim Taron, John, Jim Gillette, John Hodgkis, Mona Schulman	Staff notes regarding the Planning Commission public comment meeting on September 1, 2016 Video available: https://cityofwoodland.legistar.com/Calendar.aspx
18	9.6.16	Gene Muhlenkamp, CA Ag Museum	Letter dated 9.6.16
19	9/7/16	California Agriculture Museum and Event Center	Letter dated 9/6/16
20	9/7/16	Dan Best	Letter dated 9/6/16
21	9/7/16	Comment Cards (2)	Collected from comment boxes at CSSC and City Hall (no names)
22	9/13/16	David Wilkinson	Letter dated 9/11/16
23	9/13/16	Alysa Meyer – LSNC	Letter dated 9/9/16 re: the Housing Element update
24	9/13/16	Christine Shewmaker	Letter dated 9/12/16
25	9/13/16	Yolo County Farm Bureau	Letter dated 9/12/16
26	9/13/16	Peter C. Thompson/Rubicon Partners, Inc.	Letter dated 9/7/16
27	9/13/16	Doyle Parker	Email dated 9/6/16
28	9/13/16	Laurie Watson	Email dated 9/6/16
29	9/13/16	Amber Robinson-Burmester	Email dated 9/6/16
30	9/13/16	Marlin H. “Skip” Davies	Letter dated 9/12/16
31	9/13/16	Stephen and Janet Ruggiero	Email dated 9/13/16

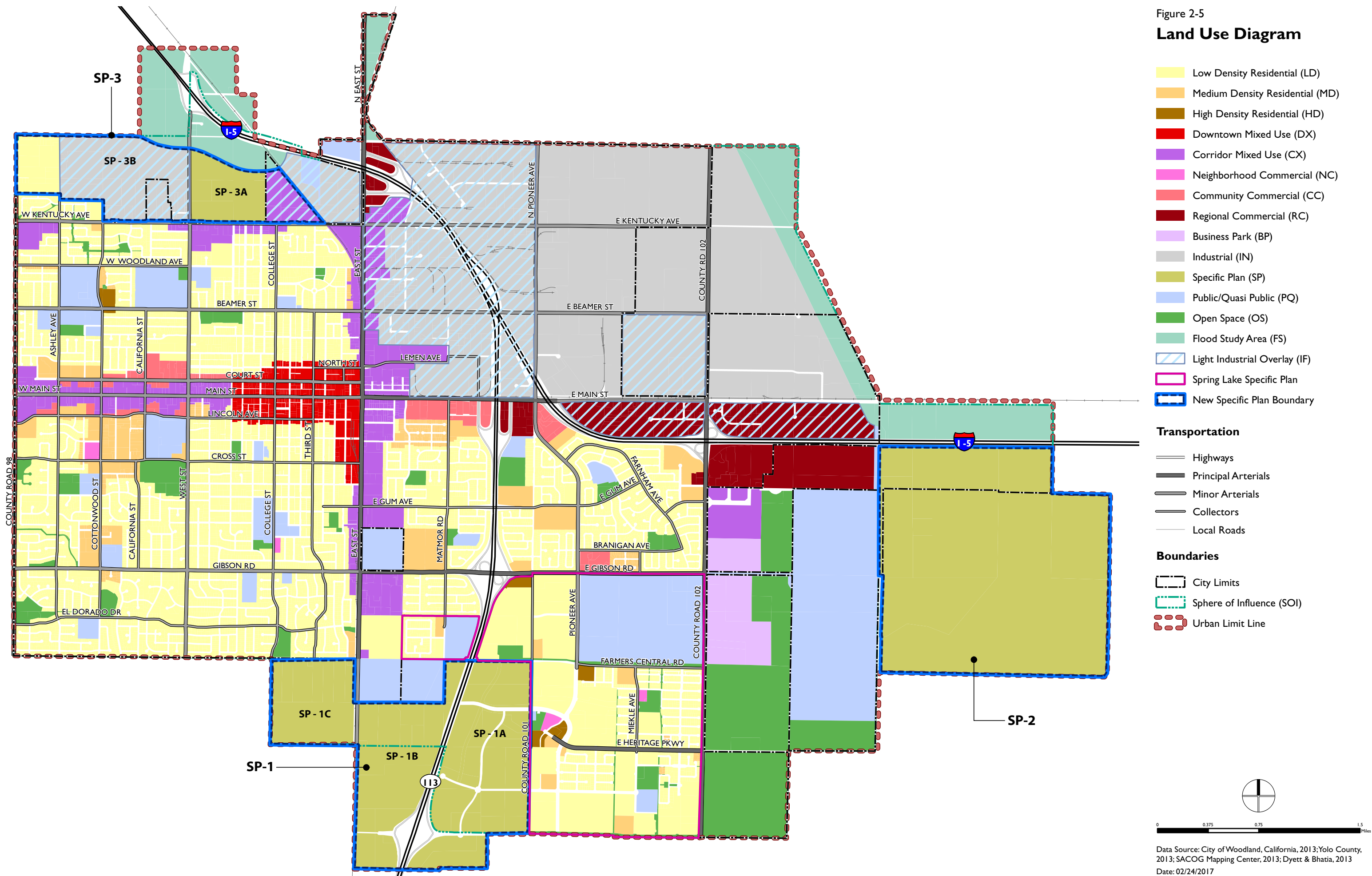
**Comments on the Public Review Draft 2035 General Plan and Draft Climate Action Plan
v 2.16.17**

32	9/13/16	Melanie Matthews	Email dated 9/13/16
33	9/13/16	Woodland League of Women Voters	Hand out provided by E.Genera
34	9/13/16	Vicki Bourn	Letter dated 9/13/16
35	9/13/16	California Ag Museum	Packet (provided at the meeting)
36	9/19/16	Kathy and Ken Trott	Letter provided via email 9/19/16
37	9/19/16	Bridget and Jeff Levich	Letter dated 9/19/16
38	9/20/16	Pauly VanMuyden	Letter dated 9/20/16
39	9/20/16	Nicholas J. Ponticello	Letter dated 9/20/16
40		Notes from the CC public comment meeting of September 13, 2016 – public commenters: Christine Shewmaker, Bobby Harris, John Hodgson, Evelia Genera, Jim Gillette, Tim Taron, Vicki Born, Janet Ruggiero, Lorili Ostman, Rogelio Morales, Jenny Lillge, Dr. Ortiz, Art Pimentel, Glen Barton, Lon Hatiamiya, Deborah Bautista Zavala, Mona Shulman, Mara Eliason,	Dated 9/13/16: Video download may be viewed at the following link: http://cityofwoodland.granicus.com/MediaPlayer.php?view_id=2&clip_id=674
41		CC public comment meeting of September 20, 2016 (5:00 Special Meeting) – Public Commenters: Bobby Harris, Evelia Genera, Lorili Ostman, James Hernandez, Glen Barton, Christine Shewmaker, Chad Roberts, Jenny Lillge	Meeting video may be viewed directly at the following link: http://cityofwoodland.granicus.com/MediaPlayer.php?view_id=2&clip_id=678
42	09/22/2016	Glen Campora, HCD	Letter of compliance for revised Housing Element
43	10/6/16	Jeff Merwin, Yolo Farm Bureau	Letter dated 10/6/16

**Comments on the Public Review Draft 2035 General Plan and Draft Climate Action Plan
v 2.16.17**

44	11/10/16	Mike McKeever, Chief Executive Officer, SACOG Comment Letter	Letter dated 11/8/16
45	11/16/16	Greg Chew, Senior Planner, SACOG Airport Land Use Commission	Letter dated 11/16/16
46	11/21/16	Gene Whitehouse - United Auburn Indian Community of the Auburn Rancheria	Letter dated 11/2/16
47	11/22/16	Stephanie Tadlock, Central Valley Regional Water Quality Control Board	Letter dated 11/22/16
48	1/28/16	Matt Dias, Executive Officer, Board of Forestry and Fire Protection	Letter dated 11/28/16
49	1/24/17	De Wit Farms	Letter dated 1/12/17
Comments on the Draft Climate Action Plan			
1	10/19/16	Christine Shewmaker	Email comments received on 10/19/16

Figure 2-5
Land Use Diagram



Data Source: City of Woodland, California, 2013; Yolo County, 2013; SACOG Mapping Center, 2013; Dyett & Bhatia, 2013
Date: 02/24/2017

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.

Proposed General Plan Acreage

General Plan Designations	Total Acres	Inside City Limits	Outside City Limits
Low Density Residential	2815	2761	54
Medium Density Residential	335	335	0
High Density Residential	26	26	0
Downtown Mixed Use	140	140	0
Corridor Mixed Use	543	492	52
Neighborhood Commercial	14	14	0
Community Commercial	110	110	0
Regional Commercial	400	303	97
Business Park	142	0	142
Industrial	2244	1490	754
Specific Plan	1884	890	994
Public/Quasi Public	1103	1008	95
Open Space	696	431	264
Flood Study Area	521	76	445
Rights of Way	1808	1543	264
Total	12781	9619	3161

<i>Specific Plan Breakdown</i>	Total	Inside SOI	Outside SOI
<i>Specific Plan - 1A</i>	330		330
<i>Specific Plan - 1B</i>	248		248
<i>Specific Plan - 1C</i>	151		151
<i>Specific Plan - 2</i>	1059	890	169
<i>Specific Plan - 3A</i>	96		96
Total	1884	890	994

Opportunity Sites Acreage

General Plan Designations	Total Acres	Inside City Limits	Outside City Limits
Low Density Residential	390	377	13
Medium Density Residential	26	26	0
High Density Residential	19	19	0
Downtown Mixed Use	48	48	0
Corridor Mixed Use	249	197	52
Neighborhood Commercial	6	6	0
Community Commercial	26	26	0
Regional Commercial	183	86	97
Business Park	142	0	142
Industrial	1113	413	700
Specific Plan	1860	890	970
Public/Quasi Public	98	47	52
Open Space	146	36	110
Flood Study Area	450	25	425
Total	4758	2197	2560

<i>Specific Plan Breakdown (opportunity Sites)</i>		
<i>Specific Plan - 1A</i>	330	330
<i>Specific Plan - 1B</i>	245	245
<i>Specific Plan - 1C</i>	129	129
<i>Specific Plan - 2</i>	1059	890
<i>Specific Plan - 3A</i>	96	96
Total	1860	890

Note The Opportunity Sites Total prior version is 4,720 acres and the new total is 4758 acres. Difference of about 38 acres is due to adding the Knaggs Properties as Opportunity Site.*

TABLE B-1: MAXIMUM EIR GROWTH ASSUMPTIONS BY DEVELOPMENT AREA

Development Area	New Housing Units (2035)	New Non-Residential Square Footage (2035)
MAXIMUM NEW GROWTH*	7,000	17,386,000
<i>Infill</i>		
Downtown	1,000	484,000
Corridors/Other Infill	950	3,700,000
Spring Lake Specific Plan	2,600	530,000
Industrial Area	0	8,552,000
<i>New Growth Areas</i>		
SP-1		
SP-1A	1,600	2,160,000
SP-1B	520	216,000
SP-1C	80	0
SP-2	1,600	865,000
SP-3		
SP-3A	200	220,000
SP-3B	50	823,000

Source: Dyett & Bhatia 2016

* Not to exceed. Numbers below may exceed the maximum allowed.

The table illustrates maximum growth by development area during the planning horizon based upon factors analyzed in the EIR.

Quantification of growth by development area is provided for long range planning purposes and is subject to change. Development of up to 7,000 new residential units and 17,386,000 new non-residential square feet was analyzed in the General Plan Environmental Impact Report (EIR). Approval of new project development during the horizon of the General Plan shall be dependent upon evaluation for consistency with the General Plan and General Plan Environmental Impact Report. Unit and growth allocations will be reviewed and published in the General Plan Annual Report.

Review of new growth area submittals will include an evaluation of the jobs and housing mix for consistency with the Climate Action Plan.



