



City of Woodland

300 First Street
Woodland, CA 95695

Meeting Agenda - Final City Council

Tuesday, October 15, 2013

5:00 PM

Council Chambers

Joint Regular City Council/Woodland Finance Authority

Special Meeting Agenda

- A. CALL TO ORDER
- B. ROLL CALL
- C. PLEDGE OF ALLEGIANCE

STUDY SESSION

- 1. [13-287](#) SUBJECT: Woodland General Plan Update - Growth Projections; Alternative Land Use Scenarios; Analysis Criteria for Land Use Scenarios

Recommendation for Action

Staff recommends that the City Council receive the staff presentation(s) and following discussion and comment, direct staff to take the following actions:

- 1) Growth Projections -Use modified regional projections (contained herein) for General Plan land use and CEQA purposes and include General Plan policies and triggers to monitor and respond to actual growth patterns over time.
- 2) Alternative Land Use Scenarios -Proceed with analysis and testing of three identified land use scenarios.
- 3) Criteria for Analysis of Land Use Scenarios - Proceed with analysis and comparison of alternative land use scenarios as described herein.

Staff Contact

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

Attachments: [ATT A - Land Use Scenarios.pdf](#)
[ATT B - Alternative Comparison Table.pdf](#)
[ATT C - Current GP Land Use Designations.pdf](#)
[ATT E - BAE ALt Projection Memo 9.30.13.pdf](#)
[ATT D - BAE Retail Opportunity Memo 9.30.13.pdf](#)
[ATT F - DPFG 9.16.13 Memo.pdf](#)

D. CLOSED SESSION

D.1

Conference with Labor Negotiators, Pursuant to Government Code Section 54957.6
Agency Designated Representatives: Paul Navazio, Sheila McShane, Kimberly McKinney and Dania Torres Wong
Employee Organization(s): Fire Mid-Management and Mid-Management

D.2

Conference with Real Property Negotiators, Pursuant to Government Code Section 54956.8
Property: APN 027-851-024
Agency Negotiator: City Manager, Community Development Director, Economic Development Manager and City Attorney
Negotiating Parties: Panattoni Development Company
Under Negotiation: Price and Terms

D.3

Conference with Real Property Negotiators, Pursuant to Government Code Section 54956.8
Property: APN 042-030-012
Agency Negotiator: City Manager, Community Development Director, Economic Development Manager and City Attorney
Negotiating Parties: Yolo Habitat/Natural Community Conservation Plan Joint Powers Authority
Under Negotiation: Price and Terms

E. COMMUNICATIONS-PUBLIC COMMENT (At conclusion of Closed Session - but no sooner than 6:30PM)

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.

F. 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.

2. [13-296](#) 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 Gonzalez, City Clerk - (530) 661-5806,
ana.gonzalez@cityofwoodland.org

Attachments: [Council Long Range Calendar.docx](#)

G. COMMITTEE REPORTS

3. [13-270](#) SUBJECT: Commission on Aging Meeting Minutes: April 11, 2013; May 9, 2013; and June 13, 2013

Recommendation for Action

Staff recommends that the City Council receive the Commission on Aging Meeting Minutes for April 11, 2013; May 9, 2013; and June 13, 2013.

Staff Contact

Christine Engel, Community Services Director - (530) 661-2008,
christine.engel@cityofwoodland.org

Attachments: [041113 1Minutes.pdf](#)
[050913 1Minutes.pdf](#)
[061313 1Minutes.pdf](#)

4. [13-271](#) SUBJECT: Parks & Recreation Commission Meeting Minutes: April 22, 2013; June 24, 2013; and July 22, 2013

Recommendation for Action

Staff recommends that the City Council receive the Parks & Recreation Commission Meeting Minutes for April 22, 2013; June 24, 2013; and July 22, 2013.

Staff Contact

Christine Engel, Community Services Director - (530) 661-2008,
christine.engel@cityofwoodland.org

Attachments: [042213 PRC minutes.pdf](#)
[062413 PRC minutes.pdf](#)
[072213PRC minutes.pdf](#)

H. **PRESENTATIONS**

5. [13-297](#) SUBJECT: Proclamation declaring October 29, 2013 as Turkish Republic Day

Recommendation for Action

Staff recommends that the City Council declare October 29, 2013 as Turkish Republic Day.

Staff Contact

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

Attachments: [Proclamation - Turkish Republic Day.doc](#)

6. [13-282](#) SUBJECT: Parks & Recreation Commission Annual Report

Recommendation for Action

Staff recommends that the City council receive the 2013 annual report from the Parks & Recreation Commission and FY 13/14 Work Plan.

Staff Contact

Christine Engel, Community Services Director - (530) 661-2008,
christine.engel@cityofwoodland.org

Attachments: [P&R slides.pdf](#)
[P&R FY13 Workplan.pdf](#)

I. **CONSENT CALENDAR**

7. [13-259](#) SUBJECT: Community Development Department's Quarterly Status Report

Recommendation for Action

Staff recommends that the City Council receive the Community Development Department's Quarterly Status report.

Staff Contact

Evis Morales, Management Analyst - 530-661-5820,

evismorales@cityofwoodland.org

Attachments: [CDD Quarterly Status Report](#)
[CDD Survey Results](#)

8. [13-227](#) SUBJECT: Building Plan Check Budget Augmentation

Recommendation for Action

Staff recommends that the City Council approve a budget increase of \$33,940 to the Building Division's Plan Check budget for a total of \$50,000 for FY 13/14.

Staff Contact

Paul Siegel, Building Official - (530) 661-5820,
paul.siegel@cityofwoodland.org

9. [13-254](#) SUBJECT: Approve Final Maps 5029 (Heritage 4C & 7) and 5030 (Heritage 4A); and Related Reimbursement Agreements

Recommendation for Action

Staff respectfully recommends that the City Council adopt the attached resolution no _____; Partially approving final subdivision maps 5029 and 5030 and related agreements.

Staff Contact

Bruce D. Pollard, Senior Civil Engineer, (530) 661-5820,
bruce.pollard@cityofwoodland.org

Attachments: [Map display for Subdiv 5029 & 5030](#)
[Subdivision Improvement Agreement 5029](#)
[Subdivision Improvement Agreement 5030](#)
[Agreement Re Reimbursement of SLSP Improvement 5029](#)
[Agreement Re Reimbursement of SLSP Improvement 5030](#)
[Supplemental Improvements Reimbursement Agreement 5029 Heritage 4C & 7](#)
[ResolutionFinalMaps5029and5030.doc](#)

10. [13-281](#) SUBJECT: First Amendment to License and Contract Recreation Agreement

Recommendation for Action

Staff recommends that the City Council authorize the City Manager to execute the first amendment to the License and Contract Recreation Agreement with Phil Cello, Cello International Tennis Academy.

Staff Contact

Dallas Tringali, Recreation Supervisor - (530) 661-2005,
dallas.tringali@cityofwoodland.org

Attachments: [tennis first amendment 2013.docx](#)

11. [13-275](#) SUBJECT: Final Acceptance of the Regional Water Treatment Facility (RWTF)
Site Fill Project, a part of CIP Project 08-07, Surface Water

Recommendation for Action

Staff recommends that City Council accept as complete the public improvements constructed by Lund Construction Company for the Regional Water Treatment Facility (RWTF) Site Fill, a part of CIP Project 08-07 Surface Water, and authorize the City Clerk to file a Notice of Completion.

Staff Contact

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

12. [13-278](#) SUBJECT: Support for Initiating Residential Component of Clean Energy Yolo PACE Program

Recommendation for Action

Staff recommends that the City Council support the Board of Supervisors' inclusion of residential financing in the Clean Energy Yolo property assessed clean energy (PACE) program.

Staff Contact

Roberta Childers, Environmental Resource Analyst - 661-2060;
roberta.childers@cityofwoodland.org

13. [13-277](#) SUBJECT: Adopt a Resolution Authorizing the Submittal of a Joint Application for Designation of a Recycling Market Development Zone in Yolo County

Recommendation for Action

Staff recommends that Council adopt a Resolution authorizing a joint application for designation of Yolo County cities of Davis, Winters, and Woodland and unincorporated areas as a Recycling Market Development Zone (RMDZ) (Attachment 1).

Staff Contact

Wendy Ross, Economic Development Manager, 530 661-5921,
wendy.ross@cityofwoodland.org

Attachments: [WoodlandResolutionLeadAgency10.15.13.docx](#)

[Notice of Exemption Yolo RMDZ 100713](#)

[Yolo Recycling Zone Map](#)

[Recycling Market Development Zone Program Fact Sheet for PAO August 2012](#)

14. [13-295](#) SUBJECT: Proposed Amendments to Terms for Payment of Deferred Development Impact Fees - 16435 County Road 99

Recommendation for Action

Staff recommends that the City Council:

- 1) Approve amended terms for repayment of deferred development impact fees owed to the City related to the property located at 16435 County Road 99, and
- 2) Authorize staff to execute amendments to the Promissory Note related to this debt obligation.

Staff Contact

Paul Navazio, City Manager - 530 661-5802,
paul.navazio@cityofwoodland.org

Attachments: [Promisory Note Dated March 12, 2009](#)

[Revised Amortization Schedule](#)

J. PUBLIC HEARINGS

At conclusion of Consent Calendar - but no sooner than 7:30PM

15. [13-273](#) SUBJECT: Final Action for the 2013-2021 Housing Element Update

Recommendation for Action

Staff recommends that the City Council

- 1) Hold a public hearing
- 2) Approve a Resolution Adopting the California Environmental Quality Act (CEQA) Negative Declaration (Attachment "A") for the 2013 Housing Element
- 3) Approve a Resolution Amending the existing General Plan to replace the

existing Housing Element with the final 2013 Housing Element (Attachment "B")

4) Direct staff to transmit the final document to the State Department of Housing and Community Development (HCD) pursuant to Government Code Section 65585(g)

Staff Contact

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

Attachments: [ATT A HE ND RESO.10.15.13.pdf](#)
 [ATT B HOUSING ADOP RESO.10.15.13.pdf](#)
 [ATT C COMMENT LETTERS.pdf](#)
 [ATT D HCD LETTER.pdf](#)

K. REPORTS OF THE CITY MANAGER

16. [13-286](#) SUBJECT: Resolution of Intention to change Section 20516 (Employees Sharing Additional Cost), from 4.00% to 4.887% for classic police members

Recommendation for Action

Staff recommends that the City Council approve the Resolution to change Section 20516 (Employees Sharing Additional Cost), from 4.00% to 4.887% for classic police members.

Staff Contact

Sheila McShane, Human Resources Manager - 661 5807,
Sheila.mcshane@cityofwoodland.org

Attachments: [4.887 amendment to police safety agreement.pdf](#)
 [Police 4.887 RESO PERS Cost share.docx](#)

17. [13-262](#) SUBJECT: Yolo County Visitor's Bureau Administrative Agreement

Recommendation for Action

Staff recommends that the City Council adopt the attached resolution authorizing the City Manager to execute the Administrative Agreement with Yolo County Visitors' Bureau ("Bureau") for the 2013-14 Woodland Visitor Attraction District ("BID") and establish a Woodland Visitor Attraction District 2x2 subcommittee.

Staff Contact

Wendy Ross, Economic Development Manager-530 661-5921,
wendy.ross@cityofwoodland.org

Attachments: [YCVB Administration Agreement](#)
[Exhibit A - Scope of Work.docx](#)
[Resolution Service Agreement YCVB.docx](#)

18. [13-280](#) SUBJECT: Adopt a Resolution Approving First Amendment to Deferral Agreement between City and M&S LLC for Continued Deferral of Connection to City's Sewer System

Recommendation for Action

Staff recommends that the City Council adopt a resolution approving the first amendment to the deferred water and sewer connection agreement between the City of Woodland and M&S LLC regarding the continued deferral of the connection to the City's sewer system.

Staff Contact

Wendy Ross, Economic Development Manager-530 661-5921,
wendy.ross@cityofwoodland.org

Attachments: [Resolution Lasher Deferral Amendment to Agmt](#)
[First Amendment to Deferral Agmt](#)

19. [13-294](#) SUBJECT: Executive Negotiating Agreement with RCI Development - State Theatre, 322 Main Street

Recommendation for Action

Staff recommends that the City Council adopt the attached resolution approving an Exclusive Negotiating Agreement (ENA) with RCI Development, Inc. for rehabilitation and re-use of the State Theatre.

The ENA language was still being finalized at the time of posting of the Agenda and will be provided under supplemental memorandum to the City Council prior to the October 15th meeting.

Staff Contact

Ken Hiatt, Community Development Director - 530 661-5930,
ken.hiatt@cityofwoodland.org

Attachments: [Resolution - Exclusive Negotiating Agreement](#)

L. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Special Joint City

Council/Woodland Finance Authority Meeting scheduled for Tuesday, October 15, 2013 was posted on October 11, 2013 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

Ana B. Gonzalez, City Clerk

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

Legislation Text

File #: 13-287, Version: 1

STAFF REPORT

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 15, 2013

SUBJECT: Woodland General Plan Update - Growth Projections; Alternative Land Use Scenarios; Analysis Criteria for Land Use Scenarios

Recommendation for Action

Staff recommends that the City Council receive the staff presentation(s) and following discussion and comment, direct staff to take the following actions:

- 1) Growth Projections -Use modified regional projections (contained herein) for General Plan land use and CEQA purposes and include General Plan policies and triggers to monitor and respond to actual growth patterns over time.
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Staff Contact

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

Fiscal Impact

The proposed General Plan update is authorized for funding in the Capital Budget in FY 2012/13 in the amount of \$917,000. An additional amount of \$183,000 will be requested in the FY 2013/14 Capital Budget for a total of \$1,100,000. The full fiscal impact associated with the General Plan Update is estimated at \$1.1 million. Staff is evaluating the costs-to date and projected costs anticipated to complete the Update under the revised schedule and will be preparing a General Plan Update budget overview and discussion for a future meeting of the City Council.

Background

The purpose of this City Council agenda item is to: report back regarding growth projections; identify and seek confirmation of three alternative land use scenarios; and confirm analysis criteria for alternative land use scenarios. The staff and consultant team will present information related to each item and be available to answer questions of the Council

and public.

Growth Projections

CONTEXT - Assumptions regarding the pace and phasing of growth for purposes of general planning and CEQA analysis can dramatically affect analytical outcomes in both good and bad ways, and this should be carefully considered. On the one hand, aggressive demand projections reflect optimism about the future. They indicate a “welcome-ness” to growth and provide important flexibility to accommodate unknown market conditions. Jurisdictions with multiple choices for market-supported growth may attract more development interest than jurisdictions with limited land choices that may not match the desires or capabilities of any particular developer.

On the other hand, State planning law requires that all elements of the General Plan be internally consistent, which means that infrastructure and roadways must be sized to match land use yields as depicted on the General Plan land use diagram and defined in the Land Use Element. Beyond sizing the infrastructure adequately, the City must also establish funding mechanisms to ensure that the infrastructure will be constructed and that adequate funding will be available for long-term operations and maintenance. Moreover, State environmental law requires full mitigation of impacts associated with projected growth, which is generally defined by the growth projections developed by the agency.

What this means is that overestimating demand can lead to unintended consequences including oversized infrastructure, increased costs to construct infrastructure, and (if less growth really occurs) less money actually collected when it is needed thus potentially precluding the ability to construct the infrastructure in a timely fashion. This can result in partially constructed neighborhoods without related/required support services and amenities including schools, parks, paths, etc. Projects that exceed demand and fail to be absorbed may also be harmful to the local business climate and real estate market due to vacancies and underutilization. Moreover, not all growth yields positive benefits for the community; type, quality and timing of growth matters.

The approach proposed by staff is to use the best available reliable information to develop reasonable growth projections for purposes of planning and environmental review, and build in policies and triggers that address sequencing and phasing of growth. This allows for a “best of both worlds” approach that ensures reasonable availability of land and sizing of infrastructure, with reasonable development costs and fees, yet also provides required “triggers” or thresholds for reassessment.

In other words, the actual growth rate experienced over time would be used as a tool, not a constraint. An agreed upon reasonable growth projection (see “Conclusion” sub-section below) would be used for initial phasing, CEQA analysis, infrastructure planning, and fee programs. Policies would be added to establish re-assessment points (e.g. every ten years; at 80% build-out of active growth area; etc.) or triggers (e.g. rail realignment; flood solution; etc.) at which time growth trends would be re-evaluated.

By using policies to create a strategy for phasing and sequencing of growth, the City can also ensure: maximum opportunities for community benefit, efficient provision of services and infrastructure, maximized tax revenue, master land use planning within an area, and preservation of land use and development opportunities for later years.

OVERVIEW -- The Economic and Fiscal Background Report (BAE, dated April 29, 2013) utilized growth projections prepared for the region by the Sacramento Area Council of Governments (SACOG) for the purposes of the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS). Demand projections from this report were as follows for the period from 2014 through 2035:

Dwelling units 4,000

Jobs 5,000

In addition to the SACOG projections of dwelling units and jobs, the Background Report characterized non-residential growth potential as follows:

Office 250,000 square feet
Retail 400,000 square feet (plus additional sites to capture regional demand)
Industrial 1,500,000 square feet

This information was presented to the City Council at the June 11, 2013 joint workshop of the City Council and Planning Commission. Feedback was received from landowner representatives and the Council to further investigate the growth projections.

In response to this, the General Plan team developed two alternative growth projections to utilize in completing the Opportunities Report. These alternative projections provided a more expansive range of growth possibilities for the period from 2014 through 2035 as follows:

Dwelling units 4,000 to 7,100
Jobs 5,000 to 9,500

Subsequently, Tim Taron of Hefner Stark and Marois provided an overview of various possible population projections and residential absorption assumptions prepared by the firm Development Planning and Financing Group (DPFG Memorandum, draft dated August 21, 2013; revised dated September 16, 2013, Attachment F). The report does not address job growth or non-residential demand. It is important to note that the information in this report cannot be directly compared to the work summarized above because it addresses a different time period. For the period 2008 through 2035 this report identifies the following range of projections:

Population 15,700 to 28,500
Dwelling units 5,200 to 10,600

The General Plan team completed a review of the draft DPFG Memorandum (BAE, dated September 30, 2013, Attachment E) concluding that while some of the numbers may be overly aggressive, the memo provides a useful overview of alternative projections. When adjusted to reflect the same time period being used by the General Plan team (2014 through 2035) the dwelling unit demand projection range from the DPFG memo is as follows:

Dwelling units 4,450 to 8,200

The General Plan team also completed a more detailed assessment of retail growth opportunities (Attachment D, BAE, dated September 30, 2013) in response to questions that emerged from the June 11, 2013 joint workshop. Among other things, this report investigated the issue of sales tax leakage. The overall picture is that Woodland is doing a good job capturing estimated local taxable sales. Using 2012 data developed by MuniServices for sales tax revenues and leakage of taxable sales, BAE converted the sales tax gap figures to taxable sales, and then converted that into square feet of store space, assuming \$300 per square foot in retail sales. If the City were able to capture 100 percent of the gap in the identified categories (furniture, auto dealers, restaurants, and other retail), there might be demand for about 130,000 square feet of additional retail space, plus a few auto dealers. As such the retail demand number could be increased by that amount to account for existing leakage and projected growth through 2035.

Local retail 530,000 square feet

The BAE memo also examined conflicts between strategies to revitalize downtown and economic development opportunities in the southeast along I-5 and identified considerations to accomplish both goals including targeting specific uses for the downtown area and precluding the location of these uses elsewhere. The memo concludes that planning for approximately 20 to 50 acres (200,000 to 500,000 square feet) of possible additional regional retail demand would help ensure economic development flexibility. This would be in addition to the retail demand figure presented above:

Regional retail opportunity 200,000-500,000 square feet

CONCLUSION -- The adjusted DPFG range for residential demand is very similar to the expanded range of 4,000 to 7,100 noted above that was developed independently by the General Plan team. Ignoring the lows and the highs in all the projections, a reasonable residential demand number to use for the General Plan is likely somewhere in the middle. Similarly, a jobs number somewhere in the middle is likely to be the most reasonable as well. Absent compelling new information related to the non-residential demand, it appears appropriate to continue to utilize the original non-residential projections, with the adjustment to local retail mentioned above and the addition of regional retail. Therefore the staff recommends use of the following projections to update the Opportunities and Challenges report and for use throughout the rest of the General Plan Update process. These numbers reflect a 38 percent increase in residential demand as compared to the original report, a 46 percent increase in jobs, a 33 percent increase in retail demand from the local population, and a quantification of regional retail that was not provided in the prior reports:

Dwelling units 5,500

Jobs 7,300

Office 250,000 square feet

Local retail 530,000 square feet (projected increase in local demand plus 100% capture of existing leakage)

Regional retail opportunity 200,000-500,000 square feet

Industrial 1,500,000 square feet

It is important to note that these numbers reflect projected new “demand”, but do not reflect likely new “development”. This is because the City has existing vacant inventory and approved undeveloped projects that could accommodate at least a portion of the projected new demand. Development of existing designated but vacant sites, existing underutilized sites, and approved but undeveloped projects would accommodate some or all of this demand depending on policies and phasing ultimately adopted in the General Plan. This is particularly true as related to residential, retail, and industrial land which are sectors in which the city has significant existing space or approved but not developed land. The location, characteristics, and condition of existing vacant and underutilized retail and industrial, in particular, may affect utilization and/or repurposing to meet new demand. The background reports drafted to date discuss these issues in greater detail.

Alternative Land Use Scenarios

Using the work and analysis undertaken to date, the General Plan team has identified three alternative land use scenarios for consideration by the City Council (Attachment A, Scenarios A, B, C and Attachment B, Land Use Scenario Comparison Table). It is important to note that these scenarios are not intended to be stand-alone General Plan land use alternatives. Rather they have been developed to specifically “test” certain possible land use considerations and combinations, as input for the development of the upcoming preferred land use alternative. The key question for consideration is whether the scenarios have been constructed broadly enough to provide the necessary information for the development of a preferred land use alternative. Within the bounds of the budget, scope, and schedule, the staff believes that the following three proposed scenarios do meet this goal:

SCENARIO A - Scenario A continues the City’s current pattern of concentrating the majority of new residential development in the south, together with focused development in the East Street and the Main Street corridors and Downtown. Complementing build-out of the Spring Lake Specific Plan (SLSP), the Spring Lake Master Plan Remainder Area (MPRA) is developed as a largely residential area. A business park is proposed just north of the State Route (SR) 113/County Road 25A interchange, which would create a new employment center at the southern gateway. A new “Corridor Mixed Use (CMU)” designation is applied in the East Street Specific Plan area and in a key node at West Main and Ashley. The northwest area retains its industrial/service commercial nature, and the Knaggs property is designated as Urban Reserve. Gateway II is developed with general commercial and a node of high density residential. The 22 acres east of Costco and south of I-5 are designated Highway Commercial. A new Highway Commercial/Industrial Flex designation is applied to the area north of Interstate (I)-5 at County Road 102. No development occurs on the 900-acre property east of the wastewater treatment facility and the regional park designation remains park/open space in this option. Thus, this scenario is not dependent on flood solutions to meet the city’s residential and employment needs.

SCENARIO B - Scenario B is intended to test partial build-out of the MPRA coupled with residential development in the northwest and along East Street north of the Community and Senior Center. The western portion of the MPRA is designated Urban Reserve, while the portion east of SR 113 is developed with a business park and a range of residential uses. The East Street and the Main Street corridors will have a mix of uses, and Downtown would include new commercial and residential development. Additional residential development occurs in the northwest portion of the General Plan planning area (north of Kentucky Avenue) on the Knaggs property, and the new Agricultural Industrial designation would be applied west of West Street, north of Kentucky Avenue. In addition to its use in the East Street Specific Plan area, the CMU designation is also applied along the West Main Street corridor. Gateway II has a mix of business park and residential development. Highway commercial uses are expanded on the 22 acre site east of Costco and further. No development occurs on the 900-acre property east of the wastewater treatment facility. The regional park site is designated for habitat conservation on a portion and the remainder as park/open space. In this scenario Downtown is seen as developing with a greater emphasis on office and retail with a moderate amount of residential development. Development in the Kentucky Avenue area would be dependent on a flooding solution in that area.

SCENARIO C - Scenario C shifts the “center of gravity” of Woodland to the east, allowing substantial new residential development to occur in the 900-acre Conaway Ranch area east of the wastewater treatment facility. The development of this area would be contingent on a comprehensive flood solution being identified and implemented, as well as a sufficient buffer created between the wastewater facility and any new development to the east. This scenario does not envision any development occurring in the MPRA during the General Plan horizon and as a result it is designated Urban Reserve, while a larger amount of residential development is assumed in the northwest. Business Park and more extensive regional commercial areas are designated along the Interstate 5 corridor in the east. Treatment of Downtown and the key corridors is similar to Scenario B; however, this scenario would place the greatest emphasis on unique commercial and entertainment uses developing in the Downtown and the least emphasis on residential in this area, to reinforce the Downtown as Woodland’s core. A new designation, Kentucky Corridor Mixed Use, would be used to allow for a mix of appropriate uses and encourage enhancement of Kentucky Avenue as well as application of the Agricultural Industrial designation to help promote new businesses and private improvements to the area adjacent to the south side of the I-5. A larger amount of residential development is shown south of the Gateway II site, with a new designation of Residential Mixed Use which allows a range of densities and also requires commercial, office, and education. This new designation is also shown on the regional park site and on the property to the north. The scenario provides for a significant area of land to be identified as open space, park, and habitat corridor east of CR 102. A business park is located east of the County jail facilities. Large portions of this scenario-in the Kentucky Avenue area and in the east-would be contingent on a comprehensive flooding solution.

MAP DESIGN - For each scenario a conceptual land use diagram has been prepared. The map design shows existing General Plan land use designations faded in the background. Opportunity sites (e.g. vacant land, farmland, and underutilized land within the Urban Limit Line) are identified with black outlining. Areas where new development or changed development is proposed are shown in fully saturated color. There are also a number of new proposed land use designations which are described below. Existing General Plan Land Use definitions have been included as Attachment C.

Downtown Mixed Use (DMU) . DMU allows and encourages a mix of uses, horizontal and vertical, to promote downtown revitalization. Emphasis is on specialty and local-serving retail, tourist services, offices and professional services, dining, arts, entertainment, and housing. Density/intensity standards to be determined; approximate maximum standards could be 40 dwelling units per acre (du/ac) for residential and a Floor Area Ratio (FAR) of 4.0 for non-residential. Applies exclusively to all or part of the Downtown Specific Plan area.

Corridor Mixed Use (CMU). CMU allows and encourages a mix of uses, horizontal and vertical, to promote corridor revitalization, but at lower intensities than DMU. Uses are less regulated; corresponding zoning should be form-based and performance-based in order to promote flexibility, minimize non-conformance issues, and focus improvements on appearance and urban design. Density/intensity standards to be determined; approximate maximum standards could be 30 du/ac for residential and 2.0 FAR for non-residential. Applies primarily, but not exclusively, to the East Street Specific Plan area and West Main Street.

Highway Commercial/Industrial Flex (HC/IF) . This designation emphasizes commercial highway uses and limited commercial service uses, while also accommodating light industrial and “green technology” uses. Auto and equipment sales, hotel and motels, and restaurants servicing the traveling public are allowed. Manufacturing, fabrication or large warehousing uses and outdoor storage are not allowed. These designations are applied in transitional gateway areas adjacent to major corridors; therefore high quality design is a critical component. Allowed intensity of land uses to be determined.

Business Park (BP). BP accommodates master planned concentrations of light industrial, research and development businesses, green technology, agriculture-related technology, and office uses. Uses with low employment intensities, such as manufacturing, warehousing and storage, are not permitted. The designation encourages walking and bicycling within the master plan areas, as well as connections to adjacent uses. The designation allows a limited amount of commercial uses, including eating establishments for workers, and visitor commercial uses adjacent to freeway corridors. Note this is a revised definition for an existing designation. Allowed intensity of land uses to be determined.

Kentucky Corridor Mixed Use . (KMU) is applied specifically to the Kentucky Avenue corridor. It allows a range of uses relating to commercial service, light industrial, and agricultural industrial to promote corridor revitalization. Uses are less regulated; corresponding zoning should be form-based and performance-based in order to promote flexibility, minimize non-conformance issues, and focus improvements on appearance and urban design. Kentucky is acknowledged to be a main truck travel corridor and as such limited residential use would be considered. Compatibility between residential and more intensive uses shall be carefully considered with the intent being to eventually reduce and possibly eliminate conflicts. Buffering requirements and intensity standards to be determined.

Agricultural Industrial (AI) . AI encompasses a mix of commercial and industrial uses that directly support the agricultural economy. These could include, but are not limited to, food processing, storage facilities, agriculture-related wholesale, and equipment sales and service. Agriculture-related technology and research and development uses are not intended for this designation; rather these uses are better suited to the Business Park designation. Adjacent to an interchange, a truck service facility that serves regional long-distance truck haulers can be considered with a conditional use permit.

Residential Mixed Use (RMU) . RMU provides for approximately 75 percent residential in a mixed format allowing densities to range from 8 to 25 du/ac, while requiring a mix of commercial, office, and educational uses. Development in this designation requires significantly enhanced design and amenities to tie in with regional park uses and an open space system, with enhanced treatment along the CR 102 corridor.

Urban Reserve (UR). This designation is applied to land within the Urban Limit Line (ULL) for which urban uses are assumed at a future point, but for which a determination of appropriate land use is not provided at this time. No urban development may occur on these lands prior to a comprehensive assessment of appropriate land use within the context of development (existing and trends) within the entire City and as a part of a General Plan amendment process. Allowable uses include uses specified under the Agriculture (A) and Open Space (OS) designations. Note this is a revised definition for an existing designation.

Residential Master Plan (RMP)). The RMP designation applies to new residential growth areas, where a mix of housing types and densities is desired. A comprehensive land use and services plan would be required for development under this designation, which may be in the form of a specific plan or master plan. Specific plans, including content, are dictated by State law (Government Code 65450 et. seq). The term “master plan” however, is not defined by state law and allows for the City to be more flexible in the planning requirements for development in this designation.

For each RMP designation, two densities are assigned: over the entire designated area, a minimum overall average density must be met. In addition, individual development projects within the area (e.g. a single family subdivision or

an apartment complex) must meet or exceed a minimum project density. This will allow a developer to vary the product type and mix within a larger development while ensuring that an overall target is met. Ultimately, the updated General Plan will define additional requirements for these master plan areas, such as public facilities and services to be provided. These designations are not used on infill sites.

RMP-E (Executive)

Minimum overall average density: 2 du/ac

Minimum individual project density: 1 du/ac

RMP-L (Low)

Minimum overall average density: 6 du/ac

Minimum individual project density: 4 du/ac

RMP-M (Medium)

Minimum overall average density: 12 du/ac

Minimum individual project density: 8 du/ac

RMP-H (High)

Minimum overall average density: 20 du/ac

Minimum individual project density: 16 du/ac

COMMON ELEMENTS IN ALL SCENARIOS - To assist in evaluating and to allow for comparison and contrast of selected review factors, several assumptions have been made about key elements that will be held constant in all of the scenarios.

- Encourage/promote mixed use infill in Downtown.
 - There are slight variations in the mix of infill uses, with greater residential emphasis in Scenario A, balance between residential and commercial uses in Scenario B, and predominantly commercial uses in Scenario C. Designation descriptions will be tailored once a preferred strategy is identified.
- Revitalize older commercial corridors, specifically East Street and West Main Street
- Prioritize build-out of Spring Lake Specific Plan (treatment of the Master Plan Remainder Area varies across the scenarios)
- Diversify and strengthen job base, including establishment of a business park
- Diversify and strengthen retail (build on regional presence, serve community needs, address cultural niches with different formats)
- Identify and work towards implementation of a comprehensive flood solution.
 - However, Scenario A is not contingent on a flooding solution, while a portion of Scenario B (northwest area) is contingent on a flooding solution. Large portions of Scenario C are contingent on a flooding solution.
- Enhance neighborhood connectivity, including expansion to the internal bicycle and pedestrian network and establishment of a recreational trail/path system on Woodland's periphery
- Promote good urban design
- Promote joint partnership with the Woodland Joint Unified School District and the Woodland Community

College.

- Focus on sustainability and quality of life amenities

MODIFICATIONS TO EXISTING LAND USE DESIGNATIONS -- As part of the General Plan Update process an assessment and review of the existing General Plan land use designations and definitions will be prepared. It is anticipated that many of the land use designations will be proposed for modification to be consistent with the direction of the General Plan Update. The description of the current Urban Reserve designation will be modified to be consistent with the Urban Limit Line requirements approved by voters in 2006.

Criteria for Analysis of Alternative Land Use Scenarios

The following criteria have been identified for analysis and comparison of the test scenarios:

- Economic and fiscal impacts to the City (e.g. evaluation of the extent to which scenarios enhance economic opportunities, including tax and other general fund revenue as compared to service costs, including fire, police beats, and park acreage/amenities impacts, with an analysis of the General Fund net fiscal impact of each scenario, including sensitivity analysis for key assumptions)
- Impacts to traffic circulation, mobility, and roadway level of service (e.g. analysis based on the following performance measures: total daily vehicle miles of travel (VMT), total daily vehicle hours of travel (VHT), total daily vehicle hours of delay (VHD) or lane-miles of congested roadways, daily roadway segment LOS for up to five locations, and PM peak hour LOS for up to five intersections)
- Comparison of land use acreage by designation (e.g. total and net new acreage by General Plan land use designation will be identified, and broken down by acreage within city limits, the Sphere of Influence (SOI), and outside the SOI but within the Urban Limit Line)
- Comparison of build-out population, employment by type (e.g. retail, industrial, etc.), and housing units (e.g. estimates of population, dwelling units, and jobs will be derived from the density and intensity assumptions associated with the General Plan land use categories)
- Identification of key environmental differences (e.g. flood risk differences between scenarios and implications as related to compliance with new flood regulations at the State level; impacts to prime agricultural land; transportation-related greenhouse gas emissions; and impacts to important habitat)
- Identification of major wet utility infrastructure requirements (e.g. capacity and extent of existing water, sewer, and stormwater systems; major infrastructure extensions needed to serve new growth areas)
- General assessment of proximity of new residential to existing schools (e.g. to identify potential mis-matches between existing and planned school facility location and student generation)
- Comparison of sustainability elements (e.g. increased bicycle and pedestrian mobility, increased energy generation options, job/housing balance, density to support transit options, etc.)
- Comparison of synergistic effects (e.g. land use placement that facilitates achieving long term goals such as rail relocation; provision of services to older, underserved residential and commercial uses; flood assessment district participation, etc.)

The use of these criteria in preparing this analysis will help the public and decision-makers understand the consequences of various land use and growth options, serve as a tool for discussion of priorities, and support the development of the

preferred land use alternative later in the process.

Next Steps

Based on the direction received from the City Council at this meeting, the General Plan team will proceed with the analysis and comparison of the alternative land use scenarios. A report of the findings will be prepared and released by February 2014, along with any appropriate revisions to the Opportunities report. In February 2014 we will schedule a community workshop and meetings before the Steering Committee, Planning Commission, and City Council to review the alternatives analysis. It is anticipated that in March 2014 the City Council will be asked to identify a preferred alternative which will become the basis for the development of the Draft General Plan, Draft EIR, and Draft Climate Action Plan. These documents will be released in mid-September 2014. There will be additional public meetings in October 2014 through January 2015. A final decision on adoption of the new General Plan is anticipated in February 2015.

Conclusion

Staff recommends that the City Council receive the staff presentation(s) and following discussion and comment, direct staff to take the following actions:

- 1) Growth Projections -Use modified regional projections (contained herein) for General Plan land use and CEQA purposes and include General Plan policies and triggers to monitor and respond to actual growth patterns over time.
- 2) Alternative Land Use Scenarios -Proceed with analysis and testing of three identified land use scenarios.
- 3) Criteria for Analysis of Land Use Scenarios - Proceed with analysis and comparison of alternative land use scenarios as described herein.

Prepared by: Heidi Tschudin, General Plan Project Manager

Reviewed by: Cindy Norris, Principal Planner

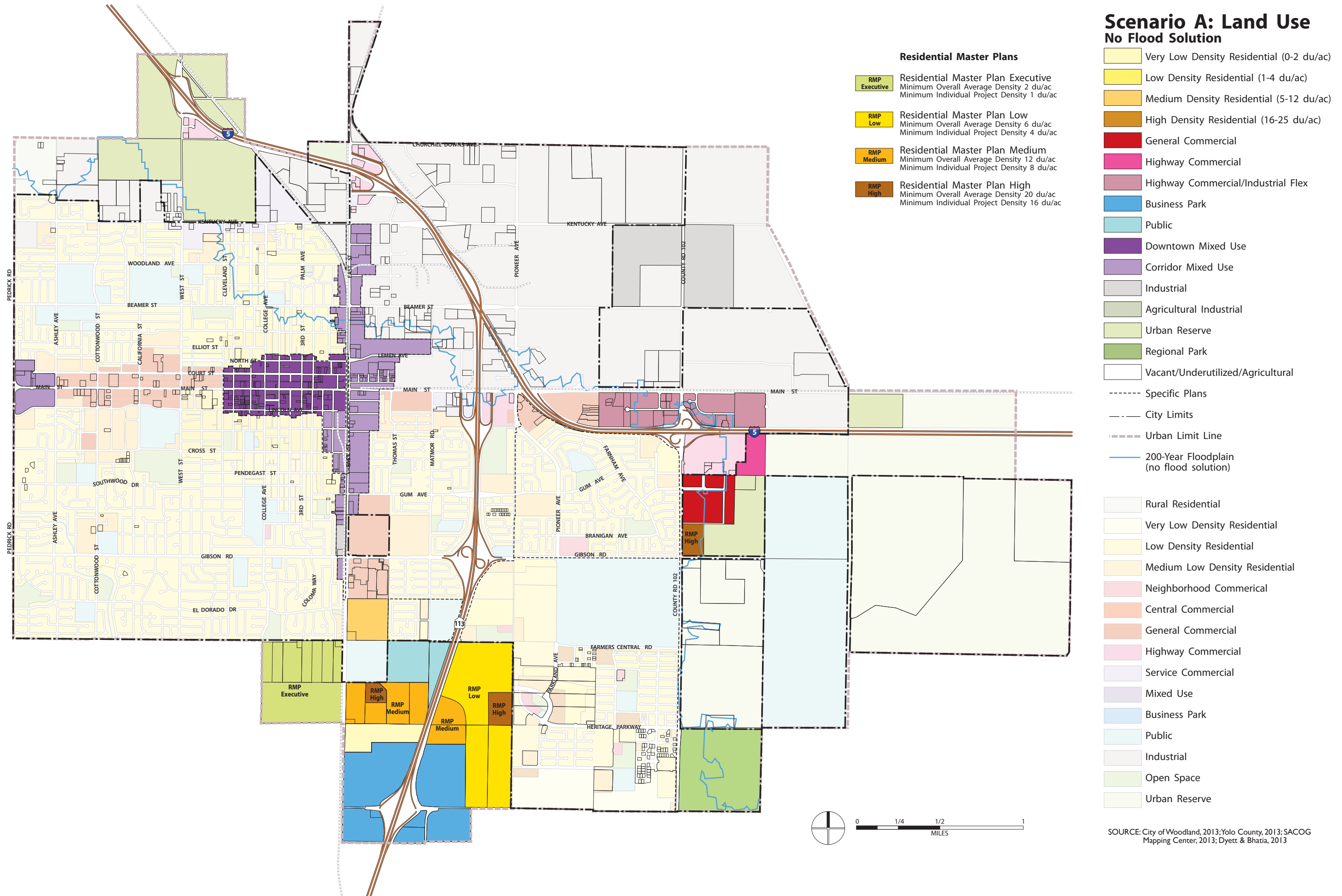
Ken Hiatt, Community Development Director

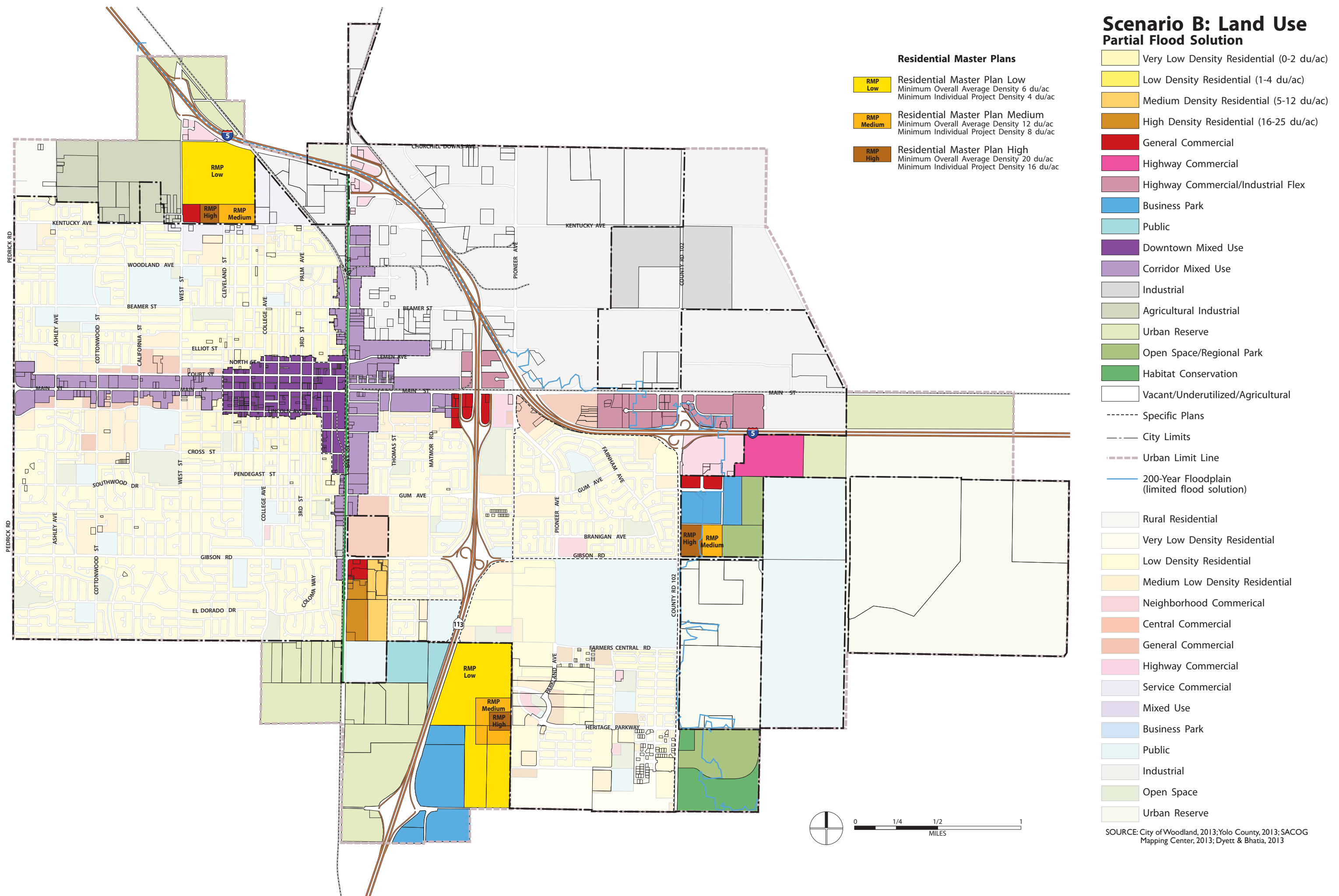
Paul Navazio, City Manager

Attachments:

- A) Scenarios A, B, C (3 pages)
- B) Land Use Scenario Comparison Table
- C) Current General Plan Land Use Designations (pages 1-4 through 1-9)
- D) BAE Memorandum dated September 30, 2013, Retail Discussion
- E) BAE Memorandum, dated September 30, 2013, Alternative Woodland Growth Projections
- F) DPGF Memorandum, dated September 16, 2013

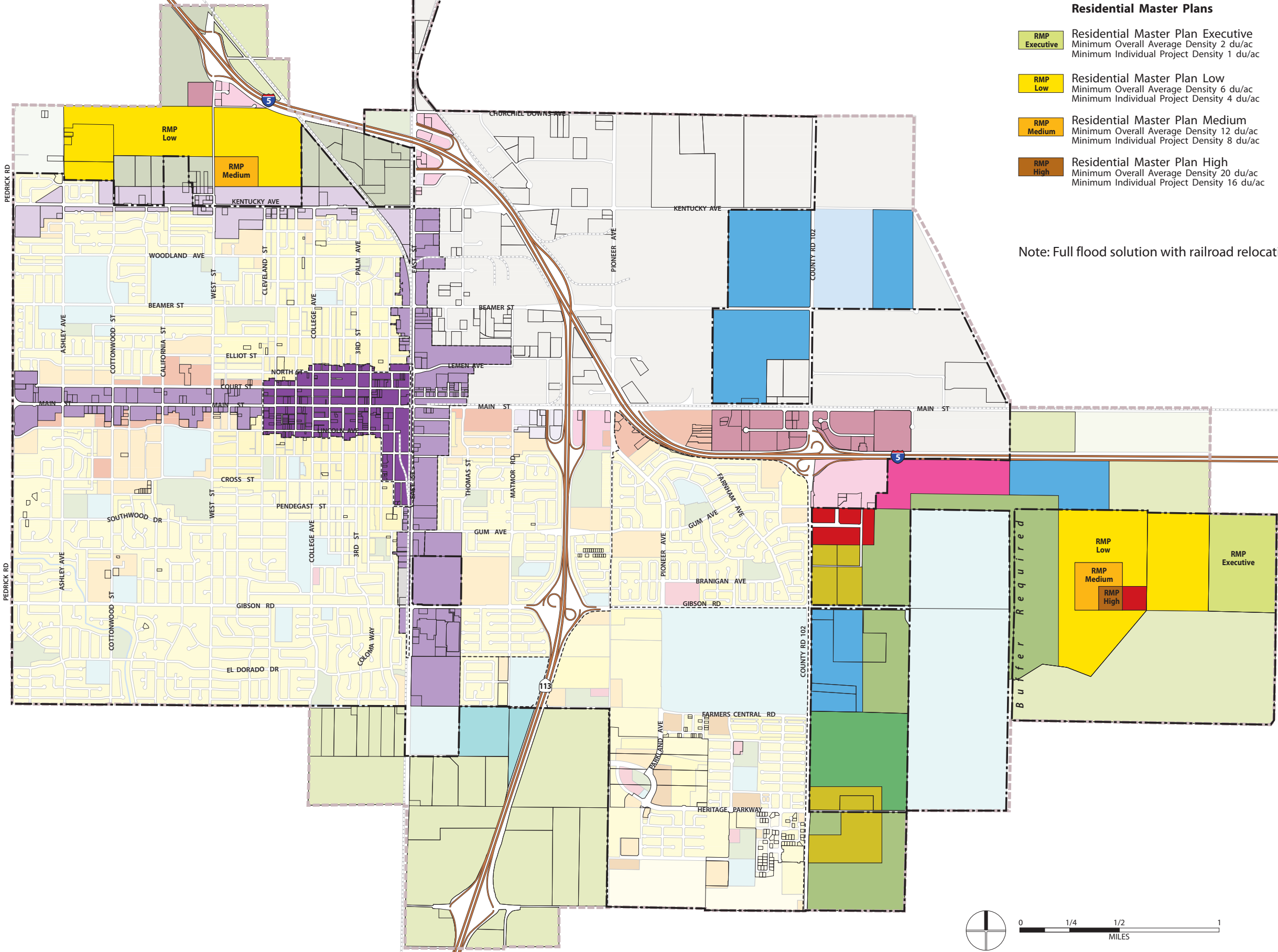
Scenario A: Land Use No Flood Solution





SOURCE: City of Woodland, 2013; Yolo County, 2013; SACOG Mapping Center, 2013; Dyett & Bhatia, 2013

Scenario C: Land Use Comprehensive Flood Solution

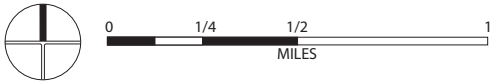


Residential Master Plans

- RMP Executive** Residential Master Plan Executive
Minimum Overall Average Density 2 du/ac
Minimum Individual Project Density 1 du/ac
- RMP Low** Residential Master Plan Low
Minimum Overall Average Density 6 du/ac
Minimum Individual Project Density 4 du/ac
- RMP Medium** Residential Master Plan Medium
Minimum Overall Average Density 12 du/ac
Minimum Individual Project Density 8 du/ac
- RMP High** Residential Master Plan High
Minimum Overall Average Density 20 du/ac
Minimum Individual Project Density 16 du/ac

Note: Full flood solution with railroad relocation

- Very Low Density Residential (0-2 du/ac)
- Low Density Residential (1-4 du/ac)
- Medium Density Residential (5-12 du/ac)
- High Density Residential (16-25 du/ac)
- General Commercial
- Highway Commercial
- Highway Commercial/Industrial Flex
- Business Park
- Public
- Downtown Mixed Use
- Corridor Mixed Use
- Kentucky Avenue Mixed Use
- Residential Mixed Use
- Industrial
- Agricultural Industrial
- Urban Reserve
- Open Space/Regional Park
- Habitat Conservation
- Vacant/Underutilized/Agricultural
- Specific Plans
- City Limits
- Urban Limit Line
- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Low Density Residential
- Neighborhood Commerical
- Central Commercial
- General Commercial
- Highway Commercial
- Service Commercial
- Mixed Use
- Business Park
- Public
- Industrial
- Open Space
- Urban Reserve



SOURCE: City of Woodland, 2013; Yolo County, 2013; SACOG Mapping Center, 2013; Dyett & Bhatia, 2013

LAND USE SCENARIO COMPARISON TABLE

Area	Alternative A	Alternative B	Alternative C
Spring Lake Specific Plan	Full buildout	Full buildout	Full buildout
Master Plan Remainder Area (and undesignated area around interchange)	Full buildout: combination of residential, business park, and supporting retail	Partial buildout: combination of residential, business park, and supporting retail east of Hwy 113; urban reserve west of Hwy 113	Urban Reserve
Northwest (area north of Kentucky, west of railroad tracks, including area around interchange)	Urban Reserve	Partial buildout: combination of residential, agricultural industrial; urban reserve surrounds most of freeway interchange with some highway commercial	Full buildout: combination of residential, agricultural industrial, commercial/Industrial flex, highway commercial and a Kentucky Ave Mixed Use corridor designation
East (900-acre property)	Urban Reserve	Urban Reserve	Partial buildout: combination of residential, supporting retail, and buffer open space; Urban Reserve retained on approximately 40% of area
Downtown	Downtown Mixed Use – assuming a greater percentage of residential development in the core	Downtown Mixed Use – assumes a balance of office, retail and residential in the core	Downtown Mixed Use – assumes predominantly commercial, restaurant, and entertainment uses in the core
East Street and West Main Street Corridors	West Main retains commercial designation with node of Corridor Mixed Use at West Main/Ashley; East	West Main and East Street are Corridor Mixed Use; Corridor Mixed Use designation also extended along Main	West Main and East Street are Corridor Mixed Use

	Street is Corridor Mixed Use. The Fair grounds retain the existing general commercial designation	Street between East St. and Hwy 113 interchange, the fair grounds retain the existing commercial designation but a larger amount of higher density residential is shown on the mall and mall expansion site	
Regional Park Site	Retains the existing Regional park designation	Approximately half is regional park and half is designated as Habitat	Approximately half is regional park and half is residential mixed use
East of CR 102 south of I-5	General commercial is shown on GW II with a node of residential to the south. Highway Commercial is expanded slightly east. The remainder of the land south and east is urban reserve.	Expansion of the highway commercial along I-5 with the addition of business park south of the GW I site and additional residential. The Regional park site is shown with a designated habitat	Further expansion of highway commercial uses east along I-5, general commercial on GW II and Residential mixed uses south of GW II with open space to the east. Business park is shown opposite the county jail site with a large designated area of open space and habitat. The regional park site provides for a portion to be developed with residential mixed use and the balance as open space.

LAND USE DESIGNATIONS

The General Plan includes 21 residential, commercial, industrial, and other land use designations to depict the types of land uses that will be allowed in the General Plan Area.

Each land use designation is defined in terms of the allowable uses and density and intensity standards. Land use designations also allow for similar and compatible uses which may be implemented through the Planned Development (PD) overlay zone.

The General Plan is implemented largely through zoning. Appendix C of this *Policy Document* is a matrix showing correspondence between the General Plan land use designations and zoning districts.

Residential

Rural Residential (RR)

This designation provides for single family detached homes, secondary residential units, hobby farming and keeping of animals, public and quasi-public uses, and similar and compatible uses. Residential densities shall not exceed 2.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.40.

Very Low Density Residential (VLDR)

This designation provides for single family detached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 1.0 to 4.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.30.

Low Density Residential (LDR)

This designation provides for single family detached and attached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 3.0 to 8.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.40.

Neighborhood Preservation (NP)

This designation provides for single family detached and attached homes, duplexes, existing triplexes and fourplexes, existing multi-family units, existing nurseries, nursing, and convalescent homes and hospitals, limited commercial uses, public and quasi-public uses, and similar and compatible uses. This designation has the same density range and use provisions as low density residential,

but allows the following uses in existence as of December 6, 1979: multiple-family residential uses, nurseries, nursing, and convalescent homes, and hospitals to continue to operate as legal uses. The primary focus of this designation is residential. Residential densities shall be in the range of 3.0 to 8.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.50. This designation is applied to older residential neighborhoods where a mix of housing types has developed due to previous land use designations and where continued conversions may negatively affect the overall low density residential character of the area, the capacity of services, and the circulation system.

Medium-Low Density Residential (MLDR)

This designation provides for single family detached and attached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 5.0 to 12.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.50.

Medium Density Residential (MDR)

This designation provides for single family homes, duplexes, triplexes, fourplexes, multi-family residential units, group quarters, mobilehome parks, medical and professional offices, public and quasi-public uses, and similar and compatible uses. Medical and professional offices may be allowed with discretionary approval, when found to be compatible with the surrounding neighborhood. Residential densities shall be in the range of 8.0 to 16.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.50.

High Density Residential (HDR)

This designation provides for triplexes, fourplexes, multi-family residential units, group quarters, medical and professional offices, public and quasi-public uses, and similar and compatible uses. Medical and professional offices may be allowed with discretionary approval when found to be compatible with the surrounding neighborhood. Residential densities shall be in the range of 16.0 to 25.0 units per gross acre. Densities greater than 25.0 units per acre may be allowed subject to a conditional use permit. The FAR for non-residential uses shall not exceed 0.50.

Planned Neighborhood (PN)

This designation provides for single-family detached and attached homes, secondary residential units, multi-family residential units,

neighborhood commercial uses, parks, open space, public and quasi-public uses, and similar and compatible uses.

All urban development under this designation shall be approved pursuant to an adopted specific plan. As these specific plans are approved, the Planned Neighborhood designation shall be replaced through corresponding general plan amendments with more specific land use designations. Policies 1.C.3 through 1.C.5 in Part II, Chapter 1, of this *Policy Document* include guidelines for the preparation of specific plans for Planned Neighborhood areas.

The overall average residential density for residential lands (i.e., excluding lands designated for Neighborhood Commercial, Open Space, or Public Service) shall not exceed 7.0 units per gross acre. Prior to adoption of a specific plan, allowable uses shall include only those specified under the Agriculture (A) and Open Space (OS) designations.

Commercial

Commercial/Residential Mixed Use (MU)

This designation provides for medium to high density residential uses, retail and service uses, restaurants, banks, professional and administrative offices, and similar and compatible uses. This designation is seen as a transition zone utilized to buffer residential and more intensive commercial uses. The FAR for non-residential uses shall be in the range of 0.6 to 1.5. The allowable density for residential projects shall be in the range of 0.0 to 25.0 units per gross acre. Residential uses shall be subject to discretionary review and approval.

Neighborhood Commercial (NC)

This designation provides for neighborhood and locally-oriented retail and service uses, public and quasi-public uses, and similar and compatible uses. This designation is applied to areas of 15 acres or less within residential neighborhoods for the purpose of providing services to the immediate neighborhood. The FAR shall not exceed 0.50.

Central Commercial (CC)

This designation provides for retail and service uses, restaurants, banks, entertainment uses, professional and administrative offices, residential units above the ground floor, public and quasi-public uses, and similar and compatible uses. The FAR for nonresidential uses shall not exceed 4.0. The FAR for non-residential uses in the East Street Corridor Specific Plan area shall be between 0.80 and 1.50. Residential densities shall be in the range of 5.0 to 12.0 units per gross acre. Residential densities in the East Street Corridor

Specific Plan area shall be in the range of 0.0 to 25.0 units per gross acre. Residential uses shall be subject to discretionary review and approval.

General Commercial (GC)

This designation provides for retail, services, restaurants, professional and administrative offices, hotels and motels, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.80. The FAR in the East Street Corridor Specific Plan Area shall be between 0.60 and 1.50.

Service Commercial (SC)

This designation provides for heavy commercial uses such as repair shops when activities are conducted indoors, contractors' shops, auto and other vehicle sales lots; large retail building supply businesses, storage warehouses, and nurseries; eating establishments; entertainment and recreation facilities; and small and large grocery stores, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.80.

Highway Commercial (HC)

This designation provides for restaurants, service stations, truck stops, hotels and motels, and retail and amusement uses that are oriented principally to highway and through traffic, regional retail uses, regional offices, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.50.

Industrial

Business Park (BP)

This designation provides for office parks, research and development, warehouses and light manufacturing related to research and development, general commercial uses that cater to industrial uses in this designation, professional offices, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.50.

Industrial (I)

This designation provides for industrial parks, warehouses, manufacturing, research and development, commercial uses compatible with the industrial uses, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.60.

Public and Open Space

Public Service (PS)

This designation provides for public facilities such as colleges, schools, hospitals, sanitariums, penal institutions, libraries, museums, government offices and courts, churches, meeting halls, cemeteries and mausoleums, and similar and compatible uses. The FAR shall not exceed 0.50.

Open Space (OS)

This designation provides for agricultural uses, outdoor recreational and equestrian uses, habitat protection, irrigation canals, reservoirs, watershed management, public and quasi-public uses, and areas typically limited for human occupation due to public health and safety hazards such as earthquake faults, floodways, unstable soils, or areas containing wildlife habitat and other environmentally-sensitive features. Such land areas are primarily publicly owned, but may include private property. The FAR for nonresidential uses shall not exceed 0.10.

Agriculture (A)

This designation provides for agricultural uses, limited agricultural support service uses (e.g., barns, animal feed facilities, silos, stables, fruit stands, and feed stores), industrial uses related directly to agriculture, public and quasi public uses, and similar and compatible uses. The minimum parcel size shall be 20 acres. Allowable residential development in areas designated Agriculture includes single family homes, secondary residential units, caretaker/employee housing, and farmworker housing. The FAR for nonresidential uses shall not exceed 0.40. This designation is applied to lands outside the Planning Area, but does not prohibit lands within the Planning Area from being used for agricultural purposes.

Urban Reserve

Urban Reserve (UR)

This designation is applied to land outside the Urban Limit Line within the Planning Area, which may be considered for development with urban uses. No urban development may occur on lands designated Urban Reserve before the General Plan is amended to specify a primary land use designation for the property. Allowable uses shall include wastewater treatment facilities and other uses specified under the Agriculture (A) and Open Space (OS) designations.

See also policy section 1.J in the Goals, Policies, and Implementation Programs section of this chapter.

**TABLE 1-1
CITY OF WOODLAND GENERAL PLAN
SUMMARY OF LAND USE DESIGNATIONS AND STANDARDS**

SUMMARY OF LAND USE DESIGNATIONS AND STANDARDS					
Land Use Designations		Residential Density Range (Dus per gross acre)	Assumed Average Population per Household ^a	Nonresidential Building Intensities (Maximum FAR) ^b	Assumed Average Employee Density (square feet per employee) ^c
Residential					
RR	Rural Residential	0.0 to 2.0	3.00		
VLDR	Very-Low Density Residential	1.0 to 4.0	3.00		
LDR	Low Density Residential	3.0 to 8.0	3.00		
NP	Neighborhood Preservation	3.0 to 8.0	2.75		
MLDR	Medium/Low Density Residential	5.0 to 12.0	2.75		
MDR	Medium Density Residential	8.0 to 15.0	2.50		
HDR	High Density Residential	16.0 to 25.0	2.50	0.50	
PN	Planned Neighborhood	1.0 to 25.0 ^d	2.75		
Commercial					
MU	Residential/Commercial Mixed Use	0.00 to 25.0	2.50	1.50	400
NC	Neighborhood Commercial			0.50	400
CC	Central Commercial	5.0 to 12.0	2.0	4.00	375
GC	General Commercial			0.80	400
SC	Service Commercial			0.80	600
HC	Highway Commercial			0.50	400
Industrial/Business Park					
BP	Business Park			0.50	350
I	Industrial			0.60	1,600
Public and Open Space					
PS	Public Service			0.50	
OS	Open Service			0.10	
A	Agriculture		3.00	0.40	
Urban Reserve					
UR	Urban Reserve	Not applicable			

^a Assumed average household size for the purposes of estimating population holding capacity

^b FARs apply to nonresidential uses only; FARs in residential designations apply to the limited permitted nonresidential uses in residential designations

^c Assumed average employee density for the purposes of estimating employee holding capacity

^d Overall average residential cannot exceed 7.0 DUs per gross acre

DUs = “Dwelling Units”

FAR = “Floor Area Ratio”

Memorandum

To: Cindy Norris, City of Woodland
Ken Hiatt, City of Woodland
Heidi Tschudin, Tschudin Consulting

From: Matt Kowta, MCP, Principal

Date: September 30, 2013

Re: DPFG Memo to Tim Taron, dated 9-16-2013

The DPFG memo advocates for the City of Woodland to consider housing growth rates for the Woodland General Plan Update planning period that are more aggressive than the current SACOG projections for the City of Woodland for the 2008 to 2035 time period. For reference, the SACOG growth projections anticipate that Woodland will grow at a rate averaging 193 units per year for the period.

The DPFG memo presents several alternative growth scenarios for the 2008 to 2035 time period, including:

- 1) **SACOG+10%** - A scenario that assumes actual housing unit growth will be 10% greater than SACOG's projections. (212 units per year)
- 2) **DOF** - A scenario that looks at the CA Department of Finance estimates for 2001 and 2010 housing unit growth in Woodland and assumes that this same growth rate will continue through 2035. (269 units per year)
- 3) **Existing City Policy** - A scenario that assumes the City of Woodland would grow at a rate equal to the maximum 1.7 percent annual growth rate cap established by Measure B. (391 units per year)
- 4) **CSER** - A scenario that was selected from a range of scenarios prepared by the Center for Strategic Economic Research, at the request of DPFG. (384 units per year)

The implication of the DPFG memo is that, based on more aggressive assumptions about the housing unit growth that Woodland will sustain through 2035, the City of Woodland should include more land for residential development than what is left to be developed within the Spring Lake Specific Plan (SLSP) area, the Master Plan Remainder Area (MPRA), and other available residential land within the City of Woodland.