Legislation Text

File #: 17-0342, Version: 1



City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission

FROM: Ken Hiatt, Assistant City Manager - Community and Economic Development
Cindy A. Norris, Principal Planner
Heidi Tschudin, General Plan Project Manager

SUBJECT: Adoption of 2035 General Plan and 2035 Climate Action Plan

DATE: March 16, 2017

RECOMMENDATION:

Staff recommends that the Planning Commission take action on the following:

1. Receive a staff report;
2. Conduct the public hearing; and
3. Adopt Resolution NO. PC17-01 (Attachment 1) recommending to the City Council:
 - a. Certification the Final Environmental Impact Report (SCH#2013032015) (Attachments D and E to the March 2, 2017 staff report) for the 2035 General Plan based on Findings of Fact and a Statement of Overriding Considerations to be adopted by City Council; and
 - b. Adoption the final 2035 General Plan (Attachments A, B, and F to the March 2, 2017 staff report) and final 2035 Climate Action Plan (Attachments C and G to the March 2, 2017 staff report).

Copies of all referenced documents can be ordered through the City or accessed online at the following website:
<http://web.cityofwoodland.org/gov/depts/cd/divisions/planning/generalplan/2035/documents.asp>

PURPOSE OF MEETING:

The purpose of this second of two hearings before the Planning Commission is to receive the Planning Commission's recommendation to the City Council regarding final action on the 2035 General Plan and 2035 Climate Action Plan (CAP).

The Planning Commission is being asked to recommend to the City Council that they certify the EIR (Attachments D and E to the March 2, 2017 staff report)), adopt the final 2035 General Plan comprised of the Public Review Draft released in July 2017 including subsequent changes recommended by staff (Attachments A, B, and F to the March 2, 2017 staff report), and adopt the final 2035 CAP comprised of the Draft CAP released in September 2016 and subsequent changes recommended by staff (Attachments C and G to the March 2, 2017 staff report).

MARCH 2, 2017 HEARING

The Planning Commission conducted the first of two public hearings on the General Plan and CAP on March 2, 2017. At that meeting, City staff and the General Plan team provided a comprehensive overview of the EIR, General Plan, and Climate Action Plan. Staff and consultants responded to questions of the Planning Commission as reflected in the record. Meeting notes are provided in Attachment 2. The public hearing was opened and testimony was received from four speakers. In response to an inquiry from one speaker, the responses to comments received on the Draft CAP are provided in Attachment 3 through a modified format, similar to the format used for the General Plan comments. The public hearing was closed and the Planning Commission adjourned following general comments.

The following correspondence was submitted to the Planning Commission for their consideration at the March 2, 2017 hearing:

Letter dated March 1, 2017 from Robert Beggs of Brown and Caldwell on behalf of Pacific Coast Producers (PCP) related to soils on the City's 900-acre property under lease to PCP for tomato processing wastewater irrigation reuse.

Letter dated February 28, 2017 from Timothy Taron of Hefner Law on behalf of Eastland Ventures, LLC related to the soils on the City's 900-acre property under lease to PCP for tomato processing wastewater irrigation reuse.

In response to these letters and related questions from the Planning Commission, the staff made the following points at the hearing:

- The City used the State Farmland Mapping and Monitoring Program (FMMP) maps to analyze the soil for the entirety of the Planning Area. Use of these maps is consistent with the standards of significance set forth in the CEQA Guidelines, which focuses on whether the proposed project would convert farmland pursuant to the FMMP maps. Using the FMMP maps ensured consistency in the analysis throughout the EIR and complied with the specific requirements of CEQA.
- This information received from Hefner Law is premature in that it is site-specific and potentially project-specific in advance of any application or proposal for change in land use on the City's property. The condition of the soils at this property may change. In addition, the information from Hefner Law has not been peer reviewed, and the qualifications of the Hefner consultant to render an expert opinion in this subject matter have not been substantiated.
- Experts often disagree over the content and analysis of an EIR. The purpose of an EIR is to provide information to decision-makers that allows them to make a decision that takes accounts of environmental consequences. The courts review EIRs for adequacy and a good faith attempt at disclosing those environmental consequences. Section 15151 of the CEQA Guidelines make clear that disagreement among experts does not make an EIR inadequate (15151).
- The two submitted letters are part of the record and will be pertinent for future consideration at such time as other uses on the property are contemplated. Staff does not recommend changing the mapping characteristics of this site and create an inconsistency with the state farmland mapping data or the prior conditions of the site in advance of additional analysis and consideration that would be premature at this time.

- The General Plan is composed of a community vision and guiding principles that are articulated in a set of goals and policies throughout the elements in the Plan. These goals and policies reflect the wide range of community values that must be considered and balanced. They are built upon a legacy of community planning documents and decisions. Further, state law provides that all elements of the General Plan carry equal weight. Consideration of one policy over others without balanced consideration could jeopardize the ability of the city to realize its core goals. As a result, it is recommended that each possible future development application be evaluated in a holistic manner, consisting of appropriate detailed project level analysis as well as an assessment of the project's realization of all General Plan goals and policies.

RECOMMENDATION: Staff recommends that the Planning Commission take action on the following:

4. Receive a staff report;
5. Conduct the public hearing; and
6. Adopt Resolution NO. PC17-01 (Attachment 1) recommending to the City Council:
 - a. Certification the Final Environmental Impact Report (SCH#2013032015) (Attachments D and E to the March 2, 2017 staff report) for the 2035 General Plan based on Findings of Fact and a Statement of Overriding Considerations to be adopted by City Council; and
 - b. Adoption the final 2035 General Plan (Attachments A, B, and F to the March 2, 2017 staff report) and final 2035 Climate Action Plan (Attachments C and G to the March 2, 2017 staff report).

ATTACHMENTS:

Attachment 1 - Resolution PC 17-01 of the Planning Commission of the City of Woodland Recommending to the City Council Certification of the Final Environmental Impact Report for the 2035 General Plan and 2035 Climate Action Plan (SCH #2013032015) and Approval of the 2035 General Plan and the 2035 Climate Action Plan for the City of Woodland.

Attachment 2 - Staff notes from the March 2, 2017 Planning Commission Meeting

Attachment 3 - Responses to CAP Comments

PLANNING COMMISSION RESOLUTION NO. 17-01

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND RECOMMENDING TO THE CITY COUNCIL
CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT
REPORT FOR THE 2035 GENERAL PLAN AND 2035 CLIMATE
ACTION PLAN (SCH #2013032015) AND APPROVAL OF THE 2035
GENERAL PLAN AND THE 2035 CLIMATE ACTION PLAN FOR THE
CITY OF WOODLAND**

WHEREAS, in early 2013, the City initiated the process of updating the General Plan by approving a work plan and schedule, appointing a citizen steering committee, undertaking public meetings, and conducting public workshops; and

WHEREAS, in conformance with Government Code Section 65300, the City of Woodland commenced a comprehensive update to the City's General Plan; and

WHEREAS, in the spring of 2013, the General Plan vision was developed; in the spring and fall of 2013, the Housing Element was prepared and background research and analysis for the other elements were undertaken; in the winter of 2013 and the spring of 2014, draft development scenarios and initial policy framework was developed; in the summer through winter of 2014, analysis and testing of the development scenarios was conducted and the Climate Action Plan was drafted; in the spring through fall of 2015, the preliminary plan was developed and the policy framework was refined in the winter of 2015 through the summer of 2016, the Draft General Plan, Draft Climate Action Plan, and Draft EIR were released; in the summer through fall of 2016, workshops and comment periods were held; in January 2017, the Final EIR was released; and in the spring of 2017, adoption hearings were held; and

WHEREAS, the City of Woodland, as part of the process of updating the General Plan and preparing the Climate Action Plan Update, identified stakeholders for their input, appointed a citizen advisory committee, conducted a community-wide household survey, held six community workshops, 17 public meetings, nine City Council updates, two joint meetings of the City Council and Planning Commission, and four adoption hearings attended by members of the public, appointed and elected officials, and other affected agencies to assure public participation in the process; and

WHEREAS, in accordance with Government Code Section 65302, a comprehensive update to the City's General Plan was prepared, which addresses the mandatory elements required by state law, and also includes optional elements for Administration, Community Design, Historic Preservation, Economic Development, Public Facilities and Services, and Sustainability; and

WHEREAS, the City's Housing Element, a mandatory general plan element, for the 2013-2021 planning period was updated, adopted, and certified by the California Department of Housing and Community Development (HCD) in 2013, and an amendment was subsequently prepared to ensure

consistency with the changes proposed for the other components of the Draft 2035 General Plan; and

WHEREAS, the City submitted the amendment to HCD on July 29, 2016, and on September 22, 2016, the City received a letter from HCD stating that the amended Housing Element remains in compliance with State Housing Element law, and the updated Housing Element is included in the 2035 General Plan as Exhibit E; and

WHEREAS, the General Plan Update was sent to affected public entities and agencies for their review and comment in accordance with Government Code sections 65302.5, 65302.7, 65302(g)(7), 65352, 65563, 65585, Public Resources Code section 2762(b) and (c), and Public Utilities Code section 21676; and

WHEREAS, in accordance with Government Code section 65352.3, the City contacted California Native American tribes that are on the contact list maintained by the Native American Heritage Commission to invite these tribes to consult on the proposed General Plan Update; and

WHEREAS, since the release of the Public Review Draft of the Draft 2035 General Plan, and upon receipt of numerous comments from the public, the City prepared numerous amendments to the Draft 2035 General Plan, which are included as Attachment F to the March 2, 2017 staff report for the Planning Commission; and

WHEREAS, the City also prepared the 2035 CAP, which is an expanded version of the City's Preliminary 2020 CAP, adopted by the City Council on July 15, 2014, and sets forth a strategy for reducing greenhouse gas emissions ("GHG") consistent with state law; and

WHEREAS, the Draft 2035 CAP seeks GHG emissions reductions of fifteen percent below 2005 levels by 2020, which is consistent with achieving a reduction in emissions of 80 percent below 1990 levels by 2050; and

WHEREAS, the Draft 2035 CAP includes six focus areas, which are Energy, Transportation and Land Use, Urban Forest and Open Space, Water and Solid Waste, Public Involvement, and Municipal Operations; and

WHEREAS, the City also received comments on the Draft 2035 Climate Action Plan from the public and presented proposed revisions to the Planning Commission, which were included as Attachment G to the March 2, 2017 Planning Commission staff report; and

WHEREAS, in accordance with the California Environmental Quality Act (Pub. Resources Code, § 21000 *et seq.*) ("CEQA") and the State CEQA Guidelines (Cal. Code Regs., §§ 15000 *et seq.*), the City prepared an environmental impact report analyzing and disclosing the potentially significant environmental impacts of the City's Draft 2035 General Plan as well as the Draft 2035 Climate Action Plan ("EIR"), and the EIR is adequate for decision-making purposes and reflects the independent judgment of the City of Woodland; and

WHEREAS, in accordance with Government Code section 65353(a), the Planning Commission of the City of Woodland, California, did on the 2nd and 16th days of March 2017, hold duly noticed public hearings to consider the 2035 General Plan and the 2035 Climate Action Plan; and

WHEREAS, at said public hearings, all persons wishing to speak were given an opportunity to testify both for and against the 2035 General Plan Update, 2035 Climate Action Plan, and the accompanying Environmental Impact Report (SCH#2013032015); and

WHEREAS, at said public hearings, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, the Planning Commission makes the following findings in support of recommending approval of the 2035 General Plan and 2035 Climate Action Plan:

Findings for Approval:

1. The 2035 General Plan and all of the General Plan Elements comprise a logical, integrated, internally consistent, and compatible statement of City goals, policies and objectives.
2. The 2035 General Plan is reasonably related to the public health, safety, and welfare because it guides and accommodates land uses, housing, and circulation infrastructure in accordance with current law, community needs, and future demands.
3. The 2035 General Plan covers all territory within the boundaries of the City of Woodland and the area of likely expansion outside of the City as defined by the 2006 voter-initiated and approved Urban Limit Line.
4. Together with the City's adopted 2013-2021 Housing Element, as amended, the 2035 General Plan addresses all of the mandatory general plan elements.
5. The 2035 Climate Action Plan will provide the community with a well-defined planning framework related to energy efficiency and climate change effects and will streamline future projects' compliance with CEQA.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WOODLAND, CALIFORNIA, AS FOLLOWS:

1. That the above recitations are true and correct and constitute the findings of the Planning Commission.
2. That the Planning Commission does hereby recommend to the City Council certification of the Final Environmental Impact Report for the 2035 General Plan and 2035 Climate Action Plan (SCH #2013032015), approval of the 2035 General Plan with all proposed revisions submitted to the Planning Commission during the March 2 and March 16, 2017 Planning Commission public hearings, and approval of the 2035 Climate Action Plan, including all proposed revisions submitted to the Planning Commission during the March 2 and March 16, 2017 Planning Commission public hearings.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Woodland, California, at its regular meeting held on the 16th day of March 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

KIRBY WELLS, CHAIRPERSON

ATTEST:

CINDY NORRIS, SECRETARY
WOODLAND PLANNING COMMISSION

Meeting Notes: Planning Commission

Hearing #1

City Council Chambers
Thursday, March 2, 2017

Attendance

PLANNING COMMISSION

- Kirby Wells, Chairman
- Chris Holt, Vice Chairman
- Marco Lizarraga
- Elodia Ortega-Lampkin
- Steve Harris

STAFF/CONSULTANT TEAM

- Ken Hiatt, Assistant City Manager/
Community & Economic
Development Director
- Cindy Norris, Principal Planner
- Steve Coyle, Deputy Director of
Community Development
- Kara Ueda, City Attorney
- Heidi Tschudin, Tschudin
Consulting Group
- Sophie Martin, Dyett & Bhatia
- Matthew Gerken, AECOM
- Elizabeth Schmid, Dyett & Bhatia

PUBLIC

Approximately 30 members of the public
attended the meeting.

Meeting Notes

CAP/EIR COMMISSIONER QUESTIONS

- *Marco Lizarraga*: How is service population defined?
 - *Matthew Gerken*: The sum of local residential population plus the sum of local jobs. If you live and work in Woodland, you would be counted twice.
- *Chris Holt*: Would we require soil testing ahead of any Specific Plan? I think the relative value of different types of farmland is distinctly different.
 - *Heidi Tschudin*: Yes. When a Specific Plan comes forward, that is one of the pieces of information that would be analyzed for the project level environmental review.
- *Chris Holt*: What are the benefits of meeting the emissions targets set by the State?
 - *Matthew Gerken*: You can choose what reduction strategies are your priorities. Being consistent with State emission targets at the community wide level through the CAP means projects don't have to prove that individually in their EIRs.
- *Kirby Wells*: We are using the FMMP, and it's not specific/accurate at the property level. We know that we have sprayed stuff on SP-2 land for years. Given that we know that there is a specific difference in this soil compared to other soil that has not been used as a sprayfield, why wouldn't we incorporate that information?
 - *Heidi Tschudin*: Peer reviewing individual properties is not required or appropriate for a General Plan level analysis. You would do this when an individual project comes forward. It's not usual for experts to disagree. In this case, we have two experts who are saying somewhat different things. We could look into this now, but it would be better to address the soils issue later when a project comes forward. What we have done here is consistent with the requirements under State law.
- *Kirby Wells*: What is the impact of a property being designated as farmland compared to "other."
 - *Heidi Tschudin*: There could be any number of factors. It would likely depend on what was being proposed with the project. It would also likely have mitigation impacts.

GENERAL PLAN COMMISSIONER QUESTIONS

- *Chris Holt*: Are there implementation programs that address the new policies regarding housing for all?
 - *Elizabeth Schmid*: Yes. Most of the housing related policies and programs are contained within the Housing Element which is split between Chapter 9 and Appendix E.
- *Chris Holt*: How do we ensure that property owners maintain infrastructure?

- *Ken Hiatt:* It's not necessarily a developer obligation, unless the developer maintains ownership of the property. Maintenance becomes a burden of property owners.
- *Chris Holt:* Is the new growth strategy already decided? Or is that up to us? It seems like the growth strategy benefits whomever comes first now. Will future development be held to the numbers in Appendix B?
 - *Ken Hiatt:* Appendix B reflects what was analyzed in the environmental analysis. The General Plan has text that speaks to the General Plan horizon and the limits of what development can occur over that period. If a project comes forward and proposes development that is beyond what was analyzed in the EIR, they would have to complete a supplemental analysis.
- *Chris Holt:* What if we wanted to shift units from one part of the city to another?
 - *Ken Hiatt:* When a project comes in, we would compare the proposal with consistency with the EIR.
 - *Chris Holt:* So if the East comes in with a proposal that includes more than 1600 units, we wouldn't shift units from other parts of the city?
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PUBLIC COMMENTS

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COMMENTS AND RESPONSES TO COMMENTS ON THE CLIMATE ACTION PLAN

Brief responses to comments received on the Climate Action Plan (CAP) follow.

COMMENTS AND RESPONSES TO COMMENTS

Comment 1 Presentation of Data - Reaching a broad audience. As a numbers type person, I find the presentation of the plan in the Executive Summary and Chapter 4 very hard to process. The leaves to me are not useful – but percentages are. I have no problem with the leaves remaining, I just think the document and particularly these two chapters should be useful to those that think in numbers as well as those that think in graphics. My example is the Yolo County elections website use of bars, percentages and actual numbers for election outcomes– so good for everyone. Before I could read and process this I needed to put it in a framework. That led me to make tables of the percentages. Examples are at attached. There are two versions – one for the overall goals and one that breaks it down into subsets. At a minimum I hope that the overall goals table could be an Appendix. In the GPU they had Appendix B that broke down the growth numbers – it was very useful.

Response: The staff is proposing to keep the information in the Executive Summary, Chapter 4, Appendix B, and Appendix D. The leaf symbol, developed to help the reader understand at a glance the relative contributions from each reduction strategy, was a part of the preliminary 2020 CAP. The staff is proposing to retain this tool as a part of the final CAP. Reductions, in both absolute and percentage terms, are presented for each sector in the Executive Summary. Regarding Appendix D, the purpose of Appendix D is to state the assumptions regarding the reduction estimates, not to replicate information already included in the CAP

Comment 2 Renewable energy – specifics relating to the change of percent, etc. In putting together the table of the percentages as described above, I noticed that for renewable energy the percent of the target for 2020 was now 16% for 2020 vs 35% in the preliminary 2020 CAP. The percent for 2035 is now 13%. Whoa! In reading I did note on page 2-3 in the draft CAP a very short statement that efficiencies/output of PVs had been revised. My first reaction to the substantial decrease in percent was why was Woodland aiming for less solar/ renewables? I did go then and look at the Preliminary 2020 CAP estimated installations and compared those to ones in the new Draft CAP. In looking at that, I can see for residential that we are actually increasing the MWs for renewables from ~ 13.5 to ~ 25MW for 2020– at least that is my impression. My recommendation is that you are more specific in the document about the changes in the estimates and highlight the fact (what I assume is the fact) –that we will actually aim for more renewables in terms of MW in homes. The same is true for businesses. Again if it is actually more MW for business sector, highlight the fact. The preliminary CAP was approved by the city council and is on line and the present MW goals are online on the Sustainability Dashboard. As the City of Woodland explores joining a CCE, the renewable energy goals in the CAP should be an integral part of the discussion. This is another reason to make sure to be specific that we are increasing the MW of our renewable energy goals.

Response: Clarifying language has been proposed by staff. The staff is proposing additional detail related to the calculation changes to 2020 estimates of the solar photovoltaic strategy. The language has been proposed:

AECOM calculated total solar electricity generation potential based on factors from the National Renewable Energy Laboratory and the RPS-compliant electricity emissions factor to avoid double counting reduction estimates from the statewide programs. To maintain a similar amount of GHG reductions in 2020, AECOM also increased the goal for total PV installations in 2020 as well.

Comment 3

The number you use for global warming potential (GWP) of methane varies between the CAP and the DEIR. In the CAP on page 3-1 you list it as 25, however on page 4.5-2 in the DEIR you say 28. In general it seems to me that researchers are moving towards the higher numbers. While in one spot the EPA says methane is more than 25 times greater than CO2 <https://www.epa.gov/ghgemissions/overview-greenhouse-gases#methane> in another spot the EPA says 28 to 36 <https://www.epa.gov/ghgemissions/understanding-global-warming-potentials> The IPCC now says 34 <https://cleantechnica.com/2013/10/04/ipcc-warns-methane-traps-much-heat-thought/> My feeling is the higher numbers are likely correct and I would like you to use 34 in your calculations, however, whichever you use, do be consistent between the DEIR and the CAP.

Response: The staff has proposed revisions to the CAP. The reference to methane GWP value was changed from 25 to 28 in the second paragraph under the heading, “Greenhouse Gas Emissions Inventories.” At the time the draft CAP was prepared, 25 was correct. The revised value of 28 reflects current state of the science per Intergovernmental Panel on Climate Change Fifth Assessment Report.

Comment 4

Comparing 2020 and 2035 goals. The 2020 total reduction goal is given in percent of 2005 emissions (15%), but the 2035 goal is given in MT CO₂e/SP (2.25). The two are not directly comparable. So that the community can see the progress being proposed for 2020 to 2035 you need at some point to let folks know what the 2020 goal of 15% below 2005 would be in MT CO₂e/SP. I would include it probably in Chapter 3 – where you talk about the targets – just let folks know the degree of difference that is needed between 2020 and 2035 by converting our 2020 goal of 15% below 2005 to an MT CO₂e/sp. (And there is a table on page C-30 – but I think that 2020 number is a back calculation and does not equate to our 2020 goal of 15% below 2035). I would also include in Chapter 3 that our long term goal for 2050 is 0.83 MT CO₂/sp (now in a table on C-30). (Although personally I think it should be zero). That way they can see that we will still need to tighten down further as we go towards 2050.

Response: The staff has proposed additional information that converts the 2035 efficiency target to a mass emissions target for easier comparison in the first paragraph under the heading, “2035 Emissions Target,” on page 3-7 of the CAP, as shown below.

The City’s longer-term 2035 target was developed to achieve an emissions efficiency level of 2.25 MT CO₂e/service population. An efficiency threshold sets a target level of emissions per population or per service population. Service population [SP] = population + local jobs. Efficiency thresholds reflect a community’s ability to grow population and employment, while emissions shrink on a per

unit basis; in effect, a community could be growing more efficiently from an emissions standpoint. Thus, total emissions within a community may increase while still achieving an efficiency target, as long as the service population is growing faster than emissions. For comparison to the 2020 target, the 2035 efficiency target equates to emissions reductions of approximately 53% below 2005 levels.

Regarding a 2050 goal, this is described in Chapter 2, in the first paragraph of page 2-1. As noted, the GHG reduction targets described in the CAP were selected to help establish local emissions reductions on a long-term trajectory that is consistent with the State's own GHG emissions reduction goal for 2050 (i.e., 80% below 1990 levels).

Comment 5 Implementation and Monitoring. Identify council agenda items with CAP impact – large projects or individual actions. I like chapter 5 which covers this. It is new since the Preliminary CAP and a good addition. The CAP coordinator and individual responsible for each area are appropriate. My suggestion is that you add a requirement that someone identify for the council all agenda items with CAP impact. For some such as housing developments, it is obvious. For others, highlighting it would be good. My example is purchase of new fleet vehicles. These items routinely come before the council with no info on mpg, GHG emissions or how they fit into the policy to green the fleet. If the fleet item or any other relevant agenda item were flagged as CAP relevant, then there would need to be some discussion of what the CAP effect was and how it was being addressed.

Response: This recommendation was not included in the proposed revisions to the Draft CAP, but can be pursued separately by the City in the future, as appropriate.

Comment 6 100% Renewable from city by 2035 – be a role model. The city lists a goal of 80% reduction of emissions from electricity for both 2020 and 2035 (page 4F-3). The city should be a leader and a role model here, its goal for 2035 should be 100% renewable for electricity by 2035 – if not before.