Commentary on DPFG Growth Projections

Considering alternative growth scenarios is a useful exercise in a long-range planning process, when there are many factors which could have an unanticipated effect on outcomes. It is also important to maintain a level of perspective on what the different scenarios represent, particularly when the scenarios are proposed by parties that may have a vested interest in the

use of aggressive growth assumptions. Following is some commentary on each of the alternative scenarios that the DPFG memo offers.

SACOG+10% - This is a simple scenario and one that could be considered. The DPFG memo does not provide any analysis to suggest that it is any more likely to occur than the SACOG projections themselves; however, for the purposes of conducting sensitivity analysis, this might be an appropriate scenario to test what would occur if SACOG has under-estimated the City's potential housing growth. For a more balanced presentation, it might have been useful for DPFG to also present a "SACOG minus 10%" scenario, to test what would occur if SACOG has over-estimated Woodland's housing growth. It should be noted that after corrections for the global methodological issues discussed below, this growth scenario could be accommodated with an approximately 16 percent buffer if considering only the SLSP and MPRA housing unit capacity, and a greater buffer if acknowledging additional residential development capacity identified in the City's 2009 Housing Element outside of these areas.

DOF - This scenario identified housing unit growth for a limited number of years (2001 to 2010) and assumed that the City of Woodland would grow at the same average rate for a 27-year time period. First, it is axiomatic that past results do not predict future performance. Second, it is risky to pick a relatively short period of time upon which to base a long-term growth projection. For example, while this scenario estimates that Woodland will build an average of 269 housing units per year over a 27-year period, or an average annual growth rate of 1.2 percent per year, if DPFG had instead chosen to consider a broader time period that more fully reflected not only the boom period leading up to the 2008 housing crash but also the extended recovery period that was still under way as of 2013, the average annual growth rate would have been 1.0 percent; much closer to the rate that SACOG projects for Woodland.

If this scenario were modified to use a 1.0 percent annual growth rate, and to match a 22-year projection period to the City's 2013 available land supply considering only the SLSP and MPRA residential capacity, as discussed below, the growth from the 2013 base would be 4,811 units, which could be accommodated with a 12 percent buffer, or a greater buffer if considering the additional residential development capacity identified elsewhere in the City, in the City's 2009 Housing Element.

Existing City Policy - This scenario considers what would happen if the City grew at a rate equal to the 1.7 percent annual rate associated with the 1996 growth cap. The DPFG memo provides no analysis as to whether this scenario should be considered more or less likely to occur than the SACOG projections. It should be noted that in looking at historic growth rates for the City of Woodland, this rate of growth would substantially exceed the growth rate experienced between 1990 and 2000 (1.4 percent), the growth rate experienced between 2000 and 2010 (1.5 percent), the growth rate experienced between 2001 and 2013 (1.0 percent) and the longer-term growth rate between 1991 and 2013 (1.3 percent). In addition, the 1.7 percent growth rate would also suggest that Woodland's growth in housing units would be substantially faster than DOF's population projections for Yolo County between 2010 and 2035 (1.1 percent per year) and more than twice as fast as DOF projects for California's population growth for that same time period (0.8 percent per year).

CSER - This scenario draws from one of six different projection scenarios that CSER created on behalf of DPFG. After generating six different projection scenarios, CSER elevated four of those scenarios for further discussion in their memo to DPFG. Of the four scenarios that CSER

elevated, DPFG has chosen to highlight the scenario that suggests the highest possible housing unit growth in Woodland. The residential growth rate associated with this scenario is similar to the growth rate associated with the “Existing City Policy” scenario just discussed. This scenario is based on Sacramento Region growth projections prepared by Woods & Poole Economics, Inc., a Washington, DC-based consultancy that prepares growth projections for every county in the U.S. CSER’s report to DPFG compares Woods & Poole’s 2035 population projection for the Sacramento Region with the projections produced by SACOG, Caltrans, and DOF shows that Woods & Poole produces the highest number of the four. This suggests that this scenario in particular should be viewed as an “aggressive” scenario, and not a most likely scenario by any means. In fact, in CSER’s report to DPFG, CSER characterizes this scenario as “High”, and positions the SACOG MTP/SCS projections as falling in the middle of the four that scenarios that CSER highlighted, with two of CSER’s scenarios producing higher growth estimates and two producing lower estimates than SACOG’s.

In discussing the different projection scenarios that it generated, the CSER report states: “The projections were prepared simply to provide varying estimates of future growth potential and are not meant to incorporate judgments about the likelihood of the projection results or embedded assumptions. Moreover, the local projections were not influenced by growth constraints or any of the public policy, regulatory, market, or infrastructure factors that SACOG assessed when developing the projections for the MTP/SCS.” A case can be made that SACOG’s projections for Woodland’s long-term growth, which begin with regional growth projections prepared by the Palo Alto-based Center for the Continuing Study of the California Economy, and which are then allocated down to the individual jurisdiction level by SACOG, are likely to have been able to incorporate much more of an awareness of local factors that would influence long-term growth than the Woods & Poole projections. With an implied average annual growth rate that is similar to that of the “Existing City Policy” scenario, this scenario would also result in growth rates that are significantly above growth rates observed during the 1990 to 2013 time period, and also significantly above the population growth rates projected by DOF for both Yolo County and the State as a whole.

Global Methodological Issues in DPFG Memo

The DPFG memo overstates its case due to a couple of methodological issues. First, the DPFG memo assumes that the available land supply discussed in the Economic Background Report must accommodate 27 years of residential growth under any of the given growth scenarios that is presents. This is not the case, as the Economic Background Report discussed the residential land supply that was available as of 2013. To be consistent with the time period being used by the General Plan Update team, the DPFG projections should be adjusted to reflect growth potential between 2014 and 2035. If this was done, DPFG memo Table 1 would have projected 4,053 units, (1,150 fewer) units under the SACOG scenario; 4,452 units (1,271 fewer) under the SACOG +10% scenario; 5,649 units (1,614 fewer) under the DOF Est. scenario; 8,211 units (2,348 fewer) under the Existing City Policy scenario; and 8,064 units (2,317 fewer) under the CSER Alt. scenario.¹

Second, Table 1 of the DPFG report only considers the remaining SLSP lots and the MPRA lots as available to accommodate the City of Woodland’s future residential development. Although

¹ These calculations take the total housing unit growth suggested by DPFG Table 1 and divide it by the 27-year projection period indicated, and then multiply the result by 21 years, to reflect a 2014 to 2035 time period consistent with that used for General Plan Update purposes.

the Economic Background Report was not able to quantify the residential land supply available elsewhere within the City to accommodate future growth, it did mention such land as contributing additional capacity to accommodate residential growth. For example, the City's existing Housing Element, prepared in 2009, estimated a residential housing capacity of 657 housing units in various locations within the City, and outside of the SLSP. The Housing Element also identified a number of other residential sites that were approved for development as of 2009, but which may or may not have been developed since that time.

Alternative Growth Projections Prepared by BAE

Separately, BAE prepared two growth projection scenarios that consider methods other than those utilized in the DPFG memo. The first projection series in Exhibit A presents the SACOG MTP/SCS growth projections for Woodland, which were referenced in the Economic Background Report, and from which the 193 units per year residential growth average was derived. The second series projects growth assuming that Woodland maintains its 2008 share of the region's population as the region grows per SACOG's projections. The third projection series assumes that Woodland maintains its 1990 to 2010 housing growth rate. The fourth projection series presents the SACOG MTP/SCS projections for the region, for reference. As shown in Exhibit A, the two alternative growth projections for Woodland would result in greater rates of housing development than suggested by the SACOG projections but they still suggest growth residential growth for Woodland between 2014 and 2035 that are less than the two higher end rates suggested by the DPFG memo after the DPFG growth is adjusted for the same 2014 to 2035 time period. The mid-point range of the BAE projections shown in Exhibit A (5,478 new units between 2014 and 2035) is approximately equal to the mid-point of the adjusted DPFG estimates (5,659 units between 2014 and 2035).

Summary/Conclusions

The DPFG memo presents a range of growth projection scenarios as alternatives to the SACOG projections for the City of Woodland's housing development growth through the year 2035. As discussed above, the DPFG memo does not attempt to argue that any of the alternative projections are any more likely to represent Woodland's actual growth for the period than the SACOG MTP/SCS projections. However, based on the discussion above, it should be concluded that the DPFG's two most aggressive scenarios, the "Existing City Policy" and the CSER scenario, are not likely, given that they would substantially outpace growth rates observed in Woodland between 1990 and 2013, and population growth rates projected by DOF for both Yolo County and the State. The DPFG memo's SACOG+10% and DOF scenarios imply residential growth rates that are much closer to the SACOG growth rate and the growth rates associated with the alternative growth projection scenarios that BAE developed.

If the goal of the DPFG memo is to present a series of alternative projections so as to conduct a sensitivity analysis of the relationship between residential growth projections and the City's residential land supply, then two methodological issues in the memo need to be corrected. First, the growth projections need to reflect the time period between the present time and the 2035 General Plan time horizon. This would necessitate that the memo's growth projections be modified to reflect the time between the present and 2035, versus the 27-year period between 2008 and 2035 used in the DPFG memo. Additionally, the memo should acknowledge that in addition to the residential capacity in the SLSP and MPRA areas, the City of Woodland can also accommodate additional residential development within the City, such as additional residential development capacity identified elsewhere in the City, in the 2009 Housing Element. If these changes are made, the memo's conclusions regarding the need for

Woodland to designate new land for residential development might not be contradicted entirely, but the case would be much weaker. It may also be appropriate for the DPFG memo to present some of the lower end projections that the CSER memo provided, in addition to the “High” growth scenario upon which the DPFG memo focuses.

The DPFG memo re-iterated a point made in the General Plan Economic Background Report, which was that it is appropriate for a jurisdiction to plan for a land supply that has a buffer beyond that which is needed to accommodate projected growth. The following re-states information presented in the General Plan Economic Background Report and demonstrates that considering the development potential remaining in SLSP, plus development potential in the MPRA, plus additional residential development potential in the City, Woodland has sufficient capacity to accommodate the growth projected by SACOG through 2035:

Applying the 193-unit average annual growth rate from the SACOG projections to the 22-year period between 2013 and 2035 yields housing unit growth of 4,246 units through the General Plan time horizon. Comparing this to the roughly 5,400 units remaining to be built (as of early 2013) in the SLSP and the MPRA, indicates that there is an approximately 27% buffer between SACOG’s projected growth for Woodland and just the land available in SLSP and MPRA.

If it is assumed that most of the other residential development capacity identified in the 2009 Housing Element still remains, this buffer would increase substantially, to more than 40%. It could be argued that this amount of buffer is adequate to allow for the fact that SACOG might have under-estimated Woodland’s growth potential, and also allow for the fact that some of the residential land that has been identified as available for development may not actually be available. Further, it is unlikely that the City will wait until 2035 to update its General Plan again and consider whether it is appropriate to designate additional land for residential development. Thus, the 40% buffer might be considered a conservative calculation.

In addition to having a reasonable buffer under the SACOG projections growth scenario, the discussion above has demonstrated that Woodland would also have a buffer, albeit diminished, under the SACOG+10% scenario. If the “DOF” scenario were modified with a broader 2001 to 2013 time period to serve as the baseline growth assumption, it too would have at least a minimal buffer of residential capacity. Again, these calculations assume that the existing 5,400+ unit residential capacity would have to suffice for the entire General Plan time horizon, through 2035, when in fact the General Plan will likely be updated again before 2035.

Notwithstanding all of the preceding discussion, it must be acknowledged that there are many factors which cannot be identified at this time which may impact the City’s growth rate over time. In addition, the City could adopt a policy stance that calls for the City to seek to grow more quickly than the available projections would suggest. If the City wishes to make a policy decision to build the potential into the General Plan to accommodate residential growth that is substantially greater than what is projected by SACOG through 2035, the City should consider building mechanisms into the General Plan to ensure that growth proceeds in an orderly and efficient manner, in a pattern that would best serve the City’s needs, including fiscal, environmental, and quality of life considerations. One such factor is ensuring the efficient utilization of infrastructure, so that costs to end-users are as economical as possible. For example, the DPFG memo mentions that development in the MPRA is targeted for payment of

fees for reimbursement for oversizing infrastructure in SLSP. If this is the case, to avoid an outcome that is less than optimal, the City would want to ensure that MPRA does develop in a timely manner and this may mean that development in other areas should be phased so that it does not adversely affect the ability and timeliness of reimbursement of funds from MPRA to SLSP for infrastructure investments that have already been made. This principle would be equally important regardless of which growth rate scenario plays out in Woodland over the next 20 to 25 years. In addition, an efficient land use pattern and an orderly approach to growth may have fiscal benefits to the City, in terms of ensuring that the City can most economically expand its services as growth occurs. It would likely be more expensive, and less fiscally beneficial, if the City grows in many different locations at once, as opposed to growing in a limited number of locations at a time.

Exhibit A: Alternative Woodland Growth Projections

Jurisdiction	2008	2014	2020	2025	2035	2008 to 2035 Avg./Year	2008 to 2035 Avg. Growth/Yr.	14 to 35 Total Growth	14 to 35 Avg. Ann. Growth
Woodland (SACOG MTP)									
Dwelling Units	19,047	20,324	21,329	22,302	24,250	193	0.9%	3,926	0.8%
Total Jobs	25,255	26,536	27,726	29,011	31,576	234	0.8%	5,040	0.8%
Woodland (Maintain 2008 Share of Region)									
Dwelling Units	19,047	20,092	21,610	22,928	25,570	242	1.1%	5,478	1.2%
Total Jobs	25,255	26,558	27,921	30,158	34,634	347	1.2%	8,076	1.3%
Woodland (Maintain 1990 to 2010 Housing Growth Rate and Maintain 2008 jobs/dwelling unit ratio)									
Dwelling Units	19,047	20,727	22,556	24,202	27,864	327	1.4%	7,137	1.4%
Total Jobs	25,255	27,483	29,908	32,091	36,946	433	1.4%	9,463	1.4%
SACOG Region Total (SACOG MTP)									
Dwelling Units	885,065	933,635	1,004,158	1,065,387	1,188,188	11,227	1.1%	254,553	1.2%
Total Jobs	969,841	1,019,890	1,072,232	1,158,135	1,330,013	13,340	1.2%	310,123	1.3%

Sources: SACOG, 2012; BAE, 2013.

Memorandum

To: Cindy Norris, City of Woodland
Heidi Tschudin, Tschudin Consulting

From: Matt Kowta, MCP, Principal

Date: September 30, 2013

Re: Woodland General Plan Update – Retail Growth Opportunities

The purpose of this memo is to provide a brief summary of retail development opportunities as they relate to the development and evaluation of land use alternatives for the Woodland General Plan Update.

Key findings from the Economic Background report included:

- Population growth through 2035 in line with SACOG's MTP/SCS projections would be likely to generate additional local retail demand equal to about 400,000 square feet of additional retail space.
- There was approximately 300,000 square feet of vacant retail space in Woodland as of Spring 2013.
- Gateway I still has approximately 100,000 square feet of retail space remaining to be built
- Gateway II will accommodate approximately 340,000 square feet of additional retail development.
- Other locations within Woodland could likely accommodate additional retail space through infill and redevelopment.

In addition to the capacity in specific projects mentioned above, the Economic Background Report suggested that Woodland may want to plan for additional opportunistic destination retail development, to attract more shoppers from its larger regional trade area, primarily from rural areas located to the north and west; focusing on sites in the vicinity of East Main/I-5/County Road 102 in the near term, with land at County Road 25A and Highway 113, and land near I-5 and East Street being potential locations for highway commercial uses as well.

City Council and Planning Commission feedback received on the Economic Background report included questions comments highlighting the following issues:

- More detail on inventory and demand and where the two align and don't align

This comment was alluding to the fact that although Woodland has more retail space than can be supported by current demand (i.e., large amount of vacant retail space), it is possible that there may still be some retail categories where the market is under-served and Woodland

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Washington, DC 20009
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New York City
121 West 27th Street
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New York, NY 10001
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might have an opportunity to recruit new retailers to fill those gaps. To better evaluate this, Woodland staff provided a retail leakage analysis prepared by MuniFinancial Services, the City's retail sales tax consultant. The analysis compares actual sales tax revenues in Woodland with an estimate of the sales that could be expected in a community like Woodland if it was fully capturing available retail demand. Because it provides a fine-grained breakout of current sales tax revenue collections within Woodland, the leakage analysis contains confidential data that cannot be disclosed in a public document; thus, it cannot be attached to this memo. However, the general results can be summarized here.

Overall Woodland performs quite well and captures a bit of excess retail expenditures relative to the population size, on an overall basis. Retail sales are 107% of expected levels for consumer-driven categories in aggregate. There are certain categories where the local capture is below 100%, but much of the identified gap is likely being captured by other store types offering similar goods. Still, a case can be made that there are a real gaps in a few categories, where local residents need to go elsewhere to shop for certain types of goods. In order to assess the magnitude of the potential opportunity to capture sales in retail categories that are currently under-represented in Woodland, I reviewed the categories with leakage (i.e., sales tax revenues were less than expected), converted the sales tax gap figure to taxable sales, and then converted that into square feet of store space, assuming \$300 per square foot in retail sales. What this exercise revealed is that if the City were able to capture 100% of the gap in the identified categories, there might be demand for about 130,000 square feet of retail space, plus a few new and used auto dealers.

In reality, it is not likely that Woodland will be able to capture 100% of the identified opportunities, because Woodland does not have a sufficiently large and dense trade area population to attract all types of retail and, therefore, Woodland residents will inevitably travel outside of the City to shop for certain items. However, even if the City were able to capture 100% of the existing leakage, this would only fill a fraction of the existing vacant, under-utilized, and yet-to-be developed space on available sites, leaving more than adequate capacity to accommodate the projected growth in local demand, plus the the possibility that Woodland could capture an increased share of the regional retail market.

- More detail on local vs. community vs. regional retail development opportunities and over supply of particular types within Woodland to help guide where to promote replacement versus reuse of vacant or underutilized retail space and protection for downtown in light of these interests and opportunities

Types of Retail Demand. The 400,000 square feet of retail demand projected as a result of growth in the local population is likely to be primarily for neighborhood and community retail shopping facilities, such as those found in the City's existing shopping centers. A portion, perhaps 25 to 30 percent, of that demand might be for regional shopping oriented goods (i.e., big ticket items and like autos, electronics, furniture and appliances, fashion-oriented clothing, etc.) which could be accommodated in destination oriented shopping centers like Gateway, boutique stores in the downtown, or in a different type of "lifestyle" shopping center that might be developed elsewhere in the city.

Among the retail categories with existing leakage, furniture sales would probably work well in a shopping center setting, and auto dealers would work in a highway oriented commercial location. The rest of the existing leakage, including restaurants and other retail categories are

more specialty/lifestyle oriented. These types of retail might work in the downtown and/or a type of retail environment that is different from what is offered at the Main/102/I-5 area.

Strategies for Retail “Deployment.” The City will face policy tension in determining how best to position its retail development to balance the dual objectives of increasing capture of taxable sales and helping to revitalize the downtown area. Most of the retail interest that Woodland planners and developers are likely to field will be from people interested in shopping center locations. It is quite likely that such projects will be the path of least resistance in terms of increasing Woodland’s retail capture rate. However, continued expansion of retail activity in areas such as I-5/Road 102/East Main Street will tend to draw tenants and shoppers away from downtown. Thus, the City may need to make a decision about which types of uses should be targeted for downtown and should therefore be restricted or limited from locating in areas outside of downtown. Based on prevailing trends in downtown revitalization, downtown should be targeted for arts, entertainment, dining, and boutique or specialty retail uses. Together, these types can create synergies and help to make downtown Woodland a compelling destination for Woodland residents, but also visitors from out of town. As discussed in the Economic Background Report, over time, a downtown with a vibrant mix of these types of uses can also make downtown an attractive location for boutique hotel uses.

Similarly, with the current focus of the City’s residential growth being in the southeastern part of the City, there will be a natural tendency on the part of neighborhood and community-oriented retailers to want to gravitate to that part of the City as well; however, this shifting of retail activity has weakened demand for retail space in the commercial properties and shopping centers to the west of downtown in addition to drawing activity away from the downtown itself. In planning for retail development the City should consider the importance of retaining an appropriate amount of basic retail and services (i.e., neighborhood retail) on the west side of the City, so that residents of neighborhoods on that side of the City can conveniently access basic retail and services, even if they prefer to go to the east side of the City occasionally when their shopping needs are better served by the large big-box stores. This can help not only from a neighborhood vitality standpoint, but also in reducing for cross-town traffic related to shopping trips.

Beyond ensuring there are sites for an appropriate number of strategically placed neighborhood retail nodes, the City may also need to take steps to ensure that it does not permit an excessive amount of neighborhood retail in particular in the eastern part of the City, in order to try to balance the distribution of basic convenience retail facilities so they can conveniently serve all the City’s neighborhoods. After identifying where the City’s future residential development will occur, the City should conduct an analysis of how well existing and future neighborhoods are served by neighborhood shopping centers and try to optimize the locations of new centers to serve any neighborhoods that are currently under-served, as well as looking for locations that can effectively serve new neighborhoods. This can include targeting existing commercial facilities for revitalization.

At the same time, it should be recognized that there is an excess of commercial building space in the western part of the City, because of the evolution of the retail industry and the relocation certain retail functions to the east side of the City. This suggests a strategy of consolidating the west side retail into a limited number of the strongest locations that should be targeted to retail revitalization, including downtown, and then identifying and incentivizing appropriate replacement uses for remaining underutilized commercial space. Outside of the downtown,

the strongest locations will be those that have an anchor tenant, such as a supermarket or drugstore, have good visibility and access via both north-south and east-west streets, and are located such that they can draw from surrounding residential and commercial areas.

- Opportunities to capture demand from outside of Woodland

The City of Woodland could also try to capture additional retail sales in the form of demand for regional shopping from shoppers from outside the City; however, it should be acknowledged that the regional retail market is very competitive, and Woodland is already capturing some retail sales from shoppers from outside of the City (e.g., shoppers from Davis, eastern Yolo County, southern Colusa County are the most likely sources of regional shopper demand). Thus, there is not likely a large amount of retail sales that Woodland could be capturing that it is not already, with the exception of sales in retail categories that are not well-represented in Woodland at this time, of which there are few, other than higher-end luxury oriented or specialty goods. Due to limitations related to the low population density and limited trade area population that Woodland has relative to locations closer to Sacramento or Vacaville/Fairfield, most such retailers will tend to gravitate towards sites in those areas, with their larger potential markets. Nevertheless, the City of Woodland should set aside at least a limited number of sites suitable for regional retail development in order to address the possibility that a unique retail development would seek a location in Woodland to serve the larger market area. This could include users such as traveler-oriented outlet shopping centers, themed retailers like Bass Pro or Cabelas, or others that have not been identified. Thus, in addition to capacity for approximately 530,000 square feet of retail space to address current leakage and projected local growth, the City should set aside additional land for opportunistic regional retail development. Depending on the locations and configurations of the sites, 20-50 acres should be adequate for this purpose. Because of the size requirements, the heavy traffic generation, and the need for regional access and visibility, the City will need to focus on its freeway oriented sites as opportunities for regional retail development.

Memorandum

To: Timothy D. Taron, Hefner Stark & Marois, LLP

From: DPFG

Date: September 16, 2013

Subject: Woodland General Plan 2035 Update – Review of Population Projections and Absorption of Residential Lots

Introduction

Per your request, we reviewed various supporting documentation related to the City of Woodland's General Plan 2035 Update ("General Plan Update") as they relate to population and new housing unit projections. The City is presently engaged in a comprehensive update to the General Plan which includes, among many other items, a discussion of the population and housing unit projections and how these assumptions interact with current supply of developable residential land within the City and the perceived "need", or lack thereof, to plan for additional large scale residential development outside of the Spring Lake Specific Plan (SLSP) area and the Master Plan Remainder Area (MPRA).

In addition to a review of the General Plan background documents, we have also reviewed the SACOG Draft Metropolitan Transportation Plan ("MTP") and Sustainable Communities Strategies ("SCS") 2035 Update (together, the "MTP/SCS") in order to further understand the population and housing unit projection assumptions that were incorporated into the General Plan background documents. As part of this process, we contracted with the Center for Strategic Economic Research ("CSER")¹, as a sub-consultant, to evaluate alternative population projection assumptions to determine a reasonable range of population growth expectations for the Region through 2035. This document is attached as Exhibit A.

In addition to the above information, we reviewed historic building permit estimates, the existing residential land supply within the City, and prepared a sensitivity analysis of alternative residential build-out scenarios to evaluate (i) General Plan background report information; (ii) existing City policies for growth; and (iii) CSER alternative projections. This analysis is intended to provide several market demand/absorption scenarios to model when/if the City would need additional land to accommodate projected demands.

¹ CSER is an economic research and consulting group specializing in applied research and strategy development in the regional economics and economic development fields. The organization has been engaged in regional economic research activities for over 30 years and is actively involved in economic development initiatives through its longstanding relationships with various economic development entities. CSER provides a full range of objective economic and demographic research services to government entities, businesses, non-profit organizations, and educational institutions throughout the country.

Executive Summary

The Economic and Fiscal Background Report, prepared by BAE Urban Economics, dated April 29, 2013 (“Background Report”) includes demographic and economic information from several sources, but relies heavily on housing unit projections included in the SACOG Draft Metropolitan Transportation Plan (“MTP”) and Sustainable Communities Strategies (“SCS”) 2035 Update (together, the “MTP/SCS”). The SACOG growth projections for new housing units in Woodland suggest an average increase of 193 units per year (“**SACOG Projection**”). The SACOG Projection suggests that the City will grow by a total of approximately 5,203 housing units and estimates a total population of 66,041 in 2035. The Background Report concludes that since the SACOG projections suggest a “need” for approximately 5,200 new housing units (i.e. approximately 193 units per year for 27 years) that there is no need for the City to plan additional large-scale residential construction before 2035.

In addition to the methodology employed by SACOG in the MTP/SCS process, there are several other alternative methods that could be used to estimate future housing unit growth. One additional scenario would be to simply model housing unit growth assuming the SACOG Projection growth rate plus 10% (“**SACOG +10%**”) to model the effect of a relatively minor increase (e.g. 10%) in new housing unit growth on existing land supply. In addition, we prepared a scenario projecting housing unit growth based on estimates from the California Department of Finance Demographic Research Unit (the “DOF”) for housing unit production for the period of 2001-2010 (“**DOF Estimate**”). We analyzed a third scenario assuming that existing City policies related to growth were held constant throughout this next planning period (“**Existing City Policy**”). Finally, we analyzed a fourth scenario utilizing alternative third-party projections included in the CSER report (“**CSER Alternative**”).

Table 1 below provides a summary of the five housing projections (i) SACOG MTP/SCS, (ii) SACOG +10%, (iii) DOF Estimate, (iv) Existing City Growth Policy, and (v) CSER Alternative. We have also attached a “City of Woodland - Housing Unit Projections” chart which illustrates the points of time where the five projections effectively “exhaust” the existing supply of land (as defined in the Background Report), resulting in a deficit of land.

Table 1
City of Woodland - Population Projection Alternatives

	SACOG [1]	SACOG +10%	DOF Est. [2]	Existing City Policy [3]	CSER Alt. [4]
Population 2008 [4]	50,379	50,379	50,379	50,379	50,379
Population 2035	66,041	67,606	70,352	79,417	78,926
New Population	15,662	17,227	19,973	29,038	28,547
Persons Per Household [5]	3.01	3.01	2.75	2.75	2.75
New Housing Units	5,203	5,723	7,263	10,559	10,381
Existing Lot Supply [6]	5,500	5,500	5,500	5,500	5,500
Projected Surplus/(Deficit)	297	(223)	(1,763)	(5,059)	(4,881)

Footnotes:

[1] SACOG Draft MTP/SCS 2035 Update.

[2] CA. DOF E-8 City/County/State Population and Housing Estimates, 4/1/2000 to 4/1/2010.

[3] Projects annual population growth consistent with 1996 Measure B growth cap at 1.7%.

[4] Center for Strategic Economic Research, Woodland Population Projections Report, 2013

[5] SACOG PPH from SACOG Modeling Projections for 2008, 2020, and 2035, May 2012 and DOF, Existing City Policy and CSER Alternative PPH from City of Woodland Housing Element Update, March 24, 2009.

[6] City of Woodland General Plan Update 2035 Economic and Fiscal Background Report.

The information included on the following pages provides additional detail on the scenarios described above and provides commentary on the SACOG projections.

General Plan Update 2035 Economic and Fiscal Background Report

The Background Report contains information regarding historic trends for various demographic, economic, and fiscal conditions of the City. The Background Report is intended to provide background information to be used by the City to guide the preparation of land use alternatives for the General Plan Update. The Background Report also contains projections of the City's share of regional growth in residential, office, retail, and industrial land uses.

Growth Projections

The Background Report includes demographic and economic information from several sources, but relies heavily on housing unit projections included in the SACOG Draft Metropolitan Transportation Plan ("MTP") and Sustainable Communities Strategies ("SCS") 2035 Update (together, the "MTP/SCS"). The MTP/SCS is a 28-year plan for transportation improvements in the six-county region based on projections for growth in population, housing, and jobs. The MTP/SCS is required to be updated on 4-year update cycle, with the next update planned to be completed no later than April 2016. The 2016 update would typically include the addition of additional forecast years and, per SACOG, would also typically include additional land for development than what has been projected in the current MTP/SCS³. While the scope of the update, particularly as it relates to population projections and growth forecasts, is presently under discussion at the SACOG Board, SACOG anticipates adoption of a framework to guide the next update of the MTP/SCS by the end of the year. One possible outcome of this framework exercise would involve only a minor refinement to the existing growth forecast rather than a major reassessment.

The current MTP/SCS projects that the number of housing units in Woodland will grow at an average rate of 0.9% during the 28 year planning period, from 17,950 in 2008 to 23,147 by 2035. For the larger Region, SACOG is projecting the number of households to increase at an average rate of 1.1% during the MTP/SCS planning period. The growth projections for new housing units in Woodland suggest an average increase of 193 units per year, with slightly more units absorbing in the early years of the planning horizon and fewer units absorbing later in the period. The SACOG projections suggest that the City will grow by a total of approximately 5,203 housing units and estimates a total population of 66,041 in 2035.

The Background Report references a City staff report dated October 5, 2010⁵ as noting that the City has averaged approximately 188 new single-family units per year between 2001 and 2010. The estimated average rate of 188 units per year does not include multi-family residential units. According to information included in the City staff report referenced above the City averaged approximately 50 multi-family residential units per year between 2001 and 2010, bringing the total average annual residential development growth to approximately 238 units per year. The City estimate was compared to housing unit data available from the California Department of

³ Chapter 3 Summary of Growth and Land Use Forecast, Draft MTP/SCS 2035 February 20, 2012.

⁵ Report to Mayor and City Council, titled "Amendments to the Spring Lake Specific Plan Building Unit Allocation (BUA) Ordinance and Evaluation of the City's General Plan Growth Cap Policy".

Finance Demographic Research Unit (“DOF”)⁶, which includes estimates for annual housing unit growth during for the 2001-2010 period. The DOF data indicates that the City experienced an average of 269 new housing units per year, or approximately 43% more housing units annually, than the single-family rate noted in the City staff report and subsequently incorporated as a baseline assumption into the Background Report and referenced in support of the reasonableness of the proposed SACOG projection of 193 total new housing units. The discrepancy between the City’s estimated total residential growth and the DOF data may be partly due to the City capturing information based on a fiscal year time period (July-to-July) compared to the DOF estimates which captured data on an April to April time period. Per the DOF, the annual housing unit change data (i.e. increases) are supplied by local jurisdictions and the U. S. Census Bureau. Data from the Census Bureau more closely aligns with the City data, and estimates an average of 243 total new housing units per year. The data from the DOF was utilized by the City in preparation of the Housing Element and was incorporated herein in order to provide a consistent baseline data source. Regardless, the difference between the average rate of 188 single family units cited in the Background Report and the total residential growth (either the City’s estimate, the DOF estimate, or the Census Bureau estimate) is significant enough to warrant further evaluation by the City, especially since the SACOG projections are noted as being inclusive of all housing unit growth within the City, not just single-family residential units.

Overall the SACOG projections, which have been incorporated in the Background Report, suggest a marked slowdown from the City’s estimated 2001-2010 residential growth rate (referencing either the data from the City Staff report, or data from the DOF). The Background Report is suggesting that the SACOG projections for new housing unit growth are reasonable, while at an average rate below historic conditions experienced by the City. This assumption represents an important fundamental baseline policy consideration and should be evaluated to determine if a depressed rate of growth is a desirable condition for policymakers. This baseline growth rate sets the stage for citywide policies related to new growth and more importantly, was used as a basis for a determination that the existing land supply within the City is sufficient to meet the projected demand for new housing units over the next planning period (year 2035).

Need for Additional Residential Development

The Background Report references that the Spring Lake Specific Plan (“SLSP”) currently has approximately 3,000 units remaining to be built and the Master Plan Remainder Area (“MPRA”) may accommodate approximately 2,400 additional housing units, for a total of approximately 5,400 potential new housing units, not including additional infill potential capacity. The Background Report concludes that since the SACOG projections suggest a “need” for approximately 5,200 new housing units (i.e. approximately 193 units per year for 27 years) that there is no need for the City to plan additional large-scale residential construction before 2035.

It is a generally accepted City planning practice that a City will plan for a “buffer” capacity in developable land supply to physically accommodate projected housing, commercial, and economic development through the life of the proposed General Plan, and beyond. As noted in the Background Report, the buffer is intended to ensure that a shortage of buildable residential land does not result in spikes in land and housing prices. Additional land capacity beyond the

⁶ E-8 City/County/State Population and Housing Estimates, 4/1/2000 to 4/1/2010. Annual housing unit change data are supplied by local jurisdictions and the U.S. Census Bureau. Annual housing unit change data are supplied by local jurisdictions and the U.S. Census Bureau.

projected “need” also provides a land supply buffer to address the likelihood that at least some portion of the identified land in the SLSP and/or MPRA will be unavailable for development at any given time based on a variety of factors, such as landowner willingness to sell or develop, site readiness, environmental constraints, market conditions, and other factors.

In addition, an adequate buffer of land can help provide a City with flexibility in meeting RHNA obligations, help ensure orderly growth, and encourages opportunities for greater housing affordability. The City will need to determine if an estimated “buffer” of approximately 297 units in new development areas is acceptable. To this point, we would note that if the projected number of new housing units per year increases by only 10% (i.e. 19 units), then the projected land supply within the City would effectively be exhausted within the planning period resulting in a net deficit of at least 200 housing units.

Furthermore, the SACOG projections focus on new housing unit creation within the City, not necessarily projecting new population growth. This is an important distinction as the City’s 1996 Measure B growth cap policy, as incorporated into the SLSP, limits population growth to 66,000 persons by 2020, or an average growth rate of 1.7% per year. As a result, the SACOG data for new housing units are subject to fluctuation depending on the assumptions made for persons-per-household (“PPH”). The SACOG data includes an average PPH rate greater than the City’s Housing Element and current year information from the DOF. To illustrate an issue with this methodological choice, if we convert SACOG’s estimated new population in 2035 (15,662) into housing units using the PPH included in the City’s Housing Element (2.75 PPH), and compare that to the projected land supply in the SLSP and MPRA, then the projected land supply would be exhausted within the proposed General Plan time horizon, resulting in a deficit of approximately 195 housing units⁸.

As noted above, the SACOG data is projecting that the City would reach just slightly over 66,000 population by 2035. The assumed growth rate has been incorporated into the Background Report and is roughly half the rate of what is presently planned for by the City. Again, this issue represents an important policy consideration for the City, as the Background Report is suggesting planning for a growth rate at a substantially lower rate than what is currently being planned for by the City and below what the DOF is estimating has historically occurred within the City. This would appear to be a substantial divergence in current, and historic, planning practices implemented by the City. We would further note that based on DOF information for the period of 2001-2010, in years where there was what would generally be considered a “healthy” housing market, and there was a readily available supply of land, the City absorbed more than 300 units per year (Years 2001, 2005, 2007, and 2008) and as much as 625 units (Year 2001). While the other years within this period were certainly below the projected average of 193 units, many of these “bad years” are during, or following, the “Great Recession” (Years 2011, 2012, and 2013) and represent years where available land, particularly in the SLSP, were significantly constrained by City policy limitations (e.g. the “BUA” Ordinance), and other market forces, which together combined to create conditions considered by many to be atypical.

In regards to potential residential capacity within the MPRA, we note that the MPRA is not presently within the City limits and as such would require additional entitlement efforts, such as LAFCo annexation, pre-zoning, environmental compliance, and negotiation of a property tax

⁸ Calculated as follows: 15,662 new population divided by 2.75 persons-per-household = 5,695 new housing units.

sharing agreement with the County, among other items. This condition would hold true for essentially any property currently situated outside the City limits. We also note that development of the MPRA will also likely include a substantial “reimbursement” to the SLSP for “oversizing” of infrastructure that greatly benefits the MPRA. This potentially substantial cost may present an additional cost burden that other new growth areas may not necessarily be burdened with.

Fiscal Condition of City and Policies to Focus Growth in SLSP

As noted in the Background Report, there are a number of important fiscal considerations for preparation of land use plan alternatives for the General Plan and from a revenue standpoint, the General Plan update process provides the City with an opportunity to optimize revenue, both in terms of the type and the location of growth, and streamline the cost of City services.

The Background Report also notes that the City’s fiscal condition is somewhat unique in that the City’s future fiscal health is linked to the timely development of new housing units in the SLSP. As discussed in the Background Report, the General Fund is currently being used to “backstop” debt service payment for infrastructure bonds issued in conjunction with development in the SLSP. These bonds were initially intended to be repaid via development impact fees paid by new construction in SLSP, but with the slowdown of new development in SLSP, the General Fund is being used for these debt service payments. The Background Report concludes that any increase in competition with SLSP for new housing unit demand in the City could slow SLSP’s absorption, and require the General Fund to continue to fund debt service repayments, redirecting limited funds that could be used to fund other City services (e.g. police and fire). We would note that while this is a reasonable concern, the diversification of the City’s tax base through new development of all types, would also contribute to the improvement of City finances via additional property tax receipts and sales tax capture, which together can help encourage additional revenue generating land uses (e.g. retail and commercial) and other job-generating land uses. In addition, new development in areas of the City beyond SLSP will most likely be subject to the payment of Major Projects Financing Plan (“MPFP”) fees, a portion of which we understand is planned to be used for debt service payments on existing bonds. As such, development in areas other than SLSP or MPRA would result in the payment of additional MPFP fees which may help improve the debt service condition.

Furthermore, new home construction generates substantial local economic activity, including new income and jobs for residents, and additional revenue (including permit fees) for local governments⁹. There are also one-time benefits that include both the direct and indirect impact of construction activity itself, and the impact of local residents who earn money from the construction activity, spending a portion of it within the local area. In addition, there are ongoing, annual local impacts that result from the new homes being occupied and the occupants paying taxes and otherwise participating in the local economy year after year. The ongoing impacts also include the effect of increased property taxes and increased opportunity for additional sales tax capture.

⁹ NAHB Report, The Local Impact of Home Building in a Typical Metro Area, June 2009.

Alternative Growth Projections

California Department of Finance (DOF) – New Housing Unit Estimates for 2001-2010

As noted above, in addition to SACOG projections for new housing unit growth we reviewed new housing unit production estimates prepared by the DOF. This information includes estimates for annual housing unit growth during for the 2001-2010 period. The data indicates that the City experienced an average of 269 new housing units per year, or approximately 43% more housing units annually, than what is noted in the City staff report and subsequently incorporated as a baseline assumption into the Background Report. This data suggests that, even through a time period punctuated by a “housing boom” and subsequent “bust”, the City has experienced a housing unit growth at a rate roughly 39.6% higher than the SACOG Projection.

This “DOF Estimate” calculation results in an estimated total population of 70,352 and the need to plan for approximately 7,263 new housing units. Assuming that the SLSP and the MPRA can produce the estimated 5,500 units, the City would need to include additional land to accommodate an additional 1,763 housing units beyond what is currently being planned.

Existing City Growth Policy Summary

As noted above, in addition to SACOG projections for new housing unit growth we reviewed current City policy related to growth, primarily the 1996 Measure B growth cap, as incorporated into the SLSP. Per the SLSP, Measure B limits total City population to 66,000 by 2020, or an average annual population growth rate of 1.7% per year. This “capped” growth rate was then applied to the 2008 base year population utilized by SACOG in the MTP/SCS data and then calculated through to year 2035, to estimate the total population in year 2035.

This “City Policy” calculation results in an estimated total population of 79,417 and the need to plan for approximately 10,559 new housing units. Assuming that the SLSP and the MPRA can produce the estimated 5,500 units, the City would need to include additional land to accommodate an additional 5,059 housing units beyond what is currently being planned.

Center for Strategic Economic Research (CSER) Summary

As described in Exhibit A, the Center for Strategic Economic Research (CSER) has prepared a Population Projection Alternative report. The CSER report notes that in addition to variations in methodologies and assumptions at the regional level and the subsequent translation to the local City level, there are several dynamics within the Region that could justify different growth outcomes for the City compared to the methodology employed by SACOG.

The analysis included six different sets of projections for the six-county Sacramento Region and applied several statistical approaches to derive corresponding population projections for the City. Among the resulting 2035 population projections for the City of Woodland, four were selected to illustrate the possible range of outcomes. The four selected 2035 population projections for the City range from 62,835 to 78,926 (see Exhibit A for more information). The relative wide-range of population projections would indicate that the source data utilized by SACOG may understate the need to plan for new development within the City.

For the purposes of relating these ranges to the existing SACOG MTP/SCS projection and the Existing City Growth Policy projection, the population projected under Alternative D (78,926) was used to estimate new housing units in year 2035. This alternative projects future population

based on the City's annual average share of the regional population from 1991 to 2013 based on population projection data prepared by Woods & Poole Economics, Inc. (W&P)¹⁰. As a frame of reference, the W&P data estimates a total population for the Region in 2035 that is just under 4.0% higher than the population projections utilized by SACOG, but varies in methodology of how this population growth is translated into new housing unit growth within the respective Cities and Counties within the Region¹¹. While the W&P projection results in a slightly higher total population than that utilized by SACOG, the W&P projections certainly appear to provide a reasonable alternative population projection.

This "CSER Alternative" calculation results in an estimated total population of 78,926 and the resultant need to plan for approximately 10,381 new housing units. Assuming that the SLSP and the MPRA can produce the estimated 5,500 units, the City would need to include additional land to accommodate an additional 4,881 housing units beyond what is currently being planned.

The information included in the CSER report offers a basic sensitivity analysis for the City of Woodland 2035 population projections that shows how differing projections at the regional level could result in varying outcomes at the local level. It is important to note that the selected projections were developed simply to provide varying estimates of future growth potential and are not meant to incorporate judgments about the likelihood of the projection results or embedded assumptions. Moreover, the local projections were not influenced by growth constraints or any of the public policy, regulatory, market, or infrastructure factors that SACOG assessed when developing the projections for the MTP/SCS.

In addition to variations in methodologies and assumptions at the regional level and the subsequent translation to the local level, there are several dynamics within the Region that could justify different growth projections for the City of Woodland, including:

- UC Davis — "2020 Initiative," which includes plans to add more students, faculty, staff, and facilities and the City of Woodland could see spillover effects from the university's general growth trajectory and could benefit from the increasingly visible hub of agricultural activity in the area.
- Next Economy — the Capital Region Prosperity Plan (the "Plan") outlines an ambitious set of strategies to accelerate job growth and wealth creation in the Region and build economic foundations that will transform the economic development ecosystem. The Plan is being implemented by all of the major regional economic development organizations and has garnered resolutions of support from most of the Region's local jurisdictions, including the City. As noted in Exhibit A, if effectively implemented, the Region could benefit from an additional 35,000 new jobs and \$5.3 billion of output over and above expected business as usual performance.

¹⁰ Woods & Poole Economics, Inc. (W&P) is a small, independent corporation that specializes in long-term county economic and demographic projections. W&P's customer list includes Bain & Co., Bank of America, Baylor Univ., Booz Allen Hamilton, CitiGroup, Dartmouth College, Deutsche Bank, Ernst & Young, JP Morgan, Merrill Lynch, NVR, PIMCO, Princeton Univ., University of California, University of North Carolina, University of Texas, U.S. Army, Walt Disney, and the Washington Post.

¹¹ In order to derive projections for the local jurisdictions, SACOG considers public policies and regulations, market and economic factors, and infrastructure cost and timing. The technical approach also embeds certain assumptions about housing preferences, developer interest, and demographic trends, and applies certain "qualitative" measures to translate the regional projections into local projections.

- Rural-Urban Connections Strategy — the SACOG project focuses on building economic and environmental sustainability in the Region’s rural areas. The economic opportunities outlined in the strategy relate primarily to the agriculture and energy industries and the Economic and Fiscal Background Report for the General Plan Update 2035 suggests that the City can act as a hub for surrounding rural agricultural areas and attract additional related economic activity.
- Solano-Yolo Food Chain — both Counties have recognized the important role of the agriculture industry to local economic vitality and have identified new ways to support the industry and its broader value chain. This has been reflected in joint investments in planning and staffing including the Food Chain Cluster strategy and new Farmbudsman position. As discussed above, the City could position itself to benefit from the increased momentum and focus on the economic activities within the food and agriculture industries.
- Potential Issues in Surrounding Jurisdictions — the MTP/SCS report highlights issues to track through the regional monitoring program, which could affect projected growth dynamics in the planning period. If a particular jurisdiction cannot absorb the allocated regional population and employment, then the growth will either flow to other jurisdictions within the Region or not be realized fully within the Region. There are several key issues in jurisdictions surrounding the City that could create or refocus growth opportunities within the City. For example, cited potential issues in West Sacramento include flood, redevelopment, and delta protection; accommodating commercial and residential growth is the primary issue for Davis; and the Natomas area requires completion of the ongoing levee upgrades.

Conclusion

The following provides a summary of the conclusions following DPF’s review of the various supporting documentation related to the City’s General Plan Update as they relate to population and new housing unit projections.

As noted above, it is generally accepted that a City will plan for a “buffer” capacity in available land in order to physically accommodate projected housing, commercial, and economic development through the life of the proposed General Plan, and beyond. With this overall concept in mind, we conclude, for a variety of reasons, that the SACOG projections may understate the need to plan for new development within the City.

The Background Report incorporates the SACOG growth projections of an average of 193 housing unit per year for the next planning period and then compares the projected growth to an estimate of existing and planned land supply within the SLSP and MPRA and concludes that there is no need for the City to plan additional large-scale residential construction before 2035.

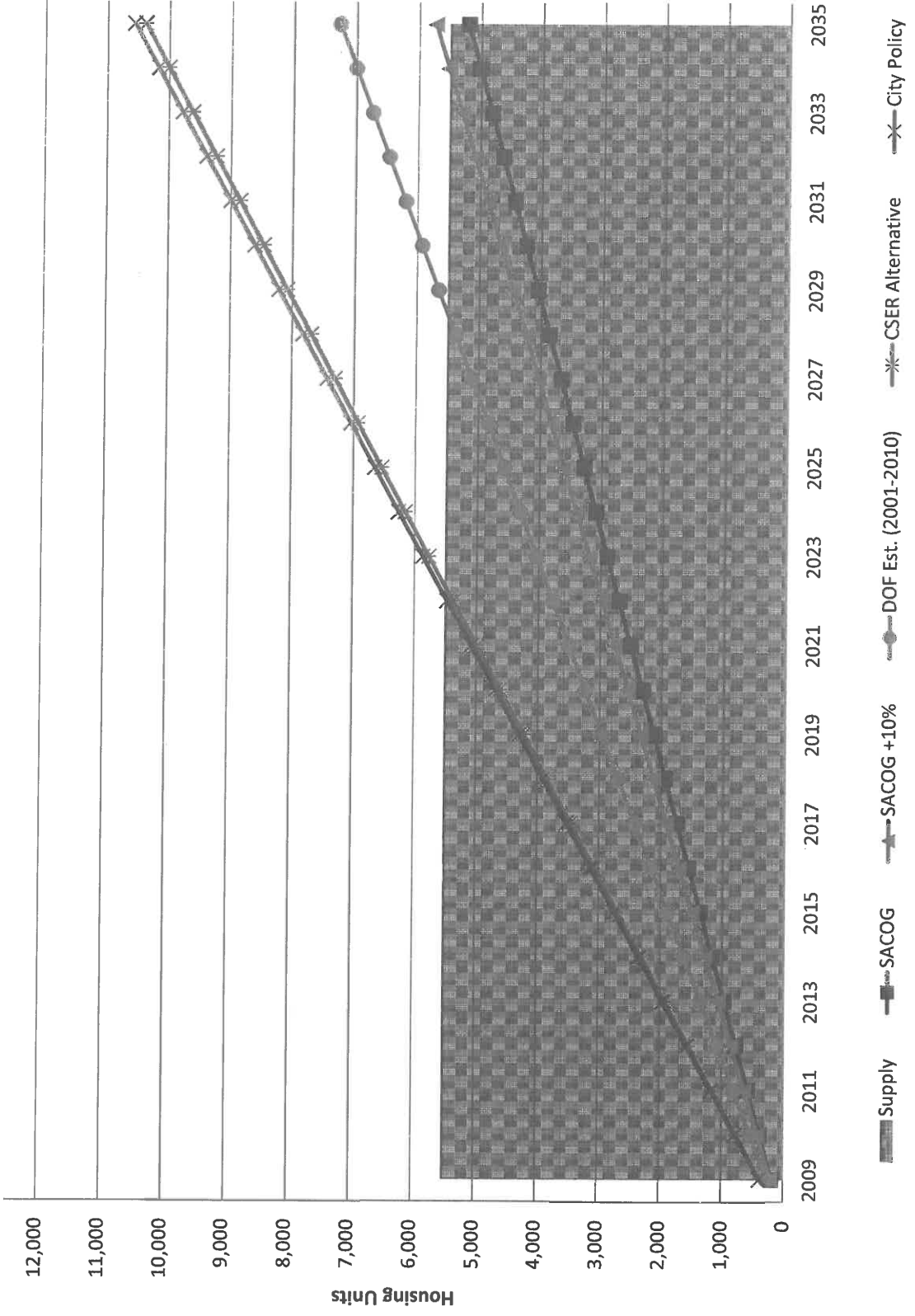
We would note several concerns with the SACOG growth estimates, including: (i) the SACOG annual growth rate (0.9%) is roughly half of what the City has planned for in the current General Plan (1.7%); (ii) data from the DOF indicates that the City is currently experiencing a growth rate that is roughly 40% higher than the SACOG projections; and the SACOG projections utilize a different PPH than what has been incorporated into the City’s Housing Element, which if consistently applied, would indicate that estimate land supply buffer would be exhausted prior to 2035, resulting a net deficit of housing units.

In addition to the projection methodology employed by SACOG, there are several other dynamics within the Region that could justify different growth outcomes for the City compared to the methodology employed by SACOG. To illustrate this point, we prepared four alternative growth projections to model when/if the City would need to plan for additional land in order to accommodate projected demands. These scenarios are summarized below:

1. **SACOG +10%** scenario indicates that a relatively minor increase in absorption in residential units would effectively exhaust the estimated land supply buffer prior to 2035. For a frame of reference, a 10% increase in housing unit growth for the City translates to about 1.5 additional homes per month, which certainly appears within a range of reasonableness. This scenario indicates that the City would need to include additional land to accommodate at least **223 additional housing units** beyond what is currently being assumed.
2. **DOF Estimate** scenario estimates future growth based on the City's estimated experienced growth rate from 2001-2010 and indicates that the City would need to include additional land to accommodate at least **1,763 additional housing units** beyond what is currently being assumed.
3. **Existing City Growth Policy** scenario estimates future growth based on the City's current policy limiting growth to an average of 1.7% per year and indicates that the City would need to include additional land to accommodate at least **5,059 additional housing units** beyond what is currently being planned.
4. **CSER Alternative** scenario estimates future growth based on the City's annual average share of the regional population from 1991 to 2013 and indicates that the City would need to include additional land to accommodate **4,881 additional housing units** beyond what is currently being planned.

Based on the above, we find that the SACOG projections suggest a substantial divergence in the City's current, and historic, planning practices related to new growth. Furthermore, prudent planning practices would suggest that given the relative wide-range of alternative population projections presented above, the source data utilized by SACOG and incorporated into the Background Report, may understate the need to plan for additional new development within the City. The information contained in this memorandum would indicate that in addition to the SACOG projections, the City should consider other alternative population projections and determine how best to plan for potential additional growth, as suggested above.

City of Woodland - Housing Unit Projections



Woodland Population Projection Alternatives

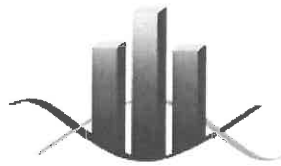
August 13, 2013

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WOODLAND POPULATION PROJECTIONS

Introduction

The Sacramento Area Council of Governments (SACOG) Metropolitan Transportation Plan / Sustainable Communities Strategy 2035 (MTP/SCS), which is cited in the Economic and Fiscal Background Report for the City of Woodland General Plan Update 2035 and was used in related community visioning workshops, incorporates population, employment, and housing unit projections for local jurisdictions that were developed by starting with growth projections for the six-county Sacramento Region (El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba Counties). The regional growth projections that were the basis for the MTP/SCS were produced by the Center for the Continuing Study of the California Economy (CCSCE) in collaboration with SACOG. All projections, including those produced by CCSCE, use specific statistical methodologies and embed assumptions about various growth dynamics and relationships between variables. As a result, there can be notable variation between projections from different sources. For example, the table below shows year 2035 projections for the Sacramento Region from the MTP/SCS alongside those produced by the California Department of Finance (DOF), California Department of Transportation (Caltrans), and Woods & Poole Economics (W&P).

Source	2035 Population	2035 Employment
MTP/SCS	3,086,213	1,327,423
Caltrans	3,161,201	1,205,200
DOF	3,066,189	-
W&P	3,208,418	1,738,739

The selected regional population projections range from 3,066,189 to 3,208,418 while the employment projections range from 1,205,200 to 1,738,739 (the high end reflects a more inclusive definition of employment, which accounts for other types of employment beyond traditional payroll jobs). In terms of population, the selected projections vary between -0.6 percent and 4.0 percent from the MTP/SCS. In fact, the state regulations governing the creation of population projections for regional transportation plans (California Government Code 65584.01) allows for a 3.0 percent variation from the published DOF population projections for the planning period.

In order to derive projections for the local jurisdictions, SACOG considers public policies and regulations, market and economic factors, and infrastructure cost and timing. This technical approach also embeds assumptions about housing preferences, developer interest, and demographic trends. As such, other methodologies and assumptions could produce varying results at the local level. Moreover, if the regional projections differ from what was utilized as the basis for the MTP/SCS, then the local jurisdiction projections would need to be adjusted accordingly.

The MTP/SCS 2035 projections for the City of Woodland show a population of 66,041 and employment at 32,224. These projections reflect growth rates of approximately 31 percent and 27 percent, respectively, over the 2008 base year, which is lower than the projected growth rates for Sacramento Region overall (roughly 39 percent and 37 percent, respectively).

WOODLAND POPULATION PROJECTIONS

In addition to variations in methodologies and assumptions at the regional level and the subsequent translation to the local level, there are several dynamics within the Region that could justify different growth outcomes for the City of Woodland, including:

- UC Davis—the university is moving forward with its aggressive “2020 Initiative,” which includes plans to add more students, faculty, staff, and facilities. In addition, the university is recognized as one of the top universities for agricultural teaching and research—the commitment to this discipline is reflected in notable programs such as Seed Central, the Robert Mondavi Institute for Wine and Food Science, and the proposed World Food Center. The City of Woodland could see spillover effects from the university’s general growth trajectory and could benefit from the increasingly visible hub of agricultural activity in the area.
- Next Economy—the Capital Region Prosperity Plan outlines an ambitious set of strategies to accelerate job growth and wealth creation in the Region and build economic foundations that will transform the economic development ecosystem. The Plan is being implemented by all of the major regional economic development organizations and has garnered resolutions of support from most of the Region’s 29 local jurisdictions, including the City of Woodland. The Plan includes a number of actions that local jurisdictions can pursue to move the effort forward and also has a focus on the Agriculture & Food cluster, of which Woodland is in a good position to take advantage. If effectively implemented, the Region could benefit from an additional 35,000 new jobs and \$5.3 billion of output over and above expected business as usual performance.
- Rural-Urban Connections Strategy—the SACOG project focuses on building economic and environmental sustainability in the Region’s rural areas. The economic opportunities outlined in the strategy relate primarily to the agriculture and energy industries and the Economic and Fiscal Background Report for the General Plan Update 2035 suggests that the City of Woodland can act as a hub for surrounding rural agricultural areas and attract additional related economic activity.
- Solano-Yolo Food Chain—both Counties have recognized the important role of the agriculture industry to local economic vitality and have identified new ways to support the industry and its broader value chain. This has been reflected in joint investments in planning and staffing including the Food Chain Cluster strategy and new Farmbudsman position. As discussed above, the City of Woodland can position itself to benefit from the increased momentum and focus on the economic activities within the food and agriculture industries.
- Potential Issues in Surrounding Jurisdictions—the MTP/SCS report highlights issues to track through the regional monitoring program, which could affect projected growth dynamics in the planning period. If a particular jurisdiction cannot absorb the allocated regional population and employment, then the growth will either flow to other jurisdictions within the Region or not be realized fully within the Region. There are several key issues in jurisdictions surrounding the City of Woodland that could create or refocus growth opportunities within the City. For example, cited potential issues in West Sacramento include flood, redevelopment, and delta protection; accommodating commercial and residential growth is the primary issue for Davis; and the Natomas area requires completion of the ongoing levee upgrades.

WOODLAND POPULATION PROJECTIONS

The information below offers a basic sensitivity analysis for the City of Woodland 2035 population projections that shows how differing projections at the regional level could result in varying outcomes at the local level. The analysis starts with six different sets of projections for the six-county Sacramento Region and applies several statistical approaches to derive corresponding population projections for the City of Woodland. Among the resulting 2035 population projections for the City of Woodland, four were selected to illustrate the possible range of outcomes. It is important to note that the selected projections reflect mathematical calculations based on the stated methodological assumptions. The projections were developed simply to provide varying estimates of future growth potential and are not meant to incorporate judgments about the likelihood of the projection results or embedded assumptions. Moreover, the local projections were not influenced by growth constraints or any of the public policy, regulatory, market, or infrastructure factors that SACOG assessed when developing the projections for the MTP/SCS.

Alternative Projections

The selected 2035 population projections for the City of Woodland range from 62,835 to 78,926, as illustrated in the graphic below.

62,835	63,910	66,041	73,725	78,926
Alt. A	Alt. B	MTP/SCS	Alt. C	Alt. D
Low	Employment-Driven Average		Population-Driven Average	High

The *Low* alternative (A) population figure (62,835) was derived from the Caltrans regional employment projection applying Woodland's current share of regional employment and the 2008 population-to-jobs ratio from the MTP/SCS. Alternative B's (*Employment-Driven Average*) projection of 63,910 is the average of all population forecasts resulting from the sources' employment forecasts with a population-to-jobs ratio applied which remained after the outliers were removed. The average of all tested methods for deriving alternative Woodland population projections (minus outliers) based on the various sources' 2035 regional population projections is 73,725 under Alternative C, *Population-Driven Average*. The final selected 2035 population projection is 78,926 under Alternative D, *High*, which resulted from Woodland's annual average share of the regional population from 1991 to 2013 applied to W&P's 2035 Sacramento Region population projection. The selected projections vary between -0.5 percent and 19 percent from the MTP/SCS Woodland 2035 projection of 66,041.

Additional information on the methodology used to develop the alternative projections is provided in the next section.

Analysis Background

Three data sources were used to calculate Woodland 2035 population projections alternative to the MTP/SCS projections—California Department of Finance (DOF), California Department of Transportation (Caltrans), and Woods & Poole Economics (W&P). An additional two sources of projections used were based on 3.0 percent variations (more and less) from the published DOF population projections based on the state regulations governing the creation of population projections for regional transportation plans. Regional population projections from these five sources were used in varying methods to ultimately determine 2035 population at the local level. The first of these “population-driven” methods is a **regression** approach which uses best fit trend line analysis for Woodland and the Sacramento Region from 1981 to 2013 ($y = m_1x_1 + m_2x_2 + \dots + b$) and assumes the trend relationship between the local and regional areas continues through 2035. The second method holds the **current share of Woodland’s population to the Region constant** over the forecast period which is applied to each of the five sources’ 2035 regional figures. Woodland’s **historical annual average share of regional population** over the historical 21-year time period (1991 to 2013) was calculated and held constant to calculate the local population 21 years out to 2035 using all five sources in the third method. The fourth method calculates over the 1991 to 2013 time period the **average historical proportion of population growth captured by Woodland relative to the Region** and holds this proportion constant over the forecast period for all five sources. All five sources were used in the fifth alternative projection method and applies the **percentage variation** of each sources’ 2035 population projection from the regional MTP/SCS projection to the 2035 Woodland MTP/SCS population projection resulting in local projections for each source. The final two population-driven projection methods are based solely on DOF estimates as they rely on historical growth rates—the first one applies Woodland’s **annual average growth rate** from the historical 21-year period over the forecasted 21-year period to 2035 while the second one applies the total **21-year growth rate** (1991 to 2013) to Woodland’s 2013 population to calculate the alternative projection for 2035.

In addition to the population-driven projection methods, two methods were explored using regional employment projections from Caltrans and W&P. The first “employment-driven” projection method applied the **percent variations** from Caltrans and W&P to the MTP/SCS regional employment forecasts to the 2035 MTP/SCS Woodland employment forecast. The second method was derived by applying **Woodland’s current share of the regional employment** to the sources’ employment projections. Two projected Woodland population figures for each method were then calculated by applying MTP/SCS base year (2008) and 2035 population-to-jobs ratios to the projected employment figures.

The results of all of the population-driven and employment-driven projection methods are displayed in the figure on the following page. Extreme outliers were deemed as 20 percent above and 10 percent below MTP/SCS projections and were removed from the analysis. Since most outcomes resulted in higher projections, a different cut-off was selected for low outliers. Four alternative Woodland 2035 population projections were chosen from the remaining results and include the lowest and highest projection figures and the averages from the population-driven and employment-driven methods.