Response: The staff is proposing to retain the goal, as written. The City would achieve a greenhouse gas (GHG) emissions rate that is consistent with what the State of California would need to achieve goals for the State government under AB 32, Executive Order B-30-15, SB 32, and Executive Order S-3-05.

Comment 7 Included SB-32 more throughout the document. SB-32 (recently passed) should I think be mentioned more throughout the document, although the actual implementation is in some cases still to be decided. Places in should be included are Page 1-1 in purpose and need section and Page 2-2 under list of bills, etc. for policy.

Response: The staff has proposed revisions to the CAP to include references to the new legislation.

Comment 8 ZNE (Zero Net Energy) – just go for it. Some places say ZNE – other places list steps to it – just say ZNE is the goal for 2020 and work with that in mind. One example of this is on page 4G-2 – you say consider in 2025 if not meeting goals. Again on 4A-2, 4A-4 and 4A-6 it would seem easier to say going for ZNE on new residences than listing all options/actions. To me it

seems it would be less work if we say starting in 2017 we will strive for it (ZNE) with a goal to have it fully implemented by 2020.

Response: The staff has proposed to retain this language. As noted in Section 4G, the City will review the menu of potential actions to implement if there is insufficient progress on the GHG-reduction target. As proposed to be implemented, the City would achieve a greenhouse gas (GHG) emissions rate under the CAP that is consistent with what the State of California would need to achieve goals for the State government under AB 32, Executive Order B-30-15, SB 32, and Executive Order S-3-05.

Comment 9

Tomato – Wastewater Reuse Sector. It is important to indicate that the wastewater reuse comes from tomato processing. This applies both to page 3-2 and C-7. You indicate the assumptions change with nitrogen use (C-7), and they most certainly would change I think if from a different crop. Best just to say tomato and from PCP. On page C-9 you explain that solid waste is now included in Woodland’s GHG inventory because it is now practice to include waste generated within the city (indirect?). As you have the GHG emissions the same for wastewater reuse for both East and South (page C-8), my take is that you are also assuming that irrespective of where the tomato waste is placed – the emissions will stay on the city of Woodland’s books. It is best if you state that assumption.

Response: The 2035 GHG analysis does not attempt to estimate the future location of wastewater reuse within the community. The 2035 GHG forecasts from this source are based on a scenario in which the rate of emissions generation per unit of activity (e.g., population, employment, service population) remains constant. In particular, the wastewater reuse emissions for 2035 were calculated based on the same equation used to estimate that sector’s emissions in 2020.

The staff has proposed adding a reference to tomato processing at Pacific Coast Producers as a source of wastewater reuse emissions in the first paragraph on page 3-2 of the CAP.

If in the future, there were no agricultural reuse of wastewater, the City may choose to update this portion of the GHG inventory. However, the City currently has no evidence that would suggest agricultural wastewater reuse would cease. Alternative assumptions regarding this issue would be speculative at this time. For the purposes of the analysis, the GHG emissions associated with the tomato cannery effluent are retained as part of the City’s emissions inventory. This would present a conservative analysis of GHG emissions if this practice were to cease in the future.

Even if this practice were to cease, this would have a minor effect on GHG emissions estimates. GHG emissions associated with wastewater reuse in the agricultural industry represent less than 1% of total community-wide emissions in the 2005 base year inventory and approximately 1% of the total community-wide emissions in the adjusted 2035 business as usual scenario. CAP reduction strategies were not developed specifically to address this sector because greater reduction opportunity is available in other sectors (e.g., energy, solid waste).

Regarding solid waste, additional clarifying information has been added to page C-9 in the

second paragraph under the heading “Solid Waste Emissions Estimates,” as shown below.

AECOM applied equations 8.1, 8.3, and 8.4 from the GPC for each of the land use alternatives considered (i.e., East and South Alternatives). The calculations assumed a baseline methane capture factor at the Yolo County Landfill of 75%, which corresponds to the free value in equation 8.3. The Yolo County CAP identified a 75% methane capture rate in the landfill as part of the inventory baseline conditions, as well as a goal of 90% capture for 2030. AECOM prepared the same analysis using the estimated waste disposals values for the 2020 target year to estimate strategy reductions in that target year, as well. The 2035 solid waste emissions estimates are based on the same per service population disposal rate for the South and East Alternatives, as described later in this section. Therefore, the estimates are not based on assumptions of different land uses that could occur under each alternative, which might result in a different solid waste disposal rate. Future GHG inventory updates are the best method for monitoring actual solid waste emissions in the community.

Comment 10

Small items – such as typos, etc. - but still important. On page 2-1 under climate science – for effects also include ocean warming and ocean acidification. One of the goals you list on page 4A-6 is to convert 100 electric heaters to gas? NO! We need to make electricity cleaner and electrify the whole system – transportation and buildings. Take that sentence out please. On 4B-6 place more emphasis on class I bikeways. On 4B-8 add goals for numbers of EV stations.

These last two below have previously been communicated to Roberta Childers but I include them here for completeness sake. On page 4A-8 - I assume the top goal on the left hand side applies to residential renewable energy - the word residential is just missing. In Appendix D - under E-6 - it lists 8.5 MW for both residential and non-residential PV installed since 2005. Are they really the same - they could be - on line at the dashboard in has 14.6 total with 8.5 for residential. I don't know the most recent numbers and the municipal install might not be in the 14.6 - so just checking if they are both the same at the moment. If they are - then going to 38+ by 2035 is tripling plus and going to 48.7 is more than tripling - more like quadrupling plus. So just checking on those numbers.

Response: Reference to ocean acidification has been proposed. The staff has proposed to delete reference to electric-to-gas heating unit conversion as a goal. Minor language changes and references to bicycle lanes and paths have been proposed under the seventh action as shown below.

Support and promote efforts to increase ~~bicycle use~~ bicycling through the provision of free or low-cost helmets and renovated bicycles to low-income residents, bicycle repair and safety clinics, bicycle lanes and paths, and information on safe bicycle routes.

Regarding a goal for EV charging stations, Strategy T/LU-7 encourages EV charging infrastructure in new residential developments. Opportunity for ease of at-home charging is a main factor in EV use and adoption, and the staff proposes that this goal be a focus for the 2035 CAP.

On page 4A-8, proposed edits to the goal include adding the word “residential” for clarity. The action is also proposed to be clarified to read “Encourage initial residential sizing of solar installations at 3kW or larger...”

Regarding estimates for PV installations, the values shown in Appendix D are million kWh generated from the PV systems, not total MW installed, so the references to tripling are correct as currently written.

Meeting Notes: Planning Commission Hearing #1

City Council Chambers
Thursday, March 2, 2017

Attendance

PLANNING COMMISSION

- Kirby Wells, Chairman
- Chris Holt, Vice Chairman
- Marco Lizarraga
- Elodia Ortega-Lampkin
- Steve Harris

STAFF/CONSULTANT TEAM

- Ken Hiatt, Assistant City Manager/
Community & Economic
Development Director
- Cindy Norris, Principal Planner
- Steve Coyle, Deputy Director of
Community Development
- Kara Ueda, City Attorney
- Heidi Tschudin, Tschudin
Consulting Group
- Sophie Martin, Dyett & Bhatia
- Matthew Gerken, AECOM
- Elizabeth Schmid, Dyett & Bhatia

PUBLIC

Approximately 30 members of the public
attended the meeting.

Meeting Notes

CAP/EIR COMMISSIONER QUESTIONS

- *Marco Lizarraga*: How is service population defined?
 - *Matthew Gerken*: The sum of local residential population plus the sum of local jobs. If you live and work in Woodland, you would be counted twice.
- *Chris Holt*: Would we require soil testing ahead of any Specific Plan? I think the relative value of different types of farmland is distinctly different.
 - *Heidi Tschudin*: Yes. When a Specific Plan comes forward, that is one of the pieces of information that would be analyzed for the project level environmental review.
- *Chris Holt*: What are the benefits of meeting the emissions targets set by the State?
 - *Matthew Gerken*: You can choose what reduction strategies are your priorities. Being consistent with State emission targets at the community wide level through the CAP means projects don't have to prove that individually in their EIRs.
- *Kirby Wells*: We are using the FMMP, and it's not specific/accurate at the property level. We know that we have sprayed stuff on SP-2 land for years. Given that we know that there is a specific difference in this soil compared to other soil that has not been used as a sprayfield, why wouldn't we incorporate that information?
 - *Heidi Tschudin*: Peer reviewing individual properties is not required or appropriate for a General Plan level analysis. You would do this when an individual project comes forward. It's not usual for experts to disagree. In this case, we have two experts who are saying somewhat different things. We could look into this now, but it would be better to address the soils issue later when a project comes forward. What we have done here is consistent with the requirements under State law.
- *Kirby Wells*: What is the impact of a property being designated as farmland compared to "other."
 - *Heidi Tschudin*: There could be any number of factors. It would likely depend on what was being proposed with the project. It would also likely have mitigation impacts.

GENERAL PLAN COMMISSIONER QUESTIONS

- *Chris Holt*: Are there implementation programs that address the new policies regarding housing for all?
 - *Elizabeth Schmid*: Yes. Most of the housing related policies and programs are contained within the Housing Element which is split between Chapter 9 and Appendix E.

- *Chris Holt:* How do we ensure that property owners maintain infrastructure?
 - *Ken Hiatt:* It's not necessarily a developer obligation, unless the developer maintains ownership of the property. Maintenance becomes a burden of property owners.
- *Chris Holt:* Is the new growth strategy already decided? Or is that up to us? It seems like the growth strategy benefits whomever comes first now. Will future development be held to the numbers in Appendix B?
 - *Ken Hiatt:* Appendix B reflects what was analyzed in the environmental analysis. The General Plan has text that speaks to the General Plan horizon and the limits of what development can occur over that period. If a project comes forward and proposes development that is beyond what was analyzed in the EIR, they would have to complete a supplemental analysis.
- *Chris Holt:* What if we wanted to shift units from one part of the city to another?
 - *Ken Hiatt:* When a project comes in, we would compare the proposal with consistency with the EIR.
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 - Prime ag land should be preserved where we grow real food.
 - Like the inclusion of language about zero net energy development.
 - Like the changes that you are recommending.
- *Steve Harris:* Transparency of process for this General Plan update was good. People really had an opportunity to have their voice heard.

Planning Commission Hearing #2

City Council Chambers
Thursday, March 16, 2017

Attendance

PLANNING COMMISSION

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

STAFF/CONSULTANT TEAM

- Ken Hiatt, Assistant City Manager/ Community & Economic Development Director
- Cindy Norris, Principal Planner
- Steve Coyle, Deputy Director of Community Development
- Kara Ueda, City Attorney
- Heidi Tschudin, Tschudin Consulting Group
- Elizabeth Schmid, Dyett & Bhatia

PUBLIC

Approximately 50 members of the public attended the meeting.

Hearing Notes

COMMISSIONER QUESTIONS

- *John Murphy*: Can you clarify the effect of adding that footnote to the farmland map, if any development that followed would be required to have a more extensive soil analysis anyway?
 - *Cindy Norris*: It is a reminder that further soils analysis would be required.
 - *Heidi Tschudin*: The PCP sprayfield is an additional feature that we wanted to highlight on the map.
 - *John Murphy*: I'm glad to see the boundaries of the sprayfield.
- *Elodia Ortega-Lampkin*: In regards to the odor box, the only changes are to the open space areas?
 - *Ken Hiatt*: The odor box we showed on the slide tonight will not be added to the Land Use Diagram. We were using this graphic to show that the open space designation in this area will be made to be consistent with the odor buffer boundary. There will still be a requirement to study the odor impacts from the Wastewater Treatment Plant for development in this area.
- *Fred Lopez*: I'm concerned about giving equal consideration for all modes to certain streets. Someone might come in to say, "I want equal priority for a scooter lane." Can we amend that?
 - *Ken Hiatt*: It's not meant to mean the same level. We can clarify or amend the language around that word "equal."
 - *Heidi Tschudin*: It's meant to be pursuant to Complete Streets provisions under State law. We can add that clarification.
 - *Fred Lopez*: Yes, that would be helpful.
- *Kirby Wells*: Why wouldn't we update the farmland map from the 2012 data? 2016 data is now available.
 - *Heidi Tschudin*: I'm not familiar with the 2016 data, but for the 2014 data, everything was the same.
 - *Kirby Wells*: When I looked at it today, it appeared that there were minor differences.
 - *Heidi Tschudin*: We can look at it again.
- *Kirby Wells*: I'm frustrated that a number of these changes feel like eleventh hour changes. For example, the 300' setback for development at the ULL seems extreme. Davis probably only requires 150'.
 - *Ken Hiatt*: Yes, the Davis requirement is 150'.
 - *Kirby Wells*: Where did 300' come from?

- *Heidi Tschudin*: It is from the Final EIR based on a comment received from LAFCo. The widest regulatory buffer for pesticides is 300-500 feet. Jurisdictions will typically build in some buffer, so the burden does not fall completely on the farmer. Davis apparently splits the burden. The language recommended to be included here is flexible to consider site specific conditions. While you could recommend to modify it, it's already quite flexible.
- *Kirby Wells*: I want to make sure that people who are affected by our decisions have adequate time to respond.
- *Kirby Wells*: The letter that came in from Mr. Thompson came in late. For other letters, it was said they came in "too late," and shouldn't carry weight because of that. Do we have a guideline for this?
 - *Heidi Tschudin*: We're trying to look at each specific request. In terms of someone's ability to interact with the process, the law allows you to consider any comments received before adoption. We have considered all requests based on the feasibility of what was requested, not when it arrived.
 - *Marco Lizarraga*: Cindy inferred that the cost of a soils analysis would be prohibitive, but we could add this information easily.
- *Steve Harris*: The 300' buffer. You say it's flexible. Who makes decisions in regards to site specific cases?
 - *Heidi Tschudin*: It will be based on the entitlements being requested, by either just the Planning Commission or by the Planning Commission and the City Council.
 - *Steve Harris*: That requirement could literally stop a project because it would be so expensive to have that kind of buffer. I want to make sure that flexibility is there.
 - *Heidi Tschudin*: That was the spirit of putting the flexibility into the policy.

PUBLIC COMMENTS

- *Nancy Lee (Yolo County Farm Bureau)*
 - Representing the Yolo County Farm Bureau, who has sent at least two letters, which I'll read to you.
 - Goal is to protect agriculture, the farm home, and the farming community.
 - You need to limit development to non-prime soils. SP-2 is non-prime soil. We recognize that a flood solution will be required, but since SP-2 is not prime farmland, it is worth this investment.
 - SP-1 is on prime farmland, and we urge you not to develop there. Many goals and policies in the General Plan support our position.
 - We must have a 500' buffer from a sensitive site for certain things we spray.

- Commissioner Questions:
 - *Fred Lopez:* What is the buffer for grapes?
 - *Nancy Lee:* Depends on the pesticides. When applied aerially, its 500'.
 - *John Murphy:* What is the distance for a sprayer that is not aerial?
 - *Nancy Lee:* Sometimes you have no other choice but to apply a spray aerially. Walnuts are paid on quality. If you get a pest in one side of the orchard, it affects the harvest. Ag has less ability to protect itself from an adjacent use that moves in.
 - *Steve Harris:* Two different applications can't be made? Non-aerial at the buffer, Aerial everywhere else?
 - *Nancy Lee:* Airblast sprayers are being used in new ways to minimize sprays.
 - *Marco Lizarraga:* Drone technology might help because they are lower to the ground.
 - *Marco Lizarraga:* We have a agricultural mitigation policy of 1:1. How do you feel about that?
 - *Nancy Lee:* We would like to see 3:1 mitigation. When it's 1:1, we lose an acre. We must protect enough agricultural lands to protect our infrastructure.
- *Jim Gillette (Chamber of Commerce)*
 - The Chamber has been involved in the General Plan Update process since the beginning. We're happy with the results. I'd like to thank Staff and the consultants for listening to comments and putting forth a Plan that makes a lot more sense now than the one at the beginning.
 - Clarification of the "like to like" requirement in the mitigation ratio is good, but it would be better if the City could maintain the ability to determine the equivalency. Also, I think the "as close to the ULL as possible" provision is too limiting.
 - Removal of concept of south vs. east makes a lot of sense. The natural timeline of development such as the flood solution and entitlement process will lead to natural phasing and timing. Artificial triggers are not needed. This will ensure the best outcomes for all. It also benefits the City in planning for the 900 acres that they own.
 - Infill development should be encouraged through lower impact fees and fast track approval processing. This will improve the core and underutilized portions of the city.

- I assume there was a small clerical error regarding 360-degree architecture. We encourage that to say on “publically visible sides.” Otherwise, this will increase the costs for lower income housing.
- 300’ buffer along the ULL should be consistent with other jurisdictions. We haven’t had the chance to study it much. Whether it should be 150’ or 300’ or 500’ needs to be evaluated.
- *Lindsey Alagozian (Petrovich Development Company)*
 - We’ve been working with Dignity Health to develop a medical facility along CR 102. It would be a very important project for the city. The City of Woodland has been aware of this project for several years, and was encouraged to have our staff work with City Staff on this location.
 - We are encouraged to see the changes brought forward tonight. However, we have two concerns. The area showing as Open Space on the Land Use Diagram may be encroaching on the Dignity parcel. We would like to ensure that the Open Space designation does not encroach into the parcel for the hospital. We hope to work with Staff on this.
 - Also, I believe there is a technical error. There is a white portion along Main Street, just to the west of the Wastewater Treatment Plant, that is not shown as green (Open Space). I assume that is a mistake. We would like it to be Corridor Mixed Use as well.
 - We support the progress that has been made, and would like to work with the City moving forward.
 - Commissioner Questions:
 - *John Murphy:* Cindy, can you clarify the change?
 - *Cindy Norris:* This area will change from Open Space to Corridor Mixed Use.
 - *John Murphy:* What is the issue?
 - *Lindsey Alagozian:* Dignity would like to put a hospital in the area that may overlap with the Open Space designation.
 - *John Murphy:* You want us to take into account something that might happen?
 - *Lindsey Alagozian:* We think it’s an important asset, and this is an actively engaged project. We would like to work with you to ensure we don’t have processes in the future that would preclude the hospital from coming to Woodland. We are here now to avoid this.
 - *Steve Harris:* The General Plan is a living document. It can be amended four times per year.
 - *Heidi Tschudin:* Yes, we are recommending this adjustment because of the odor situation. We have information that

supports this line. It is important to be able to take into consideration site specific conditions. I don't recommend you modify the brown square, but we do have the ability to make those site specific adjustments when a project comes through.

- *Fred Lopez*: Do you have a basic design of your facility? Is that going to be a parking area or a building area?
- *Lindsey Alagozian*: I don't have that level of specificity.
- *Fred Lopez*: How big is that portion within the Open Space designation?
- *Lindsey Alagozian*: The site is 50 acres total. I'm not sure what the area of the Open Space corner is. We'd like to work with Staff on this.
- *Marco Lizarraga*: This is too specific for the level of what we are dealing now (the General Plan). This is a project level consideration.
- *Jack DeWitt*
 - My family has been farming in Yolo County for 35 years.
 - I'm encouraged by what I'm seeing. You're paying attention to soil testing and agricultural buffers.
 - The thing that concerns me most are changing the lands from agricultural uses, but if you stick to areas with poor soils, we'll survive that.
- *Teri Stark*
 - Looking forward to the culmination of the Plan.
 - I'd like to echo Nancy Lee's ideas.
 - Protect our Woodland farmland and protect our ag land. It cannot protect itself, so we need to be responsible with it.
- *William Payne*
 - Agricultural heritage needs to be preserved. Especially prime ag land in Yolo County.
 - The ground next to CR 102 is some of the poorest ag land in Yolo County. The City owns 900 acres right there.
 - I'm a part owner in PCP, but the smells from the PCP sprayfield deter people.
 - The City is talking about raising water rates, but maybe instead you can make some profit off that land so you don't have to raise rates.
 - Developing prime ag land is not the right thing to do.
 - Commissioner Questions:

- *John Murphy:* Currently, the City cannot develop anything in SP-2. So are you saying no new development other than Spring Lake?
 - *William Payne:* I don't believe the flood maps. They were drawn up in the 50s by the Army Corps.
- *Kirby Wells:* What is the capacity need at PCP? If there is more capacity elsewhere, would that help?
 - *William Payne:* It's not a capacity issue. The issue is proximity to urban areas. People blame the smell on the Wastewater Treatment Plant, but it's not that. We need to move the ponds further from the city.
- *Steve Harris:* Back in 2006, the people voted on the new ULL. What was that like? Was there a fight for prime farmland then? To keep it out of the ULL? It's like no one wants to develop prime farmland, but if it's in the ULL, it's going to be developed at some point. Now, go outside that ULL, and I'll fight tooth and nail to protect farmland. But are we really going to protect something we only have for a limited time?
 - *William Payne:* If you have farmland that is of poorer quality, why wouldn't you steer development there? Look how popular Spring Lake has become. Davis people look at it as affordable housing. Why wouldn't you try to continue to steer development around CR 102. If the area out east is in a 200 year floodplain, why do we have the Wastewater Treatment Plant out there.
- *Jesse Ortiz*
 - I think it's important to continue the decision to be flexible.
 - Spring Lake needs to be prioritized.
 - I support the Yolo County Farm Bureau on the comments they made. Agriculture is what we are known for.
- *Christine Shewmaker*
 - I requested a written response for my comments on the CAP, and I thank you for that. I want to make sure that these documents go to the City Council. They should know see that.
 - I would like to see 100% renewable energy in municipal buildings by 2035. The reason given for not doing this is that it's not required by the State. Other places are doing this even though it's not required, including Santa Monica and Las Vegas. 23 cities are committed to 100% renewable energy, including several in California and cities of different sizes.
 - I would also like to recommend that it should be indicated if a City Council agenda item is related to climate change. The response given is that the

Council can do this if it likes. I'd recommend yes. This is important for topics such as new fleet vehicles and new development.

- Commissioner Questions:
 - *John Murphy*: 100% renewable energy within municipal uses?
 - *Christine Shewmaker*: Yes.
- *Cesar Chavez*
 - I support the ag land we have here in Woodland.
 - It's a part of our history here. We are Historic Woodland, and I'd like to keep it that way.
 - I think farmland should be protected as much as possible.
 - 1:1 ag mitigation does not mean we're protecting that much ag land permanently.
 - Commissioner Questions:
 - *John Murphy*: What would you recommend the ag mitigation ratio be?
 - *Cesar Chavez*: 3:1 would be a great compromise.

COMMISSIONER COMMENTS

- *Marco Lizarraga*
 - There is a definite issue with the 300' setback. I think it's too big. I'd like to see that changed.
 - The ag mitigation ratio - I'm going to leave that to Council, but I think 2:1 would be a reasonable compromise.
 - When we talk about SP-2, we need to realize that the framework of allowability doesn't mean that you are doing projects now.
 - The 900 acres is a waste facility. It's obviously not prime ag land. The letter suggests that we have inaccurately classified that area, and it should be classified as "other land." I would recommend that.
- *Fred Lopez*
 - We have covered my questions about the 900 acres.
- *Elodia Ortega-Lampkin*
 - I appreciate all of the young adults here. I hope you stay involved.
 - I support preserving as much prime farmland as possible. I come from a migrant farmer family, so I'm in favor of building to the east. I think it's not going to happen in the next 5-6 years, but I think in the future we can resolve the flooding situation and have developers help us pay for the flood solution.