WOODLAND POPULATION PROJECTIONS

ALTERNATIVE WOODLAND 2035 POPULATION PROJECTIONS

<i>Method</i>	<i>DOF</i>	<i>W&P</i>	<i>Caltrans</i>	<i>+3% DOF</i>	<i>-3% DOF</i>	<i>AVERAGE*</i>
POPULATION-DRIVEN PROJECTIONS						73,725
Regression	73,489	76,157	75,178	75,613	71,365	
Hold Current Share Constant	73,910	77,339	76,201	76,128	71,693	
Hold Historical Average Share Constant	75,427	78,926	77,764	77,690	73,164	
Historical Growth Capture Share	74,797	75,895	76,070	77,130	72,464	
% Variation from MTP/SCS	65,613	68,656	67,646	67,581	63,644	
Annual Average Historical % Growth	80,795	-	-	-	-	-
1991-2013 Historical % Growth	77,301	-	-	-	-	-
EMPLOYMENT-DRIVEN PROJECTIONS						63,910
% Variation from MTP/SCS:						
Base year MTP/SCS population/jobs ratio	-	83,642	57,976	-	-	-
2035 MTP/SCS population/jobs ratio	-	86,504	59,960	-	-	-
Current Share						
Base year MTP/SCS population/jobs ratio	-	90,652	62,835	-	-	-
2035 MTP/SCS population/jobs ratio	-	93,754	64,985	-	-	-

Center for Strategic Economic Research, July 2013

Notes: The four chosen alternative population projections are bold and italicized within the figure.

Extreme outliers which were removed from the analysis are shaded in gray.

*Minus outliers.

Legislation Text

File #: 13-296, Version: 1

STAFF REPORT

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 15, 2013

SUBJECT: Long Range Calendar

Recommendation for Action

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

Staff ContactAna Gonzalez, City Clerk - (530) 661-5806, ana.gonzalez@cityofwoodland.orgBackground

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 meetings.

Prepared by: Ana Gonzalez
City Clerk

Paul Navazio, City Manager

Attachment

COUNCIL LONG RANGE CALENDAR

Items subject to removal and/or rescheduling

Tuesday, November 5, 2013

Reports due 10/22

Regular Meeting

PRESENTATIONS

Proclamation to declare November 1, 2013 Extra Mile Day

CONSENT

Final Acceptance and Notice of Completion for the Pavement Maintenance Project CIP 12-10

PUBLIC HEARING

Golden State Reclamation Conditional Use Permit Appeal
Proposed Sewer Rate Adjustments Ordinance – 1st Reading
Fire Code Adoption

REGULAR CALENDAR

FY 13/14 1st Quarter Budget Update
Drying Ponds
YECA Contract
2013 Building Code Adoption – 1st Reading
Public Information/Communications Plan

Tuesday, November 12, 2013

Reports due 10/29

Special Meeting

CVRA Citizen's Committee Report

Tuesday, November 19, 2013

Reports due 11/5

Regular Meeting

CONSENT CALENDAR

Sewer Rate Ordinance – 2nd Reading
Amendment to HDR Contract for Sewer Rate Study

PUBLIC HEARING

2013 Building Code Adoption – 2nd Reading

REGULAR CALENDAR

Consideration of Replacement Measure V

Discussion of Implementing Council Districts

Tuesday, December 3, 2013

Reports due 11/19

Regular Meeting

Tree City USA Re-certification

Fire Hydrant Fee Update

Waste Management Annual Rate Increase

AB1600 Annual Report

MSE Annual Report

MSV Annual Report

Energy Conservation/Renewable Project Recommendation (Terra Verde)

Tuesday, December 17, 2013

Reports due 12/3

Regular Meeting

CDBG Panel Selection and Involvement Process

Council Direction on Ordinance(s) for June 2014 Ballot

FUTURE AGENDA ITEMS FOR:

JANUARY

Approval of Final Ballot Measure Ordinance(s)

Study Session – Street Maintenance/Condition Assessment

FEBRUARY

25th – General Plan – CC hearing of alternative analysis and determination of preferred land use alternative

Mid-year Budget Update

MARCH

11th – General Plan – CC confirmation of final preferred alt

FY 14/15 Budget Workshop

FUTURE AGENDA ITEMS – DATE TO BE DETERMINED:

Amend Home Occupation Ordinance to Comply with CA Homemade Food Act – Public Hearing
Ashley Gate Rehab CIP 14-12 Award Contract – Consent
Solaria Project Status Update
Weed Abatement Ordinance
Verizon Cell Tower Communication License Agreement
New water conservation ordinance
County food waste composting proposal

FUTURE STUDY SESSIONS (TBD):

City Council Goals/Progress Report
Street/Sidewalk Annual Status Report
Climate Action Plan
Update Economic Development Strategic Plan

Legislation Text

File #: 13-270, Version: 1

STAFF REPORT

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 15, 2013

SUBJECT: Commission on Aging Meeting Minutes: April 11, 2013; May 9, 2013; and June 13, 2013

Recommendation for Action

Staff recommends that the City Council receive the Commission on Aging Meeting Minutes for April 11, 2013; May 9, 2013; and June 13, 2013.

Staff ContactChristine Engel, Community Services Director - (530) 661-2008, christine.engel@cityofwoodland.orgReport in Brief

Commission on Aging meeting minutes for April 11, 2013; May 9, 2013; and June 13, 2013 are attached for information only. No meetings were held in July and August 2013.

Conclusion

Staff recommends that the City Council receive the Commission on Aging Meeting Minutes for April 11, 2013; May 9, 2013; and June 13, 2013.

Prepared by: Christine Engel
Community Services Director

Paul Navazio, City Manager

Enclosures: Meeting Minutes April 11, 2013; May 9, 2013; and June 13, 2013



Commission on Aging

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

Regular Meeting Minutes

April 11, 2013

A. Call to Order

Meeting convened at 3:05 p.m. at the Community & Senior Center, 2001 East Street, Woodland, California; Chair Garman presiding.

B. Roll Call

Commissioners Present:	Garman, Overholt, Wright, and Talkington
Absent:	Campbell
Staff:	Haynie, Bain, and Engel

C. Pledge of Allegiance

D. Communications-Public Comment (None)

E. Communication-Commission/Staff Statements and Requests

F. Minutes

Commissioner Talkington made the motion to accept the minutes with changes; Commissioner Wright seconded the motion. Motion carried 4/0.

G. Committee Reports

May 29, 2013, 10-1 p.m., Resource Fair

Commissioner Talkington informed the Commission that 83 invitations had been sent out for the Resource Fair. To date 48 vendors have committed to attend the resource fair, 3 have said no and 22 have not responded. Discussed the table needs and availability, Commissioner Wright will give staff the table information so that an accurate layout can be made. Bain reported about her meeting with Kelly Hutchinson on the YMCA plans for the resource fair. The YMCA's Fun Walk will begin at 9:00 a.m. and walking will include the grounds of the Sports Park. There will be speakers at 10:30 a.m., 11:30 a.m. and 12:30 p.m. in the Dance Studio, and demonstrations in the Fitness Center at 11:00 a.m. and 12:00 p.m. PR is progressing and will include, Senior Gram and posters. Bain will send flyer to Commissioner Overholt who will send the flyer to her contact list. Bain will also send the flyer to the WAVE, put information on the LCD screens at the Community & Senior Center. Haynie will put a slide on the outside LCD Screen. Commissioner Garman will contact the Chamber of Commerce to have the Resource Fair put on their sign on College Street. Commission Garman stated that Elizabeth Kalfsbeek, from the Democrat, would be writing an article on the Resource Fair.

H. Correspondence (None)

I. Presentations (None)



Commission on Aging

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

J. Consent Calendar

J.1 Speaker Series

Important Document 2.0 is scheduled for April 17, 2013 in Meeting Room 1 at 10 a.m.

Commissioner Overholt will work on a speaker for July or August and bring updates to next COA meeting.

K. Report of the Staff

K.1 Senior Center Report-Kris Bain

Bain reported that Zaragoza had finished re-grouting the pathways on the north side of the Center by the banquet room. Next section to be re-grouted is the patio on the east side of the banquet room. Staff is doing daily inspections on the outdoor lighting and sending all repair requests to Public Works.

L. Business Items for Next Meeting

Resource Fair

Facilities Update-Senior Issues

M. Next Meeting Date May 9, 2013

N. Adjourn

Commissioner Wright made the motion to adjourn the meeting at 3:40 p.m., Commissioner Overholt seconded the motion, and motion carried 4-0.

Respectfully submitted,

Cathy Haynie, Administrative Secretary
Parks & Recreation Department



Commission on Aging

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

Regular Meeting Minutes

May 9, 2013

A. Call to Order

Meeting convened at 3:05 p.m. at the Community & Senior Center, 2001 East Street, Woodland, California; Chair Garman presiding.

B. Roll Call

Commissioners Present: Garman, Wright, Campbell and Talkington

Absent: Overholt

Staff: Haynie, Bain, and Engel

C. Pledge of Allegiance

D. Communications-Public Comment (None)

E. Communication-Commission/Staff Statements and Requests

F. Minutes

Commissioner Wright made the motion to accept the minutes with changes; Commissioner Talkington seconded the motion. Motion carried 4/0.

G. Committee Reports

May 29, 2013, 10-1 p.m., Resource Fair Update

Commissioner Talkington and Commissioner Wright reported that 64 vendors have confirmed and waiting on 4 more for final answer.

- Bain said that next year different contact information needs to be included on the flyers.
- Commissioners Wright and Talkington will meet with Haynie to discuss table layout.
- 25 tables still available.
- Reviewed outreach and advertisements, Haynie to put it flyers at City Hall. Bain to create slide for WAVE and will send it to them.
- Bain will put information on LCD Screens and Haynie will put on outside display.

Kelly Hutchinson, YMCA Director, explained the 9:00 a.m. 1K, 2K, & 3K walk. Speakers schedule:

10:30 a.m. Cardiac Warning Signs
11:30 a.m. How our Body Works
12:30 p.m. Exercise and Fall Prevention

YMCA will provide helium tank and Haynie will obtain balloons.

H. Correspondence (None)

I. Presentations (None)



Commission on Aging

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

J. Consent Calendar

J.1 Speaker Series

Commissioners were pleased with the last speaker. June speaker is provided by HI CAP, Barbara Walters, on ABC's & D's of Medicare. Discussion on Speaker Series was postponed to next meeting.

K. Report of the Staff

K.1 Senior Center Report-Kris Bain

Commissioner Campbell asked about the grout filling project. Staff stated that David is working around the building to fill grout. Commissioner Campbell would like information on the concrete stopper in the handicap parking stalls (regarding if there are regulatory requirements on the color of the concrete stoppers).

L. Business Items for Next Meeting

Resource Fair
Facilities Update-Senior Issues
Teens Helping Seniors Update

M. Next Meeting Date June 13, 2013

N. Adjourn

Commissioner Campbell made the motion to adjourn the meeting at 3:40 p.m., Commissioner Talkington seconded the motion, and motion carried 4-0.

Respectfully submitted,

Cathy Haynie, Administrative Secretary
Parks & Recreation Department



Commission on Aging

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

Regular Meeting Minutes

June 13, 2013

Call to Order

Meeting convened at 3:05 p.m. at the Community & Senior Center, 2001 East Street, Woodland, California; Chair Garman presiding.

Roll Call

Commissioners Present: Garman, Overholt, Wright, Campbell and Talkington

Absent:

Staff: Haynie and Bain

Pledge of Allegiance

Communications-Public Comment (None)

Communication-Commission/Staff Statements and Requests

Minutes

Commissioner Wright made the motion to accept the minutes with changes; Commissioner Campbell seconded the motion. Motion carried 5/0.

Committee Reports

May 29, 2013, 10-1 p.m., Resource Fair Update

Commissioner Talkington and Commissioner Wright reported that 79 vendors attended with 2 walk-ins and 6 no-shows. Commissioners discussed how to better coordinate with the YMCA for PR for the two events and the possibility of charging the for-profits \$25 for their tables and no-charge for the non-profits. This will help with the no-shows and walk-ins for future events. Discussion continued with the room set up, using some of the round tables for the prizes and food table, posting room changes for exercise classes and making sure that bingo has their normal set-up. Discussed including local restaurants to participate in the event.

Correspondence (None)

Presentations (None)



Commission on Aging

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

Consent Calendar

Speaker Series

Commissioners were pleased with the last speaker. June speaker is provided by HI CAP, Barbara Walters, on ABC's &D's of Medicare rescheduled for September. Commissioner Overholt will report in July on "How to Improve You". Other topics discussed were a Dr. Waganon presentation and possible physical activities demonstrations such as low impact aerobics, yoga, ping pong etc.

Report of the Staff

Teens Helping Seniors

Bain reported that registration was slow for this program. Summer Time Fun Club uses 30 volunteers to assist with this program which may have contributed to the low number of volunteers for Teens Helping Seniors.

Senior Center Report

Commissioner Campbell asked when the red paint around the building was scheduled to be repainted and asked if the trash cans at the front of the building could be moved next to the curb. Bain stated that she would bring all of Commissioner Campbell's concerns up at the staff meeting on Wednesday.

Business Items for Next Meeting

Apartment List
Facilities Update-Senior Issues
Teens Helping Seniors Update

Next Meeting Date July 11, 2013

Adjourn

Commissioner Wright made the motion to adjourn the meeting at 4:10 p.m., Commissioner Talkington seconded the motion, and motion carried 5-0.

Respectfully submitted,

Cathy Haynie, Administrative Secretary
Parks & Recreation Department

Legislation Text

File #: 13-271, Version: 1

STAFF REPORT

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 15, 2013

SUBJECT: Parks & Recreation Commission Meeting Minutes: April 22, 2013; June 24, 2013;
and July 22, 2013Recommendation for Action

Staff recommends that the City Council receive the Parks & Recreation Commission Meeting Minutes for April 22, 2013; June 24, 2013; and July 22, 2013.

Staff ContactChristine Engel, Community Services Director - (530) 661-2008, christine.engel@cityofwoodland.orgReport in Brief

Parks & Recreation Commission meeting minutes for April 22, 2013; June 24, 2013; and July 22, 2013 are attached for information only. No meetings were held in May 2013 or August 2013.

Conclusion

Staff recommends that the City Council receive the Parks & Recreation Commission Meeting Minutes for April 22, 2013; June 24, 2013; and July 22, 2013.

Prepared by: Christine Engel
Community Services Director

Paul Navazio, City Manager

Enclosures: Meeting Minutes April 22, 2013; June 24, 2013, and July 22, 2013

Parks & Recreation Commission Minutes

Monday, April 22, 2013

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

Open Session

The Parks & Recreation Commission meeting was called to order by Chair Jesse Salinas at 6:30 p.m. on Monday, April 22, 2013 at the Woodland City Hall Council Chambers.

Roll Call

Commission Members Present: Chair Jesse Salinas
 Vice Chair Enrique Fernandez
 Commissioner Joe Romero

Commission Member Absent: Commissioner Nathan Stephens (arrived 6:45 p.m.)

Staff Present: Recreation Superintendent Christine Engel
 Public Works Superintendent Rob Sanders
 P&R Administrative Secretary Cathy Haynie
 Recreation Supervisor Brad Petersen

Pledge of Allegiance

Communications-Public Comment (None)

Communications-Commission/Staff Statements and Requests (None)

Communications-Committee Reports

Commissioner Fernandez reported that the Fourth of July meeting included Ed Shelly from the Historic Downtown Business Association which will partner with the Parks & Recreation Commission on the Bike Parade. Need one more Judge, will do site walk and plan set-up. Next meeting is scheduled for May 15, 2013.

Presentations

Recreation Supervisor Brad Petersen explained to the Commission that he oversees Aquatics and Adult Sports programs. Adult sports basketball and volleyball are currently between seasons. Programs will start up in May, currently sign up for basketball is low but volleyball has

6 teams signed up. We should have one night of play for each of these programs. Pool is currently opened on the winter schedule, for the aquatic adult exercise classes lap swim and water exercise. Woodland Swim Team, Pioneer High School Swim Team, Woodland High School Swim Team and the Woodland Wrecker Swim Team are currently running their practice at the Charles Brooks Community Swim Center. The pool is packed with 20 lanes and with 5 participants in each lane. Summer programs begin on June 10, 2013 (swim lessons, guard start program and public swim). We are offering two additional weeks of swim lessons this year since the schools gave us another week of summer. 326 registered for swim lessons with 1112 spots available or 20% of capacity. Woodland Wreckers currently has 110 participants compared to last year's 86 participants. Woodland Swim Team and Woodland Wreckers have swim meets scheduled for May 12, 17, 18, & 19, June 8, 9, & 10. Two large tournaments will be on July 19-21 and July 26-28, bringing in 600 swimmers for each along with their families. We will be running a water polo class in June and hoping to hire a diving coach. We are currently in the process of hiring staff, for the summer programs. Engel stated that Brad Petersen was being very proactive in getting full utilization of the pool. Commissioner Fernandez responded that it was great that we were providing different opportunities for the youth of Woodland. Commissioner Fernandez said that Petersen is doing a great job and thanked him for the hard work. Petersen stated that public swim was free again this year to Woodland Residents. When we charged \$2.50 per person we would have 100 swimmers everyday, once public swim was free there were about 500 swimmers every day last year except for 6 days. Public swim is open from June 10-August 9, 2013, Monday-Friday from 1-4 p.m. These are kids who would not be doing public swim if it was not free. Commissioner Salinas asked the age range for participants. Petersen responded that the ages range from 5-65. Commissioner Salinas stated that the numbers were great and asked if Petersen could supply the Commission with total participants who used the pool. Also stated that it would be great to use the diving boards and have a water polo team in Woodland. Commissioner Romero asked where the funding and staff would come from for the Woodland Wreckers and diving. Petersen responded that the participant fees covered staff and there was a volunteer parent board that assists with the swim team. Petersen also stated that this was the plan for the diving program too. Engel asked Petersen to explain the difference between the Woodland Swim Team and the Woodland Wreckers. Petersen explained that the Woodland Swim Team was a year round team that costs about \$45 per month per participants and requires a commitment to swim all year. Woodland Wreckers is a 3-4 month program that allows for participation in other sports and is geared toward learning the proper strokes. Commissioner Romero asked if Hiddleson Pool was going to reopen. Engel responded that there was no plan in the current budget to reopen Hiddleson Pool and that the pool would need at least \$500,000.00 to reopen and an additional \$250,000.00 per year to maintain. Sanders confirmed Engels estimates to reopen Hiddleson Pool.

Note: Commissioner Stephens arrived during this presentation.

Consent Calendar (Items)

Adopt Minutes of the Commission Meeting of March 25, 2013

Action: Stephens Moved/Fernandez Seconded:

Motion carried by the following roll call vote:

Ayes: Salinas, Stephens, Romero, Fernandez

Noes:

Work Plan-Update

Commissioner Salinas pulled Work Plan from consent and moved it to discussion. Commissioner Fernandez reported changes to work plan by reducing the goals to one city wide event for the month of May. Commissioner Fernandez will provide a written update soon.

Action: Information only

Reports of the Staff

Recreation Report

Engel explained that the increase in tournament and user fees was inline with other jurisdictions and that the user will be given ample time to implement the new fees. 4th of July planning is ahead of schedule, met with fireworks provider, WJUSD staff and City staff at the site. Engel stated that the other program she would like to highlight was tennis. Negotiating the financial portion of the new contract, this is an all inclusive program, while protecting the public resources. Commissioner Salinas commented that this is a great program for the City. Fire Department Training Exercise at the house located on the Community & Senior Center property will occur during the day on April 26, May 3, and May 6 wind permitting. The training conducted on the first two days will occur entirely in the house; training on the last day will result in the complete burning down of the house. A temporary fence has been installed to prevent the public from entering the training area from the Sports Park.

Action: Received

Parks Report

Sanders wanted to send out kudos's to the I Care Community Project group who helped spread 200 yards of playground fiber at Everman and Schneider Parks on April 13th, which saved the City over \$2,000. Sanders explained that tomorrow night Council would receive staff recommendations on Measure E spending for the next fiscal year. Charles Brooks Community Swim Center, Clark Field and Freeman Parks projects came in over budget and more funds will need to be allocated to these projects. Commissioner Romero asked what the increase was at Freeman Park. Sanders stated that there were ad-alts like the basketball court that the City did

not have funding for. Commissioner Fernandez asked about volunteer opportunities at the Cemetery. Sanders replied that there was a need at the Cemetery for volunteers but the problem was that most groups wanted to volunteer on the weekends which would require City staff to work overtime. Commissioner Fernandez asked if organizing volunteers for the Cemetery could be something that the Commission could help staff with. Engel responded that the volunteer requests are more a City wide issue that will need to be discussed further to create a coordinated City effort. Commissioner Salinas said that too many volunteers are a great problem to have. Commissioner Salinas asked Sanders to explain the difference between Attached Work Orders and Unattached Work Orders so the public could better understand the Parks report. Sanders explained that Attached Work Order were those reported to the City. Unattached were those that the City knew needed to be addressed.

Action: Received

Adjourn 7:03 p.m.

Action: Fernandez Moved/Romero Seconded:

Motion carried by the following roll call vote:

Ayes: Salinas, Stephens, Romero, Fernandez

Noes:

Parks & Recreation Commission Minutes

Monday, June 24, 2013

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

Open Session

The Parks & Recreation Commission meeting was called to order by Chair Jesse Salinas at 6:30 p.m. on Monday, June 24, 2013 at the Woodland City Hall Council Chambers.

Roll Call

Commission Members Present:

- Chair Jesse Salinas
- Vice Chair Enrique Fernandez
- Commissioner Joe Romero
- Commissioner Nathan Stephens
- Commissioner Ruben Morales, Jr.
- Commissioner Jon-Paul Valcarenghi
- Commissioner Carla White-Snyder

Commission Member Absent:

Staff Present:

- Recreation Superintendent Christine Engel
- Public Works Superintendent Rob Sanders
- P&R Administrative Secretary Cathy Haynie
- Recreation Supervisor Kris Bain

Chair Salinas welcomed the new commissioner and asked them to say a few words. Morales, Jr. graduated from WHS in 1977 with Rob Sanders and has been involved with youth sports for decades. White-Snyder has been involved with Adult, High School and Youth sports. She was raised in Woodland. Valcarenghi has lived in Woodland for the last 4 years and Yolo County for the last 14 years. Valcarenghi has three children (which is his motivation to be on the Parks & Recreation Commission).

Pledge of Allegiance

Communications-Public Comment (None)

Communications-Commission/Staff Statements and Requests (None)

Certificate of Appreciation

Commissioner Fernandez presented the Certificate of Appreciation to Maria Contreras Tebbutt for her outstanding service to the Woodland community in orchestrating multiple city-wide events to promote cycling during “May is Bike Month” and all her contributions to the Woodland Bike Campaign.

Communications-Committee Reports

Commissioner Fernandez asked new Commissioners if they could be involved in the 4th of July Bike Parade event, 7:00 a.m.-12:00 p.m. Event starts at 9:00 a.m. with decorations provided. Commissioner Valcarenghi asked if the Commission could have a brief description on what the different committees are responsible for.

Presentations

Open Streets Day-Maria Contreras Tebbutt: The Woodland Bike Campaign's number one objective is to get more people on bikes. Maria Contreras Tebbutt explained that Woodland Bike Campaign would like to start a CicLAVias in Woodland before Davis has one. CicLAVias started in Bogotá, Colombia, over thirty years ago as a response to the congestion and pollution of city streets. Now they happen throughout Latin America and the United States.

CicLAVia makes the streets safe for people to walk, skate, play and ride a bike. Commission agreed that the idea of a CicLAVia in Woodland was a good idea but the logistics could be an issue. Engel stated that the main issue currently is the funding for the closure of streets and other costs associated with this kind of event. Maria Contreras Tebbutt may consider partnering with an existing Woodland event like the Stroll Through History or the Tomato Festival. Engel suggested going before the Special Event Committee which oversees all of these kinds of events in the City. Commissioner Salinas noted that additional information was needed before the Commission could determine what role they would play in the event.

Recreation Supervisor program overview- Kris Bain: Introduced herself to the Commission stating that she has been with the Department for 12 years. The first 6 years as the Aquatic Supervisor running both pools, Hiddleson and Charles Brooks Community Swim Center, running Camp Packer Creek with week long camping for 30 participants. Currently Bain is in charge of the Senior Center, Tournament Rentals at the Sports Park and Adult Softball program. In the Department's last reorganization Bain volunteered to take over the Senior Center which offers senior services 9:00-4:00 p.m. Monday-Friday. The Community & Senior Center is a distribution site for the Elderly Nutrition's “Meals on Wheels” Program, serving 45 meals to housebound seniors Monday-Friday. The Senior Center has its own commission, the Commission on Aging and a non-profit supporter in Senior Center Inc. COA holds an annual Resource Fair in May and

the COA meets on the second Thursday of each month at 3:00 p.m. (except August and December). SCI runs the Senior Store every Tuesday and Friday; they pay for the mailing of the Senior Gram. Bain is the editor of the Senior Gram which is put online on the senior pages, emailing copies to Commissioner and Council. Commissioner Romero asked what Bain did with Adult Softball, Bain explained that she handled registration, scheduling and staffing for the league. Commissioner Fernandez stated that the numbers look lower than in years past, Bain responded that the five fields opened in 2009 with high registration but she felt that 2012 was the peak with over 98 teams participating. The newness has worn off on the Sports Park and with the current economy participants are no longer signing up for 2, 3, or 4 teams. Tournaments are still booked almost every weekend (2 open weekends this year). Bain communicates with all Tournament Directors about the use requirements at the Sports Park, processes deposits and fees, receives and tracks Tournament insurance policies. Commissioner Valcarenghi asked where the revenue went for the Tournaments. Engel explained that staff had been working on the revenue issue with the replacement of fields needing to be addressed. \$40,000.00 each year will be set aside for field replacement starting in FY 14 to help take care of the unfunded liability of Measure E. Commissioner Fernandez asked how the allotment for the Tournaments worked; Bain responded that the groups in good standing would get first choice of dates after the local user groups picked their dates. There is a "lottery" with 7-8 Directors who meet with Bain and schedule their tournaments for the next year. To be in good standing a director must have all payments current and no cancellations of tournament dates. Commissioner White-Snyder commended Bain for all the work that she does with the seniors and the variety of other duties.

Consent Calendar (Items)

Adopt Minutes of the Commission Meeting of April 22, 2013

Action: Fernandez Moved/Stephens Seconded:

Motion carried by the following roll call vote:

Ayes: Salinas, Stephens, Romero, Fernandez, Morales, Jr., Valcarenghi, White-Snyder

Noes:

Work Plan-Update

Commissioner Salinas pulled Work Plan from consent and moved it to discussion. Commissioner Fernandez reported changes to work plan by reducing the goals to one city wide event for the month of May. Commissioner Fernandez will provide a written update soon. Commissioners will provide a list of ideas for the work plan to Haynie by July 15, 2013. Currently the work plan is on a calendar year and Commission had been discussing changing this to the fiscal year so that it is on the same cycle.

Action: Information only

Reports of the Staff

Recreation Report

Engel went over the schedule of events for the 4th of July and invited all residents to attend. Engel encouraged everyone to like us on Facebook where current and upcoming events are posted weekly. 30 donors contributed over \$24,000.00 and in kind service for the 4th of July fireworks display. Budget changes to Parks & Recreation Department for FY 13/14 in terms of structuring to include Community Services. There will be some restructuring within the department including positions. Commissioner Salinas commented that in the three years he has been on the Commission that the current Recreation Report was the best report he has read. Engel responded that she had started rotating the Recreation report to each Supervisor and Kris Bain was the first supervisor to write the recreation report. Commissioner Fernandez responded that the Recreation staff was great.

Action: Received

Parks Report

Sanders reported that funding was made available for resurfacing of the small pool at Charles Brooks Swim Center. Upcoming project of the water storage tank which will help with the City's water pressure, at Dave Douglass Park. This includes restrooms, pathways and lighting. Future plans include off street parking. Project will start in August 2013 and will be completed by July 2014. Sanders stated that they have increased the service of the Landscape Contract and the contract came in \$5,000 under budget. Commissioner Valcarenghi asked if Charles Brooks Community Swim Center is it at capacity every day that it is opened. Engel responded that during the summer it is used at full capacity but it still does not make a profit. Sanders explained to the new Commissioners the shared duties for the Department that Sanders and Engel share.

Action: Received

Adjourn 7:50 p.m.

Action: White-Snyder Moved/Valcarenghi Seconded:

Motion carried by the following roll call vote:

Ayes: Salinas, Stephens, Romero, Fernandez, Morales, Jr., Valcarenghi, White-Snyder

Noes:

Parks & Recreation Commission Minutes

Monday, July 22, 2013

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

Open Session

The Parks & Recreation Commission meeting was called to order by Vice Chair Enrique Fernandez at 6:30 p.m. on Monday, July 22, 2013 at the Woodland City Hall Council Chambers.

Roll Call

Commission Members Present: Vice Chair Enrique Fernandez
Commissioner Joe Romero
Commissioner Ruben Morales, Jr.
Commissioner Jon-Paul Valcarenghi
Commissioner Carla White-Snyder

Commission Member Absent: Chair Jesse Salinas
Commissioner Nathan Stephens

Staff Present: Recreation Superintendent Christine Engel
Public Works Superintendent Rob Sanders
P&R Administrative Secretary Cathy Haynie

Pledge of Allegiance

Communications-Public Comment

Art Williams from Woodland Tennis Club voiced his concerns that soccer and cricket players are using the tennis courts at City Park. Despite the posted signs that only tennis is allowed on the courts, these groups continue to use the courts for soccer and cricket. Sanders responded that he has talked with PD and is working on an ordinance change to allow PD to cite the individuals. The City depends on the public to report any misuse of City facilities. Commissioner White-Snyder asked why cricket players were using the tennis courts instead of a park or field. Sanders explained the history of cricket's request to use Dave Douglass Park for cricket.

Communications-Committee Reports

Commissioner Fernandez discussed the 4th of July bike parade event. Commissioner White-Snyder responded that this was a great family fun event. Commissioner Fernandez reported that 160-170 participants attended that bike parade.

Consent Calendar (Items)

Adopt Minutes of the Commission Meeting of April 22, 2013

Action: Morales Jr. Moved/ Valcarenghi Seconded:

Motion carried by the following roll call vote:

Ayes: Romero, Fernandez, Morales, Jr., Valcarenghi, White-Snyder

Noes:

Work Plan-Update

Commissioners discussed the updated items on the work plan and the focus of the plan. Updated Work Plan will be addressed at the September Commission meeting. Engel explained the City efforts to create a City wide Volunteer Program. Commissioner Stephens and Romero will meet on item 4 before the September Commission meeting.

Action: Information only

Reports of the Staff

Recreation Report

Engel thanked the Commissioners who attended the 4th of July events. Recreation Program Guide is coming out this week; new programs are Disc-golf and roller derby. Wreckers had a successful season with over 130 participants.

Action: Received

Parks Report

Sanders stated that the City has only one tree trimmer on staff and it will be a few months before the hiring process is completed. Sanders stated that the plan was to add another position to the budget for the next year. Sanders met with the Landscaping contractor to discuss that some parks are receiving too much water. Part of the contractor's responsibility is to monitor the State Regulations on water levels.

Action: Received

Adjourn 7:20 p.m.

Action: Morales Jr. Moved/ White-Snyder Seconded:

Motion carried by the following roll call vote:

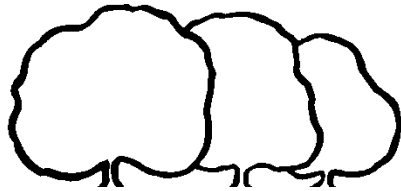
Ayes: Romero, Fernandez, Morales, Jr., Valcarenghi, White-Snyder

Noes:



Legislation Text

File #: 13-297, Version: 1



City of Woodland

STAFF REPORT

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 15, 2013

SUBJECT: Proclamation declaring October 29, 2013 as Turkish Republic Day
Recommendation for Action

Staff recommends that the City Council declare October 29, 2013 as Turkish Republic Day.

Staff Contact

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

Background

The Republic Day of Turkey marks the Commemoration of the original proclamation of the Turkish Republic on October 29th, 1923 by Mustafa Kemal Atatürk - the founder of the Turkish Republic. This event has a special significance for all Turks and the Turkish American community in Woodland, Davis, Sacramento, the Bay Area, and throughout California.

As the 90th anniversary of that day approaches, Council is being asked by the Turkish American Association of California to approve a proclamation declaring October 29, 2013 as Turkish Republic Day in Woodland, California.

Mr. Berk Evrensel, President - Turkish American Association of California will be present at the Council meeting to receive this proclamation.

Conclusion

Staff recommends that the City Council declare October 29, 2013 as Turkish Republic Day.

Prepared by: Ana Gonzalez, City Clerk

Paul Navazio, City Manager

City of Woodland

PROCLAMATION OCTOBER 29, 2013 TURKISH REPUBLIC DAY

WHEREAS, Turkish Americans live and contribute to the fabric of Woodland, CA; and,

WHEREAS, October 29, 1923 is the date of the founding of the Republic of Turkey by Mustafa Kemal Ataturk; and,

WHEREAS, Turkey is the only secular democracy in the Muslim world and has made significant contributions to United States foreign policy in the Balkans, the Middle East, Central Asia, and the Caucasus and has played a critical role in international efforts for peace, prosperity, and stability; and,

WHEREAS, Turkey has become an integral part of Europe through its membership in NATO, the Council of Europe, and its impending membership to the European Union; and,

WHEREAS, Turkey was one of the first allies to show unconditional solidarity with our Nation in the war against terrorism and has thrice commanded the International Peacekeeping Forces in Afghanistan and;

WHEREAS, Americans of Turkish descent in Woodland, CA have played a significant role in the educational, cultural, economic and civic development of our community through sharing their rich cultural heritage and through their dedication to the responsibilities of good citizenship and;

WHEREAS, all Turks and Turkish Americans will be celebrating Turkish Republic Day on October 29, 2013.

NOW, THEREFORE, the City Council of the City of Woodland hereby proclaims October 29, 2013 as Turkish Republic Day and encourages all multicultural communities to join Woodland, California's Turkish community in celebration with appropriate activities and observances.

Marlin H. Skip, Mayor

Tom Stallard, Vice Mayor

William L. Marble, Council Member

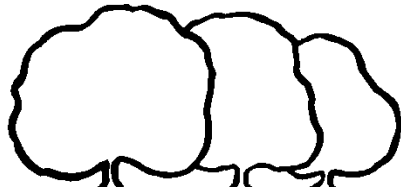
Jim Hilliard, Council Member

Sean Denny, Council Member



Legislation Text

File #: 13-282, Version: 1



City of Woodland

STAFF REPORT

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 15, 2013

SUBJECT: Parks & Recreation Commission Annual Report

Recommendation for Action

Staff recommends that the City council receive the 2013 annual report from the Parks & Recreation Commission and FY 13/14 Work Plan.

Staff Contact

Christine Engel, Community Services Director - (530) 661-2008, christine.engel@cityofwoodland.org

Background

The City Council annually reviews the activities of City Boards and Commissions and receives updates on the proposed priorities for the following year. This presentation provides a review of the actions of the Parks & Recreation Commission during 2013 and the continuing activities for FY 13/14.

The role of the Parks & Recreation Commission is to advise and make recommendations to the City Council on all parks, recreation, and community service matters, including the planting and maintenance of trees on public property. The current Parks & Recreation Commission members are: Chairperson Jesse Salinas, Enrique Fernandez, Joe Romero, Nathan Stephens, Ruben Morales, Jon-Paul Valcarengi, and Carla White-Snyder.

Conclusion

Staff recommends that the City council receive the 2013 annual report from the Parks & Recreation Commission and FY 13/14 Work Plan.

Prepared by: Christine Engel
Community Services Director

Paul Navazio, City Manager

Enclosures: (1) Presentation Slides, (2) FY13/14 Work Plan

Woodland Parks and Recreation Commission

Accomplishments for 2013 and Work Plan for 2013-2014

Commission Members

- ▶ Enrique Fernandez
- ▶ Ruben Morales
- ▶ Joe Romero
- ▶ Jesse Salinas
- ▶ Nathan Stephens
- ▶ Jon-Paul Valcarenghi
- ▶ Carla White-Snyder

Duties and Responsibilities

Provide the following in relations to parks, recreation and community services:

- ▶ A forum for community discussion
- ▶ Recommendations on policies, program direction, and financial matters
- ▶ A community voice that advocates for quality city recreational services and facilities

Accomplishments for 2013

- ▶ User Group Coordination (adult and youth soccer)
- ▶ ReXpo Event
- ▶ May is Bike Month
- ▶ Valet Bike Parking provided at First Friday Event
- ▶ 4th of July Bike Parade
- ▶ Main Street Event
- ▶ Senior Flu Shot Clinic



4th of July Bike Event

Primary Issues

- ▶ Safe biking conditions
- ▶ Field and recreation conflicts
 - Tennis, soccer, cricket, etc.
- ▶ Budget limitations
- ▶ Staffing shortages (Urban Forestry)
- ▶ After-school programs and activities for youth
- ▶ Expiration of Measure V (June 2014)



Corner of 5th and Gum

Annual Work Plan Items

- ▶ Urban Forest Master Plan (on hold due to funding)
- ▶ Review Policies (as needed)
- ▶ National Bike Month Event (May)
- ▶ Re-Examine Street Tree Master List
- ▶ Refill and Rearrange Sub-Committees
- ▶ Assess purpose and relevance of current sub-committees and liaison positions
- ▶ Align work plan with city fiscal year
- ▶ Promote partnerships and healthy community activities
- ▶ Participate in strategic planning efforts that promote healthy communities

We invite *a//* city residents
to attend one of our meetings
(4th Monday of each month)
and participate in the
many community service
activities coordinated by our
city.

We thank you for your support!

FY13 Parks & Recreation Commission Annual Work Plan

1. Urban Forest Master Plan

Upon approval by City Council, develop outline of policies necessary for formalizing Urban Forest Master Plan.

Goals	Status
Formal communication asking City Council to approve the Parks and Recreation Commission request to propose policies related to further development of the Urban Forest Master Plan in FY12.	Request sent to Council June 2011
Upon Council approval, develop outline of policies necessary for formalizing Urban Forest Master Plan <i>(Potential starting point: Adding importance of Urban Master Plan to the City's General Plan, Strategic Plan and Vision, Values and Mission statement)</i>	To Urban Forest sub-committee in July 2011 On Hold for Funding

2. Review Policies

Goals	Status
Commissioners will review policies throughout the year as requested. Policies Reviewed in FY13	As needed

3. National Bike Month Event (May)

Goals	Status
Summary In alignment with the May is Bike Month campaign (www.mayisbikemonth.com), the Parks & Recreation Commission for City of Woodland, CA will organize a number of city-wide initiatives to promote cycling throughout the month of May 2013. Cycling is a healthy form of transportation that can reduce the carbon footprint of citizens. By decreasing the number of people regularly using forms of transportation dependent on fossil fuels, the city can reduce the amount of carbon emissions produced by its citizens as well as decrease traffic congestion. Vision This commission shall look to establish a number of initiatives that encourage community solidarity and foster the usage of bikes for transportation and recreation, throughout the month of May. This commission shall look to construct and promote initiatives that fall under the following categories: (1) City-wide Cycle Event May Upon deliberation, this commission shall add or remove any of the above stated categories. Involvement of Community The Woodland Parks & Recreation Commission members shall be responsible for recruiting interested parties to participate in the	On-Going

FY13 Parks & Recreation Commission Annual Work Plan

organization and administration of this initiative. A majority of the organization and administration responsibilities for this initiative shall, eventually, be transferred to residents. Involvement of Parks & Recreation Commission Until the majority of organizing and administration responsibilities of this initiative are transferred to residents and interested parties, members of the Woodland Parks & Recreation Commission shall be primarily responsible for the organization and administration of this event. Members of this commission shall also be responsible for the recruitment and incorporation of interested parties and community members. Reporting to the Parks & Recreation Commission June 2013 After the conclusion of the month of May 2013, the participating commission members and volunteers will provide a report to the Parks & Recreation Commission. The report must include: (1) the number of participants involved in all the above stated initiatives, (2) the number of miles pledged by Woodland residents, and (3) the real number of miles cycled by Woodland residents.	
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4. Re-Examine Street Tree Master List

Goals	Status
Subcommittee will review and discuss with staff the Master Tree Planting List and report back to the Commission by May 31st 2013. • Discussion will include: frequency of species planted, strategies to improve species diversity and add more trees that are suitable for the smaller yards of newer developments. Develop a public outreach plan to educate the community on tree planting and the importance of planting the "right tree in the right place" by reviewing the ISA guidelines for tree planting. By 6/30/2013. Coordinate with Woodland Tree Foundation, Sacramento Tree Foundation, Tree Davis and the National Arbor day Foundation to provide educational outreach for improving species diversity and tree planting. Target date December 2013.	On-Going

FY13 Parks & Recreation Commission Annual Work Plan

5. Refill & Rearrange Sub-Committees:

Goals	Status
Since all positions on the Parks & Recreation Commission are occupied, it would benefit the Woodland community to: (1) Fill all sub-committees to a capacity, where possible, (2) Rearrange all commissioners to sub-committee positions that best match their ability to serve the Woodland Community, (3) Substitute commissioners, currently holding a position on a sub-committee, with commissioners, who might better serve the Woodland Community by occupying the sub-committee position held by another commissioner. The refilling and rearranging of the Parks & Recreation Commission's sub-committees is intended to allow this Commission to effectively and efficiently serve the community it represents.	As Needed

6. Creation of Sub-Committee to Assess Purpose and Relevance of Current Sub-Committees and Liaison Positions

Goals	Status
Structure: A three-commissioner sub-committee. Purpose: To assess the purpose and relevance of the current sub-committees and liaison positions. Responsibilities: (1) Tasked with eliminating, re-defining, and creating new sub-committees and liaison positions to ensure the sub-committees and liaison positions best meet the needs of the Woodland community. (2) This sub-committee will determine, among other things, the structure, purpose, definition, and obligations of the sub-committees and liaison positions. (3) This sub-committee will report back to the commission monthly, until all sub-committees and liaison positions are assessed or reconfigured or eliminated as seen fit.	Need to Appoint Committee

FY13 Parks & Recreation Commission Annual Work Plan

7. Align the Work Plan with the City of Woodland's Fiscal Year:

Goals	Status
In attempt to improve synchronization between this Commission and the city government of City of Woodland, this Commission should move to do the following: (1) Shift the Commission's work plan schedule from the calendar year to the City of Woodland's fiscal year.	Completed September 23, 2013

8. Assist in the Development and Implementation of the City's Fitness Initiative

Goals	Status
To help promote a healthy Woodland community, three Commissioners will serve on the City's fitness initiative organizing committee. Objective: To help provide leadership and coordination of activities that promote the fitness initiatives objectives such as good nutrition and various forms of exercise, such as "walking" and "biking". Activities: Work with City's fitness initiative organizing committee to develop and implement a fitness initiative which is planned to be implemented citywide in January 2015. Commission members will research and promote efforts and activities that encourage exercise and healthy nutrition (the activities that are promoted are dependent on the goals identified by the organizing committee). Provide the Commission updates as appropriate.	On-Going

9. Participate in Strategic Planning Efforts that Promote Healthy Communities

Goals	Status
To become engaged in planning efforts that will help shape future goals and strategies to achieve a healthier community. Objective: To provide the Woodland community with a critical voice in this important planning process. Activities: Appoint a Commission member to participate in the County Health Department's strategic planning initiative called "Healthy Yolo". Over the next 18 months, the Healthy Yolo effort will be a forum for community members to share and understand the specific health concerns and strengths of their community, prioritize public health issues, and determine goals and strategies to achieve a healthier Yolo County. Provide the Commission updates as appropriate.	On-Going

List of suggestions:

Volunteer Program to include all users groups of facilities
Parks & Recreation Commission Service Award

Legislation Text

File #: 13-259, Version: 1

STAFF REPORT

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 15, 2013

SUBJECT: Community Development Department's Quarterly Status Report

Recommendation for Action

Staff recommends that the City Council receive the Community Development Department's Quarterly Status report.

Staff Contact

Evis Morales, Management Analyst - 530-661-5820, evismorales@cityofwoodland.org

Fiscal Impact

This is an informational item with no fiscal impact.

Report in Brief

Attached is the Community Development Department's (CDD) Monthly Quarterly Report. The report highlights building activity, major development projects, and activities of the Successor Agency/former Redevelopment Agency from July 16, 2013 to September 15, 2013.

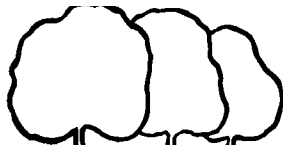
Also included is CDD's Tell Us How We Are Doing! customer satisfaction survey. In March 2013 CDD restored its customer satisfaction survey. The survey is comprised of various questions (closed/open ended) that will assist the department in improving its customer service. The attached report highlights survey results from March 11, 2013 to September 20, 2013.

Prepared by: Evis Morales, Management Analyst

Reviewed by: Ken Hiatt, Community Development Director

Paul Navazio, City Manager

Attached: CDD Quarterly Status Report, Customer Satisfaction Survey



PROJECT UPDATE

Activities from July 16, 2013 to September 15, 2013

Changes will be highlighted in bold

BUILDING ACTIVITY

Project: Target Storage Rack

Phase: Construction

PM: Paul Siegel

Location: 2050 E Beamer

Description: Extensive racking and conveyor systems are being installed inside the new 300K expansion.

Status: **(No Change)** All building permits have been issued and building staff has been making daily inspections.

Project: County Fair Mall Tenant Improvement

Phase: Ready to Issue

PM: Paul Siegel

Location: 1250 E Gibson

Description: 60,000 sq ft TI of the former Mervyn's space into a grocery store.

Status: **(No Change)** The project is operating under a temporary certificate of occupancy. Minor work still needs to be completed by contractor.

Project: Huntington Square Subdivision

Phase: Construction

PM: Paul Siegel

Location: Spring Lake at end of Matmor Dr.

Description: 162 Single Family Home Development

Status: **(No Change)** 113 single family home permits have been issued. 72 homes have been finalized and 41 homes are currently under construction. There are 49 remaining lots. Sports Park Drive construction is nearing completion and the road is currently open.

Project: Starlyn Park

Phase: Construction

PM: Paul Siegel

Location: East Gibson and Branigan Ave next to Bel Air shopping center

Description: 79 Single Family Home Development

Status: **(No Change)** All permits have been issued. The project will still be under construction for the next few months.

Project: CommuniCare Health Clinic

Phase: Construction

PM: Paul Siegel

Location: 215 W Beamer St.

Description: 21,000 sq ft health clinic on 4.31 acres

Status: T-bar ceiling construction stage will begin September 30, 2013.

Project: Produce Market

Phase: Plan Review

PM: Paul Siegel

Location: 1490 E. Main St.

Description: Produce Market on 4.47 acres: Site will be on septic tank.

Status: (No Change) The project has completed City review and is ready pending Health Department approval.

Project: 215 California Tenant Improvement

Phase: Plan Review

PM: Paul Siegel

Location: 215 California St.

Description: Tenant Improvement of the former Rite Aid: 40,000 sq ft planned grocery store.

Status: (No Change) The project is under construction. Completion is planned for the September to October 2013 time frame.

Project: In-Shape Tenant Improvement

Phase: Plan Review

PM: Paul Siegel

Location: 285 California St.

Description: Conversion of former McMahan's furniture store. This is a 24,500 sq ft remodel that includes an in-door swimming pool.

Status: Construction is close to completion and In-Shape expects to be requesting a temporary certificate of occupancy next week.

Project: Comfort Suites Hotel

Phase: Plan Review

PM: Paul Siegel

Location: 2080 Freeway Drive

Description: Construction of 41,500 sq ft Hotel with 66 Rooms

Status: (No Change) The project is in plan check.

Project:	Porter Building 2n & 3rd Floor Electric and ADA		
Phase:	Ready to Issue	PM:	Paul Siegel
Location:	511 Main Street		
Description:	Redo electrical and ADA on 2 nd and 3 rd floor of Porter Building		
Status:	(No Change) A building permit has been issued.		

Project:	Clark Dietrich Steel Mill Equipment Installation		
Phase:	Plan Review	PM:	Paul Siegel
Location:	1685 Tide Court		
Description:	Construction of new steel coil slitting line & pit (new overhead crane to follow)		
Status:	The project is in plan check.		

Project:	Gateway - Shops 5		
Phase:	Permit Issued	PM:	Paul Siegel
Location:	2051 Bronze Star Drive		
Description:	12,732-ft ² retail shell building		
Status:	A building permit has been issued.		

Project:	Nugget Market		
Phase:	Permits Issued	PM:	Paul Siegel
Location:	157 Main Street		
Description:	Major renovation and remodel of interior and exterior of the building		
Status:	Two building permits have been issued.		

Project:	Mutual Housing at Spring Lake New Apartment Complex		
Phase:	Plan Review	PM:	Paul Siegel
Location:	2170 Farmers Central Road		
Description:	Construction of new apartment complex including 5 apartment buildings and a community center building		
Status:	The project is in plan check.		

Project: Lennar Homes
Phase: Plan Review **PM:** Cindy Norris
Location: Spring Lake Heritage Unit 4, south of Heritage Parkway
Description: Four Master Plans for 98 single family homes in an R-4 subdivision.
Status: Plan Check is almost complete.

DEVELOPMENT ACTIVITY

Project: Project Applications from June through September 2013
Phase: N/A **PM:** Planning Staff
Location: Citywide
Description: Planning project applications processed
Status:

- 32 Design Review Applications
- 1 Lot Merger
- 1 Parcel Map
- 1 PCN
- 1 Zoning Interpretation

Project: Woodland Commerce Center
Phase: Environmental Review for DEIR **PM:** Dan Sokolow
Location: NW corner of East Main Street and CR 102
Description: Proposed annexation for 146-acre site with a GP land designation of Industrial and pre-zoned Industrial.
Status: Draft Program EIR circulated during the period of April 26 – June 10, 2013. **RBF, the City's environmental consultant, and City staff have prepared responses to the comments received on the Draft EIR. City staff is preparing the Development Agreement for the project.**

Project: Woodland Spring Lake Partnership
Phase: Initial Review **PM:** Cindy Norris/Paul Hanson
Location: West of Harry Lorenzo, North of Heritage Parkway
Description: 105 acres of land; Proposed Tentative Map, Rezone and General Plan Amendment to replace the Spring Lake Central project previously approved in Feb 2007. The new application proposes to reconfigure the land uses within the project and subdivide the single family lots. The application proposes to remove the central commercial acreage and provide approximately 612 new units; 405 single family, 22 half-plex and 185 multi-family. One acre fire station and a 4.3 acre park site.

Project:	Woodland Spring Lake Partnership		
Status:	A proposed General Plan petition to be heard by Planning Commission. A planning consultant, PMC, has been hired to assist in project management.		

Project:	Nugget Market Mural Tenant Improvement/Design Review		
Phase:	Approved/Interior Permit Issued	PM:	Paul Hanson/Paul Siegel
Location:	154 Main Street		
Description:	Upgrade of façade, interior upgrades, and proposed mural		
Status:	(No Change) Building façade improvements approved by staff and the mural approved by the Planning Commission on July 18, 2013. The permit for the interior has been issued.		

Project:	Prudler Tentative map # 4856, General Plan Amendment and Rezone (Map revision)		
Phase:	Initial Review	PM:	Paul Hanson
Location:	North of Sports Park Drive, East of East Street and South of the County Fair Mall.		
Description:	A proposed General Plan Amendment to amend the land use from General Commercial to Residential. Proposed rezone from C-2 to R-1 and a revised subdivision map for a total of 204 lots of which 86 units will be at an R-5 density and 118 at an R-8 density, for a total project density of 5.85 units/ac.		
Status:	The project is currently under review. A planning consultant firm, Raney Planning and Management, has been hired to assist with project management.		

Project:	Cal West Tentative Map # 4991 by Cal West Investors, LLC		
Phase:	Revised Submittal Review	PM:	Cindy Norris
Location:	Northwest Corner of Harry Lorenzo Avenue and Farmers Central Rd and east of HWY 113		
Description:	A request for a Rezone of R-15 to R-8, tentative subdivision map and Development Agreement on approximately 35 acres to subdivide the subject parcels to 209 single family R-8 lots. The map is proposed to be developed in four (4) phases with phases 1-3 consisting of single family development at a density of 6.13 du/ac. Phase 4 consists of a 5.80 net acre site currently zoned R-15 with a request to downzone to R-8. The overall project density is proposed to be 6.07 du/ac. Project development of residential along the freeway is a key issue.		
Status:	The item was approved by City Council.		

Project: Conditional Use Permit for Golden State Reclamation

Phase: Review, contract for environmental services **PM:** Paul Hanson

Location: 231 Hanson Way

Description: Proposed concrete slurry processing operation with a future inert material recycling center. Project will require a Mitigated Negative Declaration.

Status: The project went before the Planning Commission on July 18, 2013 for consideration of a Conditional Use Permit (CUP). The Planning Commission continued the item, requesting further information. **The CUP was denied by the Planning Commission on September 5, 2013 and findings for denial were approved September 19, 2013.**

Project: Velocity Island Cable Wakeboard Park

Phase: Construction **PM:** Chris Fong/Jim Heath/ Paul Hanson

Location: 755 North East Street

Description: A proposed cable wakeboard park (a surface water sport) within the City's 15-acre Dubach Detention Basin

Status: **(No Change)** Approved by Planning Commission on September 20, 2012 and approved by City Council on February 5, 2013. The grading permit has been issued and awaiting submittal on Civil Improvement Plans.

Project: New Court House

Phase: Construction **PM:** Bruce Pollard/Jim Heath

Location: Main Street between 5th and 6th Streets

Description: Public Improvements related to a new Superior Court Building

Status: The project is now under construction. **Staff continues to engage the State on discussion of connection fees.**

Project: Cinema West

Phase: Application Incomplete **PM:** Paul Hanson

Location: 801 Main Street

Description: A proposal to construct a 12 screen theater and accessory retail uses on a 1.3 acre site.

Status: **(No Change)** On hold per applicant. Application was deemed incomplete on December 10, 2010.

Project: Final Map 5004, Parkview

Phase: Construction **PM:** Bruce Pollard/Jim Heath

Location: Spring Lake south of Jack Slaven Park

Description: Final map with 108 SFD buildable lots

Project: Final Map 5004, Parkview

Status: The Final Map was approved by City Council on July 20, 2013. **The project is currently under construction.**

Project: Final Map 5019 Heritage 4C & 7 phase 1

Phase: Design Review **PM:** Bruce Pollard

Location: Spring Lake south of Heritage Parkway on Mickle Avenue

Description: Will result in 13 SFD buildable lots

Status: The Final Map was approved by City Council on April 2, 2013. **The subdivision is currently under construction.**

Project: Final Map 5029 Heritage 4C & 7

Phase: Design Review **PM:** Bruce Pollard/Jim Heath

Location: Spring Lake south of Heritage Parkway on Mickle Avenue

Description: Final map with 65 SFD

Status: **The project is currently under construction. The Final Map is expected to go to Council in October or November 2013.**

Project: Final Map 5030 Heritage 4A

Phase: Design Review **PM:** Bruce Pollard/Jim Heath

Location: Spring Lake south of Heritage Parkway on Mickle Avenue

Description: Final map with 20 SFD lots buildable lots

Status: **The project is currently under construction. The Final Map is expected to go to Council in October or November 2013.**

Project: Final Map 4853 Solar Ranch

Phase: Plan Submittal **PM:** Bruce Pollard

Location: Spring Lake East of Beeghly Ranch (Parkland extension)

Description: Final map with 94 lots

Status: **Civil improvement plans are complete and a map was submitted for first plan check. Completion timing will be based on the settlement of the Development Agreement (DA) amendment and Pulte legal dispute.**

Project: Final Map 4986 Hedrick II

Phase: Design Review **PM:** Bruce Pollard

Location: Spring Lake West of Pioneer Avenue and South of Farmers Central Road

Description: Final map with 77 SFD buildable lots

Project: Final Map 4986 Hedrick II

Status: (No Change) Civil improvement plans submitted for review.

Project: Spring Lake Specific Plan Tentative Maps

Phase: On-going

PM: Cindy Norris

Location: Located generally south of Gibson Road and west of County Rd 102

Description: The SL Specific Plan was approved for a total of 4,149 units. Approximately 1,100 units built. Maps/DAs approved but not built:

- Merrit Murphy (Pioneer Village 1 & 2) (220 SF)
- Solara Ranch (87 SF)

Status: (No Change) SL Specific plan approved for a total of 4,149 units. Approximately 1,168 built (including multi-family units)

Project: Spare Time, Inc.

Phase: Approved

PM: Paul Hanson

Location: Molly Avenue and Betty Avenue

Description: Tentative Map Tentative Subdivision Map No. 4581 to subdivide APNs 066-122-060 totaling 5.65 acres into 34 single family lots and 4 half-plex lots.

Status: (No Change) Approved by Planning Commission on November 1, 2007 and expires on November 1, 2014.

Project: Mutual Housing at Spring Lake (Spring Lake Housing Associates)

Phase: Approved

PM: Paul Hanson

Location: Spring Lake – Pioneer Avenue, Farmers Central Road, Brubaker Street, and Armus Place.

Description: The *Mutual Housing at Spring Lake* apartment project is a 101 unit multi-family residential project on a 5 acre parcel within the R-25 zone.

Status: (No Change) Approved by Planning Commission on July 21, 2011. The project was awarded tax credits in June 2013 and construction of the first 62 units will start in Fall 2013.

Project: General Plan Update

Phase: On-going

PM: Cindy Norris

Location: City-wide

Description: A planned update to the City's 1996/2002 General Plan

Status: Heidi Tschudin has been hired as the General Plan Project Manager with Dyett and Bhatia hired as the General Plan Consultant. Tasks completed since January include holding steering committee interviews and initial stakeholder meetings, City Council and Planning Commission kick off meetings, hosting a Community Housing Forum, launch of the General Plan website, release of the CEQA Notice of Preparation for an EIR, and holding the required CEQA scoping meeting. Tasks completed include the launch of the General Plan Newsletter

Project: General Plan Update

and resident survey that was mailed to every residential address in the City, hosting two Community Visioning workshops on April 11 and 13, release of key background reports including the Economic Background report, holding the second steering committee meeting on April 30th to review the draft Housing Element, release of the draft Housing Element. The consultant team is working to complete the Opportunities and Constraints report. A joint Planning Commission and City Council meeting was held on June 11, 2013.

Recent actions include:

- **Review of the Housing Element by the Planning Commission on September 19 with a recommendation of approval to the City Council.**
- **Review of the Community Vision and Guiding Principles Statement and Introduction and review of the Opportunities and Challenges report.**

The next public meeting is scheduled for October 15. A workshop to consider possible land use scenarios will be held prior to the regular meeting as well as consideration for final adoption of the Housing Element.

Project: Nugget Final Parcel Map #5017**Phase:** Final Map Review**PM:** Bruce Pollard**Location:** 170 Main St.**Description:** Stille Family Partnership is requesting approval of Tentative Parcel Map (TPM) 5017. The TPM will merge existing lots.**Status:** **(No Change)** Draft final map reviewed and returned to applicant.

Project: Calwest Final Parcel Map 5003**Phase:** Final Map Review**PM:** Bruce Pollard**Location:** Spring Lake, West of Harry Lorenzo Drive and North of Farmers Central Road Extension**Description:** Parcel Map to split up business interests.**Status:** **The Map has been submitted for review to Yolo County.**

Project: Starbucks Drive-Thru at Ashley and Main in the Rite Aid Center**Phase:** Review**PM:** Paul Hanson**Location:** 271- 281 West Main Street**Description:** Petrovich Development Co. is requesting approval of a Conditional Use Permit to allow the construction of a 1,700 sq. ft. Starbucks with Drive-Thru and a 1,000 sq. ft. spec retail space.**Status:** **(No Change)** The project CUP was approved by the Planning Commission on April 18, 2013. The Project was appealed to the City Council and on June 4, 2013, the City Council denied the appeal thereby approving the project. The owner of the Burger King has filed a law against the City.

SUCCESSOR AGENCY/FORMER REDEVELOPMENT

Project: AB1484 Low/Mod Due Diligence Fund Report Approval and Certification

Phase: Certificate of Completion **PM:** Wendy Ross

Location: Agency wide

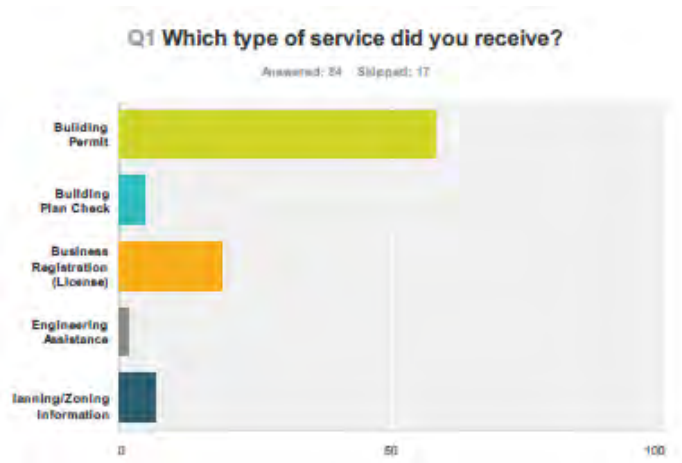
Description: Post-redevelopment and per AB1x 26 and subsequently AB1484, required activity to wind down Woodland Redevelopment Agency projects.

Status: **(No Change)** The CA Department of Finance Finding of Completion was issued on May 7, 2013. The Department of Finance approved the addition of the CalHFA outstanding HELP loan for the Casa Del Sol in April 2013. The first payment of approximately \$207,000 was paid to CalHFA. The first ROPS payment of \$50,000 will be made in October 2013. It was determined that the Woodland Successor Agency is able to retain its Bond proceeds of approximately \$4.2 million. Staff has begun the process to fund priority projects. ROPS 13/14B is due to the Department of Finance on October 1, 2013. Preparation of the Long Range Property Management Plan is due to the Department of Finance by November 7, 2013 (6 months following the Finding of Completion).

To view the Capital Project Status Update report, a link is available on the Community Development Department page of the City website at www.cityofwoodland.org.

Lastly, the Community Development Department has restored its “Tell Us How We Are Doing!” Customer Satisfaction Survey. The survey is comprised of various questions (closed/open ended) that will assist the department in improving its customer service. Please see the additional attached report that highlights the survey results from March 11, 2013 to September 20, 2013.