- I live in Spring Lake. I was working in Woodland in 1996. It's amazing to see the growth that has happened since then. We can't avoid growth, but we can control it. Don't let the developers decide, let us have choice. We should make decisions as projects come forward.
- *Steve Harris*
 - The 900 acres has been an issue, and it still is. Why would we go forward with our document knowing that the classification of that land is wrong? I think it should be amended, and I'd like to see that land labeled properly. I don't see why you'd go forward with a document that you know has data that is wrong. I know it can be changed later, but we know it's not prime or significant farmland, so let's get the correct labeling.
- *John Murphy*
 - I think we are all aware that the FMMP has a goal of remapping the state every two years. The classifications are based on the soil survey and actual use. Prime farmland that isn't being farmed, can't be classified as prime farmland. At the most, it should be farmland of local importance. But it would never be classified as a more valuable soil.
 - I want to clarify that I did watch the entire last meeting and took notes.
 - At first, I was surprised and a little irritated to see that we are no longer talking about the east and south alternatives. But I've sort of backed off of this, because it's not about me. It's about getting a good plan. I was looking forward to choosing.
 - But I think the City has put excellent language into the Plan, any development in the east will be supportable, sustainable, flood protected, etc. That is, if the City Council values our General Plan. If they will just amend the Plan for any desired change, they will be letting down the citizens.
 - Staff has done a good job listening to all of the input and reflecting this in the policies.
 - Saying "let's preserve prime farmland" is like saying "everyone should love their grandmothers." No one will say no that! But the city voted on it. They drew a line and said that no growth will occur outside of this boundary. I think it doesn't make sense to worry about the farmland inside of that boundary.
 - We can't grow east. When a flood solution happens, that will be a watershed event for the city, and we would likely need an entire new General Plan at that time. But this would be far in the future. If we take care of Cache Creek, that only protects the north. We would need further protection to protect the east.
 - I like the guiding principles that we have. No principles or policies should just be words. They should have meaning. When choosing areas to develop, we need to look to see if enhances or detracts from these principles. We won't specify what future development will look like today, but we will specify that future Planning Commissions must consider these principles and policies.

- At first, I was not happy about not having two options, but I think the city has come to a good solution.
- *Chris Holt*
 - As an architect, land use is my thing. So my comments focus on that.
 - We started this process with 4,000 units based on SACOG projections. That was pushed up higher, and then lowered down to 7,000. This far outstrips anything the City of Woodland has ever seen.
 - Flexibility is not being hampered by growth decisions or phasing, because you can always come back for a General Plan Amendment. GPAs force you to ensure that your development is consistent with the guiding principles, which are sacred.
 - As Commissioners, we have a dual duty. We need to work with developers and the community. It's a delicate balancing act.
 - I don't think we should grow everywhere or outside of town. Ag is part of the decision making about where to grow, but it's not the only factor. There are other elements to consider as well, such as infrastructure costs, community, culture, and health. Agricultural land needs to be considered along with that.
 - [Slides]
 - Population of Woodland was 49,151 in 2000. At 2010, population was 55,468, resulting in a small annual growth rate.
 - Roseville ("old school" farming town) grew roughly 38,000 in population over the same period, representing a 4.4% growth rate.
 - Elk Grove grew roughly 93,000 between 2000 and 2010 or 9.82% per year. Elk Grove is having trouble with its ULL. They have built so much housing, there is not a lot of land for jobs.
 - Davis grew 5,000 in population between 2000 and 2010 (less than 1% growth rate per year)
 - There are really two extremes in approaches a community can take. You can lock down (heavily control) the growth and phasing or you can take off all of the controls and let the free market decide. I think we should do something in the middle so that we allow growth to occur, but we also ensure we stick to the guiding principles.
 - Commissioner Comments on the Slides:
 - *Steve Harris:* In Elk Grove, you are seeing total non responsibility and leap frogging all over. In Woodland, infill is essential. Spring Lake has to come first. Infill should be encouraged. That way you don't create the nightmare that has occurred in Elk Grove.
 - *Elodia Ortega-Lampkin:* I don't like being compared to Davis or Elk Grove. We can stand on our own feet. When I think of

flexibility, you can take care of Spring Lake, and still have the flexibility to look at what the needs of the community are. Put the flexibility in the hands of the City, not the developers.

- *Fred Lopez*: I hear about the prime ag land all of the time. The people that own that land also have a right to develop it. You can't tell them that they can never develop it. We need to be careful regarding the manner that we accumulate that land into the city, but respect the landowners as well. Smart growth.
- *Marco Lizarraga*: I don't agree with these comparisons. We were told in the 1960s that population was going to grow so much, but it didn't. It's nonsense to try to predict what will happen. Growth is not a function of a General Plan, it's a function of economic forces. When we talk about the flexibility to develop, we are talking about letting the market decide. Comparisons like this have nothing to do with what we are doing right here. We can't compare ourselves to Davis, because there are so many factors that are different. We have to go by our realities.
- *Kirby Wells*: The General Plan gives us the skeletal structure of what we want to do without too much definition. The next step for this Commission will be to figure out ways to create emphasis on infill in Woodland. We will backfill that based on the skeleton of the General Plan.
- *Kirby Wells*
 - Prime farmland is defined as property that ...(quoting General Plan; reads definitions of each classification of farmland). SP-2 is none of these. I'd be supportive of changing the map as Marco has stated.
 - I'd like to see someone on the Commission motion to decrease the ag buffer from 300' to a lower number.
- *Chris Holt*
 - The unit allocations we decided on as a group has not changed (still 7000 units), but now the size of the land on which those 7,000 units will be located has changed. By including new land to the south and east, we have twice as much land to build on. My questions last meeting were pointed because 1600 units on the 900 acres will not cover the infrastructure costs to develop out there. That means the project is dead, or they will ask for a revision to get more units. There is the potential that they could ask for all 7,000 units. Would we agree to do this? I'm not sure.
 - Elk Grove didn't try to control their growth, and they saw a lot of low density development. If we build quickly at a low density, we'll run through the land

available within our ULL quickly, which could cause us and our children and children's children lots of pain.

- There are tools that protect prime ag land. I'd support the Council to look at this further. Also consider the Williamson Act. There is currently no land in Woodland that is under Williamson Act contract.
- I also support what Fred Lopez said regarding keeping in mind what property owners want. No property owners with a Specific Plan designation came forward saying they don't want this. I think that's pretty telling.
- Right now, we have farmland that is right next to houses. At least if you build the buffer into the design of new developments, they can be big. I don't think 300' is too bad.
- The Master Plan Remainder Area was always meant to be built out after Spring Lake. Our opportunities are coming from Davis, so it makes sense to build out to the south. Building to the east is not market driven.
- Developers don't bear the cost of infrastructure. They figure out if its worthwhile, and pass on these costs as fees. This is why it is so costly to get a house in Spring Lake. Ultimately the citizens will bear the cost of that infrastructure.
- I'm not against growth in SP-2. It's in the ULL, and we will grow there eventually. Ideally, the City facilities (WTP, WPCF) will be relocated so that development out there is contiguous with the rest of the city.
- Phasing is good, and the flood solution will help with that.
- I'm concerned that these 7,000 units will get jammed up in the pipeline. A Specific Plan will go through for SP-2 really quickly, but won't build until the flood solution is built. I think Staff would accept the application if it came first. By removing the trigger that funding has to be in place for an identified flood solution, we have essentially said this can happen tomorrow. Once a Specific Plan is approved, those units are spoken for. You wouldn't then go ahead and approve another Specific Plan, because that's not orderly. If we are going to consider the 900 acres, we need to phase it and trigger it to avoid unintended consequences. We should reinstitute triggers.
- Cut the 900 acres into three parcels like we did in SP-1. That would also get you closer to making 1600 units feasible, as we envision.
- City Staff should not stop Specific Plans coming in for other areas (not impacted by the flood solution) if the flood solution is not yet identified and funded. If a Specific Plan has things that are stopping it from going forward, the City should not lock into that project in a way that precludes development from occurring elsewhere.
- I don't think you can stop all 7,000 units from being capitalized with one entity.

- I'd feel comfortable moving forward with this General Plan if we institute triggers and phasing again.
- *John Murphy:*
 - [Reads Policy 2.B.2 Development in the Floodplain.] I don't think people will do the planning without a development agreement, which means the policy is pretty good as written.
 - *Chris Holt:* Entering into a development agreement means going through the Planning Commission and City Council? That can have a chilling effect, and would ensure that we don't lock up a significant number of units.
 - *Ken Hiatt:* City Council decides when the City enters into a development agreement. And CEQA analysis is required to enter into a development agreement too.
 - *Chris Holt:* So that would be significantly down the line of planning. You couldn't lock those units without that.
 - *Ken Hiatt:* Right, that policy language there would provide some protection.
 - *Chris Holt:* So would they need a development agreement to do planning?
 - *Ken Hiatt:* It wouldn't be required, but since the City is a landowner (of the 900 acres), there would likely be a development agreement.

Action

RECOMMENDED ACTION

- Adopt Resolution No. PC 17-01 recommending to the City Council:
 - Certification of the Final Environmental Impact Report (SCH# 2013032015) for the 2035 General Plan and based on findings of fact and a Statement of Overriding Considerations; and
 - Adoption of the final 2035 General Plan and final Climate Action Plan

COMMISSIONER CHANGES

- *Marco Lizarraga:* I'd like to make a motion to adopt the resolution, including the three changes presented orally by Cindy, but I'd like to add two changes:
 - Setback [ag buffer at ULL] taken down to 150'
 - 900 acres is classified as "other land"
 - *Chris Holt:* That soil is classified by a State agency. I'm not personally comfortable with picking and choosing how we classify soils. Are we able to make that classification as a Commission?

- *Kara Ueda*: Any action is a recommendation to the City Council.
- *Chris Holt*: I'd like to amend this motion to add back in the previous triggers (regarding growth and phasing).
 - *Marco Lizarraga*: I don't accept that.
- *Fred Lopez*: I would like to add that no edible products be planted in the "buffer zone" to protect farmers and land owners.
 - *Marco Lizarraga*: The buffer zone has to do with the type of land that you have and the dropping of pesticides. Sometimes you can get closer and sometimes you can't. But we are not dealing with that, we're talking about setbacks.
- *Steve Harris*: So if it's 150' instead of 300', do we still have flexibility?
 - *Ken Hiatt*: Depends on direction
 - *Marco Lizarraga*: It should be fixed at 150'.
 - *Steve Harris*: So you have no flexibility to go tighter?
 - *Marco Lizarraga*: What would you suggest?
 - *Kirby Wells*: Use the same language, but change the distance to 150'.
- *John Murphy*: Policy 2.B.2 should have a wording change to change the language from "flood protection is in place" to "flood protection has been completed and certified by the lead agency".
 - *Marco Lizarraga*: Is that a different motion? Or do you want it to be included?
 - *Kara Ueda*: [Clarifies procedure.]
 - *Marco Lizarraga*: It's semantics to me. I don't see why we should change it. I know what "flood protection in place" means.
- *Kirby Wells*: In the Transportation and Circulation Element change "equal priority" to "recognizes the importance of all transportation modes".
 - *Marco Lizarraga*: Yes, I accept.
 - *Steve Harris*: I think I heard earlier that this is State law.
 - *Heidi Tschudin*: No State law is not that precise. You do have the flexibility to make the proposed amendment.
- *Elodia Ortega-Lampkin*: Second
- Vote: 5 ayes, 1 nay (Holt), 1 abstention (Lopez); Motion passes

FINAL COMMENTS

- *Steve Harris*: I know ag land is important. I think we lost our way a little bit as an ag community, but I think we're back on track. Ken Hiatt has a lot to do with this.
- *Fred Lopez*: I voted in abstention, since I had not seen the first video, but I will render a moment of my conclusion at the City Council hearing.

- *Marco Lizarraga:* Thanks, Staff - you have dealt with a lot of people. I'm glad we finally got here.



February 27, 2017

City of Woodland Planning Department
300 First Street
Woodland, CA 95695

RE: City of Woodland General Plan

Dear Chairman Wells,

It is essential to Yolo County and the City of Woodland that our agricultural heritage be preserved. The most important component to that is preserving prime Ag Land in Yolo County.

The Spring Lake development on County Road 102 has been quite successful, including providing The City of Davis with affordable housing. It is sometimes advertised as "North Davis", which benefits the cities of both Woodland and Davis.