Community Development Department – Customer Satisfaction Survey



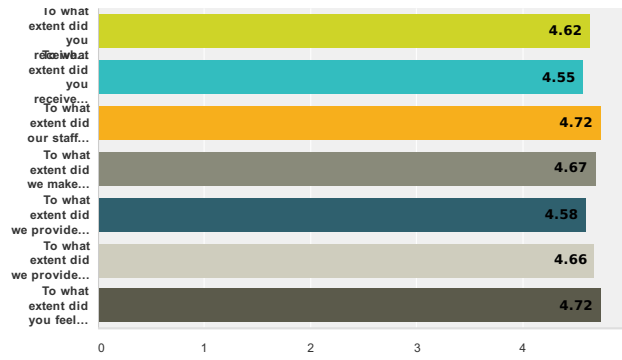
Answer Choices	Responses	
Building Permit	69.05%	58
Building Plan Check	5.95%	5
Business Registration (License)	22.62%	19
Engineering Assistance	2.38%	2
Planning/Zoning Information	8.33%	7
Total Respondents: 84		

#	Responses
1	General Re: Possible purchase of home in Spring Lake
2	Sign Permit
3	Other
4	Walking Tour Books
5	safe route to schools
6	Encroachment permit and traffic control plans
7	Linda researched whether the house we're buying is on the historic register. She went out of her way to go through handwritten record.. and quickly. She's helped me before as well. Linda is an exceptional representative for the City.
8	attended planning commisson meeting
9	General inquiry - simple question
10	repaved the parking lot
11	Copies of old permits
12	Copy of bldg permit/inspection
13	Customer Service
14	General inquiry regarding the permitting process for our intent to install a steel slitting line in our manufacturing plant in Woodland
15	Site Plan Review
16	Easement / Code Issues
17	Records

Community Development Department - Customer Satisfaction Survey

Q2 Please rate the following aspects of our work

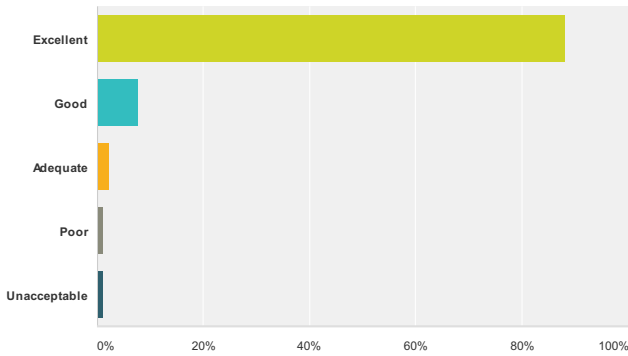
Answered: 99 Skipped: 2



	Not at all	Somewhat	OK	Very Well	To a great extent	Total	Average Rating
To what extent did you receive thorough answers from our staff?	1.01% 1	1.01% 1	4.04% 4	23.23% 23	70.71% 70	99	4.62
To what extent did you receive consistent answers to your questions from different staff members?	1.10% 1	1.10% 1	6.59% 6	24.18% 22	67.03% 61	91	4.55
To what extent did our staff respond to you in a timely manner (including emails and telephone calls)?	0% 0	0% 0	5.21% 5	17.71% 17	77.08% 74	96	4.72
To what extent did we make ourselves available to respond to questions and/or concerns you had about your project?	1.02% 1	0% 0	4.08% 4	20.41% 20	74.49% 73	98	4.67
To what extent did we provide alternatives or suggestions to you that were helpful in moving your project forward?	1.16% 1	1.16% 1	8.14% 7	17.44% 15	72.09% 62	86	4.58
To what extent did we provide adequate information to you on the process and timeliness applicable to your project?	0% 0	1.08% 1	6.45% 6	18.28% 17	74.19% 69	93	4.66
To what extent did you feel helped by our staff?	1.02% 1	2.04% 2	2.04% 2	13.27% 13	81.63% 80	98	4.72

Q3 Overall, how do you rate the quality of services we provide?

Answered: 90 Skipped: 11



Answer Choices	Responses	
Excellent	87.78%	79
Good	7.78%	7
Adequate	2.22%	2
Poor	1.11%	1
Unacceptable	1.11%	1
Total		90

Q4 Please give us general feedback about your experience in working with our department

Answered: 72 Skipped: 29

#	Responses
1	Great so far, thank you.
2	Picked up permits. Emailed Debbie prior to coming over and everything was ready to go.
3	It was a pleasure working with your staff, compared to most cities. Its awful how you're treated, they should be lucky to have a job. My hat goes off to your staff. Keep it up.
4	Great conversation while in the customer service area.
5	Love Debbie! Always a great experience!
6	Amazing
7	Thanks for your help! Great Job! Beats going to Sacramento any day.
8	Laura and Debbie were efficient and courteous in walking me through the process. Thank you.
9	Came in for a business license, the staff was very helpful and friendly.
10	Great personnel. I was assisted with good answers.
11	Easy to deal with and very knowledgeable.
12	Great job by everyone!
13	We had many issues with the client deciding what they wanted to do and the entire staff here was extremely kind, patient, and helpful in getting the issues resolved. Thanks for the help.
14	Second visit, great staff, great customer service.
15	The staff here is excellent, very helpful.
16	Wonderful Service
17	Stephanie & Debbie are awesome. Need bigger drop box.
18	I liked the ease in obtaining the information requested.
19	Thank you!
20	Your new hours are extremely helpful.
21	I spoke to Mr. Paul Siegel on the phone last week regarding our project and he arranged for my meeting today with Mr. Rick Essenwanger. Mr. Essenwanger was knowledgeable, personable, and professional. He provided the guidance I needed with regard to the policies and procedures the City requires for the type of project we are planning, and I now have a much better feel for what I need to do going forward.
22	I have worked with multiple agencies and this is the best by far. In & out in 20 minutes, permit was inexpensive compared to other agencies. I just wish I had more installs up here.
23	Great People! Professional, reasonable, polite, friendly. Wouldn't change a thing.
24	I sure felt the staff was so helpful, they all deserve another week paid vacation.
25	Quick, Pleasant
26	Friendly, happy staff, great service
27	Very Nice. Friendly
28	I appreciate your kindness and flexibility.
29	Perfect

30	I came in to apply for a business license and I greatly appreciate the staff giving ideas and answer all questions.
31	Great Staff
32	Helpful
33	I sent a question late after 5pm and Paul was able to answer right away the next morning.
34	Debbie has provided me with information on a regular and timely basis and it is appreciated.
35	The incessant emails prior to opening bordered on harassment. The experience gives the impression that Woodland does not have a friendly business environment. As a businessperson I do not need constant reminders from Woodlands clerical staff of what needs to be done, neither do I need them stalking my place of business and then making a point of doing so. The experience is very unprofessional and downright creepy!
36	I would appreciate if the staff have more knowledge of Public Records act. Knowing that what they can provide
37	I have had contact with four employees. They have all delivered exceptional assistance and always made time to do so.
38	They were helpful & courteous.
39	Debbie has helped me numerous times and has always been extremely helpful.
40	You're always wonderful people. You're very professional at the office and you are funny, too!
41	Your process was fast and easy. Thanks.
42	The first meeting was interesting and a meaningful process.
43	When I requested an inspection following the work done by the contractor, I was not told when the inspector would be coming. Unfortunately, I was not home when he came, so I had to reschedule the appointment. If I had known an approximate time for the inspection, I would have been home.
44	I simply needed to talk to someone, quick question. Voice mail does not offer any choices except by name. Phone numbers are not listed for people, only emails. Are you insulated from calls??? not customer friendly No operator in general for City??? (I even punched '0' to try to get an operator - think it was for emergency, and still did not even get an person!)
45	I think I had problems with the hours the office was open
46	Your department is very nice and helpful. One of the better building departments that we have been to, being a contractor, that is nice.
47	Thank you. You helped to make my job so much easier.
48	Very helpful & cordial.
49	Polite & very efficient.
50	Thank you so much
51	Would like to see phone call 1/2 hour before building inspection so we contractors are not waiting all day.
52	Very appreciative that staff took time to explain what they want done before first inspection.
53	Handled the transaction like professional and was more than willing to go beyond their means to help me, thanks.
54	Debbie Flemmer was excellent in answering all by questions and concerns.
55	Everyone knowledgeable and pleasant. Joel is good to work with in the field. Only complaint, start taking Visa to pay for permits & fees. No one carries that much cash or check book with them.
56	Debbie Flemmer has always been competent & courteous despite being overwhelmed with work.
57	I was provided with outstanding support & assistance, with a lot of patience added to the mix! Thank you for your help Debbie!
58	Debbie was amazing at customer service. Provided necessary information and forms in a timely manner. Definitely happy with her help.
59	Very helpful. Very courteous.
60	Friendly, easy to deal with, timely. All good.
61	Very good. Simple, Concise. Thank you!
62	Please make it possible to pay for permits with a Visa.
63	I worked over the phone with Debbie and Paul. Laura was great, friendly and took care of business.

64	Office staff is wonderful to work with and very helpful.
65	Sounds like you need more staff. Hire vs. contract might be a solution. Timeliness to all activities is important for all owners & builders.
66	Debbie at the desk was very helpful.
67	Great place to secure permits.
68	Linda was great!
69	Great people.
70	Your counter person, Debbie helped and followed up.
71	Everyone in the office is friendly and polite.
72	It was a pleasure to work with your City staff. They were extremely helpful and it was obvious that they were there to help us get through the process professionally and efficiently.



Legislation Text

File #: 13-227, Version: 1



STAFF REPORT

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 15, 2013

SUBJECT: Building Plan Check Budget Augmentation

Recommendation for Action

Staff recommends that the City Council approve a budget increase of \$33,940 to the Building Division's Plan Check budget for a total of \$50,000 for FY 13/14.

Staff Contact

Paul Siegel, Building Official - (530) 661-5820, paul.siegel@cityofwoodland.org

Fiscal Impact

Due to the increase in building activities (numbers of permits issued, projects not expected at time the budget was developed, current number of projects in the plan check process, and the revised expectation for increased growth throughout the remainder of the fiscal year) the Building Division is estimating that General Fund revenue for building plan check will increase from a projected \$50,000 to approximately \$100,000 (an increase of \$50,000).

The FY 13/14 budget includes \$16,060 in consultant services within the Building Division to provide for contract plan check and inspection services. Due to the increase in building activity, additional contract services are needed to maintain timely plan check and inspection services. The cost for these services are covered by the permit applicants so the increased revenue will fully off-set the requested supplemental budget appropriation. There will be no net impact to the General Fund.

Background

The Building Division is responsible for managing the permitting, plan check, and building inspection functions for all construction projects in Woodland. These services are met by utilizing staff for baseline workload and professional consultants during periods of heavy activity. In April of 2013, Council approved the

contract for Interwest Consultant Group on an as-needed basis for plan review services to assist the Building Division.

The Division's revenue is based upon a cost for services approach and is not intended to produce more revenue than is needed to provide services. Consultant services utilize the City's fee schedule to calculate their costs for plan check. Under the City's Interwest consultant contract, their fee for services is 70% of the City's plan check fee paid by the applicant. This leaves 30% of the fee collected to pay for Division costs related with each individual plan review e.g. routing of plans, meetings with applicants, review of consultant comments.

Total budget for consultant plan check in FY 13/14 was set at \$16,060 and would have met the needs of the Building Division under growth scenarios typical of the last few years. Fortunately, construction related activity is increasing and the use of the Division's consultant is critical to support this rapid growth scenario and to continue with an expeditious plan check turn around process.

Discussion

The Division's overall volume growth of permits, plan checks, and inspection has increased dramatically in the last few months. Though month by month comparisons with previous years can be skewed by a few large projects, some general values are illustrative of the increase in activity. At the beginning of the last fiscal year (FY12/13) the Building Division revenue for July and August was \$20,221 and \$39,834, respectively, for a total of \$60,055. For the first two months of this fiscal year (FY13/14) the Division's revenue was \$60,184 and \$72,334, respectively, for a total of \$132,518. A comparison of total permits issued in the first two months is 253 (FY12/13) vs. 331 (FY13/14) for a 30% increase. These are only very small sample comparisons, but are demonstrative of the amount of increased building activity taking place. The amount of volume in building activity for the year is now projected with an increase at about 50% and additional revenue generated will be used to pay consultant fees and staff time.

The Division's goal is to provide a plan check turn-around time of 10 working days for the first review. In order to maintain this goal, the use of the Division's consultant is essential. Increased workload is driving this need and will fully offset consultant costs with off-setting revenues.

Conclusion

Staff recommends that the City Council approve a budget increase of \$33,940 to the Building Division's Plan Check budget for a total of \$50,000 for FY 13/14.

Prepared by: Paul Siegel, Building Official

Reviewed by: Ken Hiatt, Community Development Director

Paul Navazio, City Manager



Legislation Text

File #: 13-254, Version: 1



STAFF REPORT

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 15, 2013

SUBJECT: Approve Final Maps 5029 (Heritage 4C & 7) and 5030 (Heritage 4A); and Related Reimbursement Agreements

Recommendation for Action

Staff respectfully recommends that the City Council adopt the attached resolution no _____; Partially approving final subdivision maps 5029 and 5030 and related agreements.

Staff Contact

Bruce D. Pollard, Senior Civil Engineer, (530) 661-5820, bruce.pollard@cityofwoodland.org

Fiscal Impact

This project's processing costs were covered by fees paid by the developer. In addition, at build-out, the 85 lots are estimated to generate approximately \$1.8 million in Development Impact Fees.

The SLIF reimbursement agreement only obligates the City to pay funds collected from other developers that are part of the Spring Lake Infrastructure Fee program. The Supplemental Improvements Reimbursement Agreement is funded by monies on deposit from another 3rd party developer and will not impact the City's budget.

Background

On December 6, 2005, the City Council approved Development Agreement and Tentative Map 4784 including 261 single family lots on 72.27 acres of single family zoned land located in the southeast corner of Springlake, south of Parkway drive and adjacent to Road 102 and the southerly city limits. These Final maps are the second phase of the overall tentative map area and will create 85 for sale single family lots.

The Developer, Lennar Homes, has completed all conditions required by tentative map No. 4784 and is requesting that the City approve Final Subdivision Maps (SM) 5029 and 5030, the associated Subdivision Improvement Agreement and SLIF Reimbursement Agreement.

Subdivision Maps 5029 and 5030 contain 65 Single family lots and 20 Single Family lots, respectively. In accordance with the Subdivision Map Act, the developer has met all map conditions and signed the Subdivision Improvement Agreement and posted security.

Discussion

The map, improvement plans, reimbursement agreement, and related documents have been reviewed by staff and found to be technically correct and consistent with the tentative map, project development agreement, and conditions of approval.

The Subdivision Improvement Agreements and SLIF Agreements and the Supplemental Improvements Reimbursement Agreements are provided as attachments to this report.

Under the Subdivision Map Act, the City is required to approve the final map once all conditions have been met and securities have been posted.

Conclusion

Staff respectfully recommends that the City Council adopt the attached resolution no _____; Partially approving final subdivision maps 5029 and 5030 and related agreements.

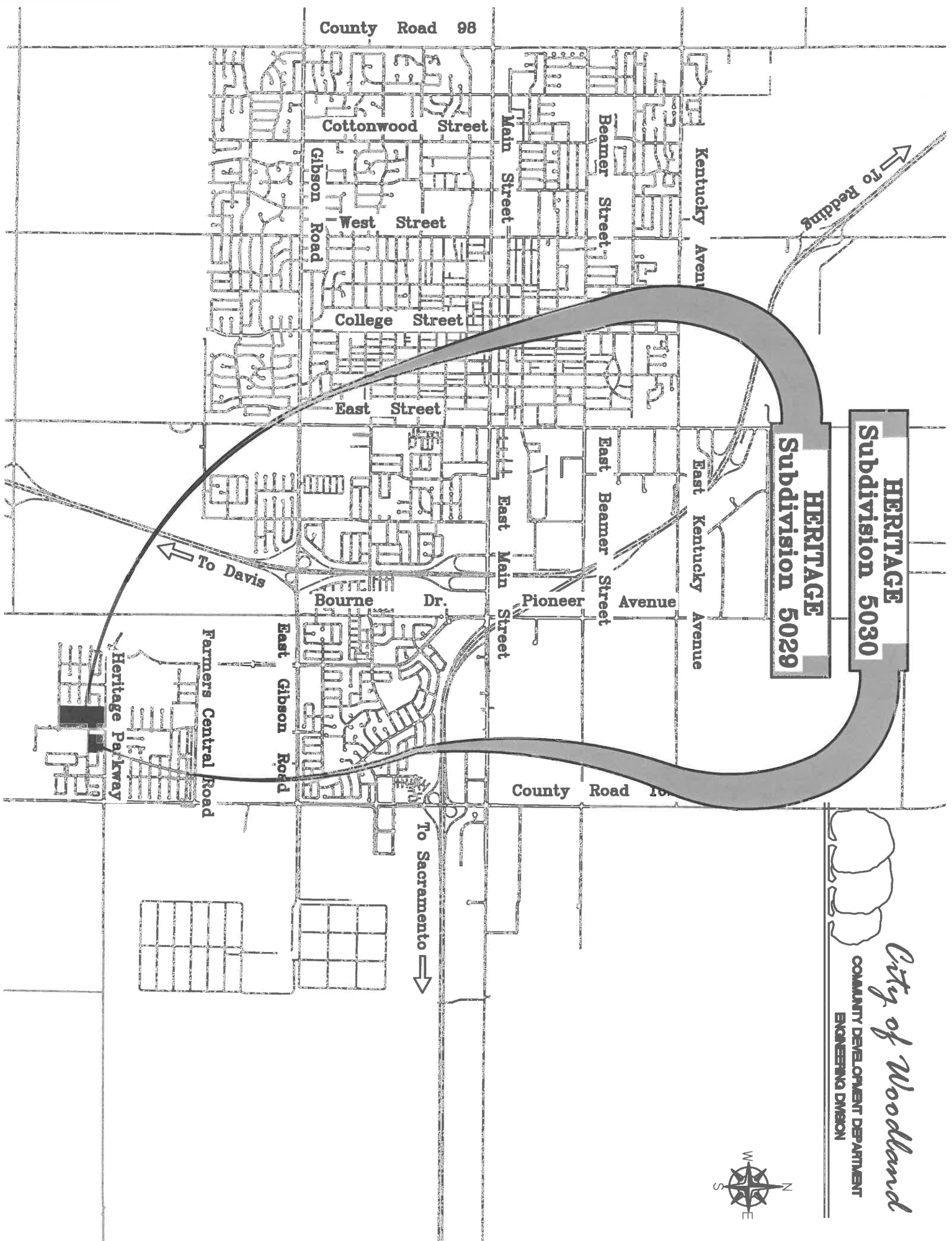
Prepared by: Bruce Pollard, PE, TE, Senior Civil Engineer

Reviewed by: Brent Meyer, PE, City Engineer

Reviewed by: Ken Hiatt, Community Development Director

Paul Navazio, City Manager

Attachments: Resolution No.
Location Map
Subdivision Improvement Agreements
SLIF Reimbursement Agreements
Supplemental Reimbursement Agreement



City of Woodland
COMMUNITY DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

RECORDED AT THE REQUEST OF
AND WHEN RECORDED RETURN TO:

CITY OF WOODLAND
300 First Street
Woodland, California 95695
ATTN: City Clerk

(Exempt from Filing Fees – Government Code § 6103)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBDIVISION IMPROVEMENT AGREEMENT
FOR COMPLETION OF PUBLIC IMPROVEMENTS

PARCEL/TRACT NO. 5029

between

THE CITY OF WOODLAND
a California municipal corporation

and

Lennar Homes of California, Inc. a California corporation

SUBDIVISION IMPROVEMENT AGREEMENT
FOR COMPLETION OF PUBLIC IMPROVEMENTS

PARCEL/TRACT MAP NO. 5029

I. PARTIES AND DATE.

This Subdivision Improvement Agreement for the Completion of Public Improvements ("Agreement") is entered into as of this ____ day of _____, 20__, by and between the CITY OF WOODLAND, a California municipal corporation ("City") and Lennar Homes of California, Inc. a California corporation, with its principal office located at 1420 Rocky Ridge, Suite # 320 Roseville, CA 95661 ("Developer"). City and Developer are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

II. RECITALS.

A. Developer's tentative parcel/tract map for real property located within City, a legal description of which is attached hereto as Exhibit "A" ("Property"), was conditionally approved by the Woodland City Council on December 6, 2005. The tentative parcel/tract map is identified in City records as Parcel/Tract Map No. 4784 ("Map").

B. Developer is the owner of Property, and Developer proposes to do and perform certain work of improvement thereon as set forth in this Agreement.

C. Developer has submitted and requests approval of Final Map No. 5029, which relates, in whole or in part, to the subdivision proposed by Developer's Map for the Property.

D. Developer has not completed all of the work or made all of the public improvements required by Chapter 21 of the Woodland Municipal Code, the Subdivision Map Act (California Government Code Section 66410, et seq.) ("Map Act"), the conditions of approval for the Map, or other ordinances, resolutions, or policies of City requiring construction of improvements in conjunction with the subdivision of land.

E. Pursuant to Chapter 21 of the Woodland Municipal Code and the applicable provisions of the Map Act, Developer and City enter into this Agreement for the timely construction and completion of the public improvements and the furnishing of the security therefor, acceptable to the City Engineer and City Attorney, for the Map.

F. Developer's execution of this Agreement and the provision of the security are made in consideration of City's approval of the final map for the Property.

G. The development of the Property is also subject to the terms and conditions of a development agreement, approved by the Woodland City Council on December 6, 2005.

III. TERMS.

1.0 Effectiveness. This Agreement shall not be effective unless and until all three of the following conditions are satisfied: (a) Developer provides City with security of the type and in the amounts required by this Agreement; (b) Developer executes this Agreement; and (c) the City Council of the City of Woodland ("City Council") approves the final map for the Property. If any of the above described conditions are not satisfied, this Agreement shall automatically terminate without need of further action by either City or Developer, and Developer may not thereafter record the final map for the Property.

1.1 Definitions. For purposes of enforcing this Agreement, the term "City" shall include, but shall not be limited to, City Council, Public Works Director, City Engineer, Community Development Director, Building Official, or any of their authorized representatives. City shall have the sole and absolute discretion to determine which public body, public official, or public employee may act on behalf of City for any particular purpose.

2.0 Public Improvements. Developer shall construct or have constructed at its own cost, expense, and liability all improvements required by City as part of the approval of the Map, including, but not limited to, all grading, roads, paving, curbs and gutters, pathways, storm drains, sanitary sewers, utilities, drainage facilities, traffic controls, landscaping, street lights, and all other required facilities as shown in detail on the plans, profiles, and specifications which have been prepared by or on behalf of Developer for the Map ("Public Improvements"). The Public Improvements are more specifically described in Exhibit "B", which is attached hereto and incorporated herein by this reference. Construction of the Public Improvements shall include any transitions and/or other incidental work deemed necessary for drainage or public safety. Developer shall be responsible for the replacement, relocation, or removal of any component of any utility system or public improvement in conflict with the construction or installation of the Public Improvements. Such replacement, relocation, or removal shall be performed to the complete satisfaction of the City Engineer and the owner of such utility system or public improvement. Developer further promises and agrees to provide all equipment, tools, materials, labor, tests, design work, and engineering services necessary or required by City to fully and adequately complete the Public Improvements.

2.1 Prior Partial Construction of Public Improvements. Subject to Section 2.3, herein, where construction of any Public Improvements has been partially completed prior to the execution of this Agreement, Developer agrees to complete such Public Improvements or ensure their completion in accordance with this Agreement.

2.2 Permits; Notices; Utility Statements. Prior to commencing any work, Developer shall, at its sole cost, expense, and liability, obtain all necessary permits and licenses and give all necessary and incidental notices required for the lawful construction of the Public Improvements and performance of Developer's obligations under this Agreement. Developer shall conduct the work in full compliance with the regulations, rules, and other requirements contained in any permit or license issued to Developer.

2.3 Pre-approval of Plans and Specifications. Developer is prohibited from commencing work on any Public Improvement until all plans, specifications, estimates, and bonds for such Public Improvement have been submitted to and approved by the City Engineer, the City Attorney, or their authorized designee. Approval by the City Engineer shall not relieve Developer from ensuring that all Public Improvements conform with all other requirements and standards set forth in this Agreement.

2.4 Quality of Work; Compliance With Laws and Codes. The construction plans and specifications for the Public Improvements shall be prepared in accordance with all applicable federal, state, and local laws, ordinances, regulations, codes, standards, and other requirements. The Public Improvements shall be completed in accordance with all approved maps, conditions, plans, specifications, standard drawings, and special amendments thereto on file with City, as well as all applicable federal, state, and local laws, ordinances, regulations, codes, standards, and other requirements applicable at the time work is actually commenced.

2.5 Standard of Performance. Developer and its contractors, if any, shall perform all work required to construct the Public Improvements under this Agreement in a skillful and workmanlike manner, and consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Developer represents and maintains that it or its contractors shall be skilled in the professional calling necessary to perform the work. Developer warrants that all of its employees and contractors shall have sufficient skill and experience to perform the work assigned to them, and that they shall have all licenses, permits, qualifications, and approvals of whatever nature that are legally required to perform the work, and that such licenses, permits, qualifications, and approvals shall be maintained throughout the term of this Agreement.

2.6 Alterations to Improvements. The Public Improvements in Exhibit "B" are understood to be only a general designation of the work and improvements to be done, and not a binding description thereof. All work shall be done and improvements made and completed as shown on approved plans and specifications, and any subsequent alterations thereto. If during the course of construction and installation of the Public Improvements it is determined that the public interest requires alterations in the Public Improvements, Developer shall undertake such design and construction changes as may be reasonably required by City. Any and all alterations in the plans and specifications and the Public Improvements to be completed may be accomplished without giving prior notice thereof to Developer's surety for this Agreement.

2.7 Superintendence by Developer. Developer shall require each contractor and subcontractor to have a competent foreperson on the job at all times when that contractor or subcontractor, or any employee or agent thereof, is performing work on the Public Improvements. Before starting work on the Public Improvements, each contractor and subcontractor shall submit in writing the name of the proposed foreperson, who shall be subject to the review and approval of City. Following approval by City, each foreperson shall be present at the work site at all times that any work is in progress and at any time that any employee of the contractor or subcontractor is present at the work site. Should a contractor or subcontractor desire to change its foreperson, it shall provide the information specified above and obtain City's prior written approval. City, in its sole and absolute discretion, may require any contractor or

subcontractor to replace its foreperson provided that City gives the contractor or subcontractor at least forty-eight hours written notice.

Developer shall, at all times, enforce strict discipline and good order among its employees and those of its subcontractors and shall not employ any unfit person or anyone not skilled in the assigned task. If any person employed by a contractor or subcontractor fails or refuses to carry out the directions of the City or appears to the City, in its sole and absolute discretion, to be incompetent or to act in a disorderly or improper manner, such person shall be removed from the project immediately upon request by the City, and such person shall not again be employed on the work. Such removal shall not be the basis for any claim of compensation or damages against the City.

In addition, Developer shall maintain an office with a telephone and Developer or a person authorized to make decisions and to act on Developer's behalf in Developer's absence shall be available to be on the job within three (3) hours of being called at such office by the City, during the hours of 9:00 a.m. through 5:00 p.m., Monday through Friday, or any other day or time when work is being performed on the Public Improvements. Developer shall also provide City with a telephone number, at which Developer, or its representative, shall be available twenty-four (24) hours a day in the event of an emergency.

3.0 Maintenance of Public Improvements and Landscaping Prior to Acceptance by City. City shall not be responsible or liable for the maintenance or care of the Public Improvements until City approves and accepts them. City shall exercise no control over the Public Improvements until accepted. Any use by any person of the Public Improvements, or any portion thereof, shall be at the sole and exclusive risk of Developer at all times prior to City's acceptance of the Public Improvements. Developer shall maintain all the Public Improvements in a state of good repair until they are completed by Developer and approved and accepted by City.

Maintenance shall include, but shall not be limited to: repair of pavement, curbs, gutters, sidewalks, signals, parkways, water mains, and sewers; maintaining all landscaping in a vigorous and thriving condition reasonably acceptable to City; removal of debris from sewers and storm drains; and sweeping, repairing, and maintaining in good and safe condition all streets and street improvements. Developer shall cause the sweeping of streets to occur weekly at a minimum. Developer shall perform additional street sweeping work as necessary depending on construction activities or as required by, and at the direction of, the City Engineer. It shall be Developer's responsibility to initiate all maintenance work, but if it shall fail to do so, it shall promptly perform such maintenance work when notified to do so by City. If Developer fails to properly prosecute its maintenance obligation under this Section, City may do all work necessary for such maintenance and the cost thereof shall be the responsibility of Developer and its surety under this Agreement. City shall not be responsible or liable for any damages or injury of any nature in any way related to or caused by the Public Improvements or their condition prior to acceptance.

4.0 Construction Schedule. Unless extended pursuant to this Section of this Agreement, Developer shall fully and adequately complete or have completed the Public Improvements by October 3, 2013 or before any certificates of occupancy are issued for any lots

within the Property, whichever is earlier. At least fifteen (15) days prior to the commencement of such work, Developer shall notify the City Engineer in writing of the date fixed by Developer for commencement of the work.

4.1 Extensions. Time is of the essence with regard to this Agreement. The City Council may, in its sole and absolute discretion, provide Developer with additional time within which to complete the Public Improvements. Requests for extension of time shall be in writing and shall be delivered to City in the manner hereinafter specified for service of notices. An extension of time, if any, shall be granted only in writing, and an oral extension shall not be valid or binding on City.

It is understood that by providing the security required by this Agreement, Developer and its surety consent in advance to any extension of time as may be given by City to Developer, and waive any and all right to notice of such extension(s). Developer's acceptance of an extension of time granted by City shall constitute a waiver by Developer and its surety of all defenses of laches, estoppel, statutes of limitations, and other limitations of action in any action or proceeding filed by City following the date on which the Public Improvements were to have been completed hereunder.

In addition, as consideration for granting such extension to Developer, City reserves the right to review the provisions of this Agreement, including, but not limited to, the construction standards, the cost estimates approved by City, and the sufficiency of the improvement security provided by Developer, and to require adjustments thereto when warranted according to City's reasonable discretion.

4.2 Accrual of Limitations Period. Any limitations period provided by law related to breach of this Agreement or the terms thereof shall not accrue until Developer has provided the City Engineer with written notice of Developer's intent to abandon or otherwise not complete required or agreed upon Public Improvements.

5.0 Grading. Developer agrees that any and all grading done or to be done in conjunction with construction of the Public Improvements or development of the Property shall conform to all federal, state, and local laws, ordinances, regulations, and other requirements including, without limitation, City's grading regulations, the National Pollutant Discharge Elimination Systems (NPDES), and stormwater regulations thereunder as administered by the State Water Resources Control Board and Regional Water Quality Control Boards. In order to prevent damage to the Public Improvements by improper drainage or other hazards, the grading shall be completed in accordance with the time schedule for completion of the Public Improvements established by this Agreement, and prior to City's approval and acceptance of the Public Improvements and release of the Security as set forth in this Agreement. Developer further agrees that the indemnification as set forth in this Agreement shall extend to and include any and all grading contemplated by this Agreement, including but not limited to, any partial or rough grading work.

6.0 Utilities. Developer shall assume all costs for and shall provide utility services, including water, power, gas, and telephone service to serve each parcel, lot, or unit of land within the Property in accordance with all applicable federal, state, and local laws, rules, and

regulations, including, but not limited to, the regulations, schedules, and fees of the utilities or agencies providing such services. Except for commercial or industrial properties, Developer shall also provide cable television facilities to serve each parcel, lot, or unit of land in accordance with all applicable federal, state, and local laws, rules, and regulations, including, but not limited to, the requirements of the cable company possessing a valid franchise with City to provide such service within City's jurisdictional limits. All utilities shall be installed underground, unless otherwise approved by the City Council or the Planning Commission of the City of Woodland, or by any other state or federal laws or regulations.

7.0 Fees and Charges. Developer shall, at its sole cost, expense, and liability, pay all fees, charges, and taxes arising out of construction of the Public Improvements, including, but not limited to fees for the checking, filing, and processing of improvement plans and specifications and for inspecting the construction of the Public Improvements. These fees must be paid in full prior to approval of the final map and improvement plans. The fees referred to above are not necessarily the only City fees, charges, or other costs that have been or will be imposed on the subdivision and its development, and this Agreement shall in no way exonerate or relieve Developer from paying such other applicable fees, charges, and/or costs.

8.0 City Inspection of Public Improvements. Developer shall, at its sole cost, expense, and liability, and at all times during construction of the Public Improvements, maintain reasonable and safe facilities and provide safe access for inspection by City of the Public Improvements and areas where construction of the Public Improvements is occurring or will occur.

9.0 Default; Notice; Remedies.

9.1 Notice. If Developer neglects, refuses, or fails to fulfill or timely complete any obligation, term, or condition of this Agreement, or if City determines there is a violation of any federal, state, or local law, ordinance, regulation, code, standard, or other requirement, City may at any time thereafter declare Developer to be in default or violation of this Agreement and make written demand upon Developer or its surety, or both, to immediately remedy the default or violation ("Notice"). Developer shall substantially commence the work required to remedy the default or violation within ten (10) days of the Notice. If the default or violation constitutes an immediate threat to the public health, safety, or welfare, City may provide the Notice verbally, and Developer shall substantially commence the required work within twenty-four (24) hours thereof. Immediately upon City's issuance of the Notice, Developer and its surety shall be liable to City for all costs of construction and installation of the Public Improvements and all other administrative costs and expenses.

9.2 Failure to Remedy; City Action. If the work required to remedy the noticed default or violation is not diligently prosecuted to a completion acceptable to City within the time frame contained in the Notice, City may complete all remaining work, arrange for the completion of all remaining work, and/or conduct such remedial activity as in its sole and absolute discretion it believes is required to remedy the default or violation. All such work or remedial activity shall be at the sole and absolute cost, expense, and liability of Developer and its surety, without the necessity of giving any further notice to Developer or surety. City's right to take such actions shall in no way be limited by the fact that Developer or its surety may have

constructed any, or none, of the required or agreed upon Public Improvements at the time of City's demand for performance. In the event City elects to complete or arrange for completion of the remaining work and improvements, City may require all work by Developer or its surety to cease in order to allow adequate coordination by City. Notwithstanding the foregoing, if conditions precedent for reversion to acreage can be met and if the interests of City will not be prejudiced thereby, City may also process a reversion to acreage and thereafter recover from Developer or its surety the full cost and expense incurred.

9.3 Other Remedies. No action by City pursuant to this Section of this Agreement shall prohibit City from exercising any other right or pursuing any other legal or equitable remedy available under this Agreement or any federal, state, or local law. City may exercise its rights and remedies independently or cumulatively, and City may pursue inconsistent remedies. City may institute an action for damages, injunctive relief, or specific performance.

10.0 Acceptance of Improvements; As-Built or Record Drawings. If the Public Improvements are properly completed by Developer and approved by the City Engineer, and if they comply with all applicable federal, state and local laws, ordinances, regulations, codes, standards, and other requirements, the City Council shall be authorized to accept the Public Improvements. The City Council may, in its sole and absolute discretion, accept fully completed portions of the Public Improvements prior to such time as all of the Public Improvements are complete, which shall not release or modify Developer's obligation to complete the remainder of the Public Improvements within the time required by this Agreement. Upon the total or partial acceptance of the Public Improvements by City, the City Clerk shall file with the Recorder's Office of the County of Yolo, a notice of completion for the accepted Public Improvements in accordance with California Civil Code Section 3093, at which time the accepted Public Improvements shall become the sole and exclusive property of City without payment therefor.

Title to and ownership of the Public Improvements constructed under this Agreement shall vest absolutely in City upon completion and acceptance in writing of such Public Improvements by City.

Issuance by City of occupancy permits for any buildings or structures located on the Property shall not be construed in any manner to constitute City's acceptance or approval of any Public Improvements. Notwithstanding the foregoing, City may not accept any Public Improvements unless and until Developer provides one (1) set of "as-built" or record drawings or plans to the City Engineer for all such Public Improvements. The drawings shall be certified and shall reflect the condition of the Public Improvements as constructed, with all changes incorporated therein.

11.0 Security; Surety Bonds. Prior to execution of this Agreement, Developer shall provide City with surety bonds in the amounts and under the terms set forth below ("Security"). Nothing in this Section is intended to prevent City, in its sole discretion, from requiring Developer to submit, or prevent Developer from submitting, security in a form other than bonds which may be allowed under California Government Code Section 66499, et seq. and Chapter 21 of the Woodland Municipal Code, and acceptable to City. The amount of the Security shall be based on the City Engineer's approximation of the actual cost to construct the Public Improvements, including the replacement cost for all public landscaping ("Estimated Costs"). If

City determines, in its sole and absolute discretion, that the Estimated Costs have changed, Developer shall adjust the Security in the amount requested by City. Developer's compliance with this Section shall in no way limit or modify Developer's indemnification obligation under this Agreement.

11.1 Faithful Performance Bond. To guarantee the faithful performance of the Public Improvements and all the provisions of this Agreement, to protect City if Developer is in default as set forth in this Agreement, and to secure Developer's one-year guarantee and warranty of the Public Improvements, including the maintenance of all public landscaping in a vigorous and thriving condition, Developer shall provide City an irrevocable faithful performance bond in the amount of Two Million Three Hundred Thirty-Eight Thousand and 00/00 Dollars (\$2,338,000) which sum shall be not less than one hundred percent (100%) of the Estimated Costs. The City may, in its sole and absolute discretion, partially release a portion or portions of the security provided under this Section as the Public Improvements are accepted by City, as provided under this Agreement, provided that Developer is not in default on any provision of this Agreement or condition of approval for the Map and that no more than seventy percent (70%) of the security is released prior to full final completion and acceptance of all Public Improvements. All security provided under this Section shall be released no later than the end of the Warranty period, or any extension thereof as provided by this Agreement, provided that Developer is not in default on any provision of this Agreement or condition of approval for the Map.

11.2 Payment Bond. To secure payment to the contractors, subcontractors, laborers, material men, and other persons furnishing labor, materials, or equipment for performance of the Public Improvements and this Agreement, Developer shall provide City an irrevocable payment bond in the amount One Million One Hundred Sixty-Nine Thousand and 00/00 Dollars (\$1,169,000), which sum shall not be less than fifty percent (50%) of the Estimated Costs. At the discretion of City, the security provided under this Section may be released by written authorization of the City Engineer six (6) months after the date City accepts the final Public Improvements, or within the time limits established in California Government Code Section 66499.7. The amount of such security shall be reduced by the total of all stop notice or mechanic's lien claims of which City is aware, plus an amount equal to twenty percent (20%) of such claims for reimbursement of City's anticipated administrative and legal expenses arising out of such claims.

11.3 Guarantee and Warranty Bond. Developer hereby guarantees and warrants all Public Improvements against any defective work or labor done, or defective materials furnished in the performance of this Agreement, including the maintenance of all public landscaping within the Property in a vigorous and thriving condition reasonably acceptable to City, for a period of one (1) year following completion of the work and acceptance by City ("Warranty"). During the Warranty, Developer shall repair, replace, or reconstruct any defective or otherwise unsatisfactory portion of the Public Improvements, in accordance with the current ordinances, resolutions, regulations, codes, standards, or other requirements of City, and to the approval of the City Engineer. All repairs, replacements, or reconstruction during the Warranty shall be at the sole cost, expense, and liability of Developer and its surety. As to any Public Improvements which have been repaired, replaced, or reconstructed during the Warranty, Developer and its surety hereby agree to extend the Warranty for an additional one (1) year period following City's acceptance of the repaired, replaced, or reconstructed Public

Improvements. Nothing herein shall relieve Developer from any other liability it may have under federal, state, or local law to repair, replace, or reconstruct any Public Improvement following expiration of the Warranty or any extension thereof. Developer's warranty obligation under this Section shall survive the expiration or termination of this Agreement.

Prior to execution of this Agreement, Developer shall provide City with an irrevocable guarantee and warranty bond in the amount of ten (10%) of the Estimated Costs of the Work to guarantee and warrant the Work, for a period of one year following its completion and acceptance, against any defective work or labor done, or defective materials furnished, as required by California Government Code Section 66499.3(d). Any unused portion of the guarantee and warranty security shall be released one year after acceptance of the required improvements by the City Council.

11.4 Additional Requirements. The surety for any surety bonds provided as Security shall have a current A.M. Best's rating of no less than A:VII, shall be authorized to do business in the State of California or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law, and shall be satisfactory to City. As part of the obligation secured by the Security and in addition to the face amount of the Security, Developer or its surety shall secure the costs and reasonable expenses and fees, including reasonable attorneys' fees and costs, incurred by City in enforcing the obligations of this Agreement. Developer and its surety stipulate and agree that no change, extension of time, alteration, or addition to the terms of this Agreement, the Public Improvements, or the plans and specifications for the Public Improvements shall in any way affect its obligation on the Security.

11.5 Evidence and Incorporation of Security. Evidence of the Security shall be provided on the forms set forth in Exhibit "C", unless other forms are deemed acceptable by the City Engineer and the City Attorney, and when such forms are completed to the satisfaction of City, the forms and evidence of the Security shall be attached hereto as Exhibit "C" and incorporated herein by this reference.

12.0 Lien. To secure the timely performance of Developer's obligations under this Agreement, including those obligations for which security has been provided pursuant to this Agreement, Developer hereby creates in favor of City a lien against all portions of the Property not dedicated to City or some other governmental agency for a public purpose. As to Developer's default on those obligations for which security has been provided pursuant to this Agreement, City shall first attempt to collect against such security prior to exercising its rights as a contract lienholder under this Section.

13.0 Indemnification. Developer shall defend, indemnify, and hold harmless City, its elected officials, officers, employees, agents, and volunteers from any and all actual or alleged claims, demands, causes of action, liability, loss, damage, or injury, to property or persons, including wrongful death, whether imposed by a court of law or by administrative action of any federal, state, or local governmental body or agency, arising out of or incident to any acts, omissions, negligence, or willful misconduct of Developer, its personnel, employees, agents, or contractors in connection with or arising out of construction or maintenance of the Public Improvements, or performance of this Agreement. This indemnification includes, without

limitation, the payment of all penalties, fines, judgments, awards, decrees, attorneys' fees, and related costs or expenses, and the reimbursement of City, its elected officials, officers, employees, and/or agents for all legal expenses and costs incurred by each of them. This indemnification excludes only such portion of any claim, demand, cause of action, liability, loss, damage, penalty, fine, or injury, to property or persons, including wrongful death, which is caused solely and exclusively by the negligence or willful misconduct of City as determined by a court or administrative body of competent jurisdiction. Developer's obligation to indemnify shall survive the expiration or termination of this Agreement, and shall not be restricted to insurance proceeds, if any, received by Agency, its elected officials, officers, employees, agents, or volunteers.

14.0 Insurance.

14.1 Types; Amounts. Developer shall procure and maintain, and shall require its contractors and subcontractors to procure and maintain, during construction of any Public Improvement pursuant to this Agreement, insurance of the types and in the amounts described below ("Required Insurance") and without limiting the indemnity provisions of this Agreement. If any of the Required Insurance contains a general aggregate limit, such insurance shall apply separately to this Agreement or be no less than three times the specified occurrence limit. For purposes of this Section 14.0, et seq., the "indemnified parties" shall mean City, its elected officials, officers, employees, agents, and volunteers, as described in this Agreement. The Required Insurance shall contain standard separation of insureds provisions, and shall contain no special limitations on the scope of its protection to City, its elected officials, officers, employees, agents, and volunteers.

14.1.1 Commercial General Liability. Developer, its contractors and subcontractors shall procure and maintain Commercial General Liability Insurance with minimum limits of at least \$1,000,000 per occurrence, and if written with an aggregate, the aggregate shall be double the per occurrence limit. Defense costs shall be paid in addition to the limits. The policy shall contain no endorsements or provisions limiting coverage for: (1) products and completed operations; (2) contractual liability; (3) third party action over claims; (4) cross liability exclusion for claims or suits by one insured against another; or (5) explosion, collapse or underground hazard (XCU).

14.1.2 Automobile Liability. Developer, its contractors and subcontractors shall procure and maintain automobile liability insurance with minimum limits of \$1,000,000 each accident. Such insurance shall include coverage for the ownership, operation, maintenance, use, loading, or unloading of any vehicle owned, leased, hired, or borrowed by the insured or for which the insured is responsible. If Developer does not own any company vehicles and if requested by City, this requirement may be satisfied by providing a non-owned auto endorsement to the Commercial General Liability policy.

14.1.3 Workers' Compensation. Developer, its contractors and subcontractors shall procure and maintain workers' compensation insurance with limits as required by the Labor Code of the State of California and Employers' Liability Insurance of not less than \$1,000,000 per accident for bodily injury and disease.

14.1.4 Professional Liability. If applicable to this Agreement and required by City, for any consultant or other professional who will engineer or design the Public Improvements, professional liability insurance for errors and omissions with limits not less than \$1,000,000 per occurrence, shall be procured and maintained for a period of three (3) years following completion of the Public Improvements and shall specifically include all work to be performed under the Agreement. If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the initial Agreement and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least three (3) years from termination of this Agreement.

14.1.5 Contractors Pollution Liability. If applicable to this Agreement and required by City, Contractors Pollution Liability Insurance covering all of Developer's operations to include onsite and offsite coverage for bodily injury (including death and mental injury), property damage, defense costs and cleanup costs with minimum limits of \$5,000,000 per loss and \$10,000,000 total all losses. The policy shall contain no endorsements or provisions limiting contractual liability or coverage for cross liability of claims or suits by one insured against another. Non-owned disposal site coverage shall be provided if handling, storing or generating hazardous materials or any material/substance otherwise regulated under environmental laws/regulations.

For projects involving transportation of hazardous waste/materials, the policy shall include coverage for loading/unloading from the project site to final disposal locations, and all disposal locations shall be scheduled as non-owned disposal sites.

If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the initial Agreement and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least three (3) years from termination or expiration of this Agreement.

14.2 Deductibles. Any deductibles or self-insured retentions must be approved by City in writing and shall protect the indemnified parties in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

14.3 Certificates; Verification. Developer, its contractors and subcontractors shall furnish City with original certificates of insurance and endorsements effecting coverage for the Required Insurance. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. All certificates and endorsements must be received and approved by City prior to the execution of this Agreement and before work pursuant to this Agreement can begin. City reserves the right to require complete, certified copies of all required insurance policies at any time.

14.4 Insurer Rating. Unless approved in writing by City, the insurers for all Required Insurance shall have a current A.M. Best rating of at least A:VII, shall be authorized to do business in the State of California or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law, and shall be satisfactory to City.

14.5 Endorsements.

14.5.1 The Commercial General Liability, Automobile Liability, and Contractors Pollution Liability policies, if the latter is required by City, shall be endorsed as follows:

Additional Insured: The indemnified parties shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of this Agreement. The "Additional Insured Endorsement" shall contain no other modifications to the policy.

Primary Insurance: This insurance shall be primary and any other insurance, deductible, or self-insurance maintained by the indemnified parties shall not contribute with this primary insurance.

Severability: In the event one insured, whether named or additional, incurs liability to any other of the insureds, whether named or additional, the policy shall cover the insured against whom the claim is made or may be made in the same manner as if separate policies had been issued to each insured, except that the limits of insurance shall not be increased thereby.

Cancellation: The policy shall not be canceled or the coverage suspended, voided, reduced, or allowed to expire until a thirty (30) day prior written notice of cancellation has been served upon City, except ten (10) days prior written notice shall be allowed for non-payment of premium.

Duties: Any failure by the named insured to comply with report provisions of the policy or breaches or violations of warranties shall not affect coverage provided to the indemnified parties.

Applicability: That the coverage provided therein shall apply to the obligations assumed by Developer, its contractors or subcontractors under the indemnity provisions of this Agreement, unless the policy or policies contain a blanket form of contractual liability coverage.

14.5.2 The Workers' Compensation policy or policies required by this Agreement shall be endorsed as follows:

Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the indemnified parties.

Cancellation: The policy shall not be canceled or the coverage suspended, voided, reduced, or allowed to expire until a thirty (30) day prior written notice of cancellation has been served upon City, except ten (10) days prior written notice shall be allowed for non-payment of premium.

14.5.3 The Professional Liability policy or policies required by this Agreement, if required by City, shall be endorsed as follows:

Cancellation: The policy shall not be canceled or the coverage suspended, voided, reduced, or allowed to expire until a thirty (30) day prior written notice of cancellation has been served upon City, except ten (10) days prior written notice shall be allowed for non-payment of premium.

15.0 Signs and Advertising. Developer understands and agrees to City's ordinances, regulations, and requirements governing signs and advertising structures. Developer hereby agrees with and consents to the removal by City of all signs or other advertising structures erected, placed, or situated in violation of any City ordinance, regulation, or other requirement. Removal shall be at the expense of Developer. Developer shall indemnify and hold City free and harmless from any claim or demand arising out of or incident to signs, advertising structures, or their removal.

16.0 Relationship Between the Parties. The Parties hereby mutually agree that neither this Agreement, any map related to the Property, nor any other related entitlement, permit, or approval issued by City for the Property shall operate to create the relationship of partnership, joint venture, or agency between City and Developer. Developer's contractors and subcontractors are exclusively and solely under the control and dominion of Developer. Nothing herein shall be deemed to make Developer, its contractors or subcontractors an agent, contractor or subcontractor of City.

17.0 General Provisions.

17.1 Authority to Enter Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority make this Agreement and bind each respective Party.

17.2 Cooperation; Further Acts. The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate, or convenient to attain the purposes of this Agreement.

17.3 Construction; References; Captions. It being agreed the Parties or their agents have participated in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days, or period for performance shall be deemed calendar days and not work days. All references to Developer include all personnel, employees, agents, and

subcontractors of Developer, except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

17.4 Notices. All notices, demands, invoices, and written communications shall be in writing and delivered to the following addresses or such other addresses as the Parties may designate by written notice:

CITY:

City of Woodland
300 First Street
Woodland, CA 95695
Attn: City Engineer

DEVELOPER:

Lennar Homes
1420 Rocky Ridge, Suite # 320
Roseville, CA 95661
Attn: Division President

Depending upon the method of transmittal, notice shall be deemed received as follows: by facsimile, as of the date and time sent; by messenger, as of the date delivered; and by U.S. Mail first class postage prepaid, as of seventy-two (72) hours after deposit in the U.S. Mail.

17.5 Amendment; Modification. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

17.6 Waiver. City's failure to insist upon strict compliance with any provision of this Agreement or to exercise any right or privilege provided herein, or City's waiver of any breach of this Agreement, shall not relieve Developer of any of its obligations under this Agreement, whether of the same or similar type. The foregoing shall be true whether City's actions are intentional or unintentional.

17.7 Assignment or Transfer of Agreement. Developer shall not assign, hypothecate, or transfer, either directly or by operation of law, this Agreement or any interest herein without prior written consent of City. Any attempt to do so shall be null and void, and any assignee, hypothecatee, or transferee shall acquire no right or interest by reason of such attempted assignment, hypothecation, or transfer. Unless specifically stated to the contrary in City's written consent, any assignment, hypothecation, or transfer shall not release or discharge Developer from any duty or responsibility under this Agreement. In the event that City consents in writing to such an assignment, any assignee, hypothecatee, or transferee shall expressly assume Developer's obligations hereunder by a written agreement in a form, and containing such security, as is reasonably acceptable to City.

The agreement, hypothecation, or transfer shall be to the satisfaction of the City Attorney and shall include provisions requiring the assignee to post bonds or submit another form of financial security, satisfactory to City and approved by the City Attorney, to guarantee construction of the Public Improvements. The agreement shall survive the recordation of the Final Map and shall be recorded against each of the proposed lots to inform successors and assigns of the required Public Improvements to be constructed and their time frame for construction.

Following any permitted assignment, hypothecation, or transfer of the Public Improvements as set forth in this Section, City shall release Developer from its obligations so assigned and shall release to Developer any bonds or other security posted to secure the Public Improvements so assigned; provided, however, that City shall not release any security or undertakings given to secure the performance of any of the Public Improvements not assigned, hypothecated, or transferred.

17.8 Binding Effect. Each and all of the covenants and conditions shall be binding on and shall inure to the benefit of the Parties, and their successors, heirs, personal representatives, or assigns. This Section shall not be construed as an authorization for any Party to assign any right or obligation.

17.9 No Third-Party Beneficiaries. There are no intended third-party beneficiaries of any right or obligation assumed by the Parties.

17.10 Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

17.11 Consent to Jurisdiction and Venue. This Agreement shall be construed in accordance with and governed by the laws of the State of California. Any legal action or proceeding brought to interpret or enforce this Agreement, or which in any way arises out of the Parties' activities undertaken pursuant to this Agreement, shall be filed and prosecuted in the appropriate California State Court in the County of Yolo, California. Each Party waives the benefit of any provision of state or federal law providing for a change of venue to any other court or jurisdiction including, without limitation, a change of venue based on the fact that a governmental entity is a party to the action or proceeding, or that a federal right or question is involved or alleged to be involved in the action or proceeding. Without limiting the generality of the foregoing waiver, Developer expressly waives any right to have venue transferred pursuant to California Code of Civil Procedure Section 394.

17.12 Attorneys' Fees and Costs. If any arbitration, lawsuit, or other legal action or proceeding is brought by one Party against the other Party in connection with this Agreement or the Property, the prevailing party, whether by final judgment or arbitration award, shall be entitled to and recover from the other party all costs and expenses incurred by the prevailing party, including actual attorneys' fees ("Costs"). Any judgment, order, or award entered in such legal action or proceeding shall contain a specific provision providing for the recovery of Costs. This Section shall survive the termination or expiration of this Agreement.

17.13 Acquisition and Dedication of Easements or Rights-of-Way. If any of the Public Improvements required by this Agreement are to be constructed on land not within the subdivision or an already-existing public right-of-way, no construction or installation shall be commenced before:

17.13.1 The irrevocable offer of dedication or conveyance to City of appropriate rights-of-way, easements, or other interests in real property, and appropriate

authorization from the property owner to allow construction or installation of the Public Improvements or work; or

17.13.2 The issuance of an order of possession by a court of competent jurisdiction pursuant to California's Eminent Domain Law. Developer shall comply in all respects with any such order of possession.

Nothing in this paragraph 17.13 shall be construed as authorizing or granting an extension of time to Developer for completion of the Public Improvements.

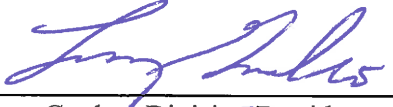
17.14 Prevailing Wages. Construction of the Public Improvements is a public work. Developer shall forfeit as a penalty to City the sum of fifty dollars (\$50.00) for each calendar day or portion thereof for each worker (whether employed by Developer or its contractors or subcontractors) paid less than the prevailing rates for any work done under this Agreement in violation of the provisions of the Labor Code.

17.15 Counterparts. This Agreement may be executed in counterpart originals, which taken together, shall constitute one and the same instrument.

CITY OF WOODLAND

LENNAR HOMES

By: _____
Marlin H. Davis, Mayor

By: 
Larry Gualco, Division President
One

ATTEST:

(Seal)

By: _____
Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

By: _____
Kara Ueda, City Attorney
Best Best & Krieger LLP

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss.
COUNTY OF Placer)

On September 5, 2013 before me, Mengue Reynolds the undersigned notary public, personally appeared Larry Gualco ~ ~~personally known to me~~ OR ~ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Monique Reynolds
Signature of Notary



ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____, 20____, before me, _____, the undersigned notary public, personally appeared _____ ~ personally known to me OR ~ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

PARCEL/TRACT NO. _5029

Subdivision Map 5029 located on APN 042-030-33

EXHIBIT "B"

LIST OF PUBLIC IMPROVEMENTS

PARCEL/TRACT NO. 5029

Developer shall perform all work and furnish all materials necessary, in the opinion of the City Engineer and on his order, to complete the following Public Improvements in accordance with the plans and specifications on file with City or with any changes required or ordered by the City Engineer which, in his opinion, are necessary or required to complete this work.

Developer is required to perform the following Public Improvements under this Agreement:

Construction of streets, curbs, gutters, sidewalks, street lights, traffic signal, landscaping, water, sewer, and storm drain, utilities, joint trench for dry utilities, and appurtenances as specified on the plan set for Sub Division 5029 incorporated herein by reference.

EXHIBIT "C"

SURETY BONDS AND OTHER SECURITY

PARCEL/TRACT NO. 5029

As evidence of understanding the provisions contained in this Agreement, and of Developer's intent to comply with same, Developer has submitted the below described security in the amounts required by this Agreement, and has affixed the appropriate signatures thereto:

FAITHFUL PERFORMANCE BOND:	\$ 2,338,000.00
Surety: National Union Fire Insurance of Pittsburg, PA	
Attorney-in-fact: Michelle Larkin	
Address: 175 Water Street 18 th Floor	
New York, NY 10038	

PAYMENT BOND:	\$ 1,169,000.00
Surety: National Union Fire Insurance of Pittsburg, PA	
Attorney-in-fact: Michelle Larkin	
Address: 175 Water Street 18 th Floor	
New York, NY 10038	

GUARANTEE AND WARRANTY SECURITY BOND:	\$ 233,800.00
Surety: National Union Fire Insurance of Pittsburg, PA	
Attorney-in-fact: Michelle Larkin	
Address: 175 Water Street 18 th Floor	
New York, NY 10038	

RECORDED AT THE REQUEST OF
AND WHEN RECORDED RETURN TO:

CITY OF WOODLAND
300 First Street
Woodland, California 95695
ATTN: City Clerk

(Exempt from Filing Fees – Government Code § 6103)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBDIVISION IMPROVEMENT AGREEMENT
FOR COMPLETION OF PUBLIC IMPROVEMENTS

PARCEL/TRACT NO. 5030

between

THE CITY OF WOODLAND
a California municipal corporation

and

Lennar Homes of California, Inc. a California corporation

SUBDIVISION IMPROVEMENT AGREEMENT
FOR COMPLETION OF PUBLIC IMPROVEMENTS

PARCEL/TRACT MAP NO. 5030

I. PARTIES AND DATE.

This Subdivision Improvement Agreement for the Completion of Public Improvements ("Agreement") is entered into as of this ____ day of _____, 20__, by and between the CITY OF WOODLAND, a California municipal corporation ("City") and Lennar Homes of California, Inc. a California corporation, with its principal office located at 1420 Rocky Ridge, Suite # 320 Roseville, CA 95661 ("Developer"). City and Developer are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

II. RECITALS.

A. Developer's tentative parcel/tract map for real property located within City, a legal description of which is attached hereto as Exhibit "A" ("Property"), was conditionally approved by the Woodland City Council on December 6, 2005. The tentative parcel/tract map is identified in City records as Parcel/Tract Map No. 4784 ("Map").

B. Developer is the owner of Property, and Developer proposes to do and perform certain work of improvement thereon as set forth in this Agreement.

C. Developer has submitted and requests approval of Final Map No. 5030, which relates, in whole or in part, to the subdivision proposed by Developer's Map for the Property.

D. Developer has not completed all of the work or made all of the public improvements required by Chapter 21 of the Woodland Municipal Code, the Subdivision Map Act (California Government Code Section 66410, et seq.) ("Map Act"), the conditions of approval for the Map, or other ordinances, resolutions, or policies of City requiring construction of improvements in conjunction with the subdivision of land.

E. Pursuant to Chapter 21 of the Woodland Municipal Code and the applicable provisions of the Map Act, Developer and City enter into this Agreement for the timely construction and completion of the public improvements and the furnishing of the security therefor, acceptable to the City Engineer and City Attorney, for the Map.

F. Developer's execution of this Agreement and the provision of the security are made in consideration of City's approval of the final map for the Property.

G. The development of the Property is also subject to the terms and conditions of a development agreement, approved by the Woodland City Council on December 6, 2005.

III. TERMS.

1.0 Effectiveness. This Agreement shall not be effective unless and until all three of the following conditions are satisfied: (a) Developer provides City with security of the type and in the amounts required by this Agreement; (b) Developer executes this Agreement; and (c) the City Council of the City of Woodland ("City Council") approves the final map for the Property. If any of the above described conditions are not satisfied, this Agreement shall automatically terminate without need of further action by either City or Developer, and Developer may not thereafter record the final map for the Property.

1.1 Definitions. For purposes of enforcing this Agreement, the term "City" shall include, but shall not be limited to, City Council, Public Works Director, City Engineer, Community Development Director, Building Official, or any of their authorized representatives. City shall have the sole and absolute discretion to determine which public body, public official, or public employee may act on behalf of City for any particular purpose.

2.0 Public Improvements. Developer shall construct or have constructed at its own cost, expense, and liability all improvements required by City as part of the approval of the Map, including, but not limited to, all grading, roads, paving, curbs and gutters, pathways, storm drains, sanitary sewers, utilities, drainage facilities, traffic controls, landscaping, street lights, and all other required facilities as shown in detail on the plans, profiles, and specifications which have been prepared by or on behalf of Developer for the Map ("Public Improvements"). The Public Improvements are more specifically described in Exhibit "B", which is attached hereto and incorporated herein by this reference. Construction of the Public Improvements shall include any transitions and/or other incidental work deemed necessary for drainage or public safety. Developer shall be responsible for the replacement, relocation, or removal of any component of any utility system or public improvement in conflict with the construction or installation of the Public Improvements. Such replacement, relocation, or removal shall be performed to the complete satisfaction of the City Engineer and the owner of such utility system or public improvement. Developer further promises and agrees to provide all equipment, tools, materials, labor, tests, design work, and engineering services necessary or required by City to fully and adequately complete the Public Improvements.

2.1 Prior Partial Construction of Public Improvements. Subject to Section 2.3, herein, where construction of any Public Improvements has been partially completed prior to the execution of this Agreement, Developer agrees to complete such Public Improvements or ensure their completion in accordance with this Agreement.

2.2 Permits; Notices; Utility Statements. Prior to commencing any work, Developer shall, at its sole cost, expense, and liability, obtain all necessary permits and licenses and give all necessary and incidental notices required for the lawful construction of the Public Improvements and performance of Developer's obligations under this Agreement. Developer shall conduct the work in full compliance with the regulations, rules, and other requirements contained in any permit or license issued to Developer.

2.3 Pre-approval of Plans and Specifications. Developer is prohibited from commencing work on any Public Improvement until all plans, specifications, estimates, and bonds for such Public Improvement have been submitted to and approved by the City Engineer, the City Attorney, or their authorized designee. Approval by the City Engineer shall not relieve Developer from ensuring that all Public Improvements conform with all other requirements and standards set forth in this Agreement.

2.4 Quality of Work; Compliance With Laws and Codes. The construction plans and specifications for the Public Improvements shall be prepared in accordance with all applicable federal, state, and local laws, ordinances, regulations, codes, standards, and other requirements. The Public Improvements shall be completed in accordance with all approved maps, conditions, plans, specifications, standard drawings, and special amendments thereto on file with City, as well as all applicable federal, state, and local laws, ordinances, regulations, codes, standards, and other requirements applicable at the time work is actually commenced.

2.5 Standard of Performance. Developer and its contractors, if any, shall perform all work required to construct the Public Improvements under this Agreement in a skillful and workmanlike manner, and consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Developer represents and maintains that it or its contractors shall be skilled in the professional calling necessary to perform the work. Developer warrants that all of its employees and contractors shall have sufficient skill and experience to perform the work assigned to them, and that they shall have all licenses, permits, qualifications, and approvals of whatever nature that are legally required to perform the work, and that such licenses, permits, qualifications, and approvals shall be maintained throughout the term of this Agreement.

2.6 Alterations to Improvements. The Public Improvements in Exhibit "B" are understood to be only a general designation of the work and improvements to be done, and not a binding description thereof. All work shall be done and improvements made and completed as shown on approved plans and specifications, and any subsequent alterations thereto. If during the course of construction and installation of the Public Improvements it is determined that the public interest requires alterations in the Public Improvements, Developer shall undertake such design and construction changes as may be reasonably required by City. Any and all alterations in the plans and specifications and the Public Improvements to be completed may be accomplished without giving prior notice thereof to Developer's surety for this Agreement.

2.7 Superintendence by Developer. Developer shall require each contractor and subcontractor to have a competent foreperson on the job at all times when that contractor or subcontractor, or any employee or agent thereof, is performing work on the Public Improvements. Before starting work on the Public Improvements, each contractor and subcontractor shall submit in writing the name of the proposed foreperson, who shall be subject to the review and approval of City. Following approval by City, each foreperson shall be present at the work site at all times that any work is in progress and at any time that any employee of the contractor or subcontractor is present at the work site. Should a contractor or subcontractor desire to change its foreperson, it shall provide the information specified above and obtain City's prior written approval. City, in its sole and absolute discretion, may require any contractor or

subcontractor to replace its foreperson provided that City gives the contractor or subcontractor at least forty-eight hours written notice.

Developer shall, at all times, enforce strict discipline and good order among its employees and those of its subcontractors and shall not employ any unfit person or anyone not skilled in the assigned task. If any person employed by a contractor or subcontractor fails or refuses to carry out the directions of the City or appears to the City, in its sole and absolute discretion, to be incompetent or to act in a disorderly or improper manner, such person shall be removed from the project immediately upon request by the City, and such person shall not again be employed on the work. Such removal shall not be the basis for any claim of compensation or damages against the City.

In addition, Developer shall maintain an office with a telephone and Developer or a person authorized to make decisions and to act on Developer's behalf in Developer's absence shall be available to be on the job within three (3) hours of being called at such office by the City, during the hours of 9:00 a.m. through 5:00 p.m., Monday through Friday, or any other day or time when work is being performed on the Public Improvements. Developer shall also provide City with a telephone number, at which Developer, or its representative, shall be available twenty-four (24) hours a day in the event of an emergency.

3.0 Maintenance of Public Improvements and Landscaping Prior to Acceptance by City. City shall not be responsible or liable for the maintenance or care of the Public Improvements until City approves and accepts them. City shall exercise no control over the Public Improvements until accepted. Any use by any person of the Public Improvements, or any portion thereof, shall be at the sole and exclusive risk of Developer at all times prior to City's acceptance of the Public Improvements. Developer shall maintain all the Public Improvements in a state of good repair until they are completed by Developer and approved and accepted by City.

Maintenance shall include, but shall not be limited to: repair of pavement, curbs, gutters, sidewalks, signals, parkways, water mains, and sewers; maintaining all landscaping in a vigorous and thriving condition reasonably acceptable to City; removal of debris from sewers and storm drains; and sweeping, repairing, and maintaining in good and safe condition all streets and street improvements. Developer shall cause the sweeping of streets to occur weekly at a minimum. Developer shall perform additional street sweeping work as necessary depending on construction activities or as required by, and at the direction of, the City Engineer. It shall be Developer's responsibility to initiate all maintenance work, but if it shall fail to do so, it shall promptly perform such maintenance work when notified to do so by City. If Developer fails to properly prosecute its maintenance obligation under this Section, City may do all work necessary for such maintenance and the cost thereof shall be the responsibility of Developer and its surety under this Agreement. City shall not be responsible or liable for any damages or injury of any nature in any way related to or caused by the Public Improvements or their condition prior to acceptance.

4.0 Construction Schedule. Unless extended pursuant to this Section of this Agreement, Developer shall fully and adequately complete or have completed the Public Improvements by October 3, 2013 or before any certificates of occupancy are issued for any lots

within the Property, whichever is earlier. At least fifteen (15) days prior to the commencement of such work, Developer shall notify the City Engineer in writing of the date fixed by Developer for commencement of the work.

4.1 Extensions. Time is of the essence with regard to this Agreement. The City Council may, in its sole and absolute discretion, provide Developer with additional time within which to complete the Public Improvements. Requests for extension of time shall be in writing and shall be delivered to City in the manner hereinafter specified for service of notices. An extension of time, if any, shall be granted only in writing, and an oral extension shall not be valid or binding on City.

It is understood that by providing the security required by this Agreement, Developer and its surety consent in advance to any extension of time as may be given by City to Developer, and waive any and all right to notice of such extension(s). Developer's acceptance of an extension of time granted by City shall constitute a waiver by Developer and its surety of all defenses of laches, estoppel, statutes of limitations, and other limitations of action in any action or proceeding filed by City following the date on which the Public Improvements were to have been completed hereunder.

In addition, as consideration for granting such extension to Developer, City reserves the right to review the provisions of this Agreement, including, but not limited to, the construction standards, the cost estimates approved by City, and the sufficiency of the improvement security provided by Developer, and to require adjustments thereto when warranted according to City's reasonable discretion.

4.2 Accrual of Limitations Period. Any limitations period provided by law related to breach of this Agreement or the terms thereof shall not accrue until Developer has provided the City Engineer with written notice of Developer's intent to abandon or otherwise not complete required or agreed upon Public Improvements.

5.0 Grading. Developer agrees that any and all grading done or to be done in conjunction with construction of the Public Improvements or development of the Property shall conform to all federal, state, and local laws, ordinances, regulations, and other requirements including, without limitation, City's grading regulations, the National Pollutant Discharge Elimination Systems (NPDES), and stormwater regulations thereunder as administered by the State Water Resources Control Board and Regional Water Quality Control Boards. In order to prevent damage to the Public Improvements by improper drainage or other hazards, the grading shall be completed in accordance with the time schedule for completion of the Public Improvements established by this Agreement, and prior to City's approval and acceptance of the Public Improvements and release of the Security as set forth in this Agreement. Developer further agrees that the indemnification as set forth in this Agreement shall extend to and include any and all grading contemplated by this Agreement, including but not limited to, any partial or rough grading work.

6.0 Utilities. Developer shall assume all costs for and shall provide utility services, including water, power, gas, and telephone service to serve each parcel, lot, or unit of land within the Property in accordance with all applicable federal, state, and local laws, rules, and

regulations, including, but not limited to, the regulations, schedules, and fees of the utilities or agencies providing such services. Except for commercial or industrial properties, Developer shall also provide cable television facilities to serve each parcel, lot, or unit of land in accordance with all applicable federal, state, and local laws, rules, and regulations, including, but not limited to, the requirements of the cable company possessing a valid franchise with City to provide such service within City's jurisdictional limits. All utilities shall be installed underground, unless otherwise approved by the City Council or the Planning Commission of the City of Woodland, or by any other state or federal laws or regulations.

7.0 Fees and Charges. Developer shall, at its sole cost, expense, and liability, pay all fees, charges, and taxes arising out of construction of the Public Improvements, including, but not limited to fees for the checking, filing, and processing of improvement plans and specifications and for inspecting the construction of the Public Improvements. These fees must be paid in full prior to approval of the final map and improvement plans. The fees referred to above are not necessarily the only City fees, charges, or other costs that have been or will be imposed on the subdivision and its development, and this Agreement shall in no way exonerate or relieve Developer from paying such other applicable fees, charges, and/or costs.

8.0 City Inspection of Public Improvements. Developer shall, at its sole cost, expense, and liability, and at all times during construction of the Public Improvements, maintain reasonable and safe facilities and provide safe access for inspection by City of the Public Improvements and areas where construction of the Public Improvements is occurring or will occur.

9.0 Default; Notice; Remedies.

9.1 Notice. If Developer neglects, refuses, or fails to fulfill or timely complete any obligation, term, or condition of this Agreement, or if City determines there is a violation of any federal, state, or local law, ordinance, regulation, code, standard, or other requirement, City may at any time thereafter declare Developer to be in default or violation of this Agreement and make written demand upon Developer or its surety, or both, to immediately remedy the default or violation ("Notice"). Developer shall substantially commence the work required to remedy the default or violation within ten (10) days of the Notice. If the default or violation constitutes an immediate threat to the public health, safety, or welfare, City may provide the Notice verbally, and Developer shall substantially commence the required work within twenty-four (24) hours thereof. Immediately upon City's issuance of the Notice, Developer and its surety shall be liable to City for all costs of construction and installation of the Public Improvements and all other administrative costs and expenses.

9.2 Failure to Remedy; City Action. If the work required to remedy the noticed default or violation is not diligently prosecuted to a completion acceptable to City within the time frame contained in the Notice, City may complete all remaining work, arrange for the completion of all remaining work, and/or conduct such remedial activity as in its sole and absolute discretion it believes is required to remedy the default or violation. All such work or remedial activity shall be at the sole and absolute cost, expense, and liability of Developer and its surety, without the necessity of giving any further notice to Developer or surety. City's right to take such actions shall in no way be limited by the fact that Developer or its surety may have

constructed any, or none, of the required or agreed upon Public Improvements at the time of City's demand for performance. In the event City elects to complete or arrange for completion of the remaining work and improvements, City may require all work by Developer or its surety to cease in order to allow adequate coordination by City. Notwithstanding the foregoing, if conditions precedent for reversion to acreage can be met and if the interests of City will not be prejudiced thereby, City may also process a reversion to acreage and thereafter recover from Developer or its surety the full cost and expense incurred.

9.3 Other Remedies. No action by City pursuant to this Section of this Agreement shall prohibit City from exercising any other right or pursuing any other legal or equitable remedy available under this Agreement or any federal, state, or local law. City may exercise its rights and remedies independently or cumulatively, and City may pursue inconsistent remedies. City may institute an action for damages, injunctive relief, or specific performance.

10.0 Acceptance of Improvements; As-Built or Record Drawings. If the Public Improvements are properly completed by Developer and approved by the City Engineer, and if they comply with all applicable federal, state and local laws, ordinances, regulations, codes, standards, and other requirements, the City Council shall be authorized to accept the Public Improvements. The City Council may, in its sole and absolute discretion, accept fully completed portions of the Public Improvements prior to such time as all of the Public Improvements are complete, which shall not release or modify Developer's obligation to complete the remainder of the Public Improvements within the time required by this Agreement. Upon the total or partial acceptance of the Public Improvements by City, the City Clerk shall file with the Recorder's Office of the County of Yolo, a notice of completion for the accepted Public Improvements in accordance with California Civil Code Section 3093, at which time the accepted Public Improvements shall become the sole and exclusive property of City without payment therefor.

Title to and ownership of the Public Improvements constructed under this Agreement shall vest absolutely in City upon completion and acceptance in writing of such Public Improvements by City.

Issuance by City of occupancy permits for any buildings or structures located on the Property shall not be construed in any manner to constitute City's acceptance or approval of any Public Improvements. Notwithstanding the foregoing, City may not accept any Public Improvements unless and until Developer provides one (1) set of "as-built" or record drawings or plans to the City Engineer for all such Public Improvements. The drawings shall be certified and shall reflect the condition of the Public Improvements as constructed, with all changes incorporated therein.

11.0 Security; Surety Bonds. Prior to execution of this Agreement, Developer shall provide City with surety bonds in the amounts and under the terms set forth below ("Security"). Nothing in this Section is intended to prevent City, in its sole discretion, from requiring Developer to submit, or prevent Developer from submitting, security in a form other than bonds which may be allowed under California Government Code Section 66499, et seq. and Chapter 21 of the Woodland Municipal Code, and acceptable to City. The amount of the Security shall be based on the City Engineer's approximation of the actual cost to construct the Public Improvements, including the replacement cost for all public landscaping ("Estimated Costs"). If

City determines, in its sole and absolute discretion, that the Estimated Costs have changed, Developer shall adjust the Security in the amount requested by City. Developer's compliance with this Section shall in no way limit or modify Developer's indemnification obligation under this Agreement.

11.1 Faithful Performance Bond. To guarantee the faithful performance of the Public Improvements and all the provisions of this Agreement, to protect City if Developer is in default as set forth in this Agreement, and to secure Developer's one-year guarantee and warranty of the Public Improvements, including the maintenance of all public landscaping in a vigorous and thriving condition, Developer shall provide City an irrevocable faithful performance bond in the amount of Nine Hundred Twenty-Four Thousand and 00/00 Dollars (\$924,000) which sum shall be not less than one hundred percent (100%) of the Estimated Costs. The City may, in its sole and absolute discretion, partially release a portion or portions of the security provided under this Section as the Public Improvements are accepted by City, as provided under this Agreement, provided that Developer is not in default on any provision of this Agreement or condition of approval for the Map and that no more than seventy percent (70%) of the security is released prior to full final completion and acceptance of all Public Improvements. All security provided under this Section shall be released no later than the end of the Warranty period, or any extension thereof as provided by this Agreement, provided that Developer is not in default on any provision of this Agreement or condition of approval for the Map.

11.2 Payment Bond. To secure payment to the contractors, subcontractors, laborers, material men, and other persons furnishing labor, materials, or equipment for performance of the Public Improvements and this Agreement, Developer shall provide City an irrevocable payment bond in the amount Four Hundred Sixty-Two Thousand and 00/00 Dollars (\$462,000), which sum shall not be less than fifty percent (50%) of the Estimated Costs. At the discretion of City, the security provided under this Section may be released by written authorization of the City Engineer six (6) months after the date City accepts the final Public Improvements, or within the time limits established in California Government Code Section 66499.7. The amount of such security shall be reduced by the total of all stop notice or mechanic's lien claims of which City is aware, plus an amount equal to twenty percent (20%) of such claims for reimbursement of City's anticipated administrative and legal expenses arising out of such claims.

11.3 Guarantee and Warranty Bond. Developer hereby guarantees and warrants all Public Improvements against any defective work or labor done, or defective materials furnished in the performance of this Agreement, including the maintenance of all public landscaping within the Property in a vigorous and thriving condition reasonably acceptable to City, for a period of one (1) year following completion of the work and acceptance by City ("Warranty"). During the Warranty, Developer shall repair, replace, or reconstruct any defective or otherwise unsatisfactory portion of the Public Improvements, in accordance with the current ordinances, resolutions, regulations, codes, standards, or other requirements of City, and to the approval of the City Engineer. All repairs, replacements, or reconstruction during the Warranty shall be at the sole cost, expense, and liability of Developer and its surety. As to any Public Improvements which have been repaired, replaced, or reconstructed during the Warranty, Developer and its surety hereby agree to extend the Warranty for an additional one (1) year period following City's acceptance of the repaired, replaced, or reconstructed Public

Improvements. Nothing herein shall relieve Developer from any other liability it may have under federal, state, or local law to repair, replace, or reconstruct any Public Improvement following expiration of the Warranty or any extension thereof. Developer's warranty obligation under this Section shall survive the expiration or termination of this Agreement.

Prior to execution of this Agreement, Developer shall provide City with an irrevocable guarantee and warranty bond in the amount of ten (10%) of the Estimated Costs of the Work to guarantee and warrant the Work, for a period of one year following its completion and acceptance, against any defective work or labor done, or defective materials furnished, as required by California Government Code Section 66499.3(d). Any unused portion of the guarantee and warranty security shall be released one year after acceptance of the required improvements by the City Council.

11.4 Additional Requirements. The surety for any surety bonds provided as Security shall have a current A.M. Best's rating of no less than A:VII, shall be authorized to do business in the State of California or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law, and shall be satisfactory to City. As part of the obligation secured by the Security and in addition to the face amount of the Security, Developer or its surety shall secure the costs and reasonable expenses and fees, including reasonable attorneys' fees and costs, incurred by City in enforcing the obligations of this Agreement. Developer and its surety stipulate and agree that no change, extension of time, alteration, or addition to the terms of this Agreement, the Public Improvements, or the plans and specifications for the Public Improvements shall in any way affect its obligation on the Security.

11.5 Evidence and Incorporation of Security. Evidence of the Security shall be provided on the forms set forth in Exhibit "C", unless other forms are deemed acceptable by the City Engineer and the City Attorney, and when such forms are completed to the satisfaction of City, the forms and evidence of the Security shall be attached hereto as Exhibit "C" and incorporated herein by this reference.

12.0 Lien. To secure the timely performance of Developer's obligations under this Agreement, including those obligations for which security has been provided pursuant to this Agreement, Developer hereby creates in favor of City a lien against all portions of the Property not dedicated to City or some other governmental agency for a public purpose. As to Developer's default on those obligations for which security has been provided pursuant to this Agreement, City shall first attempt to collect against such security prior to exercising its rights as a contract lienholder under this Section.

13.0 Indemnification. Developer shall defend, indemnify, and hold harmless City, its elected officials, officers, employees, agents, and volunteers from any and all actual or alleged claims, demands, causes of action, liability, loss, damage, or injury, to property or persons, including wrongful death, whether imposed by a court of law or by administrative action of any federal, state, or local governmental body or agency, arising out of or incident to any acts, omissions, negligence, or willful misconduct of Developer, its personnel, employees, agents, or contractors in connection with or arising out of construction or maintenance of the Public Improvements, or performance of this Agreement. This indemnification includes, without

limitation, the payment of all penalties, fines, judgments, awards, decrees, attorneys' fees, and related costs or expenses, and the reimbursement of City, its elected officials, officers, employees, and/or agents for all legal expenses and costs incurred by each of them. This indemnification excludes only such portion of any claim, demand, cause of action, liability, loss, damage, penalty, fine, or injury, to property or persons, including wrongful death, which is caused solely and exclusively by the negligence or willful misconduct of City as determined by a court or administrative body of competent jurisdiction. Developer's obligation to indemnify shall survive the expiration or termination of this Agreement, and shall not be restricted to insurance proceeds, if any, received by Agency, its elected officials, officers, employees, agents, or volunteers.

14.0 Insurance.

14.1 Types; Amounts. Developer shall procure and maintain, and shall require its contractors and subcontractors to procure and maintain, during construction of any Public Improvement pursuant to this Agreement, insurance of the types and in the amounts described below ("Required Insurance") and without limiting the indemnity provisions of this Agreement. If any of the Required Insurance contains a general aggregate limit, such insurance shall apply separately to this Agreement or be no less than three times the specified occurrence limit. For purposes of this Section 14.0, et seq., the "indemnified parties" shall mean City, its elected officials, officers, employees, agents, and volunteers, as described in this Agreement. The Required Insurance shall contain standard separation of insureds provisions, and shall contain no special limitations on the scope of its protection to City, its elected officials, officers, employees, agents, and volunteers.

14.1.1 Commercial General Liability. Developer, its contractors and subcontractors shall procure and maintain Commercial General Liability Insurance with minimum limits of at least \$1,000,000 per occurrence, and if written with an aggregate, the aggregate shall be double the per occurrence limit. Defense costs shall be paid in addition to the limits. The policy shall contain no endorsements or provisions limiting coverage for: (1) products and completed operations; (2) contractual liability; (3) third party action over claims; (4) cross liability exclusion for claims or suits by one insured against another; or (5) explosion, collapse or underground hazard (XCU).

14.1.2 Automobile Liability. Developer, its contractors and subcontractors shall procure and maintain automobile liability insurance with minimum limits of \$1,000,000 each accident. Such insurance shall include coverage for the ownership, operation, maintenance, use, loading, or unloading of any vehicle owned, leased, hired, or borrowed by the insured or for which the insured is responsible. If Developer does not own any company vehicles and if requested by City, this requirement may be satisfied by providing a non-owned auto endorsement to the Commercial General Liability policy.

14.1.3 Workers' Compensation. Developer, its contractors and subcontractors shall procure and maintain workers' compensation insurance with limits as required by the Labor Code of the State of California and Employers' Liability Insurance of not less than \$1,000,000 per accident for bodily injury and disease.

14.1.4 Professional Liability. If applicable to this Agreement and required by City, for any consultant or other professional who will engineer or design the Public Improvements, professional liability insurance for errors and omissions with limits not less than \$1,000,000 per occurrence, shall be procured and maintained for a period of three (3) years following completion of the Public Improvements and shall specifically include all work to be performed under the Agreement. If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the initial Agreement and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least three (3) years from termination of this Agreement.

14.1.5 Contractors Pollution Liability. If applicable to this Agreement and required by City, Contractors Pollution Liability Insurance covering all of Developer's operations to include onsite and offsite coverage for bodily injury (including death and mental injury), property damage, defense costs and cleanup costs with minimum limits of \$5,000,000 per loss and \$10,000,000 total all losses. The policy shall contain no endorsements or provisions limiting contractual liability or coverage for cross liability of claims or suits by one insured against another. Non-owned disposal site coverage shall be provided if handling, storing or generating hazardous materials or any material/substance otherwise regulated under environmental laws/regulations.

For projects involving transportation of hazardous waste/materials, the policy shall include coverage for loading/unloading from the project site to final disposal locations, and all disposal locations shall be scheduled as non-owned disposal sites.

If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the initial Agreement and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least three (3) years from termination or expiration of this Agreement.

14.2 Deductibles. Any deductibles or self-insured retentions must be approved by City in writing and shall protect the indemnified parties in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

14.3 Certificates; Verification. Developer, its contractors and subcontractors shall furnish City with original certificates of insurance and endorsements effecting coverage for the Required Insurance. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. All certificates and endorsements must be received and approved by City prior to the execution of this Agreement and before work pursuant to this Agreement can begin. City reserves the right to require complete, certified copies of all required insurance policies at any time.

14.4 Insurer Rating. Unless approved in writing by City, the insurers for all Required Insurance shall have a current A.M. Best rating of at least A:VII, shall be authorized to do business in the State of California or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law, and shall be satisfactory to City.

14.5 Endorsements.

14.5.1 The Commercial General Liability, Automobile Liability, and Contractors Pollution Liability policies, if the latter is required by City, shall be endorsed as follows:

Additional Insured: The indemnified parties shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of this Agreement. The "Additional Insured Endorsement" shall contain no other modifications to the policy.

Primary Insurance: This insurance shall be primary and any other insurance, deductible, or self-insurance maintained by the indemnified parties shall not contribute with this primary insurance.

Severability: In the event one insured, whether named or additional, incurs liability to any other of the insureds, whether named or additional, the policy shall cover the insured against whom the claim is made or may be made in the same manner as if separate policies had been issued to each insured, except that the limits of insurance shall not be increased thereby.

Cancellation: The policy shall not be canceled or the coverage suspended, voided, reduced, or allowed to expire until a thirty (30) day prior written notice of cancellation has been served upon City, except ten (10) days prior written notice shall be allowed for non-payment of premium.

Duties: Any failure by the named insured to comply with report provisions of the policy or breaches or violations of warranties shall not affect coverage provided to the indemnified parties.

Applicability: That the coverage provided therein shall apply to the obligations assumed by Developer, its contractors or subcontractors under the indemnity provisions of this Agreement, unless the policy or policies contain a blanket form of contractual liability coverage.

14.5.2 The Workers' Compensation policy or policies required by this Agreement shall be endorsed as follows:

Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the indemnified parties.

Cancellation: The policy shall not be canceled or the coverage suspended, voided, reduced, or allowed to expire until a thirty (30) day prior written notice of cancellation has been served upon City, except ten (10) days prior written notice shall be allowed for non-payment of premium.

14.5.3 The Professional Liability policy or policies required by this Agreement, if required by City, shall be endorsed as follows:

Cancellation: The policy shall not be canceled or the coverage suspended, voided, reduced, or allowed to expire until a thirty (30) day prior written notice of cancellation has been served upon City, except ten (10) days prior written notice shall be allowed for non-payment of premium.

15.0 Signs and Advertising. Developer understands and agrees to City's ordinances, regulations, and requirements governing signs and advertising structures. Developer hereby agrees with and consents to the removal by City of all signs or other advertising structures erected, placed, or situated in violation of any City ordinance, regulation, or other requirement. Removal shall be at the expense of Developer. Developer shall indemnify and hold City free and harmless from any claim or demand arising out of or incident to signs, advertising structures, or their removal.

16.0 Relationship Between the Parties. The Parties hereby mutually agree that neither this Agreement, any map related to the Property, nor any other related entitlement, permit, or approval issued by City for the Property shall operate to create the relationship of partnership, joint venture, or agency between City and Developer. Developer's contractors and subcontractors are exclusively and solely under the control and dominion of Developer. Nothing herein shall be deemed to make Developer, its contractors or subcontractors an agent, contractor or subcontractor of City.

17.0 General Provisions.

17.1 Authority to Enter Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority make this Agreement and bind each respective Party.

17.2 Cooperation; Further Acts. The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate, or convenient to attain the purposes of this Agreement.

17.3 Construction; References; Captions. It being agreed the Parties or their agents have participated in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days, or period for performance shall be deemed calendar days and not work days. All references to Developer include all personnel, employees, agents, and

subcontractors of Developer, except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

17.4 Notices. All notices, demands, invoices, and written communications shall be in writing and delivered to the following addresses or such other addresses as the Parties may designate by written notice:

CITY:
City of Woodland
300 First Street
Woodland, CA 95695
Attn: City Engineer

DEVELOPER:
Lennar Homes of California
1420 Rocky Ridge, Suite # 320
Roseville, CA 95661
Attn: Vice President

Depending upon the method of transmittal, notice shall be deemed received as follows: by facsimile, as of the date and time sent; by messenger, as of the date delivered; and by U.S. Mail first class postage prepaid, as of seventy-two (72) hours after deposit in the U.S. Mail.

17.5 Amendment; Modification. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

17.6 Waiver. City's failure to insist upon strict compliance with any provision of this Agreement or to exercise any right or privilege provided herein, or City's waiver of any breach of this Agreement, shall not relieve Developer of any of its obligations under this Agreement, whether of the same or similar type. The foregoing shall be true whether City's actions are intentional or unintentional.

17.7 Assignment or Transfer of Agreement. Developer shall not assign, hypothecate, or transfer, either directly or by operation of law, this Agreement or any interest herein without prior written consent of City. Any attempt to do so shall be null and void, and any assignee, hypothecatee, or transferee shall acquire no right or interest by reason of such attempted assignment, hypothecation, or transfer. Unless specifically stated to the contrary in City's written consent, any assignment, hypothecation, or transfer shall not release or discharge Developer from any duty or responsibility under this Agreement. In the event that City consents in writing to such an assignment, any assignee, hypothecatee, or transferee shall expressly assume Developer's obligations hereunder by a written agreement in a form, and containing such security, as is reasonably acceptable to City.

The agreement, hypothecation, or transfer shall be to the satisfaction of the City Attorney and shall include provisions requiring the assignee to post bonds or submit another form of financial security, satisfactory to City and approved by the City Attorney, to guarantee construction of the Public Improvements. The agreement shall survive the recordation of the Final Map and shall be recorded against each of the proposed lots to inform successors and assigns of the required Public Improvements to be constructed and their time frame for construction.

Following any permitted assignment, hypothecation, or transfer of the Public Improvements as set forth in this Section, City shall release Developer from its obligations so assigned and shall release to Developer any bonds or other security posted to secure the Public Improvements so assigned; provided, however, that City shall not release any security or undertakings given to secure the performance of any of the Public Improvements not assigned, hypothecated, or transferred.

17.8 Binding Effect. Each and all of the covenants and conditions shall be binding on and shall inure to the benefit of the Parties, and their successors, heirs, personal representatives, or assigns. This Section shall not be construed as an authorization for any Party to assign any right or obligation.

17.9 No Third-Party Beneficiaries. There are no intended third-party beneficiaries of any right or obligation assumed by the Parties.

17.10 Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

17.11 Consent to Jurisdiction and Venue. This Agreement shall be construed in accordance with and governed by the laws of the State of California. Any legal action or proceeding brought to interpret or enforce this Agreement, or which in any way arises out of the Parties' activities undertaken pursuant to this Agreement, shall be filed and prosecuted in the appropriate California State Court in the County of Yolo, California. Each Party waives the benefit of any provision of state or federal law providing for a change of venue to any other court or jurisdiction including, without limitation, a change of venue based on the fact that a governmental entity is a party to the action or proceeding, or that a federal right or question is involved or alleged to be involved in the action or proceeding. Without limiting the generality of the foregoing waiver, Developer expressly waives any right to have venue transferred pursuant to California Code of Civil Procedure Section 394.

17.12 Attorneys' Fees and Costs. If any arbitration, lawsuit, or other legal action or proceeding is brought by one Party against the other Party in connection with this Agreement or the Property, the prevailing party, whether by final judgment or arbitration award, shall be entitled to and recover from the other party all costs and expenses incurred by the prevailing party, including actual attorneys' fees ("Costs"). Any judgment, order, or award entered in such legal action or proceeding shall contain a specific provision providing for the recovery of Costs. This Section shall survive the termination or expiration of this Agreement.

17.13 Acquisition and Dedication of Easements or Rights-of-Way. If any of the Public Improvements required by this Agreement are to be constructed on land not within the subdivision or an already-existing public right-of-way, no construction or installation shall be commenced before:

17.13.1 The irrevocable offer of dedication or conveyance to City of appropriate rights-of-way, easements, or other interests in real property, and appropriate

authorization from the property owner to allow construction or installation of the Public Improvements or work; or

17.13.2 The issuance of an order of possession by a court of competent jurisdiction pursuant to California's Eminent Domain Law. Developer shall comply in all respects with any such order of possession.

Nothing in this paragraph 17.13 shall be construed as authorizing or granting an extension of time to Developer for completion of the Public Improvements.

17.14 Prevailing Wages. Construction of the Public Improvements is a public work. Developer shall forfeit as a penalty to City the sum of fifty dollars (\$50.00) for each calendar day or portion thereof for each worker (whether employed by Developer or its contractors or subcontractors) paid less than the prevailing rates for any work done under this Agreement in violation of the provisions of the Labor Code.

17.15 Counterparts. This Agreement may be executed in counterpart originals, which taken together, shall constitute one and the same instrument.

CITY OF WOODLAND

LENNAR HOMES OF CALIFORNIA

By: _____
Marlin H. Davis, Mayor

By: _____
Larry Gualco, Vice President

ATTEST:

(Seal)

By: _____
Ana Gonzalez, City Clerk Signature

APPROVED AS TO FORM:

By: _____
Kara Ueda, City Attorney
Best Best & Krieger LLP



ACKNOWLEDGMENT

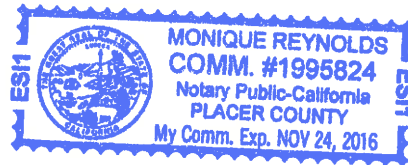
STATE OF CALIFORNIA)
) ss.
COUNTY OF Placer)

On September 6, 2013 before me, Monique Reynolds, the undersigned notary public, personally appeared _____

~ ~~personally known to me~~ OR ~ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Monique Reynolds
Signature of Notary



ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____, 20____, before me, _____, the undersigned notary public, personally appeared _____
~ personally known to me OR ~ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

PARCEL/TRACT NO. _5030

Subdivision Map 5029 located on APN 042-030-33

EXHIBIT "B"

LIST OF PUBLIC IMPROVEMENTS

PARCEL/TRACT NO. 5030

Developer shall perform all work and furnish all materials necessary, in the opinion of the City Engineer and on his order, to complete the following Public Improvements in accordance with the plans and specifications on file with City or with any changes required or ordered by the City Engineer which, in his opinion, are necessary or required to complete this work.

Developer is required to perform the following Public Improvements under this Agreement:

Construction of streets, curbs, gutters, sidewalks, street lights, traffic signal, landscaping, water, sewer, and storm drain, utilities, joint trench for dry utilities, and appurtenances as specified on the plan set for Sub Division 5029 incorporated herein by reference.

EXHIBIT "C"

SURETY BONDS AND OTHER SECURITY

PARCEL/TRACT NO. 5030

As evidence of understanding the provisions contained in this Agreement, and of Developer's intent to comply with same, Developer has submitted the below described security in the amounts required by this Agreement, and has affixed the appropriate signatures thereto:

FAITHFUL PERFORMANCE BOND: \$ 924,000.00

Surety: National Union Fire Insurance of Pittsburg, PA

Attorney-in-fact: Michelle Larkin

Address: 175 Water Street 18th Floor
New York, NY 10038

PAYMENT BOND: \$ 462,000.00

Surety: National Union Fire Insurance of Pittsburg, PA

Attorney-in-fact: Michelle Larkin

Address: 175 Water Street 18th Floor
New York, NY 10038

GUARANTEE AND WARRANTY SECURITY BOND: \$ 92,400.00

Surety: National Union Fire Insurance of Pittsburg, PA

Attorney-in-fact: Michelle Larkin

Address: 175 Water Street 18th Floor
New York, NY 10038

Recording Requested by
and when recorded return to:

City of Woodland
Attn: Finance Director
300 First Street
Woodland, CA 95695

**AGREEMENT REGARDING
REIMBURSEMENT OF SPRING LAKE SPECIFIC PLAN IMPROVEMENTS FOR
SUBDIVISION NO. 5029
BY THE CITY OF WOODLAND**

1. Parties and Date

This Agreement is entered into as of the ____ day of _____, 2013 ("Effective Date") by and between Standard Pacific Corp. a Delaware Corporation with its Lennar Homes of California, Inc. a California corporation, with its principal office located at 1420 Rocky Ridge, Suite # 320 Roseville, CA 95661 ("Developer"), and the City of Woodland, a California municipal corporation ("City").

2. Recitals

2.1 In conjunction with the development of the Spring Lake Specific Plan area, Developer has constructed certain infrastructure improvements, including privacy walls, pedestrian paths and/or landscaping, ("Improvements"), as required by City.

2.2 City and Developer are parties to a Funding and Reimbursement Agreement for Development within the Spring Lake Specific Plan Area ("Reimbursement Agreement"), which provides for City reimbursement to Developer of Excess Costs (as defined therein) of such Improvements, by way of fee credits, bond proceeds or cash received from other benefiting property owners.

2.3 City desires to take ownership of, and responsibility for, the Improvements constructed by Developer and more particularly described in Exhibit "A," attached hereto and incorporated by this reference, and desires therefore to purchase the Improvements from Developer.

NOW, THEREFORE, in consideration of the preceding recitals and the covenants hereinafter contained, the parties agree as follows:

3. Terms

3.1 Purchase Price. The total purchase price for the Improvements is Sixty Eight Thousand Seven Hundred Twenty-Seven & 17/00 Dollars (\$68,727.17) ("Purchase Price"), which represents those costs reasonably incurred by Developer in constructing the Improvements, as set forth in Exhibit "A," Based on Engineer's Estimates as set forth in Exhibit

B attached hereto and incorporated herein by this reference. Notwithstanding any other provision of this Agreement, Purchase Price shall be paid solely by Spring Lake Infrastructure Fee ("SLIF") credits or cash from Spring Lake Infrastructure Fees ("SLIF") collected, cash advanced by Spring Lake developers, or Master Plan Remainder Area (MPRA) reimbursements. Developer acknowledges that the Purchase Price cannot be paid from the proceeds of bonds issued by a Community Facilities District. For Improvements consisting of items included in the Spring Lake Capital Improvement Program as backbone facilities and land dedicated for public improvements, reimbursement shall be made through fee credits, unless and until such time as the City has collected sufficient SLIF funding and/or cash advanced from developers, provided that if reimbursement is made through fee credits and the City subsequently collects SLIF funding or cash advances, Developer shall not be entitled to exchange the fee credits for cash.

3.2 Prevailing Wages. Developer is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. Since the Improvements (other than the Improvements consisting solely of dedication of land) are an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and since such Improvements will cost more than \$1,000, Developer warrants that it has fully complied with such Prevailing Wage Laws, and caused its contractors and subcontractors to so comply, by paying the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the construction and installation of the Improvements. Developer shall defend, indemnify and hold the City, its elected officials, officers, employees and agents free and harmless from any claim or liability arising out of any failure or alleged failure to comply with applicable Prevailing Wage Laws.

3.3 Documentation of Costs. Within forty-five (45) days of the completion of the Reimbursable Improvements and their formal acceptance by City, Developer shall provide City an itemized accounting of the reasonable and actual costs of the Reimbursable Improvements incurred by Developer, and bills and copies of canceled checks (showing the front and back) evidencing the costs incurred for the Reimbursable Improvements. Developer shall also provide City with any additional information as to any items shown on the itemized accounting as requested by City to substantiate the costs. Should Developer fail to provide all required documents to City within such 45-day period, City shall be relieved from its reimbursement obligations as described herein.

3.4 Grant of Easements. Developer hereby grants to City all necessary easements, rights of way and rights of access and egress in and to all real property now or hereafter acquired and owned by Developer, as may be necessary or convenient to enable City to maintain, repair and exercise all other necessary control over the Improvements. Developer covenants that it will execute, deliver and record any and all additional documents as may be required to be executed, delivered and recorded to establish such easements, rights of way and rights of access and egress.

3.5 Title. Upon the transfer of the Improvements to City in accordance with this Agreement, title to the Improvements shall be deemed conveyed to and vested in City. City and Developer shall execute, deliver and cause to be recorded any and all documents necessary to convey such title to City. Said documentation may include, without limitation, a bill of sale or grant deed.

3.6 Documents. Developer shall cause all plans, specifications, records, reports, as-built drawings, construction documents and any other written material regarding the location, construction, maintenance and operation of the Improvements to the City within fifteen (15) days of the Effective Date.

3.7 State of Title to Improvements. Developer shall transfer the Improvements to the City free of all liens or encumbrances of any kind of record or known to Developer. Developer agrees to hold City harmless in regard to any liens or encumbrances of any kind which are alleged to have existed or arisen prior to the conveyance of the Improvements to City. Developer shall reimburse City for any and all costs and expenses, including attorneys' fees, which City expends in payment of, or defense against, any such liens or encumbrances which may have existed prior to the conveyance of the Improvements to City.

3.8 Notices. Any notices or correspondence relating to this Agreement shall be sent to the following addresses:

CITY:
City of Woodland
300 First Street
Woodland, CA 95695
Attn: City Engineer

DEVELOPER:
Lennar Homes
1420 Rocky Ridge, Suite # 320
Roseville, CA 95661
Attn: Division President

3.9 Indemnification. Developer shall defend, indemnify, and hold harmless City, its officials, officers, agents, and employees from and against any and all claims, demands, causes of action, costs, expenses, liabilities, losses, damages, or injuries of any kind, including attorneys' fees, in law or equity, to property or persons, including wrongful death, in any manner arising out of or incident to the design, grading, construction or maintenance of the Infrastructure.

3.10 Authority to Execute. The signatories to this Agreement warrant that they are lawfully authorized to execute this Agreement.

3.11 Entire Agreement. This Agreement contains the entire agreement between the parties with respect to the matters herein provided for, and may only be amended by a subsequent written agreement signed on behalf of both parties.

3.12 Attorneys' Fees. Should either party to this Agreement commence a court action or proceeding against the other party with respect to this Agreement, the party prevailing in such action or proceeding shall be entitled to receive from the losing party attorneys' fees, expert witness' fees, court costs and other costs incurred in prosecuting or defending such action or proceeding.

3.13 Governing Law and Venue. This Agreement shall be construed in accordance with and governed by the laws of the State of California. Any action to interpret or enforce this Agreement shall be brought and maintained exclusively in the courts of Yolo County, California.

3.14 Severability. If any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, then such provision(s) shall be deemed severable from the remaining provisions contained in this

Agreement.

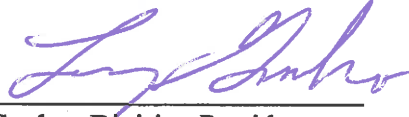
3.15 Interpretation. The parties understand, acknowledge and agree that they have participated equally in the negotiation and drafting of this Agreement, and that they have had the ability to consult legal counsel with respect hereto. To this end, each and every provision of this Agreement shall be interpreted equally and not in favor or against either of the parties.

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed as of the date first above written.

CITY OF WOODLAND

LENNAR HOMES

By: _____
Paul Navazio, City Manager

By:  _____
Larry Gualco, Division President


ATTEST:

Ana Gonzalez, City Clerk

**EXHIBIT A
IMPROVEMENTS TO BE ACQUIRED**

SCHEDULE						
Item No.	CONSTRUCTION ITEM DESCRIPTION	UNITS	QTY	COST	TOTAL ESTIMATED COST	FUND SOURCE
1	Privacy Wall	LF	190	\$100	\$19,000	SLIF Credits
2	Ped Connections	SF	6843	\$4.50	\$30,794	SLIF Credits
3	10' path on Marston	SF	2625	\$5.50	\$14,437	SLIF Credits
	Sub TOTAL				\$64,231	
	7% Overhead and CM				\$4,496.17	
	Total				\$68,727.17	

EXHIBIT B
ENGINEER'S ESTIMATE

ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS
 PROJECT: HERITAGE UNITS 4C AND 7 - SUBDIVISION #5029
 BASED ON HERITAGE UNITS 4C & 7 IMPROVEMENT PLANS DATED 06/2013
 PREPARED BY: AB
 REVIEWED BY: SG
 LAST REVISED: 2013.09.11



ITEM	DESCRIPTION	QTY	UNITS	UNIT COST	TOTAL	SLIP	TOC	CITY
I.	<u>GRADING/MOVE-IN:</u>							
1.	TEMP. TURNAROUND DEMO & REMOVALS	12,000	SF	\$0.50	\$6,000	\$0	\$1,500	\$0
2.	ORIGINAL GROUND PREPARATION	15	AC	\$4,200.00	\$63,922	\$0	\$1,059	\$0
3.	EXCAVATION TO EMBANKMENT	6,536	CY	\$3.00	\$19,607	\$0	\$2,143	\$0
4.	EARTHWORK IMPORT (incl. compaction)	1,800	CY	\$3.00	\$5,400	\$0	\$0	\$0
5.	LOT GRADING	62	EA	\$250.00	\$15,500	\$0	\$0	\$0
6.	EROSION CONTROL	15	AC	\$2,000.00	\$30,439	\$0	\$504	\$0
	GRADING SUB-TOTAL				\$140,868	\$0	\$5,207	\$0
II.	<u>STREET WORK AND CONCRETE:</u>							
7.	CURB AND GUTTER	5,654	LF	\$15.00	\$84,810	\$0	\$7,905	\$0
8.	SIDEWALK W/ 4" AB	24,941	SF	\$5.50	\$137,176	\$0	\$0	\$0
9.	CURB RAMPS WITH DOMES	11	EA	\$1,200.00	\$13,200	\$0	\$0	\$0
10.	STAMPED CONCRETE	398	SF	\$15.00	\$5,970	\$0	\$0	\$0
11.	BIKE PATH ENTR W/ BOLL AND DOMES	3	EA	\$2,200.00	\$6,600	\$0	\$0	\$0
12.	DRIVEWAYS	60	EA	\$600.00	\$36,000	\$0	\$0	\$0
13.	4" AC	2,497	TON	\$85.00	\$212,239	\$0	\$20,114	\$0
14.	12" AB	5,875	TON	\$18.00	\$105,750	\$0	\$0	\$0
15.	18" AB	1,421	TON	\$18.00	\$25,570	\$0	\$17,251	\$0
16.	STRIPING/SIGNAGE	3	LS	\$7,500.00	\$22,500	\$0	\$750	\$0
17.	SINGLE STREET LIGHTS	30	EA	\$5,000.00	\$150,000	\$0	\$0	\$0
18.	SURVEY MONUMENTS	7	EA	\$500.00	\$3,500	\$0	\$0	\$0
19.	PRIVACY WALL	190	LF	\$100.00	\$19,000	\$19,000	\$0	\$0
20.	RETAINING WALL	1,445	LF	\$35.00	\$50,575	\$0	\$0	\$0
21.	JOINT TRENCH	3,076	LF	\$90.00	\$276,840	\$0	\$0	\$0
22.	SAWCUT AND REMOVAL OF AC (crosswalks)	360	SF	\$5.00	\$1,800	\$0	\$0	\$1,800
23.	ENHANCED CROSSWALKS	360	SF	\$15.00	\$5,400	\$0	\$0	\$5,400
24.	10' MARSTON GREENBELT PATH LANDSCAPING (ped. Connections to Beechly greenbelt,	5,833	SF	\$5.50	\$32,082	\$14,437	\$0	\$0
25.	Marston parkway, and east half of Beechly greenbelt adj. to 4C & 7)	28,684	SF	\$4.50	\$129,078	\$30,794	\$0	\$79,457
	STREET WORK SUB-TOTAL				\$1,318,088	\$64,230	\$46,020	\$86,657
III.	<u>STORM DRAIN:</u>							
26.	30" STORM DRAIN-RCP	403	LF	\$75.00	\$30,225	\$0	\$4,275	\$0
27.	24" STORM DRAIN-RCP	281	LF	\$65.00	\$18,265	\$0	\$0	\$0
28.	18" STORM DRAIN-RCP	1,023	LF	\$50.00	\$51,150	\$0	\$0	\$0
29.	DRAIN INLET	5	EA	\$2,600.00	\$13,000	\$0	\$0	\$0
30.	DRAIN INLET/MANHOLE	8	EA	\$3,000.00	\$24,000	\$0	\$3,000	\$0
31.	48" SD MANHOLE	3	EA	\$5,000.00	\$15,000	\$0	\$0	\$0
32.	TEMPORARY RISER INLET AND RIP RAP	1	EA	\$2,000.00	\$2,000	\$0	\$0	\$0
	STORM DRAIN SUB-TOTAL				\$153,640	\$0	\$7,275	\$0
IV.	<u>WATER:</u>							
33.	8" WATER MAIN	2,289	LF	\$40.00	\$91,560	\$0	\$0	\$0
34.	8" WATER VALVE	7	EA	\$1,800.00	\$12,600	\$0	\$0	\$0
35.	IRRIGATION SLEEVES	912	LF	\$30.00	\$27,360	\$0	\$0	\$0
36.	FIRE HYDRANT W/ VALVE	11	EA	\$5,000.00	\$55,000	\$0	\$0	\$0
37.	FIRE HYDRANT (on existing stub)	2	EA	\$2,500.00	\$5,000	\$0	\$2,500	\$0
38.	CONNECT TO EXISTING	2	EA	\$7,000.00	\$14,000	\$0	\$0	\$0
39.	ADJUST EXISTING SERVICE TO GRADE (Marston)	8	EA	\$400.00	\$3,200	\$0	\$0	\$0
40.	1" WATER SERVICE W/METER	54	EA	\$2,000.00	\$108,000	\$0	\$0	\$0
	WATER SUB-TOTAL				\$316,720	\$0	\$2,500	\$0
V.	<u>SEWER:</u>							
41.	8" SEWER MAIN	2,201	LF	\$55.00	\$121,055	\$0	\$0	\$0
42.	ADJUST EXISTING SERVICE TO GRADE (Marston)	8	EA	\$400.00	\$3,200	\$0	\$0	\$0
43.	4" SEWER SERVICE	54	EA	\$1,100.00	\$59,400	\$0	\$0	\$0
44.	CONNECT TO EXISTING	1	EA	\$2,000.00	\$2,000	\$0	\$0	\$0
45.	SEWER MANHOLE	8	EA	\$5,000.00	\$40,000	\$0	\$0	\$0
	SEWER SUB-TOTAL				\$225,655	\$0	\$0	\$0
VI.	<u>DEWATERING:</u>							
46.	DEWATERING	1.0	EA	\$15,000.00	\$15,000	\$0	\$0	\$0

ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS
PROJECT: HERITAGE UNITS 4C AND 7 - SUBDIVISION #5029
BASED ON HERITAGE UNITS 4C & 7 IMPROVEMENT PLANS DATED 06/2013
PREPARED BY: AB
REVIEWED BY: SG
LAST REVISED: 2013.09.11



ITEM	DESCRIPTION	QTY	UNITS	UNIT COST	TOTAL	SLJE	TOC	CITY
<u>COST SUMMARY:</u>								
I.	GRADING/MOVE-IN				\$140,868	\$0	\$5,207	\$0
II.	STREET WORK AND CONCRETE				\$1,318,088	\$64,230	\$46,020	\$86,657
III.	STORM DRAIN				\$153,640	\$0	\$7,275	\$0
IV.	WATER				\$316,720	\$0	\$2,500	\$0
V.	SEWER				\$225,655	\$0	\$0	\$0
VI.	DEWATERING				\$15,000	\$0	\$0	\$0
	SUB-TOTAL				\$2,169,971	\$64,230	\$61,002	\$86,657
	[10%] CONTINGENCY				\$216,997	\$6,423	\$6,100	\$8,666
TOTAL CONSTRUCTION COST - HERITAGE UNITS 4C AND 7:					\$2,387,000	\$70,700	\$67,100	\$95,300

Notes:

- 1 In providing opinions of probable construction cost, the Client understands that the Engineer has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinions of probable construction costs provided herein are to be made on the basis of the Engineer's qualifications and experience. The Engineer makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.
- 2 This opinion of probable cost was based on the Plan Review Set of plans as of April 2013 for the Heritage - Unit 4C&7 Subdivision in the Spring Lake Specific Plan. Actual quantities may vary during the construction of this project.
- 3 This opinion of costs assumes that all the civil improvements are to be constructed in one phase. If the project is built out in multiple phases, additional costs may be incurred. Costs also assume competitive bidding.
- 4 This opinion of costs assumes that import soil is not necessary to achieve subgrade elevations shown on the plans. Excavation costs assume that the soil will be used within the adjacent tract subdivision improvements; hence no export and off haul quantity was assumed. The quantity of excavation specified is an estimate based on current grading plans and is subject to change.
- 5 This opinion of costs DOES NOT include costs for the following items:
 - a. Soils testing.
 - b. Undergrounding or relocation of existing overhead utility lines (except as noted).
 - c. Permits or other City fees, except as noted.
 - d. Any costs related to environmental assessment or the mitigation of any contamination, endangered species or archeological resources.
 - e. Costs for land, financing, bonds and easements.
 - f. On-site improvements including fencing, etc.
 - g. Utility runs from PL to buildings (incl. sewer, water, PG & E, etc.)
 - h. Off-site improvements except as noted.
 - i. Costs associated with coordination with other contractors working within the Spring Lake area.
- 6 Unit costs are 2013 basis.
- 7 Costs assume payment of prevailing wages.

Recording Requested by
and when recorded return to:

City of Woodland
Attn: Finance Director
300 First Street
Woodland, CA 95695

**AGREEMENT REGARDING
REIMBURSEMENT OF SPRING LAKE SPECIFIC PLAN IMPROVEMENTS FOR
SUBDIVISION NO. 5030
BY THE CITY OF WOODLAND**

1. Parties and Date

This Agreement is entered into as of the ____ day of _____, 2013 ("Effective Date") by and between Standard Pacific Corp. a Delaware Corporation with its Lennar Homes of California, Inc. a California corporation, with its principal office located at 1420 Rocky Ridge, Suite # 320 Roseville, CA 95661 ("Developer"), and the City of Woodland, a California municipal corporation ("City").

2. Recitals

2.1 In conjunction with the development of the Spring Lake Specific Plan area, Developer has constructed certain infrastructure improvements, including privacy walls, pedestrian paths and/or landscaping, ("Improvements"), as required by City.

2.2 City and Developer are parties to a Funding and Reimbursement Agreement for Development within the Spring Lake Specific Plan Area ("Reimbursement Agreement"), which provides for City reimbursement to Developer of Excess Costs (as defined therein) of such Improvements, by way of fee credits, bond proceeds or cash received from other benefiting property owners.

2.3 City desires to take ownership of, and responsibility for, the Improvements constructed by Developer and more particularly described in Exhibit "A," attached hereto and incorporated by this reference, and desires therefore to purchase the Improvements from Developer.

NOW, THEREFORE, in consideration of the preceding recitals and the covenants hereinafter contained, the parties agree as follows:

3. Terms

3.1 Purchase Price. The total purchase price for the Improvements is Twenty Eight Thousand Five Hundred Seventy-Seven & 03/00 Dollars (\$28,577.03) ("Purchase Price"), which represents those costs reasonably incurred by Developer in constructing the Improvements, as set forth in Exhibit "A," Based on Engineer's Estimates as set forth in Exhibit B attached hereto and

incorporated herein by this reference. Notwithstanding any other provision of this Agreement, Purchase Price shall be paid solely by Spring Lake Infrastructure Fee ("SLIF") credits or cash from Spring Lake Infrastructure Fees ("SLIF") collected, cash advanced by Spring Lake developers, or Master Plan Remainder Area (MPRA) reimbursements. Developer acknowledges that the Purchase Price cannot be paid from the proceeds of bonds issued by a Community Facilities District. For Improvements consisting of items included in the Spring Lake Capital Improvement Program as backbone facilities and land dedicated for public improvements, reimbursement shall be made through fee credits, unless and until such time as the City has collected sufficient SLIF funding and/or cash advanced from developers, provided that if reimbursement is made through fee credits and the City subsequently collects SLIF funding or cash advances, Developer shall not be entitled to exchange the fee credits for cash.

3.2 Prevailing Wages. Developer is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ('Prevailing Wage Laws'), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. Since the Improvements (other than the Improvements consisting solely of dedication of land) are an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and since such Improvements will cost more than \$1,000, Developer warrants that it has fully complied with such Prevailing Wage Laws, and caused its contractors and subcontractors to so comply, by paying the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the construction and installation of the Improvements. Developer shall defend, indemnify and hold the City, its elected officials, officers, employees and agents free and harmless from any claim or liability arising out of any failure or alleged failure to comply with applicable Prevailing Wage Laws.

3.3 Documentation of Costs. Within forty-five (45) days of the completion of the Reimbursable Improvements and their formal acceptance by City, Developer shall provide City an itemized accounting of the reasonable and actual costs of the Reimbursable Improvements incurred by Developer, and bills and copies of canceled checks (showing the front and back) evidencing the costs incurred for the Reimbursable Improvements. Developer shall also provide City with any additional information as to any items shown on the itemized accounting as requested by City to substantiate the costs. Should Developer fail to provide all required documents to City within such 45-day period, City shall be relieved from its reimbursement obligations as described herein.

3.4 Grant of Easements. Developer hereby grants to City all necessary easements, rights of way and rights of access and egress in and to all real property now or hereafter acquired and owned by Developer, as may be necessary or convenient to enable City to maintain, repair and exercise all other necessary control over the Improvements. Developer covenants that it will execute, deliver and record any and all additional documents as may be required to be executed, delivered and recorded to establish such easements, rights of way and rights of access and egress.

3.5 Title. Upon the transfer of the Improvements to City in accordance with this Agreement, title to the Improvements shall be deemed conveyed to and vested in City. City and Developer shall execute, deliver and cause to be recorded any and all documents necessary to convey such title to City. Said documentation may include, without limitation, a bill of sale or grant deed.

3.6 Documents. Developer shall cause all plans, specifications, records, reports, as-built drawings, construction documents and any other written material regarding the location, construction, maintenance and operation of the Improvements to the City within fifteen (15) days of the Effective Date.

3.7 State of Title to Improvements. Developer shall transfer the Improvements to the City free of all liens or encumbrances of any kind of record or known to Developer. Developer agrees to hold City harmless in regard to any liens or encumbrances of any kind which are alleged to have existed or arisen prior to the conveyance of the Improvements to City. Developer shall reimburse City for any and all costs and expenses, including attorneys' fees, which City expends in payment of, or defense against, any such liens or encumbrances which may have existed prior to the conveyance of the Improvements to City.

3.8 Notices. Any notices or correspondence relating to this Agreement shall be sent to the following addresses:

CITY:
City of Woodland
300 First Street
Woodland, CA 95695
Attn: City Engineer

DEVELOPER:
Lennar Homes
1420 Rocky Ridge, Suite # 320
Roseville, CA 95661
Attn: Division President

3.9 Indemnification. Developer shall defend, indemnify, and hold harmless City, its officials, officers, agents, and employees from and against any and all claims, demands, causes of action, costs, expenses, liabilities, losses, damages, or injuries of any kind, including attorneys' fees, in law or equity, to property or persons, including wrongful death, in any manner arising out of or incident to the design, grading, construction or maintenance of the Infrastructure.

3.10 Authority to Execute. The signatories to this Agreement warrant that they are lawfully authorized to execute this Agreement.

3.11 Entire Agreement. This Agreement contains the entire agreement between the parties with respect to the matters herein provided for, and may only be amended by a subsequent written agreement signed on behalf of both parties.

3.12 Attorneys' Fees. Should either party to this Agreement commence a court action or proceeding against the other party with respect to this Agreement, the party prevailing in such action or proceeding shall be entitled to receive from the losing party attorneys' fees, expert witness' fees, court costs and other costs incurred in prosecuting or defending such action or proceeding.

3.13 Governing Law and Venue. This Agreement shall be construed in accordance with and governed by the laws of the State of California. Any action to interpret or enforce this Agreement shall be brought and maintained exclusively in the courts of Yolo County, California.

3.14 Severability. If any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, then such provision(s) shall be deemed severable from the remaining provisions contained in this

Agreement.

3.15 Interpretation. The parties understand, acknowledge and agree that they have participated equally in the negotiation and drafting of this Agreement, and that they have had the ability to consult legal counsel with respect hereto. To this end, each and every provision of this Agreement shall be interpreted equally and not in favor or against either of the parties.

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed as of the date first above written.

CITY OF WOODLAND

LENNAR HOMES

By: _____
Paul Navazio, City Manager

By:  _____
Larry Gualco, Division President
Vice

ATTEST:

Ana Gonzalez, City Clerk

**EXHIBIT A
IMPROVEMENTS TO BE ACQUIRED**

SCHEDULE						
Item No.	CONSTRUCTION ITEM DESCRIPTION	UNITS	QTY	COST	TOTAL ESTIMATED COST	FUND SOURCE
1	Landscaping	SF	5935	\$4.50	\$26,707.5	SLIF Credits
	Sub TOTAL				\$26,707.5	
8	7% Overhead and CM				\$1,869.53	
	Total				\$28,577.03	

EXHIBIT B
ENGINEER'S ESTIMATE

ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS
PROJECT: HERITAGE UNIT 4A - SUBDIVISION #5030
BASED ON HERITAGE UNIT 4A (6/2013) IMPROVEMENT PLANS
PREPARED BY: AB
REVIEWED BY: SG
LAST REVISED: 2013.06.10



ITEM	DESCRIPTION	QTY	UNITS	UNIT COST	TOTAL	SLIF	TOC	CITY
I.	<u>GRADING/MOVE-IN:</u>							
1.	TEMP. TURNAROUND DEMO & REMOVALS	17,000	SF	\$0.50	\$8,500	\$0	\$0	\$0
2.	ORIGINAL GROUND PREPARATION	5.2	AC	\$4,200.00	\$21,840	\$0	\$1,428	\$0
3.	EXCAVATION TO EMBANKMENT	1,709	CY	\$3.00	\$5,127	\$0	\$918	\$0
4.	EARTHWORK IMPORT (incl. compaction)	16,000	CY	\$3.00	\$48,000	\$0	\$0	\$0
5.	LOT GRADING	20	EA	\$250.00	\$5,000	\$0	\$0	\$0
6.	EROSION CONTROL	5.2	AC	\$2,000.00	\$10,400	\$0	\$800	\$0
	GRADING SUB-TOTAL				\$98,867	\$0	\$3,146	\$0
II.	<u>STREET WORK AND CONCRETE:</u>							
7.	CURB AND GUTTER	1,694	LF	\$15.00	\$25,410	\$0	\$0	\$0
8.	SIDEWALK W/ 4" AB	7,512	SF	\$5.50	\$41,316	\$0	\$0	\$0
9.	CURB RAMPS WITH DOMES	2	EA	\$1,200.00	\$2,400	\$0	\$0	\$0
10.	STAMPED CONCRETE	0	SF	\$15.00	\$0	\$0	\$0	\$0
11.	BIKE PATH ENTR W/ BOLL AND DOMES	0	EA	\$2,200.00	\$0	\$0	\$0	\$0
12.	DRIVEWAYS	20	EA	\$600.00	\$12,000	\$0	\$0	\$0
13.	4" AC	865	TON	\$85.00	\$73,557	\$0	\$13,154	\$0
14.	12" AB	2,337	TON	\$18.00	\$42,057	\$0	\$7,521	\$0
15.	18" AB	0	TON	\$18.00	\$0	\$0	\$0	\$0
16.	STRIPING/SIGNAGE	1	LS	\$1,500.00	\$1,500	\$0	\$375	\$0
17.	SINGLE STREET LIGHTS	13	EA	\$5,000.00	\$65,000	\$0	\$10,000	\$0
18.	SURVEY MONUMENTS	2.0	EA	\$500.00	\$1,000	\$0	\$250	\$0
19.	PRIVACY WALL	0	LF	\$100.00	\$0	\$0	\$0	\$0
20.	RETAINING WALL	100	LF	\$35.00	\$3,500	\$0	\$0	\$0
21.	JOINT TRENCH	1,223	LF	\$90.00	\$110,070	\$0	\$22,950	\$0
22.	LANDSCAPING (greenbelt along east side of 4A)	5,935	SF	\$4.50	\$26,708	\$26,708	\$0	\$0
	STREET WORK SUB-TOTAL				\$404,518	\$26,708	\$54,250	\$0
III.	<u>STORM DRAIN:</u>							
23.	30" STORM DRAIN-RCP	272	LF	\$75.00	\$20,400	\$0	\$10,200	\$0
24.	24" STORM DRAIN-RCP	38	LF	\$65.00	\$2,470	\$0	\$1,235	\$0
25.	18" STORM DRAIN-RCP	492	LF	\$50.00	\$24,600	\$0	\$2,200	\$0
26.	DRAIN INLET	3.0	EA	\$2,600.00	\$7,800	\$0	\$1,300	\$0
27.	DRAIN INLET/MANHOLE	3.0	EA	\$3,000.00	\$9,000	\$0	\$1,500	\$0
28.	48" SD MANHOLE	2.0	EA	\$5,000.00	\$10,000	\$0	\$2,500	\$0
29.	TEMPORARY RISER INLET AND RIP RAP	0	EA	\$2,000.00	\$0	\$0	\$0	\$0
	STORM DRAIN SUB-TOTAL				\$74,270	\$0	\$18,935	\$0
IV.	<u>WATER:</u>							
30.	8" WATER MAIN	1,129	LF	\$40.00	\$45,160	\$0	\$10,160	\$0
31.	8" WATER VALVE	4.0	EA	\$1,800.00	\$7,200	\$0	\$2,700	\$0
32.	IRRIGATION SLEEVES	266	LF	\$30.00	\$7,980	\$0	\$0	\$0
33.	FIRE HYDRANT W/ VALVE	4	EA	\$5,000.00	\$20,000	\$0	\$5,000	\$0
34.	FIRE HYDRANT (on existing stub)	0	EA	\$2,500.00	\$0	\$0	\$0	\$0
35.	CONNECT TO EXISTING	3	EA	\$7,000.00	\$21,000	\$0	\$7,000	\$0
36.	ADJUST EXISTING SERVICE TO GRADE (Marston)	0	EA	\$400.00	\$0	\$0	\$0	\$0
37.	1" WATER SERVICE W/METER	20	EA	\$2,000.00	\$40,000	\$0	\$0	\$0
	WATER SUB-TOTAL				\$141,340	\$0	\$24,860	\$0
V.	<u>SEWER:</u>							
38.	8" SEWER MAIN	1,122	LF	\$55.00	\$61,710	\$0	\$13,530	\$0
39.	ADJUST EXISTING SERVICE TO GRADE (Marston)	0	EA	\$400.00	\$0	\$0	\$0	\$0
40.	4" SEWER SERVICE	20	EA	\$1,100.00	\$22,000	\$0	\$0	\$0
41.	CONNECT TO EXISTING	1.0	EA	\$2,000.00	\$2,000	\$0	\$1,000	\$0
42.	SEWER MANHOLE	4	EA	\$5,000.00	\$20,000	\$0	\$5,000	\$0
	SEWER SUB-TOTAL				\$105,710	\$0	\$19,530	\$0
VI.	<u>DEWATERING:</u>							
43.	DEWATERING	1.0	EA	\$15,000.00	\$15,000	\$0	\$7,500	\$0

ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS
PROJECT: HERITAGE UNIT 4A - SUBDIVISION #5030
BASED ON HERITAGE UNIT 4A (6/2013) IMPROVEMENT PLANS
PREPARED BY: AB
REVIEWED BY: SG
LAST REVISED: 2013.06.10



<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>TOTAL</u>	<u>SLIF</u>	<u>TOC</u>	<u>CITY</u>
COST SUMMARY:								
I.	GRADING/MOVE-IN				\$98,867	\$0	\$3,146	\$0
II.	STREET WORK AND CONCRETE				\$404,518	\$26,708	\$54,250	\$0
III.	STORM DRAIN				\$74,270	\$0	\$18,935	\$0
IV.	WATER				\$141,340	\$0	\$24,860	\$0
V.	SEWER				\$105,710	\$0	\$19,530	\$0
VI.	DEWATERING				\$15,000	\$0	\$7,500	\$0
	SUB-TOTAL				\$839,705	\$26,708	\$128,221	\$0
	[10%] CONTINGENCY				\$83,970	\$2,671	\$12,822	\$0
TOTAL CONSTRUCTION COST - HERITAGE UNIT 4A:					\$924,000	\$29,400	\$141,000	\$0

Notes:

- 1 In providing opinions of probable construction cost, the Client understands that the Engineer has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinions of probable construction costs provided herein are to be made on the basis of the Engineer's qualifications and experience. The Engineer makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.
- 2 This opinion of probable cost was based on the Plan Review Set of plans as of April 2013 for the Heritage - Unit 4A Subdivision in the Spring Lake Specific Plan. Actual quantities may vary during the construction of this project.
- 3 This opinion of costs assumes that all the civil improvements are to be constructed in one phase. If the project is built out in multiple phases, additional costs may be incurred. Costs also assume competitive bidding.
- 4 This opinion of costs assumes that import soil is not necessary to achieve subgrade elevations shown on the plans. Excavation costs assume that the soil will be used within the adjacent tract subdivision improvements; hence no export and off haul quantity was assumed. The quantity of excavation specified is an estimate based on current grading plans and is subject to change.
- 5 This opinion of costs **DOES NOT** include costs for the following items:
 - a. Soils testing.
 - b. Undergrounding or relocation of existing overhead utility lines (except as
 - c. Permits or other City fees, except as noted.
 - d. Any costs related to environmental assessment or the mitigation of any
 - e. Costs for land, financing, bonds and easements.
 - f. On-site improvements including fencing, etc.
 - g. Utility runs from PL to buildings (incl. sewer, water, PG & E, etc.)
 - h. Off-site improvements except as noted.
 - i. Costs associated with coordination with other contractors working within the Spring Lake area.
- 6 Unit costs are 2013 basis.
- 7 Costs assume payment of prevailing wage.