Continuing the Spring Lake development to the North would make the most sense with the City of Woodland already owning 900 acres in the City Limits. As a life long farmer, I feel all of the land along this corridor is poor ag land and should be given serious consideration for being included in the general plan. Currently the only development on this land is the water treatment plant, sewer plant and the PCP wastewater ponds. The vast majority of the land is undeveloped. There is a lot of potential to develop this land, with easy freeway access to Sacramento or Davis. It is important that we not develop prime Ag Land now or in the future.

Sincerely,

William A. Payne



P.O. BOX 486 • KNIGHTS LANDING, CA • 95645-0486
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February 28, 2017

Via Email

City of Woodland Planning Commission
300 1st Street
Woodland, CA 95695

Re: Public Hearing Agenda Item No. 17-0317

Dear Chairman Wells and Members of the Planning Commission:

Eastland Ventures, LLC submits the following letter to reiterate certain comments submitted during the public review comment period for both the 2035 General Plan (hereinafter "General Plan") and the 2035 General Plan and Climate Action Plan Public Review Draft Environmental Impact Report (hereinafter "EIR") that remain unaddressed.

Both the General Plan and the EIR improperly classify the 900-acre spray field within SP-2 as being comprised primarily of Farmland of Statewide Importance and Unique Farmland in reliance on the California Department of Conservation's Farmland Mapping and Monitoring Program. Problematically, these classifications ignore the high degree of salts present in the soils in SP-2, which makes it nearly impossible to grow a crop that will produce a reasonable economic return. Based on actual soil conditions, the agriculture suitability analysis attached hereto as Exhibit 1 concludes the 900-acre spray field is more accurately classified as Other Land, not as Farmland of Statewide Importance and/or Unique Farmland. The publicly available data on which this analysis relies is attached hereto as Exhibit 2, and a statement of qualifications is attached hereto as Exhibit 3. Because of the inaccurate soil classifications referenced above, the General Plan and EIR similarly attribute incorrect habitat values to the 900-acre spray field.

California Environmental Quality Act Guidelines Section 15151 sets forth the standards for an adequate EIR. This guidance requires lead agencies to adopt a reasonable methodology to estimate impacts and make reasonable assumptions using the best information reasonably available. At present, the General Plan and EIR do not use or provide the City's decision makers with the best information reasonably available, as each ignores the actual soil conditions on the 900-acre spray field. Accordingly, Eastland Ventures, LLC respectfully requests that the Planning Commission direct staff to revise the General Plan and EIR to accurately describe and analyze the agricultural and habitat values on the 900-acre spray field based on the substantial

Chair Wells and Members of the Planning Commission
February 28, 2017
Page 2

evidence submitted herewith (and previously during the aforementioned public review comment periods).

Should you have any questions, please do not hesitate to contact me at the telephone number and/or email provided above.

Very truly yours,

HEFNER, STARK & MAROIS, LLP

By



Timothy D. Taron

TDT:CER
Enclosures

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March 1, 2017

City of Woodland Planning Commission
300 1st Street
Woodland, California 95695

149469

Subject: Public Hearing Agenda Item 17-0317

Dear Members of the Planning Commission:

On behalf of Pacific Coast Producers (PCP), we are providing a comment on Agenda Item 17-0317. Eastland Ventures provided PCP with a copy of a suitability analysis report they had commissioned for the 900 acres that PCP currently leases from the City of Woodland for tomato processing washwater irrigation reuse. While the report is correct that the average values for the site are marginal for crop production, soil conditions on the site vary substantially. Some fields have better soils characteristics than average and some are worse. Despite intentional deficit irrigation, the better fields produce reasonable crops of Bermuda hay. The fields with inherently worse soils do not have the same level of production and would require high amounts of soil amendment and remediation efforts to produce reasonable yields with conventional grass hay crops.

Very truly yours,

Brown and Caldwell

A handwritten signature in blue ink that reads "Robert A. Beggs".

Robert A. Beggs, Ph.D., P.E.

RB:ddt

cc: Steve Freeman, PCP
Mona Shulman, PCP
Steve Weiss, PCP



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95661

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March 14, 2017

Mr. Ken Hiatt
Community Development Director
City of Woodland
300 First Street
Woodland, CA 95695

RE: Comments on the Public Review Draft – General Plan, (Draft General Plan Update)
Woodland, CA dates July 2016

Dear Ken:

Following please find comments on the Draft General Plan Update for Woodland, California.
Comments are focused on the Industrial area.

I previously send in comments suggesting that the **“Light Industrial Overlay area as described in LU 2-56 should be expanded to or allowed to float over and include land located within the Knaggs/Adams land.”** Having further reviewed the most recent version of the Draft General Plan, we’d like to retract this earlier request and simply have the Knaggs/Adams property designated as industrial as before. Our assumption was that the land designation would give us flexibility in the event market dynamics change. We did not understand tha allowing the flex overlay may put limits on our ability to develop traditional industrial distribution uses which continue to be our primary focus.

Please feel free to call me if you have any questions about our comments.

Sincerely,

Peter C. Thompson
Rubicon Partners Inc. on behalf of Knaggs Commercial Trust

cc: Ken Astle, Knaggs Commercial Trust, 83 Scripps Drive, Sacramento, Ca 95825
Scott Daley, Knaggs Commercial Trust, 83 Scripps Drive, Sacramento, Ca 95825

3/16/2017 Woodland Planning Commission Presentation on GP Update

On behalf of the Woodland Chamber of Commerce, I would like to thank City staff, consultants, and planning commissioners for listening to previous comments and suggestions from our members and others by incorporating most of these into the current General Plan draft being recommended by staff. More specifically:

Land Use:

1. The clarification of like-for-like in the 1:1 ratio (policy 2.A.3) is definitely an improvement that allows for some developer flexibility, while the City retains control over equivalency. However, please remove the last part of the new policy language stating “as close to the Woodland Urban Limit Line as possible” which is too limiting to make sensible deals without artificially enriching specific land owners by severely constraining the supply of available mitigation land.
2. The removal of the concept of choosing between the South and East alternatives makes sense due to the natural timeline of development driven by real barriers like flood solutions and basic entitlement processing.

The removal of these artificial triggers and concepts that favored certain developers or areas over others, plus allowing developers to proceed with planning rather than wait for events they cannot control, will benefit the City by:

- a) Ensuring adequate time to work through site-specific issues with developers to ensure the best outcomes for all.
 - b) Improves the City’s negotiating position with developers and ensures the City will not be stuck paying bond costs due to changes in market conditions, like what happened with Spring Lake.
 - c) Directly benefits the City through planning the future uses for its 900-acre parcel in the East.
3. Though most of this will be addressed later with zoning, we want to ensure that the City continues to encourage infill development through lower impact fees and fast-track approval processes that will ensure the viability of such projects. These projects will continue to improve the core and underutilized portions of our City in a way that benefits all of us for many years to come.
4. A small clerical error in item 69, where the 360-degree architecture should also be stated as “PUBLICLY visible sides” to be consistent with the other policies and help encourage developers of affordable workforce housing to build additional units with minimal need for government subsidy.

Transportation and Circulation efforts currently underway and outlined in the document should have a very positive impact on the look and accessibility of our City while helping to mitigate potentially negative impacts of future growth.

Conservation and Open Space: Though we have not had a chance to study this in detail or discuss with the Board, a 300-foot buffer between ag land and development on the edge of the urban limit line (shown in new policy 7.C.5 Agricultural Buffer) seems excessive and should be viewed in light of what other cities are doing to ensure Woodland is not out of line.

PLANNING COMMISSION RESOLUTION NO. 17-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND RECOMMENDING TO THE CITY COUNCIL CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE 2035 GENERAL PLAN AND 2035 CLIMATE ACTION PLAN (SCH #2013032015) AND APPROVAL OF THE 2035 GENERAL PLAN AND THE 2035 CLIMATE ACTION PLAN FOR THE CITY OF WOODLAND

WHEREAS, in early 2013, the City initiated the process of updating the General Plan by approving a work plan and schedule, appointing a citizen steering committee, undertaking public meetings, and conducting public workshops; and

WHEREAS, in conformance with Government Code Section 65300, the City of Woodland commenced a comprehensive update to the City's General Plan; and

WHEREAS, in the spring of 2013, the General Plan vision was developed; in the spring and fall of 2013, the Housing Element was prepared and background research and analysis for the other elements were undertaken; in the winter of 2013 and the spring of 2014, draft development scenarios and initial policy framework was developed; in the summer through winter of 2014, analysis and testing of the development scenarios was conducted and the Climate Action Plan was drafted; in the spring through fall of 2015, the preliminary plan was developed and the policy framework was refined in the winter of 2015 through the summer of 2016, the Draft General Plan, Draft Climate Action Plan, and Draft EIR were released; in the summer through fall of 2016, workshops and comment periods were held; in January 2017, the Final EIR was released; and in the spring of 2017, adoption hearings were held; and

WHEREAS, the City of Woodland, as part of the process of updating the General Plan and preparing the Climate Action Plan Update, identified stakeholders for their input, appointed a citizen advisory committee, conducted a community-wide household survey, held six community workshops, 17 public meetings, nine City Council updates, two joint meetings of the City Council and Planning Commission, and four adoption hearings attended by members of the public, appointed and elected officials, and other affected agencies to assure public participation in the process; and

WHEREAS, in accordance with Government Code Section 65302, a comprehensive update to the City's General Plan was prepared, which addresses the mandatory elements required by state law, and also includes optional elements for Administration, Community Design, Historic Preservation, Economic Development, Public Facilities and Services, and Sustainability; and

WHEREAS, the City's Housing Element, a mandatory general plan element, for the 2013-2021 planning period was updated, adopted, and certified by the California Department of Housing and Community Development (HCD) in 2013, and an amendment was subsequently prepared to

ensure consistency with the changes proposed for the other components of the Draft 2035 General Plan; and

WHEREAS, the City submitted the amendment to HCD on July 29, 2016, and on September 22, 2016, the City received a letter from HCD stating that the amended Housing Element remains in compliance with State Housing Element law, and the updated Housing Element is included in the 2035 General Plan as Exhibit E; and

WHEREAS, the General Plan Update was sent to affected public entities and agencies for their review and comment in accordance with Government Code sections 65302.5, 65302.7, 65302(g)(7), 65352, 65563, 65585, Public Resources Code section 2762(b) and (c), and Public Utilities Code section 21676; and

WHEREAS, in accordance with Government Code section 65352.3, the City contacted California Native American tribes that are on the contact list maintained by the Native American Heritage Commission to invite these tribes to consult on the proposed General Plan Update; and

WHEREAS, since the release of the Public Review Draft of the Draft 2035 General Plan, and upon receipt of numerous comments from the public, the City prepared numerous amendments to the Draft 2035 General Plan, which are included as Attachment F to the March 2, 2017 staff report for the Planning Commission; and

WHEREAS, the City also prepared the 2035 CAP, which is an expanded version of the City's Preliminary 2020 CAP, adopted by the City Council on July 15, 2014, and sets forth a strategy for reducing greenhouse gas emissions ("GHG") consistent with state law; and

WHEREAS, the Draft 2035 CAP seeks GHG emissions reductions of fifteen percent below 2005 levels by 2020, which is consistent with achieving a reduction in emissions of 80 percent below 1990 levels by 2050; and

WHEREAS, the Draft 2035 CAP includes six focus areas, which are Energy, Transportation and Land Use, Urban Forest and Open Space, Water and Solid Waste, Public Involvement, and Municipal Operations; and

WHEREAS, the City also received comments on the Draft 2035 Climate Action Plan from the public and presented proposed revisions to the Planning Commission, which were included as Attachment G to the March 2, 2017 Planning Commission staff report; and

WHEREAS, in accordance with the California Environmental Quality Act (Pub. Resources Code, § 21000 *et seq.*) ("CEQA") and the State CEQA Guidelines (Cal. Code Regs., §§ 15000 *et seq.*), the City prepared an environmental impact report analyzing and disclosing the potentially significant environmental impacts of the City's Draft 2035 General Plan as well as the Draft 2035 Climate Action Plan ("EIR"), and the EIR is adequate for decision-making purposes and reflects the independent judgment of the City of Woodland; and