**SUPPLEMENTAL IMPROVEMENTS
REIMBURSEMENT AGREEMENT
SUBDIVISION NO. 5029 Heritage 4C & 7
West Boundary Greenbelt Landscaping Improvements**

This Agreement is made this _____ day of _____, 2013, by and between the City of Woodland, California ("City"), and Lennar Homes of California, Inc. a California corporation, with its principal office located at 1420 Rocky Ridge, Suite # 320 Roseville, CA 95661 ("Developer"). City and Developer may be referred to herein individually as "Party" or collectively as "Parties."

RECITALS

- A. Developer has developed a project known as Subdivision No.5049, 4C & 7, (the Project) and,
- B. As a condition of developing the Project, the City has required the Developer to install certain public improvements to complete the Spring Lake Specific Plan required greenbelts.
- C. The City has requested that the Developer install improvements, identified in the Spring Lake Specific Plan.
- D. Specifically, the Project has an incomplete landscaped greenbelt along its west boundary.
- E. Developer is willing to pay for the total costs of constructing the landscape improvements, subject to the City's agreement to reimburse the construction costs of the landscape improvements, pursuant to the terms of this Agreement.
- F. Furthermore, Developer has requested reimbursement for components of the greenbelt landscape that was funded by the previous property owner.

NOW, THEREFORE, in consideration of the preceding recitals and the mutual covenants and consideration contained herein, the Parties mutually agree as follows:

1. **Incorporation of Recitals.** The Parties acknowledge that the above recitals are true and correct, and incorporate those recitals by reference into this Agreement.
2. **Reimbursable Improvements.** The improvements subject to this Agreement are shown on Exhibit "A," attached hereto and incorporated herein by reference, and are identified as "the Reimbursable Improvements".

3. **Reimbursement for West Boundary Greenbelt Landscaping.** City shall reimburse the developer a cost not to exceed Eighty Six Thousand Six Hundred Fifty-Seven Dollars & 00/00 (\$86,657), plus 7% overhead and construction management for a total cost not to exceed Ninety Two Thousand Seven Hundred Twenty-Two Dollars and 99/00 (\$92,722.99). Reimbursement shall be for actual costs incurred subject to submission of documentation approved by the City Engineer. Reimbursement shall be processed by the City within 90 days of acceptance of improvements and submission of supporting document by the Developer.
4. **Prevailing Wages.** - Developer is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects.
5. **Alterations to Reimbursable Improvements.** This Agreement shall not be construed to limit the right of the City to enlarge, relocate, alter or extend the Reimbursable Improvements, provided the City shall pay for any additional improvement costs in the event the City enlarges or extends the Reimbursable Improvements, nor shall it be construed as a grant to the Developer of any right to any exclusive use or specific capacity in or to the Reimbursable Improvements.
6. **Binding on Successors in Interest.** Each and every provision of this Agreement shall be binding and inure to the benefit of the successors in interest of the Parties.
7. **Indemnity.** Developer shall defend, indemnify and hold City and its officials, officers, employees, agents, and authorized volunteers free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury, in law or equity, to property or persons, including wrongful death, to the extent arising out of or incident to any alleged negligent acts, omissions or willful misconduct of the Developer or its officials, officers, employees, agents, consultants and contractors in connection with this Agreement, including without limitation the payment of attorneys fees, expert witness fees, and other related costs and expenses. The obligation to indemnify shall not be restricted to insurance proceeds, if any, received by the Developer or its directors, officials, officers, employees, agents or volunteers.
8. **Termination.** In the event Developer defaults in the performance of any of its obligations under this Agreement or materially breaches any of the provisions of this Agreement, City shall have the option to terminate this Agreement upon thirty (30) days' prior written notice to Developer.

Supplemental Improvements Reimbursement Agreement
West Boundary Greenbelt Landscaping Improvements
Subdivision No. 5029, 4C & 7

9. **Notice.** Written notice, whenever required by this Agreement, shall become effective upon personal service or deposit in the United States mail, postage prepaid, addressed to the following:

CITY:
City of Woodland
300 First Street
Woodland, CA 95695
Attn: City Engineer

DEVELOPER:
Lennar Homes
1420 Rocky Ridge, Suite # 320
Roseville, CA 95661
Attn: Division President

Either Party may update its address and contact information by providing written notice of the new information to the other Party.

10. **Contact Information for Developer.** It shall be Developer's responsibility to keep City apprised of Developer's address during the term of this Agreement. In the event the City is unable to locate the Developer at the time that any reimbursements are due, the City shall hold such fees for the benefit of the Developer or its successor or assignee for a period of one year, commencing upon the date of acceptance of the Reimbursable Improvements by City. Following this one-year period, any fees not reimbursed to the Developer shall escheat to the City and the City shall have no further obligations to Developer pursuant to this Agreement.

11. **Entire Agreement.** This Agreement embodies the entire understanding and agreement between the Parties pertaining to the matters described herein and supersedes and cancels all prior oral or written agreements between the Parties with respect to these matters. Each Party acknowledges that no party, agent or representative of the other party has made any promise, representation or warranty, express or implied, not expressly contained in this Agreement, that induced the other Party to sign this document.

12. **Attorneys Fees.** If any legal action, or any arbitration or other proceeding is initiated for the enforcement/interpretation of this Agreement or because of any alleged dispute, breach, default or misrepresentation in connection with any of the provisions of this Agreement, the successful or prevailing party shall be entitled to recover reasonable attorneys' fees, witness fees and other costs incurred in that action or proceeding, in addition to any other relief to which it may be entitled.

Supplemental Improvements Reimbursement Agreement
West Boundary Greenbelt Landscaping Improvements
Subdivision No. 5029, 4C & 7

IN WITNESS WHEREOF, this Agreement is executed the day and year first
above written, by the parties, as follows:

CITY OF WOODLAND

By: _____
Brent Meyer
City Engineer

DEVELOPER

By:  _____
Larry Gualco, Division President
Vice

ATTEST:

By: _____
City Clerk

EXHIBIT 'A'

Reimbursable Improvements

1. Installation of 17,657 s.f. of Greenbelt Landscaping
2. Installation of 360 s.f. of enhanced crosswalks

ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS
 PROJECT: HERITAGE UNITS 4C AND 7 - SUBDIVISION #5029
 BASED ON HERITAGE UNITS 4C & 7 IMPROVEMENT PLANS DATED 06/2013
 PREPARED BY: AB
 REVIEWED BY: SG
 LAST REVISED: 2013.09.11



ITEM	DESCRIPTION	QTY	UNITS	UNIT COST	TOTAL	SLIF	TOC	CITY
I. GRADING/MOVE-IN:								
1.	TEMP. TURNAROUND DEMO & REMOVALS	12,000	SF	\$0.50	\$6,000	\$0	\$1,500	\$0
2.	ORIGINAL GROUND PREPARATION	15	AC	\$4,200.00	\$63,922	\$0	\$1,059	\$0
3.	EXCAVATION TO EMBANKMENT	6,536	CY	\$3.00	\$19,607	\$0	\$2,143	\$0
4.	EARTHWORK IMPORT (incl. compaction)	1,800	CY	\$3.00	\$5,400	\$0	\$0	\$0
5.	LOT GRADING	62	EA	\$250.00	\$15,500	\$0	\$0	\$0
6.	EROSION CONTROL	15	AC	\$2,000.00	\$30,439	\$0	\$504	\$0
GRADING SUB-TOTAL					\$140,868	\$0	\$5,207	\$0
II. STREET WORK AND CONCRETE:								
7.	CURB AND GUTTER	5,654	LF	\$15.00	\$84,810	\$0	\$7,905	\$0
8.	SIDEWALK W/ 4" AB	24,941	SF	\$5.50	\$137,176	\$0	\$0	\$0
9.	CURB RAMPS WITH DOMES	11	EA	\$1,200.00	\$13,200	\$0	\$0	\$0
10.	STAMPED CONCRETE	398	SF	\$15.00	\$5,970	\$0	\$0	\$0
11.	BIKE PATH ENTR W/ BOLL AND DOMES	3	EA	\$2,200.00	\$6,600	\$0	\$0	\$0
12.	DRIVEWAYS	60	EA	\$600.00	\$36,000	\$0	\$0	\$0
13.	4" AC	2,497	TON	\$85.00	\$212,239	\$0	\$20,114	\$0
14.	12" AB	5,875	TON	\$18.00	\$105,750	\$0	\$0	\$0
15.	18" AB	1,421	TON	\$18.00	\$25,570	\$0	\$17,251	\$0
16.	STRIPING/SIGNAGE	3	LS	\$7,500.00	\$22,500	\$0	\$750	\$0
17.	SINGLE STREET LIGHTS	30	EA	\$5,000.00	\$150,000	\$0	\$0	\$0
18.	SURVEY MONUMENTS	7	EA	\$500.00	\$3,500	\$0	\$0	\$0
19.	PRIVACY WALL	190	LF	\$100.00	\$19,000	\$19,000	\$0	\$0
20.	RETAINING WALL	1,445	LF	\$35.00	\$50,575	\$0	\$0	\$0
21.	JOINT TRENCH	3,076	LF	\$90.00	\$276,840	\$0	\$0	\$0
22.	SAWCUT AND REMOVAL OF AC (crosswalks)	360	SF	\$5.00	\$1,800	\$0	\$0	\$1,800
23.	ENHANCED CROSSWALKS	360	SF	\$15.00	\$5,400	\$0	\$0	\$5,400
24.	10' MARSTON GREENBELT PATH	5,833	SF	\$5.50	\$32,082	\$14,437	\$0	\$0
LANDSCAPING (ped. Connections to Beeghly greenbelt,								
25.	Marston parkway, and east half of Beeghly greenbelt adj. to 4C & 7)	28,684	SF	\$4.50	\$129,078	\$30,794	\$0	\$79,457
STREET WORK SUB-TOTAL					\$1,318,088	\$64,230	\$46,020	\$86,657
III. STORM DRAIN:								
26.	30" STORM DRAIN-RCP	403	LF	\$75.00	\$30,225	\$0	\$4,275	\$0
27.	24" STORM DRAIN-RCP	281	LF	\$65.00	\$18,265	\$0	\$0	\$0
28.	18" STORM DRAIN-RCP	1,023	LF	\$50.00	\$51,150	\$0	\$0	\$0
29.	DRAIN INLET	5	EA	\$2,600.00	\$13,000	\$0	\$0	\$0
30.	DRAIN INLET/MANHOLE	8	EA	\$3,000.00	\$24,000	\$0	\$3,000	\$0
31.	48" SD MANHOLE	3	EA	\$5,000.00	\$15,000	\$0	\$0	\$0
32.	TEMPORARY RISER INLET AND RIP RAP	1	EA	\$2,000.00	\$2,000	\$0	\$0	\$0
STORM DRAIN SUB-TOTAL					\$153,640	\$0	\$7,275	\$0
IV. WATER:								
33.	8" WATER MAIN	2,289	LF	\$40.00	\$91,560	\$0	\$0	\$0
34.	8" WATER VALVE	7	EA	\$1,800.00	\$12,600	\$0	\$0	\$0
35.	IRRIGATION SLEEVES	912	LF	\$30.00	\$27,360	\$0	\$0	\$0
36.	FIRE HYDRANT W/ VALVE	11	EA	\$5,000.00	\$55,000	\$0	\$0	\$0
37.	FIRE HYDRANT (on existing stub)	2	EA	\$2,500.00	\$5,000	\$0	\$2,500	\$0
38.	CONNECT TO EXISTING	2	EA	\$7,000.00	\$14,000	\$0	\$0	\$0
39.	ADJUST EXISTING SERVICE TO GRADE (Marston)	8	EA	\$400.00	\$3,200	\$0	\$0	\$0
40.	1" WATER SERVICE W/METER	54	EA	\$2,000.00	\$108,000	\$0	\$0	\$0
WATER SUB-TOTAL					\$316,720	\$0	\$2,500	\$0
V. SEWER:								
41.	8" SEWER MAIN	2,201	LF	\$55.00	\$121,055	\$0	\$0	\$0
42.	ADJUST EXISTING SERVICE TO GRADE (Marston)	8	EA	\$400.00	\$3,200	\$0	\$0	\$0
43.	4" SEWER SERVICE	54	EA	\$1,100.00	\$59,400	\$0	\$0	\$0
44.	CONNECT TO EXISTING	1	EA	\$2,000.00	\$2,000	\$0	\$0	\$0
45.	SEWER MANHOLE	8	EA	\$5,000.00	\$40,000	\$0	\$0	\$0
SEWER SUB-TOTAL					\$225,655	\$0	\$0	\$0
VI. DEWATERING:								
46.	DEWATERING	1.0	EA	\$15,000.00	\$15,000	\$0	\$0	\$0

ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS
PROJECT: HERITAGE UNITS 4C AND 7 - SUBDIVISION #5029
BASED ON HERITAGE UNITS 4C & 7 IMPROVEMENT PLANS DATED 06/2013
PREPARED BY: AB
REVIEWED BY: SG
LAST REVISED: 2013.09.11



ITEM	DESCRIPTION	QTY	UNITS	UNIT COST	TOTAL	SLIE	TOC	CITY
<u>COST SUMMARY:</u>								
I.	GRADING/MOVE-IN				\$140,868	\$0	\$5,207	\$0
II.	STREET WORK AND CONCRETE				\$1,318,088	\$64,230	\$46,020	\$86,657
III.	STORM DRAIN				\$153,640	\$0	\$7,275	\$0
IV.	WATER				\$316,720	\$0	\$2,500	\$0
V.	SEWER				\$225,655	\$0	\$0	\$0
VI.	DEWATERING				\$15,000	\$0	\$0	\$0
	SUB-TOTAL				\$2,169,971	\$64,230	\$61,002	\$86,657
	[10%] CONTINGENCY				\$216,997	\$6,423	\$6,100	\$8,666
TOTAL CONSTRUCTION COST - HERITAGE UNITS 4C AND 7:					\$2,387,000	\$70,700	\$67,100	\$95,300

Notes:

- 1 In providing opinions of probable construction cost, the Client understands that the Engineer has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinions of probable construction costs provided herein are to be made on the basis of the Engineer's qualifications and experience. The Engineer makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.
- 2 This opinion of probable cost was based on the Plan Review Set of plans as of April 2013 for the Heritage - Unit 4C&7 Subdivision in the Spring Lake Specific Plan. Actual quantities may vary during the construction of this project.
- 3 This opinion of costs assumes that all the civil improvements are to be constructed in one phase. If the project is built out in multiple phases, additional costs may be incurred. Costs also assume competitive bidding.
- 4 This opinion of costs assumes that import soil is not necessary to achieve subgrade elevations shown on the plans. Excavation costs assume that the soil will be used within the adjacent tract subdivision improvements; hence no export and off haul quantity was assumed. The quantity of excavation specified is an estimate based on current grading plans and is subject to change.
- 5 This opinion of costs DOES NOT include costs for the following items:
 - a. Soils testing.
 - b. Undergrounding or relocation of existing overhead utility lines (except as noted).
 - c. Permits or other City fees, except as noted.
 - d. Any costs related to environmental assessment or the mitigation of any contamination, endangered species or archeological resources.
 - e. Costs for land, financing, bonds and easements.
 - f. On-site improvements including fencing, etc.
 - g. Utility runs from PL to buildings (incl. sewer, water, PG & E, etc.)
 - h. Off-site improvements except as noted.
 - i. Costs associated with coordination with other contractors working within the Spring Lake area.
- 6 Unit costs are 2013 basis.
- 7 Costs assume payment of prevailing wages.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
PARTIALLY APPROVING FINAL SUBDIVISION MAPS 5029 AND 5030
AND RELATED AGREEMENTS**

WHEREAS, on December 6, 2005, the City Council approved Tentative Map 4784 “Russell Ranch Remainder” and the related Development Agreement; and

WHEREAS, the developer, Lennar Homes, has met conditions and completed requirements for two Final Subdivision Maps, the 65 lot Final Subdivision Map No. 5029 known as Heritage 4C & 7 and the 20 lot Final Subdivision Map No. 5030 known as Heritage 4A; and

WHEREAS, the developer, Lennar Homes, completed and entered into to a Subdivision Improvement Agreement for each Subdivision; and

WHEREAS, the developer, Lennar Homes, completed and entered into to a SLIF Reimbursement Agreement for each Subdivision; and

WHEREAS, the developer, Lennar Homes, completed and entered into to a Supplemental Reimbursement for Subdivision 5029; and

WHEREAS, the developer, Lennar Homes, after meeting conditions, posted security and paid fees for; the 65 lot Final Subdivision Map No. 5029 known as Heritage 4C & 7 and the 20 lot Final Subdivision Map No. 5030 known as Heritage 4A; and

WHEREAS, The developer is requesting the City Council approve these final maps and related agreements;

NOW THEREFORE BE IT RESOLVED: That the City Council of the City of Woodland, hereby

1. Approves Final Subdivision Maps 5029, Heritage 4C & 7 and 5030, Heritage 4A,
2. Approves the Subdivision Improvement Agreement for Subdivisions 5029 and 5030 and authorize the Mayor to sign on behalf of the City,
3. Approves the related SLIF reimbursement agreements and authorize the City Manager to sign on behalf of the City, and
4. Approves the related Supplemental Improvement Agreement and authorize the City Engineer to sign on behalf of the City.

NOW THEREFORE BE IT FURTHER RESOLVED: That the City Council of the City of Woodland, hereby authorizes the City Manager to:

5. Approve on behalf of the City any extensions to a Subdivision Improvement Agreement,
6. Approve modifications to the SLIF improvement Agreement not to exceed \$10,000 (per agreement), and
7. Approve modifications to the Supplemental Improvements Reimbursement Agreement not to exceed \$15,000.

PASSED AND ADOPTED this 15TH Day of October 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marlin H. Davies, Mayor

ATTEST:

Ana Gonzalez, City Clerk

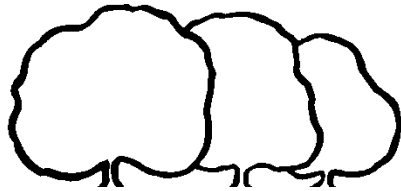
APPROVED AS TO FORM:

Kara Ueda, City Attorney



Legislation Text

File #: 13-281, Version: 1



City of Woodland

STAFF REPORT

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 15, 2013

SUBJECT: First Amendment to License and Contract Recreation Agreement

Recommendation for Action

Staff recommends that the City Council authorize the City Manager to execute the first amendment to the License and Contract Recreation Agreement with Phil Cello, Cello International Tennis Academy.

Staff Contact

Dallas Tringali, Recreation Supervisor - (530) 661-2005, dallas.tringali@cityofwoodland.org

Fiscal Impact

Revenue generated through the tennis program is expected to increase each month; however, initial revenue is expected to be minimal. Therefore, the proposed contract amendment would result in an approximate loss of \$500 to the City for a four month period.

Background

The City of Woodland entered into a five-year contract with Cello International Tennis Academy to provide tennis programs in Woodland. The contract stipulates a payment schedule that entitles Mr. Cello to 100% of registration fees collected by the Community Services Department for the first six months of services starting from the effective date of the Agreement of June 4, 2013. Mr. Cello is then entitled to 95% of fees from six months through two years. Afterwards, that rate changes to 90% through the end of the agreement.

Mr. Cello had already begun his search for a head tennis professional who would conduct the tennis programs in Woodland prior to the contract execution; however, this search took longer than anticipated. On July 30, 2013, Mr. Cello informed staff that he had selected a tennis professional to lead the program but he would not be able to commence the program until mid-September 2013.

Discussion

The selection of a head tennis professional was a critical step in being able to implement a high quality tennis program for the City. The selection and relocation of the tennis professional delayed the start of the program and resulted in about a four-month lapse from the contract's effective date to the start of the tennis program. As a result of the delay in starting the program, Mr. Cello would only have collected 100% of the registration fees for a two-month period (this revenue is being used to offset the overall program start-up fees).

Staff would like to extend the initial payment schedule to the Contractor another four months to allow for a full six month period for initial program implementation.

The payment schedule would change to read:

Agreement effective date - 6 10 months	Contractor receives 100% of fees.
6 10 months - 2 years	Contractor receives 95% of fees actually received by City; City receives 5% of fees.
Years 3-5	Contractor receives 90% of fees actually received by City; City receives 10% of fees. Contractor shall also remit an additional 5% to City of all gross revenues over \$300,000 in years 3-5.

Conclusion

Staff recommends that the City Council authorize the City Manager to execute the first amendment to the License and Contract Recreation Agreement with Phil Cello, Cello International Tennis Academy.

Prepared by: Dallas Tringali
Recreation Supervisor

Reviewed by: Christine Engel
Community Services Director

Paul Navazio, City Manager

First Amendment to License and Contract Recreation Agreement

FIRST AMENDMENT TO LICENSE AND CONTRACT RECREATION AGREEMENT

CITY OF WOODLAND
PARKS AND RECREATION DEPARTMENT
2001 East St.
Woodland, CA 95776
(530) 661-2000

THIS FIRST AMENDMENT TO LICENSE AND CONTRACT RECREATION AGREEMENT ("Amendment") is made and entered into on _____, 2013, by and between the City of Woodland ("City"), through its Parks and Recreation Department, and Phil Cello, an individual doing business as Cello International Tennis Academy ("Contractor"). City and Contractor are sometimes hereafter referred to individually as "Party" and collectively as "Parties."

WHEREAS, City and Contractor entered into the License and Contract Recreation Agreement ("Agreement") on or about June 4, 2013 for the purpose of establishing the terms and conditions of Contractor's comprehensive tennis program; and

WHEREAS, the Agreement provides in Section 8.a. for a schedule of payments to Contractor; and

WHEREAS, Contractor has not been able to establish and begin the program pursuant to the schedule anticipated under the Agreement and has requested an amendment to the Agreement to modify the payment schedule.

NOW THEREFORE, for and in consideration of the mutual promises and covenants hereinafter contained, the Parties agree as follows:

1. Incorporation of Recitals. The recitals set forth above, and all defined terms set forth in such recitals and in the introductory paragraph preceding the recitals, are hereby incorporated into this Agreement as if set forth in full.

2. Schedule in Section 8.a. Amended. The schedule of payments to Contractor and City set forth in Section 8.a. of the Agreement is hereby amended to change the time Contractor receives 100% of fees from six (6) to ten (10) months and to read as follows:

Agreement Effective Date – 10 months	Contractor receives 100% of fees.
10 months – 2 years	Contractor receives 95% of the Fees actually received by City; City receives 5% of the Fees
Years 3-5	Contractor receives 90% of the Fees actually received by City; City receives 10% of the Fees

	Contractor shall also remit an additional 5% to City of all gross revenues over \$300,000 in years 3-5.
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3. No Other Changes. Except as expressly amended by this Amendment, all other terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed the Amendment on the date first hereinabove written.

Contractor

Date

City of Woodland

Date

Legislation Text

File #: 13-275, Version: 1

STAFF REPORT

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 15, 2013

SUBJECT: Final Acceptance of the Regional Water Treatment Facility (RWTF)
Site Fill Project, a part of CIP Project 08-07, Surface WaterRecommendation for Action

Staff recommends that City Council accept as complete the public improvements constructed by Lund Construction Company for the Regional Water Treatment Facility (RWTF) Site Fill, a part of CIP Project 08-07 Surface Water, and authorize the City Clerk to file a Notice of Completion.

Staff Contact

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

Council Goal

This action is consistent with Council goals for infrastructure. The project is an important part of the surface water project. The site will be used for a facility to treat raw water from the Sacramento River prior to distribution of surface water throughout the city. The treated surface water will improve water quality and enable the City to meet consumer demands.

Fiscal Impact

This project was initially paid for out of the City of Woodland (City) CIP Project 08-07, Surface Water, which is fully funded by water enterprise revenues. On June 4, 2013, Council approved selling the site to the Woodland Davis Clean Water Agency (WDCWA) with the purchase price to include the appraised value of the parcel prior to fill, plus the City's costs for this project. The purchase by WDCWA is funded by the cities of Woodland and Davis with Woodland's share of the purchase price coming from water enterprise revenues. Revenue from the City of Davis' share of the purchase price will reimburse the City of Woodland for Davis' share of project costs.

Background

In 2012, the WDCWA identified a critical path timeline for construction of the Davis Woodland Water Supply Project in order to ensure the City of Woodland would meet its 2016 regulatory deadline for wastewater discharge. One of the critical path items was filling the RWTF site with compacted soil in order to place the facility out of the 200-year floodplain. The site needed to be filled at least one year prior to the start of construction of the treatment facility in order to allow settling and consolidation of underlying soils prior to construction of the treatment plant. Delaying the project until later increased the risk that the project would not be completed during the 2012 construction season due to wet weather which would make it very difficult to complete compaction of the clay soils. City staff recommended moving ahead with the site fill as a City project in order to maintain the critical path schedule and minimize the risk of costs associated with project delays.

Discussion

On July 3, 2012, City Council approved the location and project design for the site fill project. At the same time, Council authorized bid advertisement and authorized the City Manager to award and execute a contract in an amount not to exceed \$3.9 million for the project. In late August 2012, the City entered into a contract with Lund Construction Company in the amount of \$2,595,000.00 for construction of the site fill project.

Lund Construction filled the site with 12-15 feet of compacted fill which was excavated from the adjacent ponds. Geotechnical equipment was installed to monitor settling of the compacted fill and dewatering pumps and electrical modifications to stabilize and maintain the site until construction were installed as part of the project. Change orders were issued to remove rubble and apply hydro seed on adjacent slopes for future storm drain ponds, and to modify and enhance dewatering and electrical system improvements. Total cost of the change orders was \$241,893.00, which brought the final contract amount to \$2,836,893.00.

Purchase of the site by the WDCWA includes the total construction cost.

Conclusion

Staff recommends that City Council accept as complete the public improvements constructed by Lund Construction Company for the Regional Water Treatment Facility Site Fill, a part of CIP Project 08-07, Surface Water, and authorize the City Clerk to file a Notice of Completion.

Prepared by: Liz Houck, Senior Engineering Assistant

Reviewed by: Brent Meyer, P.E., City Engineer

Paul Navazio, City Manager

Legislation Text

File #: 13-278, Version: 1

STAFF REPORT

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 15, 2013

SUBJECT: Support for Initiating Residential Component of Clean Energy Yolo PACE Program

Recommendation for Action

Staff recommends that the City Council support the Board of Supervisors' inclusion of residential financing in the Clean Energy Yolo property assessed clean energy (PACE) program.

Staff Contact

Roberta Childers, Environmental Resource Analyst - 661-2060; roberta.childers@cityofwoodland.org

Fiscal Impact

There is no fiscal impact to the City associated with this action.

Report in Brief

In 2010, the Federal Housing Finance Agency (FHFA) directed federal lending agencies to change underwriting criteria for all residential borrowers in any jurisdiction with a residential PACE program. In establishing the Clean Energy Yolo PACE program in February 2013, the Board of Supervisors approved only the launch of the commercial component and agreed that an additional Board approval would be required to initiate a residential component. The four cities passed resolutions to opt into the Clean Energy Yolo PACE district and program this summer with the understanding that the Board of Supervisors may take later action to initiate residential PACE.

County staff is now interested in going forward with a residential component and is requesting agreement from each of the cities before taking the matter to the Board of Supervisors for approval. Relevant information includes the FHFA having scaled back the severity of suggested lending restrictions in its recent statements, the lack of adverse consequences to existing residential PACE programs, Ygrene's underwriting criteria and lender and borrower disclosure requirements, and the state's establishment of a loan loss reserve fund for residential PACE.

Background

PACE programs have been established in more than 30 states. With PACE financing, funds for energy-efficiency, water use-efficiency, and renewable energy projects are repaid through an annual assessment on a property tax bill that is linked to the property rather than the owner, so that property, rather than credit, is used to secure the loan. Typically, a PACE assessment is recorded as a lien on the property that is co-equal with the lien for general property taxes and takes a superior position to the mortgage.

In early 2010, the County and the four Yolo County cities joined CaliforniaFIRST, the statewide PACE program established by the California Statewide Communities Development Authority pursuant to AB 811, California's Clean Energy Municipal Financing Law. In addition, staff members of the County and the four Yolo County cities began working in early 2011 to establish a local PACE program with "turn-key" components, including contractor training and certification, public outreach, administrative software and recordkeeping, and a storefront presence for hands-on application assistance. On February 26, 2013, the Yolo County Board of Supervisors initiated the establishment of the Clean Energy Yolo PACE district pursuant to the Mello-Roos Community Facilities Act of 1982 as amended by Senate Bill 555 (SB 555), and authorized the County Administrator to execute a contract with Ygrene Energy Fund to design, fund, implement, and market the PACE program in the district consistent with terms negotiated with the county and city staff representatives. On June 4, the Woodland City Council granted consent to the County to annex property within Woodland to the district, thereby enabling Woodland property owners to seek financing through the Ygrene PACE program. The other three cities followed with similar approvals. Yolo County subsequently received the validation judgment for formation of the district, and the Yolo Clean Energy program was able to begin processing applications last week.

As described in the June 4 City Council meeting staff report, while PACE programs were being established throughout the country in 2010, the FHFA cast serious doubt on the viability of residential PACE financing by directing Fannie Mae and Freddie Mac to tighten mortgage lending requirements for all borrowers in any jurisdiction with a residential PACE program in which PACE assessments would take a superior position to the mortgage. Consequently, Placer County discontinued the residential component of its successful mPOWER PACE program, the CaliforniaFIRST statewide PACE program was launched for commercial borrowers only, and Yolo County created the Yolo Clean Energy PACE program to legally permit both residential and non-residential properties to participate in the program but authorized only the startup of commercial PACE financing. A further affirmative vote of the Board of Supervisors is required to include residential properties in the program. The authorizations of the Woodland City Council on June 4 and those of the other cities noted that a decision regarding the residential component would be made by the Board of Supervisors when more information was available.

Discussion

Yolo County, like many other entities in California, has been reconsidering the risks associated with establishing residential PACE programs and would like to expand Clean Energy Yolo to include residential financing. Relevant information includes the absence of followup from the FHFA regarding blanket increases in lending restrictions in residential PACE districts, the lack of related adverse consequences experienced by ongoing programs, Ygrene's underwriting standards and disclosures, and the state's establishment of a loan loss reserve fund for residential PACE programs. These issues are detailed below.

FHFA Position : On July 6, 2010, the FHFA issued a statement that directed Fannie Mae, Freddie Mac, and the Federal Home Loan Banks to tighten residential underwriting criteria by assuming the maximum allowable PACE lien on all properties in a PACE jurisdiction and increasing loan-to-value ratios and debt-to-income ratios to reflect that amount for all potential borrowers in the jurisdiction.

On February 28, 2011, however, the FHFA released another guidance document to these entities that did not reiterate this direction but instructed them to refrain from purchasing mortgage loans secured by properties with outstanding first-lien PACE obligations because of “safety-and-soundness” concerns.

In July 2013, in response to requests for clarification from the San Diego Board of Supervisors and the Western Riverside Council of Governments (COG), the FHFA General Counsel reiterated that the FHFA is directing Fannie Mae and Freddie Mac not to purchase original loans or refinance loans secured by properties that have a first lien PACE obligation attached and that it has directed the Federal Home Loan Banks to take actions to protect themselves from such first lien PACE loans in the collateral that the Banks accept to support advances to their member institutions.

It is unclear how the FHFA would enforce the credit restrictions it stated in 2010. Ygrene suggests that to do so, the FHFA would have to go through a lengthy rule-making process. The administrators of the CaliforniaFIRST program suggest that the FHFA hasn’t acted on the direction in the 2010 letter because of the evidence that PACE programs are proceeding without the feared adverse consequences to federally backed mortgages. The Placer County Board of Supervisors in June voted to reinstate its residential PACE program. In her June 18 staff report, the Placer County Treasurer-Tax Collector concluded that the FHFA-related risks appear to be limited to those stated in the 2011 and 2013 letters:

The [2010] FHFA letter indicated specific adverse consequences to all property owners within a jurisdiction offering a residential PACE program. However, there has not been any such adverse action by housing regulators or lending institutions. There has been no action taken against Sonoma County or the City of Palm Desert.... The Western Riverside COG ... residential program has not had any adverse action taken or threatened since its program start-up a year and a half ago. Other residential programs within the state also continue to operate without consequence. Based on FHFA’s lack of enforcement action and other recent information, it is believed that FHFA will not pursue or enforce the Statement as to the red-lining of properties located in jurisdictions with active PACE programs.

...It is now believed that the only potential risk related to actions by federal agencies is that [Freddie Mac and Fannie Mae] may refuse to purchase mortgages that have PACE liens, and could therefore require in any transaction for new financing on property with a PACE lien, that the lien be paid off. Recent information from other programs indicates that the majority of the time lenders do not require the PACE lien to be paid-off.

Residential PACE Programs in California : Following is a summary of recent information about California PACE programs with residential components.

- Sonoma County has provided more than \$51 million in financing on 1,805 residential projects secured by PACE assessments since March 2009. The PACE lien was carried forward with the new financing in 15 out of 72 (21%) of properties sold and 247 of 414 (60%) of properties refinanced. Sonoma’s records

also reflect that 98 different lending institutions did not make new financing subject to the PACE lien being paid off. This indicates that pay-off of the PACE lien is more likely due to buyer preference than due to lender requirement. No action has been taken against Sonoma County by federal housing regulators or lending institutions. (Information from June 16 Placer County staff report and September 25 CaliforniaFIRST presentation)

- Western Riverside COG, through its “HERO” program, has provided more than \$30 million in financing on 1,729 residential projects secured by PACE assessments since December 2011 and has more than 2,700 approved residential applications. Of the 134 properties subject to new financing, only 4 resulted in the pay-off of the PACE lien. It is unknown whether these pay-offs were due to buyer preference or lender requirement. No adverse action has been taken or threatened by federal housing regulators or lending institutions. (Information from June 16 Placer County staff report)
- Palm Desert has operated a residential PACE program for several years with no action taken by federal housing regulators or lending institutions. (Information from June 16 Placer County staff report)
- San Bernardino Council of Governments and cities in Los Angeles, Orange, Sacramento, San Diego, and Stanislaus Counties have voted to join the HERO program. (Information from September 25 CaliforniaFIRST presentation)
- In the City of Sacramento, where a commercial and residential PACE program was launched earlier this year, Ygrene is funding or is committed to funding \$10-11million, which includes 52 residential properties. (Information from Ygrene staff)
- Placer County mPOWER completed financing on 11 residential projects totaling more than \$427,000 before being suspended in July 2010 because of concerns related to the FHFA statement of July 6, 2010. At the time of the suspension, mPOWER Placer had received an additional 124 applications from residential property owners. Placer County restarted the residential program on July 9 and has again received a significant amount of interest from residential owners. (Information from June 16 Placer County staff report)

Ygrene Program and California Law : Ygrene employs uniform standards for qualifying properties, measuring energy efficiency, and evaluating costs and benefits of improvements. Ygrene’s underwriting standards function to ensure that the property securing the lien is improved by at least the value of the lien. The Ygrene process includes disclosures to all mortgage lenders that hold notes or alternative debt instruments secured by liens on the properties for which applications are submitted and a “Property Owner’s Acknowledgement of Sole Responsibility to Deal with Lenders,” which describes the FHFA position and its potential consequences to those seeking residential PACE financing.

The Ygrene program was set up under SB 555. Legally, SB 555 loans are special taxes. The Uniform California Deed of Trust (Uniform Instrument) is the Fannie Mae/Freddie Mac Security Instrument used when originating single-family residential mortgage loans in all states. The Uniform Instrument defines taxes and senior assessments as escrow items, and California law provides that escrow items can be paid through impound accounts. A property owner can request that all money owed on the lien be impounded (placed in an escrow account) if a lender requires the owner to satisfy the lien, thus ensuring the lender that the PACE amount will be paid from impound account along with other costs.

California Loan Loss Reserve Program : The state budget for 2013/2014 includes \$10.8 million to establish an Insurance Loan Loss Reserve Fund for residential PACE programs. The purpose of the fund is to provide risk mitigation for PACE programs to increase PACE bond acceptance in the marketplace and to protect against the risk of assessment default and foreclosure. On September 23, Governor Brown, in a letter to the acting director of the FHFA, wrote:

California has devised a mechanism that will address the concerns raised by FHFA and protect the interest of Fannie Mae and Freddie Mac, which I describe below.

The California Alternative Energy and Advanced Transportation Financing Authority (Authority)...will create a reserve fund for PACE programs. Any PACE program that wishes to use the reserve fund will enter an agreement that requires the PACE program to make Fannie Mae and Freddie Mac whole, as follows:

1. In any foreclosure, for any losses to Fannie Mae and Freddie Mac resulting from the payment of any PACE assessment paid while in possession of the property, and
2. In any forced sale for unpaid taxes or special assessments, for any losses to Fannie Mae and Freddie Mac that result from PACE assessments being paid before the outstanding mortgage.

PACE programs that enroll in the Authority reserve fund will meet basic structural criteria, comply with underwriting criteria set by the Authority, and pay an annual premium based on the size of their portfolio. In the event of foreclosure, Fannie Mae and Freddie Mac will be able to claim from the PACE program any amounts paid to keep the PACE assessment current until the property is sold to a new buyer. If the property is sold for back taxes or special assessment, and the sale results in insufficient funds to satisfy the outstanding mortgage because of PACE lien priority payments, Fannie Mae and Freddie Mac will be able to recover that amount from the PACE program....

The Authority is developing regulations that will set forth the requirements for PACE programs to participate in the reserve account. These are expected to be in place by early 2014.

We anticipate that Clean Energy Yolo will participate in the account.

Residual Risks : Staff believes there is sufficient offsetting of FHFA-related risks to recommend opening up the Clean Energy Yolo program to residential borrowers. There remains the risk that real estate appraisers, particularly in a down economy, may not sufficiently value energy improvements financed through a PACE loan, resulting in sellers having to make up a portion of the cost for the PACE assessment lien not covered by the sale proceeds. This is a risk inherent in all PACE programs, especially in these early days of PACE program implementation.

Commission/Committee Recommendation

The City Council Sustainability Committee has been regularly updated on Clean Energy Yolo issues and supports a broad offering of PACE financing.

Conclusion

Staff recommends that the City Council support the Board of Supervisors' inclusion of residential financing in the Clean Energy Yolo PACE program.

Prepared by: Roberta Childers
Environmental Resource Analyst

Reviewed by: Gregor G. Meyer
Public Works Director

Paul Navazio, City Manager

Legislation Text

File #: 13-277, Version: 1

STAFF REPORT

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 15, 2013

SUBJECT: Adopt a Resolution Authorizing the Submittal of a Joint Application for
Designation of a Recycling Market Development Zone in Yolo CountyRecommendation for Action

Staff recommends that Council adopt a Resolution authorizing a joint application for designation of Yolo County cities of Davis, Winters, and Woodland and unincorporated areas as a Recycling Market Development Zone (RMDZ) (Attachment 1).

Staff Contact

Wendy Ross, Economic Development Manager, 530 661-5921, wendy.ross@cityofwoodland.org

Council Goal

Economic Development - providing for a diversified economic base with a range of employment opportunities by supporting growth of existing businesses, and providing expanded opportunities for new businesses through targeted infrastructure investments and leveraging existing community and regional assets.

Fiscal Impact

There are no direct monetary costs or impacts on the General Fund. Expenditure of staff resources will be required to prepare the application. City of Davis staff is taking the lead on preparing the joint application. The City of Woodland, acting as Lead Agency and Zone Administrator, will receive \$3,000 each year for program administration costs, including marketing and business support.

Environmental Analysis

The RMDZ business support services and potential low interest loans available for eligible businesses are not a project subject to California Environmental Quality Act (CEQA). A Notice of Exemption has been prepared by the City of Woodland, Lead Agency for the RMDZ application and (see Attachment 2).

Discussion

California's Integrated Waste Management Act (IWMA), passed in 1989, requires each jurisdiction within the State to reduce the amount of waste disposed in landfills by 50%. AB 341, signed by the Governor in 2011, increases the current AB 939 state goal to 75% of waste recycled by 2020. To assist California cities and counties in reaching these goals, the Recycling Market Development Zone (RMDZ) program was created by the California Department of Resources and Recovery (CalRecycle).

The RMDZ program is a business assistance program, and qualifying manufacturers in an RMDZ are eligible to receive low interest loans from the State via the RMDZ. Other benefits, such as help with locating recycled materials for processing and identifying new customers may be offered to companies located in RMDZs as well.

The RMDZ program was designed to create in increased market demand for local recycled material. The program economically aids jurisdictions by creating local jobs, increasing the tax base, reducing transportation costs of local recycled materials and reducing energy demands as many recycled content products use significantly less energy to manufacture than non-recycled content products. Facilitating the growth of businesses in Yolo County by using recycled materials to create new products can reduce solid waste and contribute to the achievement of economic development and sustainability goals countywide. There are four existing businesses in Yolo County interested in the benefits of a RMDZ.

There are presently 40 RMDZs in the State (65% of the state of California falls within a RMDZ). Five more zones are being added this year.

The opportunity for designation as an RMDZ is time sensitive. Existing program requirements allow designation of new zones every ten years. Existing zones must be redesignated after ten years by CalRecycle if they wish to continue their status as an RMDZ. The current application deadline is October 28, 2013. Yolo County and all cities (except West Sacramento which is already a participant in the Sacramento Area RMDZ) in the county are seeking authorization to partner in applying for designation as an RMDZ to meet this deadline. At the time of the Sacramento Region RMDZ renewal, West Sacramento may opt to participate in the Yolo County RMDZ.

The proposed Recycling Market Development Zone includes the cities of Davis, Woodland, Winters, and portions of the unincorporated areas of Yolo County surrounding these cities. Please see the attached map (Attachment 3).

Conclusion

Staff recommends that Council adopt a Resolution authorizing a joint application for designation of Yolo County cities of Davis, Winters, and Woodland, and unincorporated areas as a Recycling Market Development Zone (RMDZ).

Prepared by: Wendy Ross, Economic Development Manager

Reviewed by: Ken Hiatt, Community Development Director

Paul Navazio, City Manager

Attachments:

1. Resolution Authorizing Joint Application for Designation of Yolo County RMDZ
2. Notice of Exemption
3. Map of Proposed Yolo County RMDZ
4. RMDZ Info Flyer

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF WOODLAND SUPPORTING THE DESIGNATION OF THE YoloRMDZ AS A RECYCLING MARKET DEVELOPMENT ZONE

WHEREAS, California Public Resources Code Section 42010, et al. provides for the establishment of the Recycling Market Development Zone (RMDZ) program throughout the State which provides incentives to stimulate development of post-consumer and secondary materials markets for recyclables; and

WHEREAS, all California jurisdictions must meet a 50% reduction in landfill waste disposal as mandated by the California Integrated Waste Management Act; with additional state goal of 75% of waste recycled by 2020; and

WHEREAS, the continued development of local markets for recycled materials would reduce the need to transport them out of the region in the future; and

WHEREAS, the current and proposed waste management practices and conditions are favorable to the development of post-consumer and secondary waste materials markets; and

WHEREAS, the designation of a zone in Woodland, Davis, Winters, and portions of unincorporated areas of Yolo County dedicated to establishing, sustaining and expanding recycling-based manufacturing businesses, is essential for market development and to assist these jurisdictions in meeting the established landfill waste reduction goals; and

WHEREAS, the designation as a RMDZ is necessary to facilitate local and regional achievement of recycling goals, and support existing recycling-based manufacturing businesses, as well as attract private sector recycling investments to the RMDZ; and

WHEREAS, the City of Woodland desires existing and new recycling-based manufacturing businesses located within the (RMDZ) to be eligible for the technical and financial incentives associated with the RMDZ program; and

WHEREAS, the California Legislature has defined environmental justice as "the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies" [Government Code section 65040.12(e)], and has directed the California Environmental Protection Agency to conduct its 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 [Public Resources Code section 71110(a)]; and

WHEREAS, CalRecycle has adopted a goal to continuously integrate environmental justice concerns into all of its programs and activities; and

WHEREAS, The cities of Woodland, Davis, Winters, and Yolo County representing portions of unincorporated Yolo County have agreed to submit an application to CalRecycle requesting designation as a RMDZ; and

WHEREAS, City of Woodland has agreed to act as Lead Agency for the proposed designation of the RMDZ; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), the City of Woodland has evaluated the potential adverse environmental effects that might occur as a result of the designation and determined that this designation is exempt from CEQA and that there is no need prepare an environmental document; and

NOW THEREFORE: the City Council of the City of Woodland hereby resolves that:

The City of Woodland approves the designation of the YoloRMDZ as a RMDZ and directs the City Manager to submit an application to CalRecycle requesting designation of the YoloRMDZ as a RMDZ which includes the cities of Davis, Winters and portions of the unincorporated areas of Yolo County.

The City of Woodland will administer the RMDZ program in a manner that seeks to ensure the fair treatment of people of all races, cultures and incomes, including but not limited to soliciting public participation in all communities within the RMDZ, including minority and low income populations.

RESOLVED, APPROVED AND ADOPTED by the City Council of the City of Woodland on this ____ day of October, 2013 by the following vote:

AYES:

NOES:

ATTEST:

Marlin ("Skip") H. Davies, Mayor

Ana Gonzalez
City Clerk

OCT - 7 2013

FREDDIE OAKLEY, CLERK
BY *[Signature]* DEPUTY
LINDA SMITH

City Of Woodland
NOTICE OF EXEMPTION

TO: YOLO COUNTY CLERK
625 COURT STREET
WOODLAND, CA 95695

FROM: CITY OF WOODLAND
PLANNING DIVISION
300 FIRST STREET
WOODLAND, CA 95695

DATE: OCTOBER 7, 2013

PROJECT TITLE: Designation of Yolo County Cities and Portions of the Unincorporated Area as a Recycling Market Development Zone (RMDZ)

PROJECT LOCATION – SPECIFIC: Yolo County Cities and Portions of Unincorporated Area

PROJECT LOCATION – CITY: Davis, Winters and Woodland

PROJECT LOCATION – COUNTY: Yolo County

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:

The Yolo RMDZ program will provide the financial assistance and economic incentives to qualifying manufacturing businesses within the Zone.

NAME OF PUBLIC AGENCY APPROVING PROJECT: The City of Woodland as the Lead Agency

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: City of Woodland

EXEMPT STATUS (CHECK ONE):

- ☐ MINISTERIAL (SECTION 21080 (B)(1); 15268);
- ☐ DECLARED EMERGENCY (SECTION 21080 (B)(3); 15269(A));
- ☐ EMERGENCY PROJECT (SECTION 21080 (B)(4); 15269 (B)(C));
- ☒ CATEGORICAL EXEMPTION. STATE TYPE AND SECTION NUMBER: 20165
- ☐ STATUTORY EXEMPTIONS. STATE CODE NUMBER:

REASONS WHY PROJECT IS EXEMPT: The proposed project is not a project subject to CEQA – designation of a Recycling Market Development Zone and related program benefits offering lower interest loans, and resources for business outreach, staff training and marketing the program to eligible businesses manufacturing recycled products is not a project subject to CEQA, (definition of “Project” Sec. 20165). Any activities occurring within this RMDZ that would result in a physical change in the environment will be subject to further environmental assessment required as part of applicable development entitlement review processes for each city or unincorporated area in Yolo County.

Cindy Norris, Principal Planner

(530) 661-5911

LEAD AGENCY CONTACT PERSON

TELEPHONE NUMBER

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT? YES ☐ NO ☐

Cindy Norris
SIGNATURE

October 7, 2013

Principal Planner

DATE

TITLE

SIGNED BY LEAD AGENCY ☒

DATE RECEIVED FOR FILING AT OPR

SIGNED BY APPLICANT ☐

POSTED OCT - 7 2013 TO

N-13-70

Yolo County

Woodland

Davis

Winters

West

Sacramento

Clarksburg

Proposed Yolo Recycling Market Development Zone



Part of Sacramento Region RMDZ

RECYCLING MARKET DEVELOPMENT ZONE (RMDZ) PROGRAM

The Recycling Market Development Zone (RMDZ) program combines recycling with economic development to fuel new businesses, expand existing ones, create jobs, and divert waste from landfills.

California has 35 RMDZ zones statewide, covering 228 cities and 30 counties (48 percent of all jurisdictions statewide). The RMDZs cover approximately 88,000 square miles or 54 percent of California and represent almost 21 million Californians (approximately 54 percent of the total population).

Since its inception in 1993, the RMDZ loan program has approved 173 loans totaling \$123 million in below market-rate loans (currently 4 percent) to help start and expand recycled-product businesses and has helped create or retain an estimated 2,198 jobs in California. RMDZ administrators also provide a host of other support services, including free technical assistance, product marketing, and locating steady supplies of recycled material feedstock. This assistance is available to businesses located in a RMD zone and use materials from the waste stream to manufacture their products.

Specific RMDZ assistance includes:

- Locating manufacturing materials (feedstock)
- Finding markets for products
- Evaluating technology and equipment
- Identifying financial needs and resources
- Providing current market conditions/trends
- Marketing products for free via the RecycleStore web page
- Providing geographical data on demographics, waste streams, and economics

Recycled-content manufacturers aided by the RMDZ program use about seven million tons of solid waste annually that otherwise would be disposed of in California landfills.

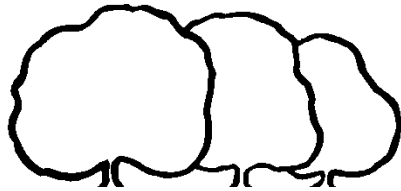
SB 390 (Kehoe, Statutes of 2010) extended the sunset date for the RMDZ revolving loan program from July 1, 2011, to July 1, 2021.

Staff: Mitch Delmage, Jim La Tanner



Legislation Text

File #: 13-295, Version: 1



City of Woodland

STAFF REPORT

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 15, 2013

SUBJECT: Proposed Amendments to Terms for Payment of Deferred Development Impact Fees - 16435 County Road 99

Recommendation for Action

Staff recommends that the City Council:

- 1) Approve amended terms for repayment of deferred development impact fees owed to the City related to the property located at 16435 County Road 99, and
- 2) Authorize staff to execute amendments to the Promissory Note related to this debt obligation.

Staff Contact

Paul Navazio, City Manager - 530 661-5800, paul.navazio@cityofwoodland.org

Background

In March of 2009, the City Council approved terms for deferred payment of agreed upon development fees owed to the city by the owner/developer of a project located at 16435 County Road 99. The payment terms to satisfy the outstanding debt of \$108,626.54 were documented in a Promissory Note secured by a Deed of Trust. The payment terms called for an initial down-payment of \$21,725.31, as well as an agreed-upon schedule of 23 successive monthly payments of \$4,000.00 due and payable on the first of each month, commencing 30 days from the issuance of a certificate of occupancy for the subject property. Interest accrued at 3% per year, and payments would be credited to principal and interest. The payment schedule called for this debt obligation to be fully paid-off on December 16, 2010.

Notwithstanding the terms agreed to by the borrower in the promissory note, no payments were received the City, and in November of 2012, the City issued a demand letter seeking full payment of principal, accrued interest and late charges (\$132,202.06), consistent with the loan terms.

Discussion

In response to the demand letter, the borrower contacted the City and requested consideration of revised

payment terms in order to satisfy the outstanding debt and avoid further collection efforts, up to and including foreclosure on the property securing the debt obligation. In consultation with the City Manager, the borrower agreed to commence quarterly installment payments to repay the balance of the loan over a 24-month period. Subsequently, the borrower has made two installment payments of \$13,578.32 each, on April 2, 2013 and July 5, 2013, respectfully.

In order to formalize and update the terms for repayment of the debt owed to the City, staff recommends the City Council approve the following terms and direct staff to execute amended loan documents, to provide as follows:

- 1) Payment of Principal and Interest (3% per year), including all accrued interest from the original loan date, in quarterly payments, commencing with the April 2, 2013 payment;
- 2) Payments due on the 1st and delinquent on the 10th of April, July, October, and January;
- 3) Late fees on any past due amounts prior to the date of this Amendment may be waived, provided that the prescribed quarterly payments are made on a timely basis consistent with the payment schedule;
- 4) Payments will be applied to principal first, with interest accruing on all remaining unpaid principal and interest balances. The original note provided for payments applied to interest, late fees, and then principal.

If the borrower fails to adhere to the revised payment schedule, the City may resume collection efforts on outstanding principal, interest and late fees as provided for in the terms of the original promissory note.

Conclusion

Staff recommends that the City Council authorize the City Manager to direct preparation of an updated and amended payment schedule for the outstanding past due loan amount for deferral of development impact fees for the project located at 16435 Road 99, and further authorize staff to execute loan documents, consistent with the terms provided for in this report.

Paul Navazio, City Manager

Attachments

- a. Revised Amortization Schedule
- b. Promissory Note dated March 12, 2009



RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

City of Woodland
300 First Street
Woodland, CA 95695
Attn: Paul Hanson

YOLO Recorder's Office
Freddie Oakley, County Recorder
DOC- 2009-0009530-00

Acct 119-Woodland City
Thursday, APR 02, 2009 13:26:00
Ttl Pd \$48.00 Nbr-0000812661
VRB/R6/2-11

APN: 027-430-04-1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST WITH ASSIGNMENT OF RENTS

This Deed of Trust, securing a Promissory Note and other obligations, is dated as of March 24, 2009, by Takhar Bharpur an unmarried man, whose address is 18344 Gadwall Street Woodland, CA 95695 ("Trustor"), to, the CITY OF WOODLAND, a California municipal corporation, whose address is 300 First Street, Woodland, California 95695 ("Beneficiary"), and is executed to secure (among other obligations more specifically described herein) the obligations under that certain Promissory Note, dated March 12, 2009, in the principal amount of one hundred eight thousand six hundred twenty six dollars and fifty four cents (\$108,626.54) ("Promissory Note"), the provisions of which are incorporated in this Deed of Trust by this reference.

1. **Grant in Trust.** For valuable consideration, Trustor irrevocably grants, transfers, and assigns to Trustee, in trust, with power of sale and for the benefit of Beneficiary, the real property described as follows, together with the rents, issues and profits thereof subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits ("Property"): Yolo County APN 027-430-04-1, located at 16435 County Road 99, in the County of Yolo; also designated Parcel 2, Parcel Map No. 2222, filed May 23, 1977 in book 2 of Parcel Maps, Page 1, Yolo County records
2. **Obligations Secured.** This Deed of Trust is given for the purpose of securing payment, with interest thereon, and performance of all present and future indebtedness evidenced by the Promissory Note ("Secured Obligations").
3. **Trustor's Covenants.** To protect the security of this Deed of Trust, Trustor agrees as follows:
 - 3.1 **Payment and Performance of Secured Obligations.** Trustor shall pay and perform all Secured Obligations.
 - 3.2 **Maintenance of Property.** Unless Beneficiary otherwise consents in writing, Trustor shall:
 - 3.2.1 keep the Property in good condition and repair; complete or restore promptly and in good and workmanlike manner any building which may be constructed,

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NOT COMPARED
WITH ORIGINAL

damaged or destroyed thereon and pay when due all claims for labor performed and materials furnished therefore; comply with all laws affecting the Property or requiring any alterations or improvements to be made thereon; not commit or permit waste thereof; not commit, suffer or permit any act upon the Property in violation of law;

3.2.2 not part with possession of or abandon any part of the Property or cause or permit any interest in any part of the Property to be sold, transferred, leased, encumbered, released, relinquished, terminated or otherwise disposed of (whether voluntarily, by operation of law, or otherwise); and

3.2.3 take all other action which may be reasonably necessary or appropriate to preserve, maintain and protect the Property, including the enforcement or performance of any rights or obligations of Trustor or any conditions with respect to any such rights.

3.3 **Liens and Taxes.** Subject to the right of Trustor to contest any such payments, Trustor shall: (i) pay, prior to delinquency, all taxes, if any, which are or may become a lien affecting any part of the Property; and (ii) pay and perform when due all other obligations secured by or constituting a lien affecting any part of the Property.

3.4 **Actions.** Trustor shall appear in and defend any claim, action or other proceeding purporting to affect title or other interests relating to any part of the Property, the security of this Deed of Trust, or the rights or powers of Beneficiary or Trustee, and give Beneficiary prompt written notice of any such claim, action or proceeding.

4. **Action by Beneficiary or Trustee.** If Trustor fails to perform any of its obligations under this Deed of Trust, Beneficiary or Trustee may, but without any obligation to do so, without notice to or demand upon Trustor, without releasing Trustor from any obligations under this Deed of Trust, and at the expense of Trustor: (a) perform such obligations and make such payments and take such other action as Beneficiary or Trustee may deem necessary to protect the security of this Deed of Trust, with Beneficiary or Trustee being authorized to enter upon the Property for such purposes; and (b) appear in and defend any claim or any action or other proceeding purporting to affect title or other interests relating to the security of this Deed of Trust or the rights or powers of Beneficiary or Trustee;

5. **Obligations With Respect to Property.** Neither Beneficiary nor Trustee shall be under any obligation to preserve, maintain or protect the Property or any of Trustor's rights or interests in the Property, or make or give any presentments, demands for performance, protests, notices of nonperformance, or other notices of any kind in connection with any rights, or take any other action with respect to any other matters relating to the Property. Beneficiary and Trustee do not assume and shall have no liability for any of Trustor's obligations with respect to any rights or any other matters relating to the Property, and nothing contained in this Deed of Trust shall release Trustor from any such obligations.

6. **Default.** An "Event of Default" shall be deemed to occur upon either or both of the following: (i) any material breach of an obligation under either this Deed of Trust or the Promissory Note, if the breach is not cured within ten (10) business days after Trustor receives

initial written notice of such breach; and/or (ii) the occurrence of a transfer of the Property or any part of it or interest in it is transferred, sold, or alienated.

Upon the occurrence of an Event of Default: (i) Trustor shall be in default under this Deed of Trust, and all Secured Obligations shall immediately become due and payable without further notice to Trustor; and (ii) Beneficiary may, without notice to or demand upon Trustor, which are expressly waived by Trustor (except for notices or demands otherwise required by applicable laws to the extent not effectively waived by Trustor and any notices or demands specified below), and without releasing Trustor from any of its obligations, exercise any one or more of the following remedies as Beneficiary may deem necessary:

6.1 Beneficiary may, either directly or through an agent or court-appointed receiver, enter upon and take possession of the Property or any part thereof, manage, operate, protect, preserve and maintain, and exercise any other rights of an owner of the Property, use any other properties or facilities of Trustor relating to the Property, sue for or otherwise collect all rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby and in such order as Beneficiary may determine, all without payment of rent or other compensation to Trustor. The entering upon and taking possession of the Property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

6.2 Beneficiary may execute and deliver to Trustee written declaration of default and demand for sale and written notice of default and of election to cause all or any part of the Property to be sold, which notice Trustee shall cause to be filed for record. After the lapse of such time as may then be required by law following the recordation of such notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell such Property at the time and place fixed by it in such notice of sale, either as a whole or in separate parcels and in such order as Beneficiary may direct, at public auction to the highest bidder for cash in lawful money of the United States. Trustee shall deliver to the purchaser at such sale its deed conveying the Property so sold, but without any covenant or warranty, express or implied, and the recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustee or Beneficiary, may purchase at such sale, and any bid by Beneficiary may be, in whole or in part, in the form of cancellation of all or any part of the Secured Obligations. Any such sale shall be free and clear of any interest of Trustor and any lease, encumbrance or other matter affecting the Property so sold which is subject or subordinate to this Deed of Trust, except as otherwise agreed to by the purchaser at such sale. All proceeds of collection, sale or other liquidation of the Property shall be applied first to all costs, fees, expenses and other amounts (including interest) payable by Trustor under this Deed of Trust and to all other Secured Obligations not otherwise repaid in such order and manner as Beneficiary may determine, and the remainder, if any, to the person or persons legally entitled thereto.

6.3 Beneficiary may proceed to protect, exercise and enforce any and all other remedies provided under the Promissory Note, this Deed of Trust or by applicable laws.

Each of the remedies provided in this Deed of Trust is cumulative and not exclusive of, and shall not prejudice, any other remedy provided in this Deed of Trust or by applicable laws.

7. **Costs, Fees and Expenses.** Trustor shall pay, on demand, all costs, fees, expenses, advances, charges, losses and liabilities of Trustee and Beneficiary under or in connection with this Deed of Trust or the enforcement of, or the exercise of any remedy or any other action taken by Trustee or Beneficiary under, this Deed of Trust or the collection of the Secured Obligations, in each case including: (a) reconveyance and foreclosure fees of Trustee; (b) costs and expenses of Beneficiary or Trustee or any receiver appointed under this Deed of Trust in connection with the operation, maintenance, management, protection, preservation, collection, sale or other liquidation of the Property or foreclosure of this Deed of Trust; and (c) the reasonable fees and disbursements of Trustee's and Beneficiary's legal counsel and other out-of-pocket expenses, and the reasonable charges of Beneficiary's internal legal counsel.

8. **Reconveyance.** Upon written request of Beneficiary and surrender of this Deed of Trust and the Promissory Note to Trustee for cancellation or endorsement, and upon payment of its fees and charges, Trustee shall reconvey, without warranty, all or any part of the Property then subject to this Deed of Trust. Beneficiary shall not be required to cause any Property to be released from this Deed of Trust until final payment and performance in full of all Secured Obligations and termination of all obligations of Beneficiary under or in connection with the Promissory Note, or until the Secured Obligations are forgiven.

9. **Substitution of Trustee.** Beneficiary may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named in or acting under this Deed of Trust, which instrument, when executed by Beneficiary and duly acknowledged and recorded in the office of the recorder of the county of Yolo, California, shall be conclusive proof of proper substitution of such successor Trustee or Trustees who shall, without conveyance from the predecessor Trustee, succeed to all of its title, estate, rights, powers and duties.

10. **Attorney-in-Fact.** Trustor appoints Beneficiary as Trustor's attorney-in-fact, with full authority in the place of Trustor and in the name of Trustor or Beneficiary, to take such action and execute such documents as Beneficiary may reasonably deem necessary or advisable in connection with the exercise of any remedies or any other action taken by Beneficiary or Trustee under this Deed of Trust.

11. **Successors and Assigns.** This Deed of Trust applies to and shall be binding on and inure to the benefit of all parties to this Deed of Trust and their respective successors and assigns.

Signature of Trustor:

Takhar Bharpur

By:


Takhar Bharpur

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
)ss.
COUNTY OF YOLO)

On March 24, 2009, before me, ANA B. GONZALEZ, Notary Public, personally appeared Bharpur Singh Takhar who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

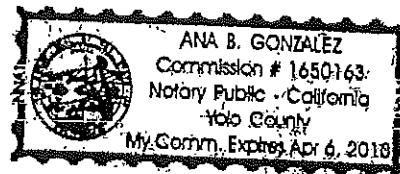
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

ANA B. GONZALEZ

My commission expires April 6, 2010
Notary Commission No. 1650163



PROMISSORY NOTE
SECURED BY DEED OF TRUST

Woodland, California

March 12, 2009

For value received, the undersigned (herein "Borrower", whether one or more), promises to pay to the CITY OF WOODLAND, a municipal corporation ("Lender"), to the attention of the City Engineer at 300 First Street, Woodland, California 95695, or at any other place that may be designated in writing by Lender, the principal sum of one hundred eight thousand six hundred twenty six dollars and fifty four cents (\$108,626.54) with interest from the date hereof on unpaid principal at the per annum rate of three percent (3.00%). In no event shall this interest rate exceed the rate allowed under the usury law then in effect in the State of California. Any delinquent payments shall bear interest at the same rate. All sums due are payable in lawful money of the United States of America.

This Promissory Note ("Promissory Note") is secured by a Deed of Trust of the same date as this Note, executed by Borrower, as Trustor, in favor of Lender, as Beneficiary ("Deed of Trust"), and encumbering the real property described in the Deed of Trust ("Property"). The holder of this Note will be entitled to the benefits of the security provided by the Deed of Trust and will have the right to enforce the covenants and agreements of Borrower contained in the Deed of Trust.

Borrower shall pay to Lender the principal amount of this Promissory Note in one initial down payment of \$21,725.31 and twenty three successive monthly principal and interest payments of four thousand dollars and no cents (\$4,000.00), commencing thirty (30) days from the certificate of occupancy above and continuing on the first of each month until the debt is paid

in full in accordance with the attached amortization schedule, at which time the entire outstanding principal balance of this Promissory Note, together with all accrued and unpaid interest, shall be due and payable.

If Borrower fails to make any required payment on or before ten (10) days following the date upon which it becomes due, Borrower shall pay a late charge equal to ten percent (10%) of the amount of the unpaid payment. All payments on this Promissory Note will be applied first to the payment of any costs, fees, late charges, or other charges incurred in connection with the indebtedness evidenced by this Promissory Note; next, to the payment of accrued interest; then to the reduction of the principal balance.

If:

- (a) Borrower fails to pay when due any sum payable under this Promissory Note; or,
- (b) Borrower fails to pay any indebtedness secured by, or fails to perform any covenant or agreement under, the Deed of Trust; or,
- (c) Borrower agrees to or actually sells, conveys, transfers, disposes of, or further encumbers the Property, or any part thereof, or any interest therein, without first obtaining the written consent of the holder of this Promissory Note,

then Borrower shall pay to Lender all sums owing under this Promissory Note without deduction, offset, or counterclaim of any kind. The relationship of Borrower and Lender under this Promissory Note is solely that of borrower and lender, and the loan evidenced by this Promissory Note and secured by the Deed of Trust will in no manner make Lender the partner or joint venturer of Borrower.

In the event of a dispute arising under this Promissory Note, the prevailing party shall be entitled to reasonable attorneys fees and costs in accordance with California Civil Code § 1717. For purposes of this Promissory Note, a dispute shall be construed as arising under this Promissory Note if its subject matter pertains to one or more terms of the Promissory Note, the Deed of Trust, or any other document(s) pertaining to the indebtedness that is evidenced by this Promissory Note. Should either party be entitled to attorneys fees as the result of a dispute arising under this Promissory Note or the Deed of Trust, that party shall also be entitled to interest at a rate of ten percent (10%) per annum which shall begin to accrue as of the date of the demand and shall continue until paid.

No previous waiver, failure or delay by Lender in acting with respect to the terms of this Promissory Note or the Deed of Trust shall constitute a waiver of any breach, default, or failure of condition under this Promissory Note or the Deed of Trust. A waiver of any term of this Promissory Note or the Deed of Trust must be made in writing and will be limited to the express written terms of the waiver. All notices required or permitted in connection with this Promissory Note will be in writing and will be given at the place provided in the Deed of Trust for the giving of notices.

Borrower may make principal prepayments on any installment due date in addition to the regularly scheduled payment mentioned above with no penalty for such prepayment.

If any term or provision of this Promissory Note is determined to be illegal, unenforceable, or invalid in whole or in part for any reason, such illegal, unenforceable, or invalid provision or part thereof shall be stricken from this Promissory Note and such provision shall not affect the legality, enforceability, or validity of the remainder of this Promissory Note.

If any provision or part of this Promissory Note is stricken in accordance with the provisions of this paragraph, then the stricken provision shall be replaced, to the extent possible, with a legal, enforceable, and valid provision that is as similar in tenor to the stricken provision as is legally possible.

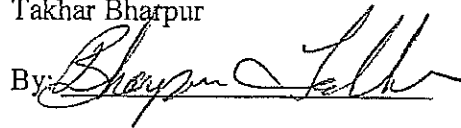
Time is of the essence with respect to every provision of this Promissory Note. This Promissory Note will be construed and enforced in accordance with California law, except to the extent that Federal laws preempt State law, and all persons and entities in any manner obligated under this Note consent to the jurisdiction of any Federal or State Court within California having proper venue and also consent to service of process by any means authorized by California or Federal law.

Borrower acknowledges that this Promissory Note and the Deed of Trust have been prepared by Best Best & Krieger, LLP ("BBK") and that BBK has acted solely as Lender's counsel in preparing the Promissory Note and Deed of Trust and negotiating the transactions evidenced thereby.

Borrower further acknowledges that Borrower has been informed of and has waived its right to be represented by separate, independent counsel in the negotiation and preparation of the Promissory Note and Deed of Trust and that the contents and effect of those instruments are acknowledged, understood, and accepted in full by Borrower.

Dated: 3/24/, 2009

Takhar Bharpur

By: 

6-10-1964

Compound Period: Monthly

2/27/2009 11:34 AM Page 1

Nominal Annual Rate: 3.000%

CASH FLOW DATA

Event	Date	Amount	Number	Period	End Date
1 Loan	1/16/2009	86,901.23	1		
2 Payment	2/16/2009	4,000.00	21	Monthly	10/16/2010
3 Payment	11/16/2010	4,000.00	1		
4 Payment	12/16/2010	1,463.06	1		

AMORTIZATION SCHEDULE - Normal Amortization

	Date	Payment	Interest	Principal	Balance
Loan	1/16/2009				86,901.23
1	2/16/2009	4,000.00	217.25	3,782.75	83,118.48
2	3/16/2009	4,000.00	207.80	3,792.20	79,326.28
3	4/16/2009	4,000.00	198.32	3,801.68	75,524.60
4	5/16/2009	4,000.00	188.81	3,811.19	71,713.41
5	6/16/2009	4,000.00	179.28	3,820.72	67,892.69
6	7/16/2009	4,000.00	169.73	3,830.27	64,062.42
7	8/16/2009	4,000.00	160.16	3,839.84	60,222.58
8	9/16/2009	4,000.00	150.56	3,849.44	56,373.14
9	10/16/2009	4,000.00	140.93	3,859.07	52,514.07
10	11/16/2009	4,000.00	131.29	3,868.71	48,645.36
11	12/16/2009	4,000.00	121.61	3,878.39	44,766.97
2009 Totals		44,000.00	1,865.74	42,134.26	
12	1/16/2010	4,000.00	111.92	3,888.08	40,878.89
13	2/16/2010	4,000.00	102.20	3,897.80	36,981.09
14	3/16/2010	4,000.00	92.45	3,907.55	33,073.54
15	4/16/2010	4,000.00	82.68	3,917.32	29,156.22
16	5/16/2010	4,000.00	72.89	3,927.11	25,229.11
17	6/16/2010	4,000.00	63.07	3,936.93	21,292.18
18	7/16/2010	4,000.00	53.23	3,946.77	17,345.41
19	8/16/2010	4,000.00	43.36	3,956.64	13,388.77
20	9/16/2010	4,000.00	33.47	3,966.53	9,422.24
21	10/16/2010	4,000.00	23.56	3,976.44	5,445.80
22	11/16/2010	4,000.00	13.61	3,986.39	1,459.41
23	12/16/2010	1,463.06	3.65	1,459.41	0.00
2010 Totals		45,463.06	696.09	44,766.97	
Grand Totals		89,463.06	2,561.83	86,901.23	

AMORTIZATION SCHEDULE

Balance \$ 124,342.23 (Includes Principal plus Accrued Interest-to-Date)
Interest 3.00% per year
Term Qtrly Payments

Payment	Due Date	PMT	Principal	Interest	Balance
0					\$ 124,342.23
1	Apr-13	(\$13,578.32)	(\$12,645.75)	(932.57)	\$111,696.48
2	Jun-13	(\$13,578.32)	(\$12,740.60)	(837.72)	\$98,955.88
3	Sep-13	(\$13,578.32)	(\$12,836.15)	(742.17)	\$86,119.73
4	Dec-13	(\$13,578.32)	(\$12,932.42)	(645.90)	\$73,187.31
5	Mar-14	(\$13,578.32)	(\$13,029.42)	(548.90)	\$60,157.89
6	Jun-14	(\$13,578.32)	(\$13,127.14)	(451.18)	\$47,030.76
7	Sep-14	(\$13,578.32)	(\$13,225.59)	(352.73)	\$33,805.17
8	Dec-14	(\$13,578.32)	(\$13,324.78)	(253.54)	\$20,480.39
9	Mar-15	(\$13,578.32)	(\$13,424.72)	(153.60)	\$7,055.67
10	Jun-15	(\$7,108.59)	(\$7,055.67)	(52.92)	(\$0.00)
Totals		(\$129,313.47)	(\$124,342.23)	(\$4,971.24)	

Legislation Text

File #: 13-273, Version: 1

STAFF REPORT

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 15, 2013

SUBJECT: Final Action for the 2013-2021 Housing Element Update

Recommendation for Action

Staff recommends that the City Council

- 1) Hold a public hearing
- 2) Approve a Resolution Adopting the California Environmental Quality Act (CEQA) Negative Declaration (Attachment "A") for the 2013 Housing Element
- 3) Approve a Resolution Amending the existing General Plan to replace the existing Housing Element with the final 2013 Housing Element (Attachment "B")
- 4) Direct staff to transmit the final document to the State Department of Housing and Community Development (HCD) pursuant to Government Code Section 65585(g)

Staff ContactCindy A. Norris, Principal Planner, 530-661-5911, cindy.norris@cityofwoodland.orgFiscal Impact

There will be no direct fiscal impact as a result of this action.

Background

The Draft 2013 Housing Element was presented to the Planning Commission at their regular hearing held May 16, 2013. The Planning Commission voted unanimously to support the draft document and recommend that the City Council proceed with processing.

The document was presented to the City Council June 4, 2013. The City Council voted unanimously to direct staff to transmit the document to the State Department of Housing and Community Development (HCD) for review and comment and commence preparation of the appropriate environmental impact analysis.

The draft element was submitted to HCD June 10, 2013 for review and certification pursuant to state law. During the course of review by the State it was determined that the City would need to re-

designate and ultimately rezone an additional 22 acres to the City's high density/R-25 designation in order to accommodate 463 units for households in the low, very low, and extremely low income categories. This action was added to Program 2.A.2 (see additional discussion below) and must be satisfied within 12 months of adoption of the 2035 General Plan or two years of adoption of the 2013 Housing Element, whichever occurs first.

On August 8, 2013, the City received notice from HCD (see Attachment "D") that the revised draft housing element was found to meet the "statutory requirements of State housing element law".

A Negative Declaration and Initial Study for the element was prepared and released August 20, 2013 for a 30-day review and comment period which ends September 18, 2013. At the time of this writing three comment letters have been received. (Attachment "C").

- Central Valley Regional Water Quality Control Board
- State of California Public Utilities Commission
- Pioneer Law Group, LLP

The first two letters were provided to inform the city of technical requirements that did not impact the Housing Element. The letter from the Pioneer Law Group, LLP suggests that the proposed Update did not meet requirements relating to the provision of adequate sites to accommodate the City's Regional Housing Needs Allocation throughout the 8-year Housing Element due to the proposed deferral for rezoning of 22 acres of land to the completion of the Housing element update. The comments can be summarized as follows:

1. That the City has failed to meet its obligations under state housing element law because it has deferred the obligation to provide for adequate housing sites, particularly for higher density housing that would be affordable;
2. That although the Housing Element includes a program that commits the City to identifying such sites in the future, the program lacks details on whether and how it will be implemented; and
3. That the deferred approach in the Housing Element-tying the identification of sites for rezoning to the General Plan Update process-requires sensible timing to ensure that City is not approving housing development without having first followed through on the adequate sites program in the Housing Element.

Staff and the Consultant team believe that the Housing Element Update does meet the requirements of State Law based on the following:

1. That the State Housing Element law allows for "deferral" by permitting a program to identify adequate sites for future rezoning;
2. That the California Department of Housing and Community Development has provided a written opinion that, if the City Council adopts the draft Housing Element as reviewed by HCD, it will find the Element in compliance with state law; and
3. That tying implementation of the rezoning program to the General Plan Update allows for the broadest community engagement in selected the most appropriate sites for re-designation affordable housing and ensures that those sites are the most suitable from a development feasibility perspective.

The Final 2013-2021 Housing Element Update was presented to the Planning Commission on September 19, 2013. The Planning Commission voted unanimously to support the draft document and recommend that the City Council approve the update and submit the final document to HCD.

Discussion

The City of Woodland has made technical updates to its General Plan 2008 Housing Element, including extending the horizon year out eight years to 2021, updating the demographic data and land inventory, and updating the housing programs to reflect the loss of redevelopment funding and changes in City priorities since the previous Housing Element update.

The Housing Element is one of seven mandated elements of the City's general plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the community through the housing elements. The current 2008 Housing Element was adopted March 24, 2009 and will expire October 31, 2013.

As specified under state law, the 2013 Housing Element contains an identification and analysis of existing and projected housing needs for the City of Woodland, and a statement of goals, policies, qualified objectives, financial resources, and scheduled programs for preservation, improvements, and development of housing. The new Housing Element covers the 8-year statutory period from January 1, 2013 through October 31, 2021.

Because of the October 2013 deadline, the Housing Element is out of synch with, and proceeding ahead of, the City's current effort to update the citywide General Plan. This has been previously reported to the Commission and Council and is accounted for in the General Plan Update scope of work and schedule. Staff and consultants are moving forward with the Housing Element update independent of the rest of the General Plan Update process.

The full General Plan Update is expected to be before the Commission and Council for final action in February of 2015. Should it become apparent that modifications to the new Housing Element are necessary to ensure consistency between all elements of the General Plan prior to adoption of the rest of the Update, this will be addressed at that time.

SUMMARY OF THE 2013 HOUSING ELEMENT:

The 2013 Housing Element consists of two sections:

- Section 1 -- Goals, Policies, and Implementation Programs
- Section 2 -- Background Data

Section 1 (Goals, Policies, and Implementation Programs) addresses four housing objectives:

1) Development of Housing

Key policies to which the City is committing under this objective:

- Ensuring flexibility in development standards
- Ensuring adequate sites to accommodate new housing needs
- Development of housing for all economic segments
- Ensuring housing for homeless, transitional, and special needs populations

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 established by the State and SACOG, and assigned to the City. It is known as the Regional Housing Needs Allocation (RHNA). The RHNA for the City is 1,877 units as shown below, with income limits shown based on the latest

2012 median family income:

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

Note: The four-person family median income for Yolo County for 2012 is \$76,900

The City has determined that there is enough land zoned in various existing higher density categories throughout the City to accommodate many of the fair share units. However, re-designation and rezoning of an additional 22 acres in the City's high density/R-25 designation is required in order to accommodate 463 units for households in the low, very low, and extremely low income categories.

This action was added to Program 2.A.2 and must be satisfied within 12 months of adoption of the 2035 General Plan or two years of adoption of the 2013 Housing Element, whichever occurs first. This objective will be satisfied, in part, by re-designating/rezoning some of the 11.5 acres of vacant land in the Spring Lake Specific Plan (SLSP) from R-20 to R-25 and a portion of the approximately 123 vacant acres, also in Spring Lake, from R-8 or R-15 to R-25. In addition, the City may also consider rezoning various vacant and underutilized properties within the Downtown Specific Plan and East Street Corridor Specific Plan areas to R-M (up to 25 units per acre).

Summary of Quantified Objectives

<u>Program</u>		<u>ELI</u>	<u>VLI</u>	<u>LI</u>	<u>M</u>	<u>AM</u>	<u>Total</u>
New Construction	75	80	90	349	864	1,458	
Rehabilitation		10	20	25			55
Conservation / Preservation	-	-	-	-	-	-	
<u>Total</u>		<u>85</u>	<u>100</u>	<u>115</u>	<u>349</u>	<u>864</u>	<u>1,513</u>
RHNA		390		274	349	864	1,877

2) Maintenance of Housing

Key policies to which the City is committing under this objective:

- Rehabilitation of housing
- Housing code compliance
- Retention of existing units
- Preservation of existing units

3) Equal Opportunity in Housing

Key policies to which the City is committing under this objective:

- Maintenance of equal opportunity in local regulations and programs
- Avoidance of economic segregation
- Support for fair housing programs
- Elimination of housing discrimination

4) Energy Conservation and Sustainable Housing Development

Key policies to which the City is committing under this objective:

- Encouragement of innovation
- Promotion of infill and denser uses
- Promotion of energy-conserving construction
- Promotion of energy-conservation education
- Promotion of solar energy
- Promotion of weatherization

Section 2 (Background Data) provides a housing needs assessment, resources inventory, identification of potential housing constraints, evaluation of existing programs, and other required information. This information has been summarized in prior staff reports and is not repeated here.

Conclusion

Staff recommends that the City Council

- 1) Hold a public hearing
- 2) Approve a Resolution Adopting the California Environmental Quality Act (CEQA) Negative Declaration (Attachment "A") for the 2013 Housing Element
- 3) Approve a Resolution Amending the existing General Plan to replace the existing Housing Element with the final 2013 Housing Element (Attachment "B")
- 4) Direct staff to transmit the final document to the State Department of Housing and Community Development (HCD) pursuant to Government Code Section 65585(g)

Prepared by: Cindy A. Norris
Principal Planner

Heidi Tschudin
General Plan Project Manager

Reviewed by: Ken Hiatt
Community Development Director

Paul Navazio, City Manager

Attachments

A - Resolution Adopting the Negative Declaration for the 2013 - 2021 Housing Element Update

B - Resolution Approving the Final 2013 - 2021 Housing Element Update

C - Comment Letters

D - August 8, 2013 HCD Letter

RESOLUTION NO. [REDACTED]

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING
A NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT FOR THE 2013-2021 HOUSING ELEMENT
UPDATE AND GENERAL PLAN AMENDMENT**

WHEREAS, on February 27, 1996, the Woodland City Council certified a Final Environmental Impact Report (SCH # 95053061) (Resolution No 3944) (“EIR”) for the City of Woodland (the “City”) General Plan pursuant to the California Environmental Quality Act (“CEQA”) (Pub. Resources Code §§ 21000 *et seq.*) and Cal. Code of Regulations, title 14, 15000 *et seq.* (the “State CEQA Guidelines”); and

WHEREAS, a Mitigated Negative Declaration (“MND”) for the General Plan update was adopted by the City Council on December 17, 2002 (Resolution 4044); and

WHEREAS, on June 4, 2013, the City Council voted to direct staff to submit the draft 2013 – 2021 Housing Element Update to the State Department of Housing and Community Development (“HCD”), and directed staff to commence the appropriate environmental review; and

WHEREAS, the City has made technical updates to the Housing Element, including extending the horizon year out eight years to 2021, updating the demographic data and land inventory, and updating the housing programs to reflect the loss of redevelopment funding and changes in City priorities since the previous Housing Element update; and

WHEREAS, as appropriate, the City has made use of streamlining provided by CEQA to help avoid duplicative reconsideration of issues, pursuant to CEQA Guidelines Section 15183(a), and as such utilized the General Plan EIR, as well as other appropriate environmental documents for the Spring Lake Specific Plan, the Downtown Specific Plan, the East Street Corridor Specific Plan, and the Southeast Area Specific Plan; and

WHEREAS, on September 19, 2013, the Planning Commission held a noticed public hearing to consider the proposed Housing Element Update and Negative Declaration and Initial Study, and recommended unanimously that the City Council adopt the Negative Declaration for the Housing Element; and

WHEREAS, on October 15, 2013, the City Council held a noticed public hearing to consider the proposed Negative Declaration (“ND”) for the 2013-2021 Housing Element Update and General Plan Amendment; and

WHEREAS, the City Council has carefully reviewed the ND and has also considered all other relevant information contained in the record regarding the 2013-2021 Housing Element Update and General Plan Amendment and determined that the proposed changes addressed in the update are technical changes that will not result in significant environmental impacts; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the City Council of the City of Woodland hereby takes the following actions:

Section 1. Compliance with the California Environmental Quality Act. As the decision-making body, the City Council has reviewed and considered the information contained in the Negative Declaration and supporting documentation. The City Council finds that the Negative Declaration contains a complete and accurate reporting of any environmental impacts associated with the Housing Element update. The City Council further finds that the Negative Declaration has been completed in compliance with CEQA and the State CEQA Guidelines. The City Council further finds that the Negative Declaration represents the independent judgment of the City Council.

Section 2. Findings on Environmental Impacts. Based on substantial evidence set forth in the record, including but not limited to the Negative Declaration, the City Council finds that the Housing Element Update represents minor technical changes pursuant to State CEQA Guidelines and that project could not have a significant effect on the environment.

Section 3. Adoption of Negative Declaration. The City Council hereby approves and adopts the CEQA Negative Declaration for the 2013-2021 Housing Element Update and General Plan Amendment, which is attached hereto and incorporated herein as Exhibit 1.

Section 4. Notice of Determination. The City Council directs staff to file a Notice of Determination with the County Clerk within five (5) working days of the approval of the 2013-2021 Housing Element Update and General Plan Amendment.

Section 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based, are located at the City Clerk's office. The custodian for the records is Cindy Norris, Principal Planner, located at 300 First Street, Woodland CA 95695.

ADOPTED AND APPROVED this 15th day of October by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Marlin "Skip" Davies, Mayor

ATTEST:

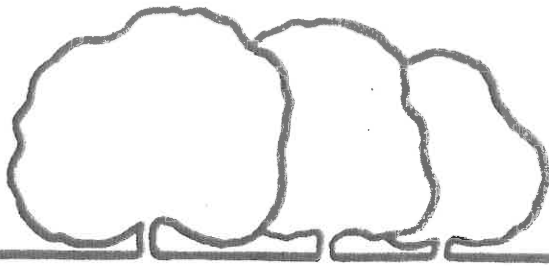
Ana Gonzalez, City Clerk

Dated: _____

APPROVED AS TO FORM:

Kara K. Ueda, City Attorney

Exhibit "1" - CEQA Negative Declaration



City of Woodland

COMMUNITY DEVELOPMENT DEPARTMENT
(530) 661-5820

300 FIRST STREET
(530) 406-0832 FAX

WOODLAND, CA 95695
<http://www.cityofwoodland.org>

NOTICE OF INTENT AND NOTICE OF PUBLIC HEARING

TO: Interested Parties

FROM: Woodland Community Development Department

DATE: August 19, 2013

SUBJECT: **NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING TO TAKE ACTION ON THE PROPOSED WOODLAND 2013-2021 GENERAL PLAN HOUSING ELEMENT UPDATE**

Lead Department:

Cindy Norris, Principal Planner
Woodland Community Development Department
300 First Street
Woodland, CA 95695
(530) 661-5911

Description of Project: Amendment of the City General Plan to adopt an updated Housing Element. The City of Woodland has made technical updates to its General Plan Housing Element, including extending the horizon year out eight years to 2021, updating the demographic data and land inventory, and updating the housing programs to reflect the loss of redevelopment funding and changes in City priorities since the previous Housing Element update. These proposed modifications have been found by the State Department of Housing and Community Development to be in compliance with the requirements of State law. Necessary actions/approvals for the proposed project are as follows:

- Approval of a resolution adopting the Negative Declaration for purposes of satisfying CEQA;
- Approval of an Amendment to the General Plan to replace the existing Housing Element with the proposed updated Housing Element.
- Final resubmittal to the State Department of Housing and Community Development

Project Location: The Housing Element applies citywide. City of Woodland, Yolo County, California.

Environmental Determination: Negative Declaration.

Comments on the Negative Declaration: The City requests your written comments on the Negative Declaration during a **30-day review period** which begins **August 20, 2013** and ends **September 18, 2013**. All comments must be received no later than 5:00 pm on the final day of the comment period. Comments should be directed to Cindy Norris, Principal Planner, at the address provided above.

Public Hearing: A public hearing will be held by the Planning Commission on September 19, 2013 at 6:30 pm to consider adoption of the Negative Declaration and make a recommendation to the City Council. The City Council will consider taking final action on the project on October 15, 2013 at 6:00 pm. These meetings/hearings will be held at the City Council Chambers located on the second floor of City Hall at 300 First Street, Woodland, CA.

The City does not transcribe its hearings. If you wish to obtain a verbatim record of the proceedings, you must arrange for attendance by a court reporter or for some other means of recordation. Such arrangements will be at your sole expense.

If you wish to challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission prior to the public hearing.

Availability of Documents: The Negative Declaration, Environmental Checklist/Initial Study, and supporting documentation are now available for public review at the Woodland Community Development Department at 300 First Street, Woodland, CA 95695. This document can be viewed in person at this address or viewed online at: www.cityofwoodland.org.

For more information regarding this project, please contact Cindy Norris at (530) 661-5911 or cindy.norris@cityofwoodland.org.

CITY OF WOODLAND CEQA NEGATIVE DECLARATION

Pursuant to Division 6, Title 14, Chapter 3, Article 6, Sections 15070 and 15071 of the California Code of Regulations, the **City of Woodland** does prepare, make, declare, publish, and cause to be filed with the County Clerk of Yolo County, State of California, this Negative Declaration for the Project, described as follows:

PROJECT TITLE: Woodland 2013-2021 Housing Element Update

PROJECT DESCRIPTION: The City of Woodland has made technical updates to its General Plan Housing Element, including extending the horizon year out eight years to 2021, updating the demographic data and land inventory, and updating the housing programs to reflect the loss of redevelopment funding and changes in City priorities since the previous Housing Element update. These proposed modifications have been found by the State Department of Housing and Community Development to be in compliance with the requirements of State law.

Necessary actions/approvals for the proposed project are as follows:

- Approval of a resolution adopting the Negative Declaration for purposes of satisfying CEQA;
- Approval of an Amendment to the General Plan to replace the existing Housing Element with the proposed updated Housing Element.
- Final resubmittal to the State Department of Housing and Community Development

PROJECT LOCATION: This document applies citywide. City of Woodland, Yolo County, California.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of Woodland, Community Development Department

CONTACT PERSON: Cindy Norris Principal Planner, (530) 661-5911.

NAME OF ENTITY OR AGENCY CARRYING OUT PROJECT: City of Woodland, Community Development Department.

NEGATIVE DECLARATION: The City of Woodland has determined that the subject project, further defined and discussed in the attached Environmental Checklist/Initial Study will not have any unmitigated significant effects on the environment. As a result thereof, the preparation of an environmental impact report pursuant to the California Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.

The attached Environmental Checklist/Initial Study has been prepared by the City of Woodland in support of this Negative Declaration. Further information including the project file and supporting reports and studies may be reviewed at the Community Development Department, City Hall Annex, 520 Court Street, Woodland, California, 95695.

MITIGATION MEASURES: No mitigation measures have been identified for the project.



Cindy Norris, Principal Planner
Woodland Community Development Department

August 19, 2013

General Plan Update 2035



Draft

City of Woodland General Plan 2013 Housing Element

Prepared for:

City of Woodland
Community Development Department

AECOM

Revised August 2013



Draft

City of Woodland General Plan 2013 Housing Element

Environmental Initial Study / Negative Declaration

Prepared for:
City of Woodland
Community Development Department

AECOM

August 2013

General Plan Update 2035



Draft

City of Woodland General Plan 2013 Housing Element Environmental Initial Study / Negative Declaration

Prepared for:
City of Woodland
Community Development Department
300 First Street
Woodland, CA 95695

Contact:
Cindy Norris
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AECOM

Revised August 2013

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APPENDIX A – 1996 GENERAL PLAN ENVIRONMENTAL IMPACT REPORT SUMMARY

APPENDIX B – SPRING LAKE SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT SUMMARY

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1 SUMMARY

PROJECT INFORMATION

1. Project Title: **City of Woodland 2013-2021 Housing Element Update**
2. Lead Agency Name and Address: **City of Woodland, 300 First Street, Woodland, CA 95695**
3. Contact Person and Phone Number: **Dan Sokolow, (530) 661-5820**
4. Project Location: **Citywide**
5. Project Sponsor's Name and Address: **City of Woodland**
6. General Plan Designation: **Various**
7. Zoning: **Various**
8. Description of Project:
The City of Woodland has made technical updates to its Housing Element, including extending the horizon year out eight years to 2021, updating the demographic data and land inventory, and updating the housing programs to reflect the loss of redevelopment funding and changes in City priorities since the previous Housing Element update. See attached description for additional detail.
9. Surrounding Land Uses and Setting:
(Briefly describe the project's surroundings) **Woodland is the Yolo County seat, located in California's Sacramento Valley. The city is approximately 20 miles northwest of Sacramento, 8 miles west of the Sacramento International Airport, and 12 miles north of Davis at the intersection of Interstate 5 (I-5) and State Route 113 (SR 113). There are approximately 9,624 acres of land area in the current City limits. The City's Planning Area includes land beyond the existing City limits and is defined by the Urban Limit Line (ULL), established by voters in 2006. The Planning Area encompasses approximately 12,772 acres. The Planning Area is bounded roughly by Churchill Downs Avenue to the north, County Road 98 to the west, the Yolo/Sacramento River Bypass to the east, and County Road 25A to the south.**
10. Other public agencies whose approval is required:
(e.g., permits, financing approval, or participation agreement) **California Department of Housing and Community Development**

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| ☐ Aesthetics | ☐ Agriculture Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Geology / Soils |
| ☐ Greenhouse Gas Emissions | ☐ Hazards & Hazardous Materials | ☐ Hydrology / Water Quality |
| ☐ Land Use / Planning | ☐ Mineral Resources | ☐ Noise |
| ☐ Population / Housing | ☐ Public Services | ☐ Recreation |
| ☐ Transportation / Traffic | ☐ Utilities / Service Systems | ☐ Mandatory Findings of Significance |
| | | ☐ None With Mitigation |

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation:



I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.



I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.



I find that the proposed project **MAY** have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.



I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Printed Name

Title

Agency

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The explanation of each issue should identify: the significance criteria or threshold, if any, used to evaluate each question; and the mitigation measure identified, if any, to reduce the impact to less than significance.

2 PROJECT DESCRIPTION

2.1 PURPOSE

The purpose of the 2013-2021 Housing Element Update is to revise the Housing Element to reflect current conditions and changes in State and local policies and programs since the previous Housing Element was adopted in 2009. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The housing element is one of the seven mandated elements of the local general plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the community through their housing elements.

The purposes of the housing element are to identify the community's housing needs; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

2.2 CONTENTS

The 2013-2021 Housing Element includes two sections.

Section 1 describes the City's goals, policies, and implementation programs. These goals, policies, and programs address four general topics: development of housing, maintenance of housing, equal opportunity in housing, and energy conservation/sustainable housing development. The actions described in Section 1 of the Housing Element are not tied to physical changes that could adversely affect the environment. Actions generally include continued implementation of various city regulations and policies, including development review, state-required density bonuses, and annual review of land available for housing. Programs also direct the City to seek and allocate funding for various ongoing programs, including first-time homebuyer and rehabilitation support, and incentives for developers of affordable housing. The 2013-2021 Housing Element directs revisions to the zoning code to permit farmworker housing in a wider range of zone districts that already allow development and to permit residential care homes in the Multiple-Family Residential zone (a zone that already allows housing development).

Section 2 presents background data, including demographic data in the housing needs assessment, an inventory of housing resources (including an inventory of land available for construction of new housing), an analysis of potential constraints on the production of new housing, and an evaluation of the City's performance implementing existing housing programs. Section 2 provides technical and background information to support the development of the goals, policies, and programs presented in Section 1, and does not direct or require any action on the part of the City that could result in physical effects on the environment. The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

The full draft 2013-2021 Housing Element is available for review at Woodland City Hall (Community Development Department, 300 First Street Woodland, CA 95695) or online at:
<http://www.cityofwoodland.org/gov/depts/cd/planning/default.asp>.

2.3 HOUSING NEED

The Sacramento Area Council of Governments (SACOG), in its final (adopted September 20, 2012) Regional Housing Needs Plan (RHNP) figures, allocated Woodland a total of 1,877 housing units for the 8-year planning period between January 1, 2013 and October 31, 2021. The allocation is equivalent to an average yearly need of

235 housing units. The City is not responsible for physically constructing housing to meet the RHNP “fair share” requirements, but rather to ensure that adequate sites and zoning are available to accommodate at least the number of units allocated, suitable for households with a range of income levels and housing needs.

2.4 CEQA STREAMLINING

When appropriate, the City makes use of streamlining provided by CEQA to help avoid duplicative reconsideration of basic policy considerations, allow reduction in paperwork, and reduce the need to prepare repetitive environmental studies (CEQA Guidelines Section 15183(a)). There are a variety of approaches for streamlining CEQA review and many of them allow lead agencies to avoid reconsideration of environmental impacts for plans or projects whose impacts were already fully addressed as a part of a previously certified environmental document.

For example, Section 15152 of the CEQA Guidelines provides that where a first-tier EIR has “adequately addressed” the subject of cumulative impacts, such impacts need not be revisited in second- and/or third-tier documents. According to Section 15152(f)(3), significant effects identified in a first-tier EIR are adequately addressed, for purposes of later approvals, if the lead agency determines that such effects have been either: “mitigated or avoided as a result of the prior [EIR] and findings adopted in connection with that prior [EIR]”; or “examined at a sufficient level of detail in the prior [EIR] to enable those effects to be mitigated or avoided by site-specific revisions, the imposition of conditions, or by other means in connection with the approval of the later project.”

The statutory exemption provided under Public Resources Code 21083.3 and CEQA Guidelines 15183 provides substantial streamlining potential, as well. Lead agencies can use programmatic environmental impact reports (EIRs) for a general plan, community plan, or other plans to analyze impacts of projects that could be accommodated under the plan, and greatly limit later project-level analysis to site-specific issues. CEQA Guidelines Section 15183 (f) establishes that impacts are not peculiar to the project if uniformly applied development policies or standards substantially mitigate that environmental effect. These findings related to uniformly applied development policies or standards, according to the Guidelines, shall be based on substantial evidence, but not necessarily presented in an EIR.

2.4.1 PREVIOUSLY CERTIFIED EIRs

The impacts of development within the City’s Planning Area were addressed in the General Plan and General Plan Environmental Impact Report (GP EIR), as well as Specific Plan EIRs focused on a certain portion of the City’s Planning Area. The 1996 General Plan and GP EIR (State Clearinghouse #95053061) included policies, programs, and mitigation measures that are applied to discretionary projects to reduce potentially significant adverse physical environmental impacts. Just as with all types of projects, housing projects that would implement the 2013-2021 Housing Element will be required to incorporate the policy direction, programs, and mitigation measures identified in the General Plan and GP EIR, as appropriate and relevant, to reduce adverse environmental impacts.

The GP EIR is incorporated by reference. Impacts and mitigation measures from the GP EIR are outlined in Appendix A to this Initial Study. The GP EIR includes analysis of impacts and mitigation for housing development throughout the Planning Area, including housing development described in the 2013-2021 Housing Element. The 1996 GP EIR analyzed impacts associated with planned development within and adjacent to the City, including a total population at buildout of 65,860 in 2020. The 2013 population of Woodland according to the California Department of Finance is 56,908 (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR considered environmental impacts associated with 9,450 new housing units in addition to the 15,822 dwelling units that existed at that time for a total of 25,272 (see Chapter 2, Table 2-5). There are currently approximately 19,964 dwelling units in the City (California Department of Finance,

Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). Therefore, the GP EIR includes analysis for future development within Woodland beyond the current population and number of housing units and the number of units the City needs to demonstrate can be developed to accomplish the City's share of the regional housing needs assessment.

In addition to the General Plan and GP EIR, several areas of the City are regulated by Specific Plans, including the Spring Lake Specific Plan, the Downtown Specific Plan, the East Street Corridor Specific Plan, and the Southeast Area Specific Plan.

The Housing Element land inventory includes sites within the Spring Lake Specific Plan Area. Program 2.A.2 identifies a large number of potential sites for redesignation within the Spring Lake Specific Plan Area, as well, although the City may also identify other sites in infill locations for redesignation/rezoning in infill locations. The Spring Lake Specific Plan EIR (which is called "Turn of the Century Specific Plan EIR") includes analysis of impacts and mitigation for housing development, including housing development described in the 2013-2021 Housing Element (State Clearinghouse #99022069). The EIR for the Spring Lake Specific Plan is incorporated by reference and a summary of impacts and mitigation measures is included as Appendix B to this Initial Study.

The General Plan, GP EIR, and Specific Plan EIR are available for review at City Hall (Community Development Department, 300 First Street Woodland, CA 95695). The General Plan and General Plan EIR are also available for review online at: <http://www.cityofwoodland.org/gov/depts/cd/planning/online/default.asp>.

The analysis in the certified GP EIR and Specific Plan EIR is the first tier of environmental review and serves as the foundation upon which subsequent CEQA documents can build.

2.4.2 ANALYSIS METHODOLOGY

This Initial Study reviews the 2013-2021 Housing Element in the context established by the General Plan, GP EIR, and the Spring Lake Specific Plan EIR.

Changes that have occurred since the adoption and certification of these documents would not result in new significant effects. Environmental setting sections in each topic area of this Initial Study address the potential for changed conditions since adoption/certification of the referenced EIRs to affect the conclusions of the analysis contained in the previously certified EIRs. Although the Housing Element does not direct the construction of housing, the Initial Study reviews the housing development capacity estimated in the Housing Element against the housing development that was analyzed and mitigated by the previously certified EIRs. If the City uses uniformly applied development policies or standards to address environmental effects of housing, the Initial Study outlines these standards and briefly describes how they address potential adverse environmental effects.

The material that follows provides more detail in each environmental topic area for the 2013-2021 Housing Element, within the environmental framework established in the City's General Plan and EIR and Spring Lake Specific Plan EIR.

2.4.3 GENERAL PLAN UPDATE

Housing Element content and schedule are dictated by state law and the State Department of Housing and Community Development reviews housing elements for compliance with state law. As such, housing element updates occur in cycles throughout the state with all the housing elements within a region on the same update cycle and approval deadline. The applicable region for Woodland is that of the Sacramento Area Council of Governments (SACOG). The housing elements for every jurisdiction in the SACOG region will expire at the end of this October (2013).

Because of the October 2013 deadline, the Woodland Housing Element Update is out of synch with, and proceeding ahead of, the City's current effort to update the citywide General Plan. In order to comply with state law, the City is moving forward with the Housing Element update independent of the rest of the General Plan Update process. Final action on the Housing Element will occur by or before October 31, 2013. Subsequent to that, as the rest of the General Plan Update nears final adoption, staff will ensure consistency (both in terms of format and substance) between the already adopted new Housing Element and the imminent adoption of the rest of the General Plan Update. Any modifications to the new Housing Element necessary to ensure consistency between all elements will be addressed at that time. The General Plan Update and companion EIR will address the potential for significant adverse environmental impacts associated with the final land use map and policies of the General Plan Update, including proposed changes to residential densities for specific parcels that would implement actions identified in the subject Housing Element.

3 ENVIRONMENTAL CHECKLIST

3.1 AESTHETICS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
I. Aesthetics. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

3.1.1 SETTING

On predominantly flat land and located within an important agricultural region, Woodland is completely surrounded by agricultural lands with the Yolo Bypass and Sacramento River to the east and the Capay Valley and the Coast Range to the west. Mining areas along Cache Creek mark the northern edge of the City, with other views of a variety of crop fields that surround Woodland. The visual character includes primarily orderly crop plantings outside current city limits and urban and suburban development within the city limits.

Some urban development has occurred since the certification of the General Plan EIR and Spring Lake Specific Plan EIR, including both greenfield development in the Spring Lake Specific Plan Area and infill development within the existing developed city. However, there are no new scenic vistas, scenic resources, or other aesthetic resources and no other changes in existing conditions that would make impacts associated with housing development in Woodland on potential sites outlined in the Housing Element more severe than characterized in the previously certified EIRs.

3.1.2 DISCUSSION

a) through d)

The project includes revisions to housing policy and programs, and does not direct development that would result in physical changes affecting scenic vistas, visual character, light and glare. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

The Spring Lake Specific Plan EIR addresses aesthetic resources impacts (in a section entitled "Visual Resources), although no mitigation was available that would both allow development of the Specific Plan Area, while also reducing aesthetic impacts to a less-than-significant level. The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category

and therefore cannot speculate on the specific visual changes that may be introduced at a street intersection or specific parcel of land. The Housing Element is an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.2 AGRICULTURAL AND FOREST RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
II. Agricultural and Forest Resources.				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997, as updated) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

3.2.1 SETTING

Woodland's agricultural surroundings play a central role in its history and character, and agriculture is important to Woodland's and Yolo County's economy. Most of Woodland was developed on prime agricultural land. There is no forest land in the city or adjoining it.

3.2.2 DISCUSSION

a) through e)

The project includes revisions to housing policy and programs, and does not direct development that would result in physical changes to agricultural resources. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Both direct and cumulative agricultural resources effects were described in the 1996 GP EIR for planned land uses in the entire Planning Area. Impacts of converting Prime Farmland were considered, along with changes in agricultural productivity, indirect conflicts on agricultural operations from new residential development, the total change in agricultural land in the region, and cancellation of Williamson Act contracts (see Section 3.2 of the GP EIR). The General Plan includes policies related to phasing of development and other measures to reduce premature conversion of agricultural land in the Planning Area to urban use. The City's voter-adopted Urban Limit Line (ULL) is also a measure intended, in part, to preserve surrounding agricultural lands.

Impacts to agricultural resources were also considered as a part of the Spring Lake Specific Plan EIR, which requires agricultural conservation easements as mitigation (see Section 4.2 of the Spring Lake Specific Plan EIR). Significant and unavoidable effects were identified for this topic area.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.3 AIR QUALITY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
III. Air Quality.				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make the following determinations.				
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

3.3.1 SETTING

Woodland lies in the southern part of the Sacramento Valley, a broad, flat valley bounded by the coastal ranges to the west and the Sierra Nevada to the east. A sea-level gap in the coast Range—the Carquinez Strait—is located to the southwest and the intervening terrain is very flat. The prevailing wind direction is southwesterly, which is the wind direction when marine breezes flow through the Carquinez Strait. Marine breezes dominate during the spring and summer months, and show a strong daily variation. Highest average windspeeds occur in the afternoon and evening hours; lightest winds occur in the night and morning hours. During fall and winter, when the sea breeze diminishes, northerly winds occur more frequently, but southwesterly winds still predominate. Woodland is located within the Sacramento Valley Air Basin, in which the air quality does not meet some state and federal health standards, particularly for ozone and small particulates (PM₁₀).

Ozone precursor emissions have decreased substantially since the certification of the GP and Spring Lake Specific Plan EIRs – between 2000 and 2010, oxides of nitrogen (NO_x) emissions decreased in the Sacramento Valley Air Basin by approximately 32% and reactive organic gases (ROG) by 18% (California Air Resources Board, Table 4-33: 2001 California Almanac of Emissions and Air Quality). Criteria air pollutant emissions have been on the decline in Yolo County, as well, in general. Between 1995 and 2010, NO_x emissions have decreased by 37% and ROG by 40%. Directly emitted particulate emissions have remained relatively constant (PM₁₀ increasing by 4% between 1995 and 2010 and PM_{2.5} decreasing by 4% (California Air Resources Board, 2009 Almanac, Appendix A, Table A-21).

3.3.2 DISCUSSION

a) through e)

The project includes revisions to housing policy and programs, and does not direct development that would result in changes in air quality, violate any air quality standards, or conflict with or obstruct implementation of the relevant attainment plans. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Direct and cumulative air quality impacts were described in the 1996 GP EIR for planned land uses in the entire Planning Area (see Section 8.4). The GP EIR includes analysis of the air quality impacts and mitigation for a total population at buildout of 65,860 in 2020. The 2013 population of Woodland according to the California Department of Finance is 56,908 (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR considers environmental impacts associated with 9,450 new housing units in addition to the 15,822 dwelling units that existed at that time for a total of 25,272 (see Chapter 2, Table 2-5). There are currently approximately 19,964 dwelling units in the City (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR includes analysis for future development within Woodland beyond the current population and number of housing units and the number of units the City needs to demonstrate can be developed to accomplish the City's share of the regional housing needs assessment.

Air quality impacts were also considered as a part of the Spring Lake Specific Plan EIR, which requires energy star labeled appliances in new residences to the greatest extent feasible (see Section 4.7 of the Spring Lake Specific Plan EIR). Significant and unavoidable effects were identified for this topic area.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.4 BIOLOGICAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
IV. Biological Resources. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

3.4.1 SETTING

Most of the non-urbanized land surrounding Woodland is currently used for agriculture. The Yolo bypass and Sacramento River lie two miles east of Woodland, Willow slough is located south of the Planning Area boundary, and Cache Creek is one mile north of the city. Yolo County and the cities in the county are undertaking a comprehensive countywide Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) to address the effects of growth throughout the county on biological resources. The primary goal of the HCP/NCCP is the conservation of state and federally listed rare, threatened, and endangered species, and species of special concern. The HCP identifies and describes habitat types found in Yolo County, including the Woodland Planning Area. An important habitat type found in the Woodland area is wetlands in the forms of alkaline sinks, vernal pools, and ponds/lakes/open waters.

3.3.3 DISCUSSION

a) through f)

The project includes revisions to housing policy and programs, and does not direct development that would result in changes to biological resources. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Both direct and cumulative vegetation and wildlife resources effects were described in the 1996 GP EIR for planned land uses in the entire Planning Area. Impacts associated with rare species and their habitats were comprehensively addressed, including impacts associated with converting agricultural lands surrounding the city to urban use. General Plan policies in Section 7.B, 7.C, and 7.D are intended to reduce biological resources impacts associated with building out the 1996 land use diagram.

Section 4.5 of the Spring Lake Specific Plan EIR addresses biological resources impacts and extensive mitigation is required for development within this Plan Area keyed to the species and habitats that were present in this portion of the city prior to development. Significant and unavoidable effects were identified for this topic area.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.5 CULTURAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
V. Cultural Resources. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

3.5.1 SETTING

Woodland has a rich historical heritage, and many significant historic buildings, districts, events, and artifacts reflect its past. These are symbols of Woodland's unique heritage and identity. Downtown Woodland, in particular, includes many historically-significant buildings.

The working landscape in and around Woodland factors importantly into the history of the community, and the local economy benefited greatly from the success of the agricultural industry by serving as a center for banking, shops, education, and in some instances by housing farmers and their help. The invention and manufacturing of farming equipment has been a uniquely critical aspect of the history and local economy, as well. Local inventions included the centrifugal pump in the late 1800s and the Marvin Landplane in 1936 (Knights Landing). The Best Tractor was developed by the Best family who lived in Woodland, although the tractor was actually manufactured in Oakland. Today, several farm equipment dealers are located within Woodland and provide employment and tax revenues for the City, while serving the outlying farms. Irrigation was and still is a major contributor to the agricultural success of the area. The first irrigation canal was developed by James Moore in 1856 who owned exclusive water rights to Cache Creek. Irrigation water today is provided by wells and the Yolo County Flood Control and Water Conservation District canals. Money earned in the gold fields of California financed the purchase of much of the farmland around Woodland. A variety of crops were grown. These included: tobacco, peanuts, grapes, rice, sugar beets, various grains and row crops. Several wineries were located in the County producing wine, vinegar, and brandy. The livestock industry also had an important role in the area. The Woodland Creamery was organized in the 1880s by citizens who recognized the local need for dairy products. The opportunity for farming brought many nationalities to the area.

The native Patwin Indian provided the first labor on the farms. They were replaced by Chinese laborers, who came to Woodland in the 1860s during the building of the transcontinental railroads. After work on the railroads stopped, the Chinese labored on levee construction, fence building, and truck farming. Some Chinese settled in Woodland and became prominent in the culinary and laundry services. Dead Cat Alley became the site of the Chinese community's homes and businesses. By the early 1900s, employment opportunities for the Chinese began to disappear and the Chinese population declined. The Japanese were first brought to Byron Jackson's Yolano

Ranch in the late 19th century as farm laborers, but eventually both Japanese men and women were employed as laborers throughout the county. Some Japanese started businesses in town, such as barber shops and secondhand stores, but laws and public attitudes made it difficult for them to own land or become citizens. Land was acquired by some Japanese who purchased it in their children's names. World War II saw the internment of Japanese families and their land leased to other people. For some Japanese, many years passed before they returned to Yolo County. Others never returned. Filipinos also provided farm labor and later the Bracero Program brought many Mexican Nationals into the area to work on the farms. The Hispanic population has grown to approximately half of the City's residents.

While there is some disagreement, the majority of researchers (Johnson 1978:351, Kroeber 1932, Levy 1978:398, and Bennyhoff 1977) indicate that the Patwin resided throughout Yolo County.¹ They, along with their neighbors the Nomlake and Wintu are speakers of the Wintuan language, which is part of the larger Penutian language family, which also includes Miwok, Maidu, Costanoan, and Yokuts, speakers of the Penutian language family. The Patwin occupied a strip of land about 60 kilometers wide that extended approximately 150 kilometers along the lower Sacramento River and the eastern foothills of the North Coast Range, terminating at San Pablo and Suisun bays to the south. A records search to identify archaeological sites within the study area was conducted on March 29, 2013. The search was conducted at the Northwest Information Center (NWIC) of the California Historical Resources Information System. The records search did not identify any previously recorded archaeological resources. The record search identified 41 previously conducted investigations. However, there could be buried or otherwise unknown prehistoric resources present within the city.

3.5.2 DISCUSSION

a) through d)

The project includes revisions to housing policy and programs, and does not direct development that would result in changes to cultural resources. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Historic and archaeological resources effects were described in the 1996 GP EIR for planned land uses in the entire Planning Area. General Plan policies in Section 6.A through 6.E are intended to reduce historic and prehistoric resources impacts associated with building out the 1996 land use diagram.

Section 4.10 of the Spring Lake Specific Plan EIR addresses direct and cumulative cultural resources impacts and mitigation is required to reduce impacts to both prehistoric and historic resources.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

¹ Johnson, P. 1978. Patwin. In, Handbook of North American Indians. Volume 8. Smithsonian Institute. Washington. Kroeber, A. L. 1932. The Patwins and Their Neighbors. University of California Publications in Archaeology and Ethnology. Volume 29, No. 4, pp. 253-423. Levy, Richard. 1978. Eastern Miwok. California. Smithsonian Institution. Washington. Bennyhoff, F. 1994. Variation within the Meganos Culture. In R.E. Hughes (ed.) Toward a New Taxonomic Framework for Central California Archaeology. University of California Archaeological Research Facility Contributions No 51. Berkeley.

3.6 GEOLOGY AND SOILS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
VI. Geology and Soils. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to California Geological Survey Special Publication 42.)	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

3.6.1 SETTING

The primary seismic and geologic hazards affecting development in Woodland include earthquakes and expansive soils. Generally flat in topography, Woodland does not face risks from landsliding or seiches. There are no known faults within the radius of five miles of downtown Woodland. However, there is evidence of young faulting west of Woodland and south of Cache Creek. The California Division of Mines and Geology has also identified the Dunnigan Hill Fault approximately five miles northwest of Woodland. The two other faults in the area are the Midland Fault Zone, located approximately 20 miles southwest of Woodland, and the Capay Valley, 25 miles west of Woodland. In the 1890s, Woodland experienced moderate building damage from an earthquake. Since then, the city has experienced groundshaking from earthquakes in the area, but no major damage. Modern building construction codes require that buildings be designed to resist stresses produced by lateral forces caused by wind and earthquakes. Soils have properties and characteristics such as erosion potential, shrink-swell behavior, and permeability that determine their suitability and constraints for building sites, grading,

infrastructure, and drainage systems. Such soils require special engineering attention to design to ensure the safety of any buildings or improvements.

3.6.2 DISCUSSION

a) through e)

The project includes revisions to housing policy and programs, and does not direct development that would result in changes in seismic, geological or soil hazards. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Health and safety related impacts, including those related to direct and cumulative geologic and soils conditions were described in the 1996 GP EIR for planned land uses in the entire Planning Area. General Plan policies in Section 8.A are intended to reduce impacts associated with building out the 1996 land use diagram.

Section 4.3 of the Spring Lake Specific Plan EIR addresses geology, soils, and seismicity impacts. As described in this EIR, mitigation for impacts under this topic are addressed by compliance with existing State law and local ordinances.

The California Building Standards Code as been modified for California conditions with numerous more detailed and/or more stringent regulations. The State Code regulates excavation, foundations, retaining walls, grading activities, and other activities to address drainage and erosion control. State Code requirements also address design of buildings to resist stresses produced by lateral forces caused by wind and earthquakes. State regulations and engineering standards related to geology, soils, and seismicity are reflected in the City of Woodland Municipal Code. Construction and design would be required to comply with the latest standards at the time of construction. Geotechnical studies are required along with implementation of the recommendations of such studies, where appropriate, to address site-specific conditions. City standards for grading and erosion control are included in the City of Woodland Standard Specifications. Compliance with applicable State and local regulations addresses potential impacts associated with geology, soils, and seismic effects and the body of these existing regulations is considered to be uniformly applied development standards for the purposes of CEQA analysis (CEQA Guidelines Section 15183[c]).

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.7 GREENHOUSE GAS EMISSIONS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact with Mitigation	No Impact	Adequately Addressed in Previously Certified EIRs
VII. Greenhouse Gas Emissions. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐		☐	☒
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐		☐	☒

3.7.1 SETTING

GHGs play a critical role in determining the earth's surface temperature. When high-frequency solar radiation (such as visible light) enters the earth's atmosphere from space (the sun), a portion of the radiation is absorbed by the earth's surface and a smaller portion is reflected back toward space. However, the re-radiated energy by the earth is not the same high-frequency solar radiation that was received. It is lower frequency infrared radiation (thermal energy). When infrared radiation comes into contact with GHGs in the atmosphere, a portion of that thermal energy can be absorbed by the GHG molecule, re-radiated back toward the earth's surface, or both. In either case, heat is "trapped" within the earth's atmosphere. This phenomenon, known as the "greenhouse effect," is responsible for maintaining a habitable climate on Earth.

Prominent GHGs contributing to the earth's greenhouse effect are carbon dioxide (CO₂), methane, nitrous oxide, and high-global warming potential (high-GWP) GHGs. High-GWP gases are typically emitted at lower rates than CO₂, methane, and nitrous oxide, but these gases could substantially contribute to climate change, since they are comparatively more effective at absorbing infrared radiation.²

Emissions of greenhouse gas (GHG) emissions contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, commercial, and agricultural sectors.

In California, the transportation sector is the largest emitter of GHGs (38 percent of statewide emissions in 2010), followed by electricity generation (California Air Resources Board, 2013, California Greenhouse Gas Inventory for 2000-2010 — by Category as Defined in the Scoping Plan). In Woodland, transportation emissions are an even more dominant part of the inventory, representing approximately 68 percent of communitywide emissions (UC Davis Sustainable Design Academy, 2012, Climate Action Plan Technical Report).³

² CO₂-equivalency (CO₂e) is used to account for the different potentials of GHGs to absorb infrared radiation. Global warming potential (GWP) of a GHG, depends on the lifetime of the gas molecule in the atmosphere, its ability to absorb/trap infrared radiation, and the spectrum of light energy (range of wavelengths and frequencies) absorbed by the gas molecule. Every GHG's GWP is measured relative to CO₂, which has a GWP of 1. Whereas pollutants with localized effects have relatively short atmospheric lifetimes (about one day), GHGs have long atmospheric lifetimes (one year to several thousand years). GHGs persist long enough to be dispersed around the globe, continually contributing to the greenhouse effect. The exact lifetime of any particular GHG molecule depends on multiple variables and cannot be pinpointed, but more CO₂ is currently emitted into the atmosphere than is sequestered.

³ Yolo County's total vehicle miles traveled (VMT) were allocated to the City using the City's proportion of the total County's population. Therefore, because the City constitutes a substantial portion of Yolo County's population

The City estimated baseline community GHG emissions for 2005 in its December 2012 “Climate Action Plan Technical Report” (UC Davis Sustainable Design Academy, 2012, Climate Action Plan Technical Report). In 2005, the City emitted approximately 680,224 metric tons of carbon dioxide equivalent (CO₂e), including all emissions estimated across five sectors: residential/commercial energy use; transportation; water and wastewater; municipal energy use and transportation, and wastewater reuse. Of those, 544,145 metric tons are reportable emissions, or those that are required by general inventory guidelines. The residential and commercial energy use and transportation sectors accounted for just over 98% of emissions, with municipal emissions (from municipal energy use and water and wastewater treatment) comprising just under 2% of emissions. Transportation emissions generated by vehicle travel (gasoline and diesel) constituted by far the most significant portion of reportable emissions (68%). The very high proportion of GHG emissions associated with the transportation sector is common for communitywide inventories and development projects.

Land use decisions affect the rate at which GHGs are emitted from several sectors (e.g., transportation, energy consumption, water, and waste). In particular, land use patterns and transportation facilities that reduce dependence on automobile travel and reduce the length of vehicle trips have major implications for improvements to air quality and reduction of GHG emissions.

Based on the serious risk that climate change poses to the economic well-being, public health, natural resources, and the environment of California, the State of California enacted legislation intended to GHG emissions. The Global Warming Solutions Act of 2006, also known as Assembly Bill 32 (AB 32) establishes regulatory, reporting, and market mechanisms to achieve quantifiable reductions in GHG emissions and a cap on statewide GHG emissions. AB 32 requires reduction of statewide GHG emissions to 1990 levels by 2020. The Air Resources Board (ARB) adopted its Climate Change Scoping Plan to identify the main strategies California will implement to achieve GHG emissions reductions from each emissions sector of the state’s GHG inventory, consistent with the provisions of AB 32.

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects and consider feasible alternatives and mitigation measures to reduce significant adverse environmental effects. The California Natural Resources Agency adopted amendments to the CEQA Guidelines to address GHG emissions, consistent with Legislature’s directive in Public Resources Code section 21083.05 (enacted as part of SB97 [Chapter 185, Statutes 2007]). These changes took effect in 2010.

Local governments throughout California have enacted plans, programs, policies, and standards intended to reduce GHG emissions and take advantage of the various co-benefits of GHG-efficient planning.⁴ Local lead agencies have taken a variety of approaches to addressing GHG emissions impacts in the context of local CEQA documents.

(approximately 28%), a comparable amount of total Yolo County VMT was allocated to the City’s GHG inventory. It should be noted that a portion of the transportation-related GHG emissions are a result of vehicles traveling through the City along Interstate 5 and Highway 113 (i.e., pass-through trips), which are not directly under the operational control of the City. For future inventory updates, it will be important to understand the amount of the transportation sector that can be indirectly controlled by the City (i.e., local VMT and trips that originate or terminate in the City).