WHEREAS, in accordance with Government Code section 65353(a), the Planning Commission of the City of Woodland, California, did on the 2nd and 16th days of March 2017, hold duly noticed public hearings to consider the 2035 General Plan and the 2035 Climate Action Plan; and

WHEREAS, at said public hearings, all persons wishing to speak were given an opportunity to testify both for and against the 2035 General Plan Update, 2035 Climate Action Plan, and the accompanying Environmental Impact Report (SCH#2013032015); and

WHEREAS, at said public hearings, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, the Planning Commission makes the following findings in support of recommending approval of the 2035 General Plan and 2035 Climate Action Plan:

Findings for Approval:

1. The 2035 General Plan and all of the General Plan Elements comprise a logical, integrated, internally consistent, and compatible statement of City goals, policies and objectives.
2. The 2035 General Plan is reasonably related to the public health, safety, and welfare because it guides and accommodates land uses, housing, and circulation infrastructure in accordance with current law, community needs, and future demands.
3. The 2035 General Plan covers all territory within the boundaries of the City of Woodland and the area of likely expansion outside of the City as defined by the 2006 voter-initiated and approved Urban Limit Line.
4. Together with the City's adopted 2013-2021 Housing Element, as amended, the 2035 General Plan addresses all of the mandatory general plan elements.
5. The 2035 Climate Action Plan will provide the community with a well-defined planning framework related to energy efficiency and climate change effects and will streamline future projects' compliance with CEQA.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WOODLAND, CALIFORNIA, AS FOLLOWS:

1. That the above recitations are true and correct and constitute the findings of the Planning Commission.
2. That the Planning Commission does hereby recommend to the City Council certification of the Final Environmental Impact Report for the 2035 General Plan and 2035 Climate Action Plan (SCH #2013032015), approval of the 2035 General Plan with all proposed revisions submitted to the Planning Commission during the March 2 and March 16, 2017 Planning Commission public hearings, and approval of the 2035 Climate Action Plan,

including all proposed revisions submitted to the Planning Commission during the March 2 and March 16, 2017 Planning Commission public hearings.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Woodland, California, at its regular meeting held on the 16th day of March 2017, by the following vote:

AYES: **Lampkin, Wells, Murphy, Lizarraga, Harris**
NOES: **Holt**
ABSENT:
ABSTAIN: **Lopez**

KIRBY WELLS, CHAIRPERSON

ATTEST:

CINDY NORRIS, SECRETARY
WOODLAND PLANNING COMMISSION

		Mode Priority			
Street Type		High	→		Low
Principal Arterial	Commercial 				
	Industrial 				
Minor Arterial	Residential 	Equal Priority			
	Mixed-Use 	Equal Priority			
	Commercial 	Equal Priority			
	Industrial 				
Collector	Residential 	Equal Priority			
	Mixed-Use 	Equal Priority			
	Commercial 	Equal Priority			
	Industrial 				
Local	Residential 				
	Mixed-Use 				
	Industrial 				

Table 3-2
Street Topology

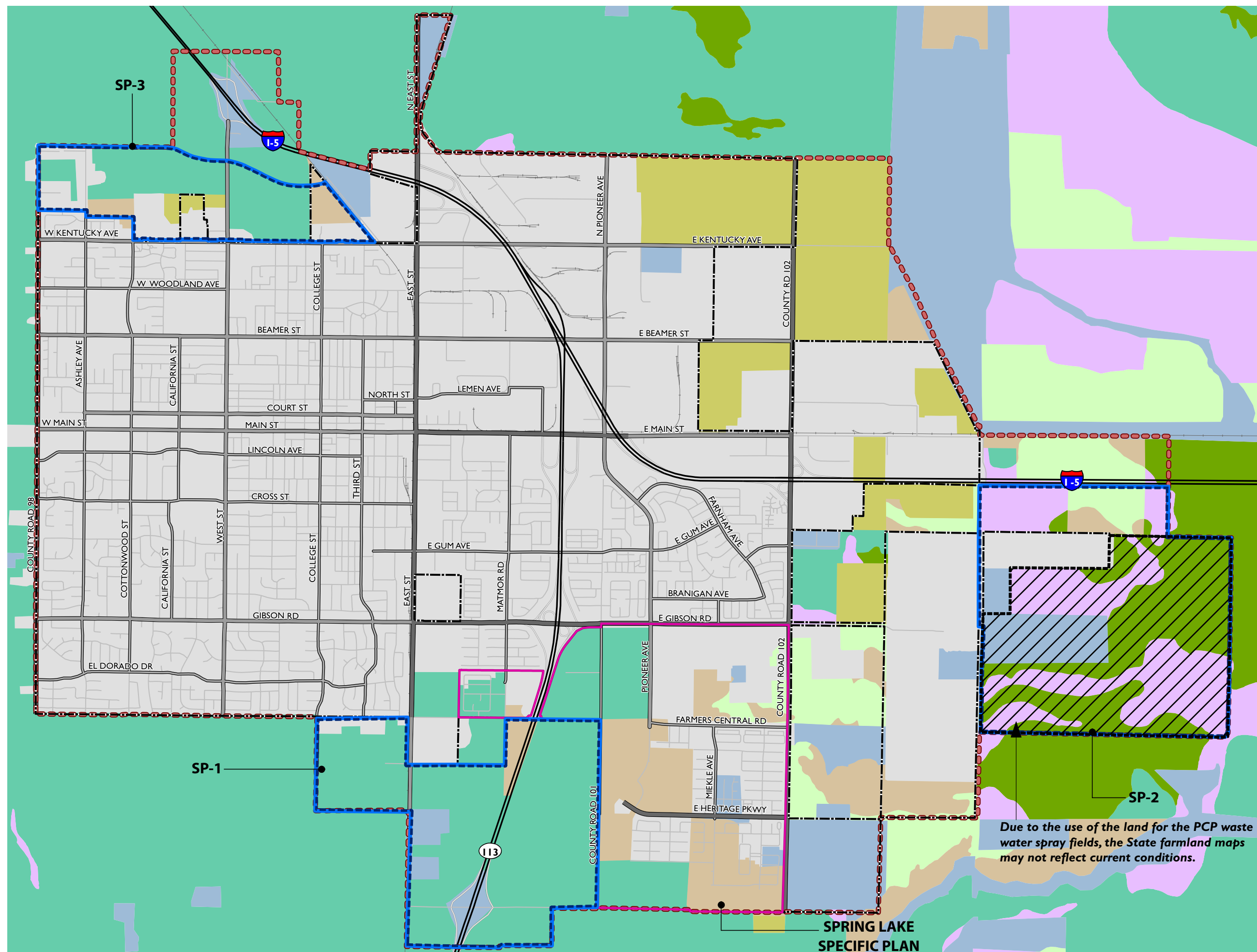


Figure 7-4

Farmland

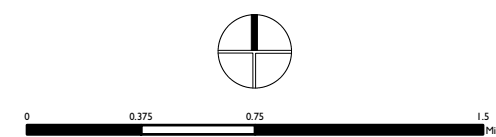
Farmland Category

-  Prime Farmland
-  Farmland of Statewide Importance
-  Unique Farmland
-  Farmland of Local Importance
-  Farmland of Local Potential
-  Grazing Land
-  Urban and Built Up Land
-  Other Land
-  PCP Sprayfield
-  Highways
-  Principal Arterials
-  Minor Arterials
-  Collectors
-  Local Roads
-  Ramps
-  Railroads
-  New Specific Plan Boundary
-  Spring Lake Specific Plan Boundary
-  Urban Limit Line

Note: See Policy 2.A.3 related to agricultural mitigation.

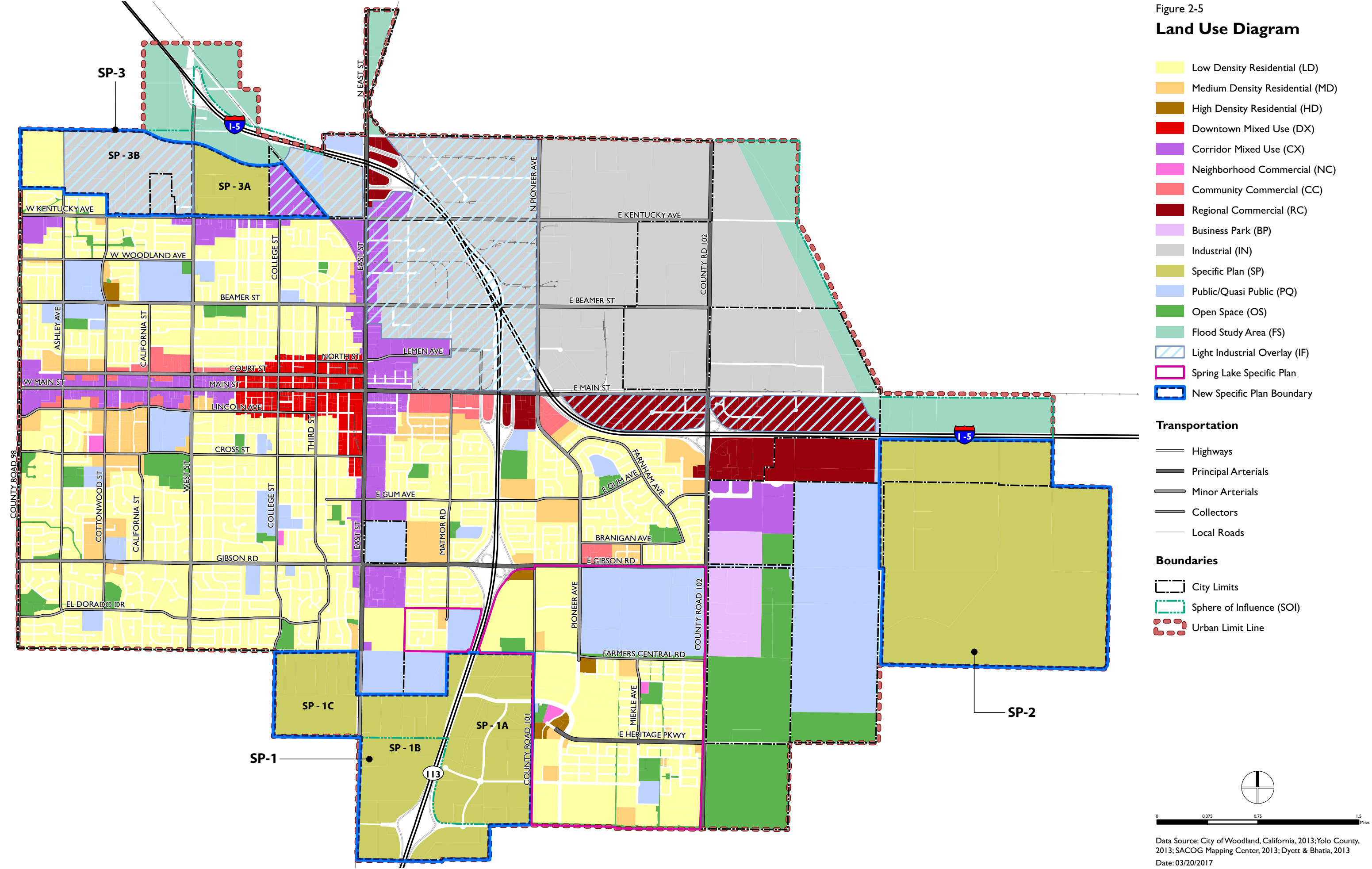
Note: Source data for farmland cateogry is from 2012. Some additional urban development has occured since then.

Due to the use of the land for the PCP waste water spray fields, the State farmland maps may not reflect current conditions.



Data Source: Farmland Mapping and Monitoring Program (FMMP), 2012; City of Woodland, California, 2013; Yolo County, 2013; SACOG Mapping Center, 2013; Dyett & Bhatia, 2013

Figure 2-5
Land Use Diagram



Data Source: City of Woodland, California, 2013; Yolo County, 2013; SACOG Mapping Center, 2013; Dyett & Bhatia, 2013
Date: 03/20/2017