- 4 There are local co-benefits of GHG-efficient planning. Land use and transportation policies that reduce vehicle miles traveled (VMT) and promote alternatives to automobile travel also can reduce household and business transportation costs, reduce harmful air pollution (other than GHGs), enhance mobility, and reduce time spent commuting. Compact development (which reduces GHGs) can also be more efficient to serve with public infrastructure and services. GHG-reducing measures and policies that promote energy efficiency reduce GHGs and can also save on household and business utility costs. Encouraging reinvestment and revitalization of existing developed areas can reduce VMT and GHGs, but also helps to conserve important open space functions elsewhere, such as agriculture, recreation, watershed protection, and others, by accommodating population and employment growth in already developed areas.

“Climate change” as a specific or distinct topic was not mentioned in the 1996 General Plan; however, the related topics of pedestrian-friendly land use and design features, transportation and circulation, energy efficiency, air quality, and waste management were addressed and are prominent in the City’s existing General Plan. For example, the policies in section 1.A promote infill development; require urban development within the City’s Urban Limit Line; promote walking, bicycling, and transit use; and promote mixed-use development. Policies in section 1.B do not allow isolated, walled residential developments; indicate that the City will explore opportunities to increase densities in infill locations; encourage multi-family near transit; and encourage energy-efficient design and landscaping. Policies in section 1.C require new Specific Plans to identify where daily destinations, such as parks, schools, childcare, and shopping/services are to be located. Policies in section 1.E suggest that new commercial developments should be designed to encourage and promote transit, pedestrian, and bicycle access. Policies in section 3.A identify the City’s balanced transportation approach that promotes pedestrian, bicycle, and transit connections between industrial areas and major residential and commercial areas. Policies in section 7.E require the City to cooperate with other agencies on air quality planning and management; require major new development projects to submit air quality analyses for review and approval; require design changes, mitigation measures, and/or offsets to reduce impacts; and encourage inclusion of new of exterior electrical outlets and natural gas hookups in new residential development to encourage the use of electric, rather than gas-powered, equipment, and to encourage the use of natural gas-fired barbecues.

These policies are effective in reducing GHGs and minimizing impacts from climate change. The subject project is consistent with the goals or land use designations of the General Plan and would result in no development beyond that already approved in 1996. Compliance with these policies will be effective in minimizing GHG emissions and climate change impacts from this already planned new development. In addition, the City has initiated a Climate Action Plan, which will be integrated with and completed simultaneously with the General Plan Update.

3.7.2 DISCUSSION

a) through b)

The project includes revisions to housing policy and programs, and does not direct development that would result in changes in GHG emissions. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.8 HAZARDS AND HAZARDOUS MATERIALS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
VIII. Hazards and Hazardous Materials. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

3.8.1 SETTING

Woodland has a full range of land uses, including some industries and activities that involve transport, storage, or use of toxic or hazardous chemicals, posing safety hazards in the event of unintentional exposure, leak, fire, or accident. Some of the byproducts of industrial processes in Woodland are hazardous materials, which need proper disposal. Residents and businesses in Woodland also generate household hazardous wastes such as waste oil, paint, and solvents.

In Woodland, the most prominent hazardous materials include agricultural chemicals (e.g. pesticides, insecticides, herbicides, fumigants), petroleum products, and chemicals used in industrial processing (e.g. solvents). These materials could represent safety hazards in such events as leakage from bulk storage areas of petroleum and gaseous products, railroad derailment, freeway vehicular accidents, and hazardous material spills within or near the city.

3.8.2 DISCUSSION

a) through h)

The project includes revisions to housing policy and programs, and does not direct development that would result in hazards or exposure to hazardous materials to the public or the environment, or interfere with the adoption or implementation of any emergency response or evacuation plan. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Hazardous materials effects were described in the 1996 GP EIR for planned land uses in the entire Planning Area. Compliance with applicable State and local regulations addresses potential impacts associated with hazardous material and the body of these existing regulations is considered to be uniformly applied development standards for the purposes of CEQA analysis (CEQA Guidelines Section 15183[c]).

Section 4.12 of the Spring Lake Specific Plan EIR addresses hazardous materials impacts and mitigation is required to reduce impacts associated with residential and non-residential development anticipated under this Specific Plan. Mitigation Measure 4.13-22 addresses an off-site sewer line that would serve the Specific Plan Area and would be located near a high-pressure natural gas line.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.9 HYDROLOGY AND WATER QUALITY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
IX. Hydrology and Water Quality. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial on- or off-site erosion or siltation?	☐	☐	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in on- or off-site flooding?	☐	☐	☐	☒
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Result in inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

3.9.1 SETTING

The Yolo Bypass and the Sacramento River lie two miles east of Woodland, Willow Slough is located south of the Planning Area boundary, and Cache Creek is about one mile north of the City. A groundwater aquifer underlies Woodland and serves as the City's municipal water supply.

The Woodland area is one of the few urbanized areas in California that depends completely on groundwater for all of its drinking supply. Groundwater has been the area's sole source of supply since the early part of the 20th century. In 2007, Yolo County's Integrated Regional Water Management Plan identified a project that would use surface water from the Sacramento River that would replace deteriorating groundwater supplies with safe, more reliable sources. In September 2009, the Cities of Woodland and Davis established the Woodland-Davis Clean Water Agency (WDCWA), a joint powers authority, to implement and oversee a regional surface water supply project. The regional water supply project is planned for operation in 2016.

Much of Yolo County is a natural floodplain, and there are five primary watersheds with the potential for flooding, including the Cache Creek Basin/Woodland; the Sacramento River corridor (including the Yolo Bypass, Clarksburg, and Knights Landing); Willow Slough, (including Madison and Esparto), Colusa Basin Drain (including Knights Landing) and Dry Slough (including Winters, Yolo County Airport, D-Q University, and Davis). The lands located to the east of the City of Woodland could potentially be subject to deep flooding from overflows from, the Willow Slough Bypass, Cache Creek, or the Yolo Bypass, depending upon the particular flood event or levee failure and the associated volume of overflow. The deep flooding could occur as a result of water "ponding" against levees of the Yolo Bypass and the Willow Slough Bypass. Areas in the northern and eastern parts of the City lie in a Federal Emergency Management Administration (FEMA) designated Special Flood Hazard Area.

The City's storm drainage system consists of collection, conveyance, detention, and pumping facilities. Stormwater is ultimately pumped into an outfall channel that discharges directly into local waterways. In Woodland, storm water is conveyed from west to east, by gravity, through canals and pipes to a pump station, where it is pumped into a canal that follows from the Yolo Bypass to the Tule Canal, which feeds the Sacramento River.

Since the time the referenced EIRs were certified, new legislation commonly known as Senate Bill (SB) 5 was enacted, which requires the Department of Water Resources and the Central Valley Flood Protection Board to prepare and adopt a Central Valley Flood Protection Plan. The plan establishes that the 0.5% AEP event (otherwise known as 200-year flood protection) is the minimum urban level of flood protection. SB 5 also requires that cities and counties in the Central Valley amend their general plans and zoning ordinances to conform to the plan and restricts approval of development agreements and subdivision maps in flood hazard zones, unless certain findings are made. The intent of SB 5 is to improve flood protection in urban areas and areas that rely on levees for flood protection. In addition, all jurisdictions in California are now required to identify areas that are subject to flooding and consider the location of existing groundwater recharge and storm water management resources in the land use element. The conservation element must identify areas that could potentially store floodwater for groundwater recharge and include a water resources section that has been specifically developed in coordination with relevant water agencies. Goals, policies, and objectives in the safety element must identify and address potential flood hazards and include floodplain management ordinances where applicable. Jurisdictions may adopt a local hazard mitigation plan to work in conjunction with the safety element. These new requirements will be addressed in the ongoing General Plan Update.

3.9.2 DISCUSSION

a) through j)

The project includes revisions to housing policy and programs, and does not direct development that would result in hydrology, drainage, or flooding issues, violate water quality standards, or expose people and structures to significant risk. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Water-related effects were described in the 1996 GP EIR for planned land uses in the entire Planning Area in Section 5.1. Policies in Section 4.C address groundwater, aquifer levels, and water supply. The City identified

flood risk zones identified by the Federal Emergency Management Agency (FEMA) as a part of the 1996 GP EIR (see Figure 9-1). Policies in Section 8.B seek to protect development from damage and to require new development within identified floodplains to be designed to avoid flood damage, including areas identified by the City in the Housing Element with capacity for housing development between present and 2021.

Section 4.4 of the Spring Lake Specific Plan EIR addresses impacts of the Specific Plan on local and regional hydrologic characteristics, including flooding and drainage, groundwater recharge, changes in water surface elevations due to groundwater withdrawal, and surface and groundwater quality. Section 4.12 of this previously certified EIR addresses the potential for groundwater contamination. Mitigation is required to reduce impacts. A storm drainage plan is required along with tentative maps allowing development within the Specific Plan Area to reduce runoff and related effects. In addition, flood insurance requirements place additional conditions on housing development within the Specific Plan Area designed to reduce flood risk. Significant and unavoidable effects were identified for this topic area in the Specific Plan EIR.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.10 LAND USE AND PLANNING

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
X. Land Use and Planning. Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

3.10.1 SETTING

Woodland is the county seat of Yolo County, located in the Central Valley approximately 20 miles northwest of Sacramento. Located on flat land, city limits encompass approximately 14.5 square miles. Residential uses are the predominant land use, making up over half the land area. Industrial development, constituting about one-third of the land area in the city, is located primarily in the northeast part of the city. Commercial uses are found along Main Street and East Street.

As noted elsewhere, as of the writing of this document, the City is in the midst of a comprehensive update to the General Plan. No habitat conservation plan has been adopted since the certification of the 1996 GP EIR or Spring Lake Specific Plan EIR.

3.10.2 DISCUSSION

a) through c)

The project includes revisions to housing policy and programs, and does not direct development that would result in physically dividing an established community, conflict with the current General Plan regarding land use, or conflict with the Yolo County Habitat Conservation Plan. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.11 MINERAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
XI. Mineral Resources. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

3.11.1 SETTING

Yolo County contains important mineral resources. A variety of minerals were once mined in the County. The chief minerals presently mined are aggregate and natural gas. Mineral extraction operation in the vicinity of Woodland involves aggregate (sand and gravel) mining adjacent to Cache Creek north of the city.

The State Surface Mining and Reclamation Act of 1975 (SMARA) provides for the evaluation of an area's mineral resources using a system of Mineral Resource Zone (MRZ) classifications that reflect the known or inferred presence and significance of a given mineral Resource. The MRZ classifications are based on available geologic information, including geologic mapping and other information on surface exposures, drilling records, and mine data; and socioeconomic factors such as market conditions and urban development patterns.

Conditions related to mineral resources have not changed in a way that would make impacts associated with housing development in Woodland more severe than characterized in the previously certified EIRs.

3.11.2 DISCUSSION

a) through b)

The project includes revisions to housing policy and programs, and does not direct development that would result in changes in mineral resource availability. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Mineral resources effects were described in the 1996 GP EIR for planned land uses in the entire Planning Area. As noted, mineral extraction operation in the vicinity of Woodland involves aggregate (sand and gravel) mining along Cache Creek, north of the city. There were no designated mineral resources zones that would adversely affected by buildout of the 1996 General Plan Planning Area.

Section 4.3 of the Spring Lake Specific Plan EIR addresses mineral resources impacts. As identified, the Specific Plan Area does not contain any mineral resources classified as MRZ-2, mineral resource extraction operations, or potential aggregate or natural gas resources.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a

higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.12 NOISE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
XII. Noise. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?	☐	☐	☐	☒
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

3.12.1 SETTING

Noise is unwanted sound. Noise consists of any sound that may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, and sleep. Noise sources include traffic, aircraft, roadway, railroad, and stationary noise such as farming, mining, industry and food processing, and construction. Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given environment.

Woodland is located along Interstate 5 and State Route 113, which are sources of environmental noise. The Sierra Northern Railway shortline railroad's West Sacramento interchange extends from Woodland to West Sacramento. The California Northern Railroad runs from Woodland to Tehama, California. Woodland is also situated near the Sacramento International Airport and three smaller airports, the Watt-Woodland Airport, Medlock Field, and the Yolo County Airport.

3.12.2 DISCUSSION

a) through f)

The project includes revisions to housing policy and programs, and does not direct development that would result in would generate noise issues that exceed any current land use plan, or a local, state or federal noise level standard. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Noise impacts were described in the 1996 GP EIR for planned land uses in the entire Planning Area. Impacts associated with roadway, railroad, airport, and industrial and other fixed-source noise were considered in Section 9.7 of the GP EIR. Noise is addressed in the City's Health and Safety Element, which provides guidance for new development to avoid adverse impacts through sound planning, as well as those that must be addressed through mitigation. The City's Municipal Code also addresses environmental noise, but with more of a focus on the operation of uses and ongoing activities (as opposed to the guidance for proposed developments).

Section 4.8 of the Spring Lake Specific Plan EIR addresses noise impacts and mitigation is required to reduce impacts related to recreational noise. Significant and unavoidable effects were identified for this topic area.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.13 POPULATION AND HOUSING

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
XIII. Population and Housing. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing homes, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

3.13.1 SETTING

The City of Woodland is the county seat of Yolo County, California, located in the Central Valley approximately 20 miles northwest of Sacramento at the intersection of Interstate 5 and State Route 113. To the south is the City of Davis, with its University of California campus. Woodland is approximately 14.5 square miles. The 2013 population of Woodland according to the California Department of Finance is 56,908 (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). This is up from 55,468 in 2010 and 49,151 in 2000. According to the 2009-2011 American Community Survey, there are also 20,423 housing units, the majority being single-family homes. 19,042 (93.2%) are occupied, while 1,381 (6.8%) are vacant.

In 2009-2011, the average household size was 2.9 people. 57 percent were owner-occupied and 43 percent renter-occupied. Families made up 71 percent of the households in Woodland. The figure includes both married-couple families (53 percent) and other families (18 percent). In Woodland, 39 percent of all households have one or more people under the age of 18; 24 percent of all households have one or more people 65 years and over.

3.13.2 DISCUSSION

a) through c)

The project includes revisions to housing policy and programs, and does not direct development that would induce substantial population growth or displace a substantial number of people or existing homes. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Impacts were described in the 1996 GP EIR for planned land uses in the entire Planning Area (see Section 8.4). The GP EIR includes analysis of impacts and mitigation for a total population at buildout of 65,860 in 2020. The 2013 population of Woodland according to the California Department of Finance is 56,908 (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR considers environmental impacts associated with 9,450 new housing units in addition to the 15,822 dwelling units that existed at that time for a total of 25,272 (see Chapter 2, Table 2-5). There are currently approximately 19,964 dwelling units in the

City (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR includes analysis for future development within Woodland beyond the current population and number of housing units and the number of units the City needs to demonstrate can be developed to accomplish the City's share of the regional housing needs assessment.

Population and housing impacts were also considered as a part of the Spring Lake Specific Plan EIR in Section 4.11. Mitigation is provided to address impacts identified in that document related to the increased demand for affordable housing and increases in Woodland's population. An increase in population or housing is not in and of itself an environmental impact, but could lead to adverse physical impacts if additional construction of infrastructure or replacement housing is indirectly caused by a project.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.14 PUBLIC SERVICES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
XIV. Public Services. Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☐	☒
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

3.14.1 SETTING

Woodland Joint Unified School District (WJUSD) provides public education from kindergarten through 12th grade to residents in the Planning Area, as well as nearby unincorporated areas of Knight's Landing, Yolo, and Zamora. Accredited in 2008, Woodland Community College (WCC) is a two-year community college located at 2300 East Gibson Road in Woodland on a 112-acre parcel in the northeast corner of the Spring Lake Specific Plan area. The City of Woodland Police Department is located at 1000 Lincoln Avenue (see Figure 6-4). The Department has a staff of 74 paid employees, 64 of whom are sworn patrol officers and 10 of whom are non-sworn support personnel. In 1982 the City of Woodland Fire Department merged with the Springlake Fire Protection District and now protects an area in excess of 60 square miles. The Fire Department is staffed with 42 operations personnel and is assisted by a part-time administrative staff person.

3.14.2 DISCUSSION

The project includes revisions to housing policy and programs, and does not direct development that would result in failure to provide, achieve, or maintain acceptable facilities, service ratios, response times, or other performance objectives for law enforcement, fire protection, schools and childcare, libraries, parks and other government social services. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Public services impacts were described in the 1996 GP EIR for planned land uses in the entire Planning Area (see Chapters 5 and 6). The GP EIR includes analysis of impacts and mitigation for a total population at buildout of 65,860 in 2020. The 2013 population of Woodland according to the California Department of Finance is 56,908 (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR considers environmental impacts associated with 9,450 new housing units in addition to the 15,822 dwelling units that existed at that time for a total of 25,272 (see Chapter 2, Table 2-5). There are currently approximately 19,964

dwelling units in the City (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR includes analysis for future development within Woodland beyond the current population and number of housing units and the number of units the City needs to demonstrate can be developed to accomplish the City's share of the regional housing needs assessment.

Public services and facilities impacts were also considered as a part of the Spring Lake Specific Plan EIR in Section 4.13. Various mitigation measures are required both to ensure adequacy of public services as this Plan Area builds out. Educational and community services impacts are considered in Section 4.14 of the Specific Plan EIR.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.15 RECREATION

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
XV. Recreation. Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒

3.15.1 SETTING

The City of Woodland has over 160 acres of parks and recreation areas. This includes 18 parks, nine athletic fields and one swimming pool. The Woodland Sports Park which is located adjacent to the Woodland Community and Senior Center is the hub of a large recreation and sports area. The Sports Park includes three full sized all weather softball/baseball diamonds, each diamond can accommodate two soccer fields; one smaller all weather softball diamond that can accommodate a soccer field; and one all weather soccer only field. Facilities at the Community and Senior Center include a large gymnasium, fitness club, and outdoor basketball courts.

3.15.2 DISCUSSION

a) through b)

The project includes revisions to housing policy and programs, and does not direct development that would result in failure to provide, achieve, or maintain acceptable facilities, service ratios or other performance objectives for parks. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Public services impacts were described in the 1996 GP EIR for planned land uses in the entire Planning Area (see Chapters 5 and 6). The GP EIR includes analysis of impacts and mitigation for a total population at buildout of 65,860 in 2020. The 2013 population of Woodland according to the California Department of Finance is 56,908 (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR considers environmental impacts associated with 9,450 new housing units in addition to the 15,822 dwelling units that existed at that time for a total of 25,272 (see Chapter 2, Table 2-5). There are currently approximately 19,964 dwelling units in the City (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR includes analysis for future development within Woodland beyond the current population and number of housing units and the number of units the City needs to demonstrate can be developed to accomplish the City's share of the regional housing needs assessment.

Recreation impacts were also considered as a part of the Spring Lake Specific Plan EIR in Section 4.14. Various mitigation measures are required both to ensure adequacy of public services as this Plan Area builds out, including parks and recreation.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.16 TRANSPORTATION/TRAFFIC

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
XVI. Transportation/Traffic. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☐	☒
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

3.16.1 SETTING

The Yolo County Transportation District operates YoloBus and provides local and intercity bus service within the City of Woodland, Yolo County, and to downtown Sacramento and Sacramento International Airport. The agency's role extends beyond just providing service, as stated in their vision.

The 2002 City of Woodland Bicycle Transportation Plan identifies existing and planned bicycle facilities within the city. The primary purpose of the Bicycle Transportation Plan is to identify on-street and off-street bicycle facilities to serve the needs of recreational and commute riders. Many roadways have on-street bike lanes (Class II) or are signed as a bicycle route (Class III). No Class I bicycle facilities exist in the Planning Area.

The majority of roadway miles within the city have adjacent sidewalks. Most minor arterials, collectors and residential streets have coverage on both sides of the street, while principal arterials, especially those on the periphery of the city, have sidewalks on one side of the street only. Sidewalks are included on all roadways within the city's newer planned communities and downtown grid. Woodland also has off-street facilities for pedestrian

travel. Most of these pathways are located in city parks and serve residents who walk for recreation. The off-street facilities typically do not provide direct access to key destinations like commercial centers and schools, and are therefore not likely used for utilitarian trips.

The Planning Area's roadway network consists of a combination of California State highways, a federal interstate highway, and city streets (arterial, collector, and local streets). Interstate 5 (I-5) is a principal north/south route that extends the length of California into Oregon and Washington. Within the City of Woodland, it provides for the transportation of goods from local agricultural and warehousing trucking centers. It also serves as a major commute route between Woodland and Sacramento and is the only freeway in the region providing access to the Sacramento International Airport. Interstate 5 has four travel lanes within the City. State Route 113 (SR-113) is a north/south route extending from west of Rio Vista to south of Yuba City. The segment between Davis and Woodland is a four-lane freeway that terminates at I-5. SR-113 continues from I-5 to SR-99 as a two-lane conventional highway. State Route 16 (SR-16) is an east/west route extending from SR-20 in Colusa County to SR-49 in Amador County. It approaches the City of Woodland west limit as a two-lane conventional highway and then continues north along Pedrick Road to I-5.

The City's roadway network is designed to accommodate the land uses designated in the General Plan.

3.16.2 DISCUSSION

a) through f)

The project includes revisions to housing policy and programs, and does not direct development that would result in contribute to traffic and transportation environmental issues, including the failure to meet the minimum acceptable LOS thresholds. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Impacts related to streets and roadways, public transportation, non-motorized transportation, and air transportation were described in the 1996 GP EIR for planned land uses in the entire Planning Area (see Chapter 4). The GP EIR includes analysis of impacts and mitigation for a total population at buildout of 65,860 in 2020. The 2013 population of Woodland according to the California Department of Finance is 56,908 (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR considers environmental impacts associated with 9,450 new housing units in addition to the 15,822 dwelling units that existed at that time for a total of 25,272 (see Chapter 2, Table 2-5). There are currently approximately 19,964 dwelling units in the City (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR includes analysis for future development within Woodland beyond the current population and number of housing units and the number of units the City needs to demonstrate can be developed to accomplish the City's share of the regional housing needs assessment.

Traffic and circulation effects were also considered as a part of the Spring Lake Specific Plan EIR, which focused on impacts related to traffic congestion and level of service and requires specific transportation improvements in to address traffic congestion (see Section 4.6 of the Spring Lake Specific Plan EIR). The Specific Plan EIR also includes mitigation to require bicycle facilities and fair-share contributions to transportation improvements.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information

raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.17 UTILITIES AND SERVICE SYSTEMS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
XVII. Utilities and Service Systems. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

3.17.1 SETTING

The City of Woodland Public Works Department currently provides municipal water to residents in the city. Groundwater is the primary source of drinking water within the Planning Area, which means that Woodland's drinking water currently comes from large, underground aquifers, rather than surface water sources such as rivers, lakes, or reservoirs. Woodland's drinking water is currently pumped from 18 operational groundwater wells located throughout the city. Of the 18 wells owned and operated by the City, 16 have been in operation for 30 years or longer and five wells for 40 years or longer. The typical life of a well is between 30 and 50 years. The distribution system consists of 160 miles of transmission and distribution lines, and a 400,000 gallon elevated storage tank, which is generally sufficient for peak demands and to regulate water pressure. The groundwater supply is filtered naturally by sand and gravel as it passes through the aquifers, and receives minimal treatment at each well site (0.2 parts per million liquid chlorine) for disinfection. Figure 6-5 shows Woodland's municipal water infrastructure. In recent years, groundwater in Woodland and Davis has had an increasing amount of salts and other minerals. When combined with additional salts from consumer uses—such as water softeners—the discharge of highly saline wastewater poses a threat to the environment and public health. As a result, the Central

Valley Regional Water Quality Control Board has been aggressively pursuing requirements for reductions in salt discharges to protect the environment and to meet more stringent salinity standards in the future.

The City of Woodland's Public Works Department is the community's wastewater service provider. The city wastewater collection system conveys wastewater by gravity pipelines to the Water Pollution Control Facility (WPCF) located east of the city along County Road 103 (CR 103), where it is treated and then discharged to a large unimproved channel. Treated wastewater eventually drains to the Tule Canal on the east side of the Yolo Bypass. Woodland's wastewater collection system consists of 175 miles of sewer main, 80 miles of service line and has more than 14,000 wastewater service connections and serves the city of Woodland, as well as a small area north of the city—Barnard Court. The average dry weather flow to WPCF is currently about 5.8 mgd. Future average dry weather flow to WPCF is expected to grow moderately. According to the City of Woodland's 2010 Urban Water Management Plan, wastewater influent is expected to grow to 6.6 mgd by 2015 and 7.4 mgd by 2035.

The Environmental Services Division in the City of Woodland Public Works Department provides storm water management services for the city. The Utilities Branch is responsible for storm water management services. The city's storm water system includes 84 miles of storm sewer pipe, 14 miles of drainage channel, 1,600 catch basins, 1,874 drain inlets, nine detention ponds, and nine storm water pumps located in three storm water pumping stations.

In Woodland, Waste Management of Woodland has authority over solid waste collection and disposal services, and Pacific Gas and Electric Company (PG&E) provides both natural gas and electricity service.

3.17.2 DISCUSSION

a) through g)

The project includes revisions to housing policy and programs, and does not direct development that would result in new development without adequate system capacity or failure to meet wastewater treatment requirements of the Central Valley Regional Water Quality Control Board. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Utilities and service systems impacts were described in the 1996 GP EIR for planned land uses in the entire Planning Area (see Chapter 5). The GP EIR includes analysis of impacts and mitigation for a total population at buildout of 65,860 in 2020. The 2013 population of Woodland according to the California Department of Finance is 56,908 (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR considers environmental impacts associated with 9,450 new housing units in addition to the 15,822 dwelling units that existed at that time for a total of 25,272 (see Chapter 2, Table 2-5). There are currently approximately 19,964 dwelling units in the City (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR includes analysis for future development within Woodland beyond the current population and number of housing units and the number of units the City needs to demonstrate can be developed to accomplish the City's share of the regional housing needs assessment.

Utilities and service systems impacts were also considered as a part of the Spring Lake Specific Plan EIR (see Section 4.13 of the Spring Lake Specific Plan EIR). Various mitigation measures are included to ensure adequacy of services for this new growth area.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a

higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.18 MANDATORY FINDINGS OF SIGNIFICANCE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact with Mitigation	No Impact	Adequately Addressed in Previously Certified EIRs
XVIII. Mandatory Findings of Significance.				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☐	☒
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒
Authority: Public Resources Code Sections 21083, 21083.5. Reference: Government Code Sections 65088.4. Public Resources Code Sections 21080, 21083.5, 21095; <i>Eureka Citizens for Responsible Govt. v. City of Eureka</i> (2007) 147 Cal.App.4th 357; <i>Protect the Historic Amador Waterways v. Amador Water Agency</i> (2004) 116 Cal.App.4th at 1109; <i>San Franciscans Upholding the Downtown Plan v. City and County of San Francisco</i> (2002) 102 Cal.App.4th 656.				

3.18.1 DISCUSSION

a) through c)

The project includes revisions to housing policy, and does not direct any land use changes or other actions that would result in physical environmental effects. Please refer to the Project Description, which details the types of policy changes contemplated in this update. Any effects associated with development of housing on sites included in the City's Housing Element sites inventory were already addressed in the 1996 GP EIR and Spring Lake Specific Plan EIR.

APPENDIX A

**1996 GENERAL PLAN ENVIRONMENTAL IMPACT
REPORT SUMMARY**

CHAPTER 1

PROJECT DESCRIPTION AND IMPACT SUMMARY

1.1 INTRODUCTION

The subject of this *Environmental Impact Report (EIR)* is a comprehensive update of the City of Woodland General Plan. This chapter of the *EIR* describes the project setting, defines the project, explains the City of Woodland's *General Plan* update process, and summarizes the environmental effects of the *Plan* found to be significant or potentially significant according to the standards of the California Environmental Quality Act (CEQA).

1.2 PROJECT SETTING

Located in California's Central Valley, Woodland is the county seat of Yolo County. Woodland lies 20 miles northwest of Sacramento on Interstate 5 and 7 miles north of Davis on State Route 113. The Yolo Bypass of the Sacramento River lies approximately three miles east of the city, Willow Slough is located about one mile to the southeast, and Cache Creek is located approximately two miles to the north. Situated within an important agricultural region, Woodland is completely surrounded by agricultural lands.

As of January 1994, Woodland encompassed approximately 10.25 square miles, or 6,560 acres, of incorporated territory.

A detailed description of the environmental setting of Woodland is contained in the *General Plan Background Report*, which is formally incorporated by reference as part of this *Environmental Impact Report*. The *Background Report* is organized according to the following eight chapters:

- Chapter 1: Land Use, Community Design, and Economic Development
- Chapter 2: Housing
- Chapter 3: Transportation and Circulation
- Chapter 4: Public Facilities and Services
- Chapter 5: Recreational, Educational, and Community Services
- Chapter 6: Historic Preservation
- Chapter 7: Environmental Resources
- Chapter 8: Health and Safety

1.3 PLANNING AREAS

The following is a summary description of the physical areas described in the *General Plan* and this *EIR*.

GENERAL PLAN AREA

The *General Plan Area* for the Woodland General Plan covers approximately 56,000 acres, or 87.5 square miles and is bounded on the north by Cache Creek, on the east by the Yolo Bypass, on the south by County Road 27, and on the west by County Road 93. This area includes the City of Woodland's Planning Area (described below) and the two unincorporated communities of Willow Oak and Monument Hills. The remaining area is designated for agricultural uses. The General Plan Area was jointly established by the City

of Woodland and Yolo County in the 1979 *General Plan*. Figure 1-1 shows the boundaries of the General Plan Area and unincorporated communities.

The General Plan Area outside the City of Woodland's Planning Area will remain under County jurisdiction and is not contemplated for future development as part of Woodland. Most of the area is designated for agricultural uses, with the exception of the two unincorporated communities.

The Monument Hills area is designated primarily for Rural Residential uses. The Watts-Woodland airport, Flier's Club, and Monument Hills cemetery are designated as open space. Parcel sizes in the Monument Hills area are generally one to five acres, with the exception of the Wildwing Country Club area. The Monument Hills area has a population of approximately 1,000. Development of this area is expected to continue at an average rate of one to two percent annually.

The Willow Oak area is located along County Road 97 and Highway 16. This area is designated Rural Residential with a small neighborhood commercial area. Minimum one-acre parcels are designated in this area because of water quality issues. The *General Plan* proposes no changes in the land uses designated in this area to prevent conversion of surrounding agricultural land.

PLANNING AREA

The *Planning Area* encompasses approximately 12,000 acres (see Figure 1-1). The Planning Area includes all land designated for or to be considered for future development as part of Woodland, including land designated for urban development within the Urban Limit Line (described below), an area of urban reserve on the east, the City's wastewater treatment plant, and the regional park site.

Most of the unincorporated area is currently vacant or in agricultural use, but this area also includes the Yolo County Fairgrounds, Yuba College Woodland Campus, Yolo County jail and Sheriff's Department, the City's wastewater treatment plant and industrial wastewater facilities, and agricultural industries.

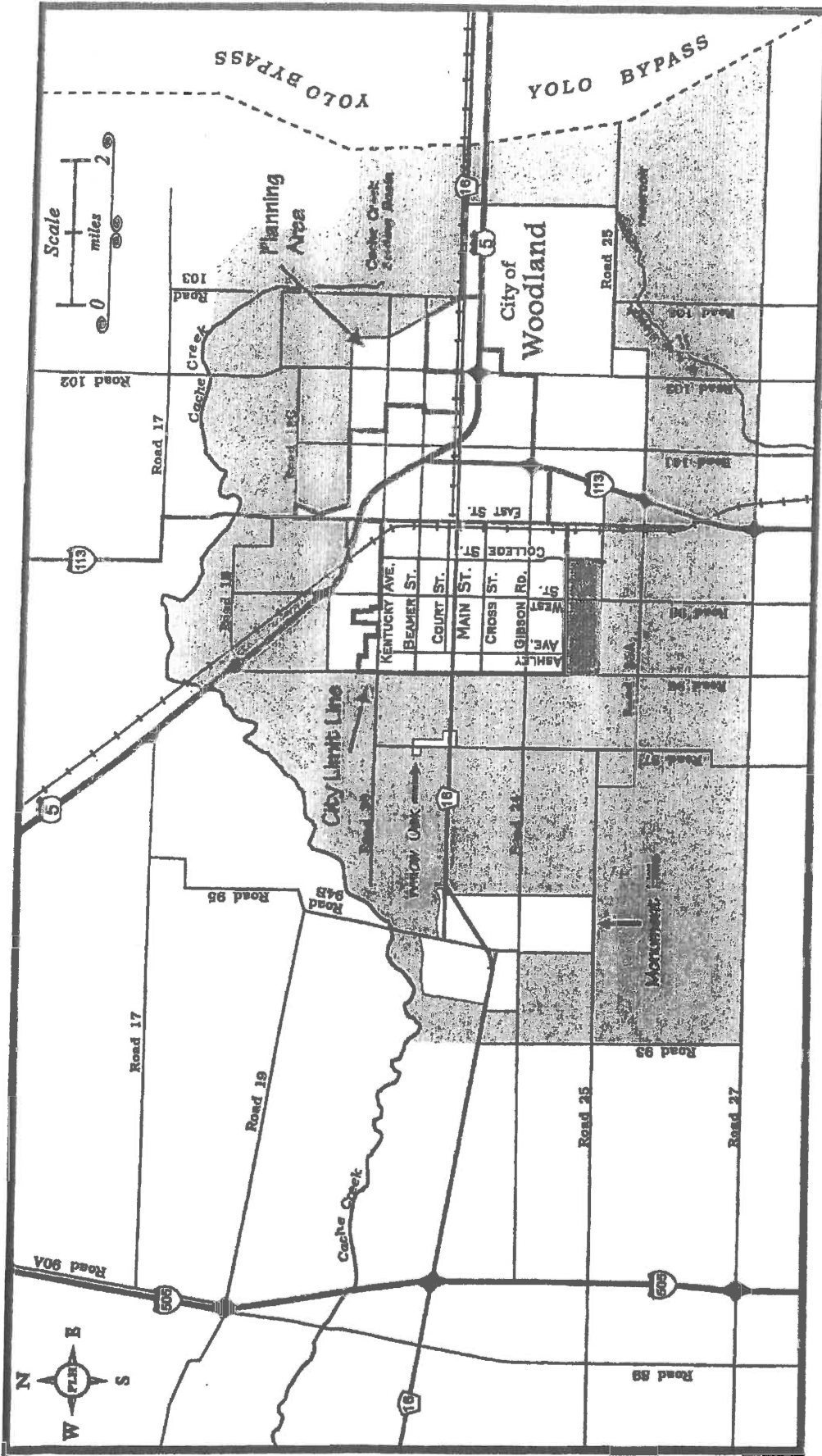
URBAN LIMIT LINE

Within the Planning Area, the *General Plan* defines an *Urban Limit Line* encompassing all land designated for urban development within the time frame of the *General Plan* (by 2020). Development within the Urban Limit Line is the primary focus of the analysis in this *EIR*.

North of the city limits and west of I-5, the *General Plan* would add 280 acres of unincorporated territory, which already falls within the existing Urban Limit Line of the 1988 *General Plan*. Northeast of the existing city limits, east of I-5, the *General Plan* would add 775 acres of unincorporated territory within the Urban Limit Line.

The *Policy Document* directs most new residential growth to the south between College Street between College Street and County Road 102. On the south, the Land Use Diagram adds approximately 1,750 acres to the Urban Limit Line, including Yuba College and the County jail facilities.

Figure 1-2 shows the Planning Area and Urban Limit Line.



Woodland General Plan Area,
Planning Area and 1995 City Limits

Figure 1-1

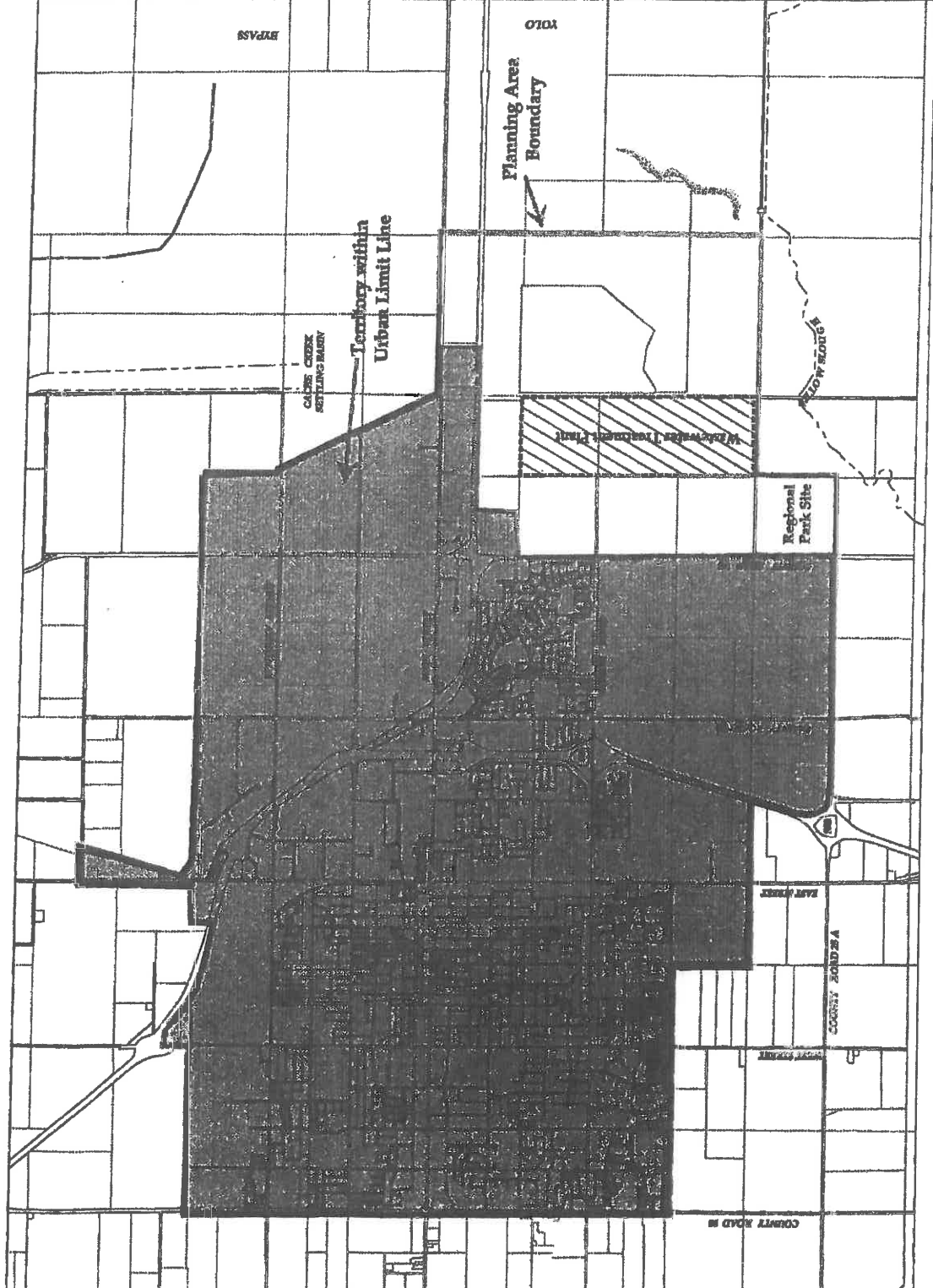
CITY OF WOODLAND GENERAL PLAN



FIGURE 1-2
PLANNING AREA AND
URBAN LIMIT LINE

Urban Limit Line
Planning Area Boundary

City of Cliveville
J. Lawrence Miller & Associates
January



URBAN RESERVE AREA

The *General Plan* designates approximately 1,670 acres east of County Road 102 and south of East Main Street as *Urban Reserve*, indicating that the City will study this area and consider it for future development. The Urban Reserve area surrounds the City's domestic wastewater treatment plant site. The City's industrial wastewater treatment facilities located east of the treatment plant are designated as Urban Reserve. Future development of most of the Urban Reserve area may depend upon the City relocating the industrial wastewater treatment facilities and converting the land to urban development. The *General Plan* does not contemplate relocation of the domestic wastewater treatment plant.

No development can occur within the Urban Reserve area without a General Plan amendment. Following completion of a study considering the development potential of this area, the City would prepare an EIR specifically addressing the impacts of any proposed development in this area. Until such time, the industrial wastewater treatment facility and surrounding agricultural uses are assumed to remain in their current uses. The Urban Reserve area and the City's wastewater treatment facilities are shown in Figure 1-3.

1.4 THE GENERAL PLAN PREPARATION PROCESS

The City of Woodland initiated its General Plan Update in 1994 in response to new population projections, major development proposals, and new studies indicating flooding potential in the area north of Kentucky Avenue that had been planned for residential development. Through numerous Planning Commission and City Council study sessions, the City developed 15 guiding principles for the General Plan Update as well as exploring various growth alternatives. Following development of these principles and consideration of several of the major issues to be addressed in the new General Plan, the City retained J. Laurence Mintier & Associates in August 1994 to assist the City in its comprehensive update effort.

Through the winter of 1994 and spring of 1995, the City held a series of meetings and workshops to review information developed as part of the General Plan Update. In November 1994, the Planning Commission and City Council held a joint study session to discuss air quality considerations in the General Plan Update. This study session was funded in part by a grant from the Yolo-Solano Air Quality Management District. In January 1995, the City hosted a townhall meeting to review the overall goals and objectives of the Plan Update Program and to consider proposed growth alternatives. The City Council and Planning Commission held subsequent study sessions during the spring of 1995 to discuss residential and nonresidential market demand, densities, and other critical issues.

Other City commissions and committees also provided input into the *General Plan*, including the Traffic Safety Commission and Commission on Aging. The Parks and Recreation Commission, Child Care Committee, and Historic Preservation Commission, met several times and developed goals, policies, standards, and implementation programs for inclusion in the plan. An Agriculture Task Force also met twice and provided recommendations concerning methods for maintaining an urban limit line and preserving agriculture.

The policy recommendations provided by these commissions and committees, and as developed by the Planning Commission and City Council through workshops and meetings laid the foundation for development of new policies and modification of existing policies for incorporation into the *General Plan*.

Following release of the *Draft General Plan* and *Draft Environmental Impact Report* on the plan, the Planning Commission and City Council conducted six joint study sessions and public hearings on the *Draft General Plan* and *Draft EIR* during October and November 1995. After consideration of public input, the

Planning Commission made recommendations to the City Council concerning the *Draft General Plan* in December 1995. The City Council then considered public input and the Planning Commission's recommendations and provided direction for preparation of the final *General Plan* in December 1995. City staff and consultants then made revisions to the documents and prepared the final *General Plan* for adoption and prepared the *Final EIR* for certification. The Planning Commission held a public hearing on the revised plan on February 22, 1996, and made recommendations to the City Council. The City Council certified the EIR and adopted the *General Plan* on February 27, 1996.

1.5 WOODLAND GENERAL PLAN CONTEXT

The following discussions briefly describe growth projections, physical constraints, and the issues that provide the context for preparation of the *General Plan*.

REGIONAL GROWTH PRESSURES

Woodland's location just 20 miles northwest of Sacramento places it within one of the fastest growing regions in the state. Located on I-5 and SR 113, with good access to I-80, Woodland is subject to major growth pressures. This General Plan projects Woodland's population to increase from 42,500 in 1995 to 66,000 in 2020, while employment is projected to increase from 15,400 to 25,400 during the same time period. Woodland has a statutory obligations to try to meet its projected "fair share of regional housing needs." This General Plan creates the capacity to accommodate projected growth through 2020, and also sets policies and standards to ensure orderly and high-quality development along with provision of needed public facilities and services.

PHYSICAL CONSTRAINTS

Limited Available Infill Land

The City has successfully phased growth and physical expansion over the years, leaving only a limited amount of land in 1995 for residential infill development (and continued development of the Southeast Area). To accommodate projected growth over the long-term, Woodland must make additional land available for urban development, continue infill development, and encourage the re-use of underutilized lands. As discussed below, several physical constraints limit the ability of the city to expand.

Floodplains

Woodland is surrounded by watercourses that periodically flood: Cache Creek to the north and northwest, the Yolo Bypass and Sacramento River to the east, and Willow Slough to the south. Areas subject to 100- to 500-year flood events include the northern part of the city encompassing undeveloped land north of Kentucky Avenue and land east of County Road 102. In 1994, the U.S. Army Corps of Engineers completed a flood study of Cache Creek that indicated greater flooding potential in the northern part of Woodland north of Kentucky Avenue. The area north of Kentucky Avenue was formerly designated for residential uses but was designated for nonresidential uses in this General Plan, consequently reducing available residential land to meet projected residential growth.

To minimize risks of property damage and potential dangers to residents, this General Plan designates most of the undeveloped land in floodplains for nonresidential purposes or urban reserve. Industrial development will be required to incorporate flood protection measures, and any consideration of future development within the urban reserve area will have to address flooding issues.

CITY OF WOODLAND GENERAL PLAN

6000
SCALE IN FEET



FIGURE 1-3

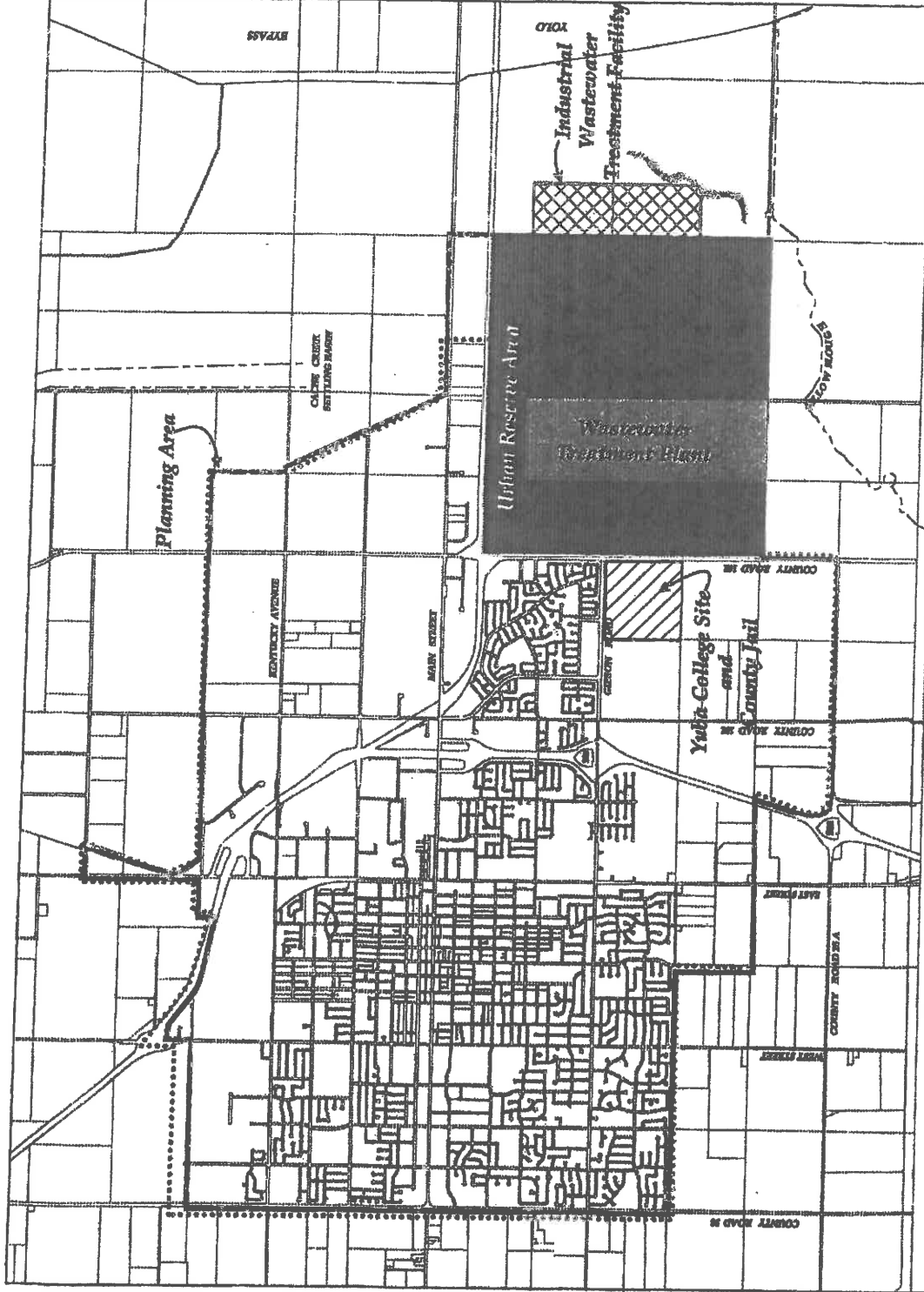
PLANNING AREA,
URBAN RESERVE AREA,
WASTEWATER TREATMENT
FACILITIES, AND
OTHER FACILITIES

..... Urban Limit Line



City of Woodland

1. Transmittal Map of the City of Woodland
January 1986



CITY OF WOODLAND GENERAL PLAN

0 4,000
SCALE IN FEET



FIGURE 14
PLANNING AREA
LAND USE DIAGRAM

RESIDENTIAL

- RR Rural Residential
- RLR Very Low Density Residential
- LR Low Density Residential
- MLR Medium Low Density Residential
- NR Neighborhood Preservation
- MR Medium Density Residential
- HR High Density Residential
- PR Planned Neighborhood

COMMERCIAL

- NC Neighborhood Commercial
- CC Central Commercial
- GC General Commercial
- EC Highway Commercial
- SC Service Commercial

INDUSTRIAL

- I Industrial
- IP Industrial Park

OTHER

- PS Public Service
- OS Open Space
- A Agriculture
- UR Urban Reserve

..... URBAN LIMIT LINE

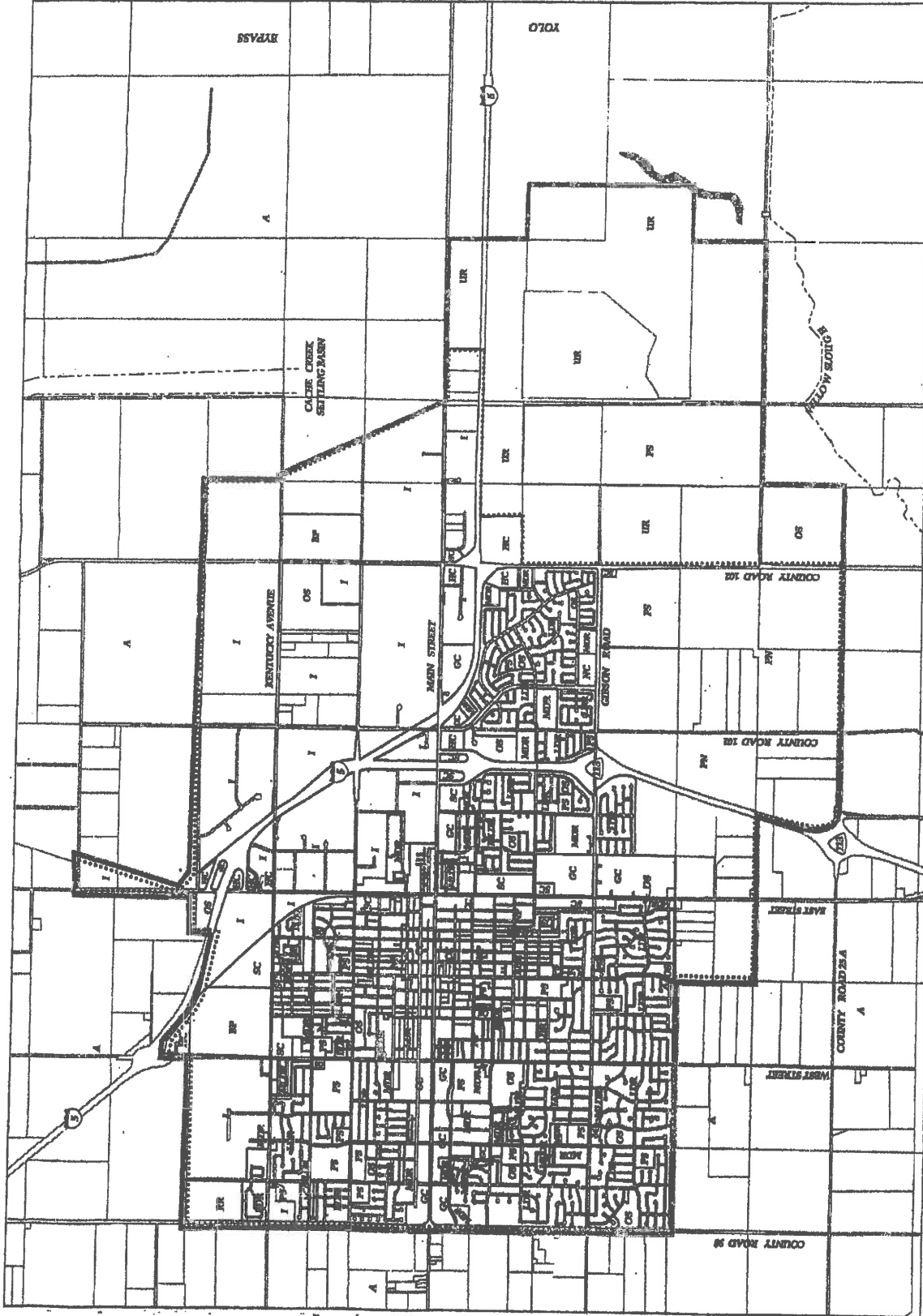
— PLANNING AREA BOUNDARY



City of Woodland

February 1995

J. Lawrence Mader & Associates



Wastewater Treatment Facilities and Capacities

The City's wastewater collection and treatment system constrains growth on both the east and west. The domestic wastewater treatment plant is located on the east side of the city along County Road 103. Immediately adjacent to the domestic treatment plant lies the City's 900-acre industrial wastewater treatment facility. These facilities constrain eastern growth since new development would either have to leapfrog these facilities, isolating the new development from the rest of Woodland, or the wastewater treatment facilities would need to be relocated to allow the land to be used for new development purposes. The General Plan calls for studying the possibility of using the 900-acre industrial wastewater facility for urban development at some point in the future and designates this property and the surrounding area as urban reserve. The City's domestic wastewater treatment plant, however, represents a major City investment and the General Plan does not contemplate its relocation within the time frame of this General Plan (2020). Issues of compatibility of development adjacent to the treatment plant also limits the type and configuration of development that might be appropriate on the east.

The location of the plant and collection trunk lines limits development on the west side of Woodland since the gravity flow design of the system cannot serve new development west of County Road 98.

Prime Agricultural Land

Yolo County is an agricultural area with rich soils and a variety of cultivated crops. Agriculture plays a major role in Woodland's economy through agricultural employment and agriculturally-related industry. Prime soils are located to the north, west, and south of the city, and the City and County have long maintained a strong commitment to protection of agricultural soils through the joint City-County urban development agreement. This agreement directs urban development to designated urban areas of cities.

The General Plan maintains the previous Urban Limit Line boundary on the west at County Road 98 and on the northwest about one-half mile north of Kentucky Avenue, but allows for some urban development on agricultural lands on the south since there are constraints to growth to the north, west, and east, as discussed previously.

COMMUNITY FORM AND CHARACTER

Woodland has a strong historic heritage, which is reflected in an impressive stock of historic buildings in its Downtown and surrounding neighborhoods. Woodland's agricultural setting is largely responsible for the community's distinct identity and plays an important economic role in Woodland. Another important asset is Woodland's stable residential neighborhoods with their diverse housing stock, mature trees and landscaping, sense of personal safety, and high level of community involvement. The General Plan seeks to build upon and expand these assets in Woodland.

Role of Downtown

Woodland's Downtown is an important symbol of the city's small-town atmosphere and historic heritage. Maintaining the Downtown as the center of government, specialty retail, entertainment, and culture is important to preserving Woodland's small-town atmosphere as the city grows. A centralized Downtown also helps knit the community together as a place where everyone in the community gathers.

Maintaining Downtown's central location and accessibility in the larger city is important to achieving this goal. Providing for new development to the south reinforces Downtown's centralized location and accessibility. It also increases the importance of East Street as a commercial corridor.

Residential Neighborhoods

Woodland is a family-oriented community of neighborhoods. To ensure that Woodland maintains its small-town feeling and quality of life, the General Plan seeks to preserve existing neighborhoods, and to promote development of new neighborhoods that incorporate the best qualities of existing neighborhoods. While new neighborhoods should reflect a mix of housing types and sizes, similar to the existing city, the General Plan also provides for larger-lot, or executive housing, in planned new development.

Separation of Industrial Development

By separating industrial activities from residential areas, Woodland has avoided many land use conflicts. Most industrial development is located in the northeastern part of the city, much of it north and east of I-5. The General Plan expands this area as the primary location for industrial development but also allows for additional industrial development north of Kentucky Avenue. In those areas where industrial areas abut residential areas, the Plan provides for buffering and limits on the types of industrial uses permitted.

Desire for Economic Development

The City wants to maintain a healthy balance of jobs and housing to reduce the need for commuting outside of Woodland and to attract commercial and industrial uses to improve Woodland's economy. Consistent with the City's *Economic Development Strategic Plan*, the General Plan promotes development of a diverse employment base, including some business park and research and development and biotechnology, capitalizing on Woodland's location near UC Davis and along and close to major transportation corridors.

Public Facilities and Services

The provision and maintenance of public facilities and services, including water, sewer, storm drainage, law enforcement, fire protection, parks and recreational facilities, schools, child care, and library service, are important to the quality of life of Woodland residents. The General Plan addresses these services by setting service level standards that the City should strive to maintain, and by establishing the framework for financing the development and ongoing maintenance of these services.

Pedestrian, Bicycle, and Transit Opportunities

Promoting opportunities for pedestrian, bicycle, and bus travel is an important feature of the General Plan. Designing new development to encourage bicycling, walking, and bus use reduces the use of automobiles, with associated advantages of reducing air pollution and traffic congestion, and allowing those without cars to travel easily throughout the community. These development patterns also bring people out of their homes, creating friendlier neighborhoods, an important feature of Woodland's small-town feeling.

1.6 SUMMARY OF CHANGES TO 1988 GENERAL PLAN

Woodland's existing *General Plan* was adopted in 1988 and consists of nine elements: Land Use, Circulation, Housing, Open Space, Conservation, Noise, Safety, Parks and Recreation, Historic Preservation, and the

Level of Service Plan. The project analyzed in this *EIR* is a comprehensive update of the existing *General Plan* elements except for the *Housing Element*, which was updated and adopted in 1993.

The primary changes between the existing (1988) *General Plan* and the *General Plan* are described below:

1. **Extending the time frame of the General Plan.** The 1988 *General Plan* had a 22-year time frame of 1988 through 2010 for development within its Urban Limit Line. The *General Plan* sets a 25-year time frame from 1995 to 2020 for development within its Urban Limit Line.
2. **A higher population and employment holding capacity.** The 1988 *General Plan*, with a time frame through 2010, projected a population of 60,700 in the year 2010. The *General Plan* projects a population of 66,000 and employment of 35,000 in the year 2020.
3. **Redefining the Planning Area.** The 1988 *General Plan* identified 15 "planning areas" covering the territory within the Urban Limit Line and four "study areas" south of the Urban Limit Line between the southernmost city limits and County Road 25A (see Figure 1-4). The 1988 *General Plan* would allow development within a study area only after completion of an assessment demonstrating that development of the area is needed and after preparation and adoption of a specific plan.

The *General Plan* modifies the Planning Area used in the 1988 *General Plan* in several ways. First, it removes part of the 1988 "study area" between County Road 98 and State Route 113, one-half mile north of County Road 25A south to CR 25A, from consideration for future development. The *General Plan* adds territory to the Planning Area east of CR 102, including an Urban Reserve area south of east Main Street, and an industrial area north of Beamer Street.

4. **Expanding the Urban Limit Line.** The 1988 *General Plan* defined an Urban Limit Line as shown in Figure 1-2. The *General Plan* expands the Urban Limit Line boundary in the south and northeast.
5. **Designation of the area north of Kentucky Avenue.** The 1988 *General Plan* designated the area north of Kentucky Avenue and west of I-5 for residential development. The *General Plan* designates this area primarily for industrial, business park, and service commercial uses.
6. **System for phasing residential development.** The 1988 *General Plan* designates areas within the Urban Limit Line according to three phases, with later phases to be developed only when only three years of vacant residential land supply remain in the previous phase. The *General Plan* eliminates the three-phase system and substitutes a requirement for the preparation of specific plans that include provisions for orderly, phased development consistent with the General Plan population projections as a condition of development of specific plans.

1.7 SUMMARY OF GENERAL PLAN

GUIDING PRINCIPLES

The following 15 guiding principles provide the foundation for the Land Use Diagram, Circulation Diagram, and the goals, policies, and implementation programs, which constitute the formal substance of the plan.

1. To retain and enhance Woodland's quality of life, its separate identity, and small-town characteristics.

Chapter 1: Project Description and Impact Summary

2. To achieve an orderly pattern of community development consistent with economic, social, and environmental needs.
3. To provide for a diversified economic base with a range of employment opportunities for all residents.
4. To preserve and protect prime agricultural lands and their uses in the areas between the Urban Limit Line and the boundary of the General Plan Area.
5. To revitalize the Downtown district as the heart of the city.
6. To promote the provision of adequate housing including a variety of housing sizes and types for all persons in the community regardless of income, gender, age, race, or ethnic background.
7. To coordinate land and transportation planning measures to foster reduced dependence on automobile and increased opportunities for alternative modes of travel.
8. To provide adequate levels of public service.
9. To promote a wide range of parks and recreational facilities and activities.
10. To plan for diverse educational opportunities and adequate school facilities.
11. To preserve and enhance the historical and cultural resources of the Woodland area.
12. To protect and improve the quality of the natural environment.
13. To prevent loss of life, injury, and property damage due to natural and manmade hazards.
14. To ensure that Woodland remains a safe place to live.
15. To foster increased cooperation and coordination among governmental entities.

SUMMARY OF MAJOR GENERAL PLAN PROPOSALS

The *Woodland General Plan* consists of two documents: the *General Plan Background Report* and the *General Plan Policy Document*. The *General Plan Background Report*, which inventories and analyzes existing conditions and trends in Woodland, provides the formal supporting documentation for general plan policy.

The *General Plan Policy Document* is divided into two main parts. Part I is a summary of the *General Plan*, describing the nature and purpose of the plan, highlighting the guiding principles of the plan, and outlining the plan's main proposals. It does not constitute formal general plan policy, but is rather a guide to understanding and interpreting Part II of the *Policy Document*.

Part II contains explicit statements of goals, policies, standards, implementation programs, and quantified objectives that constitute the formal policy of the City of Woodland for land use, development, and environmental quality. Part II is divided into ten chapters as follows:

- Chapter 1: Land Use and Community Design

PLANNING AREAS

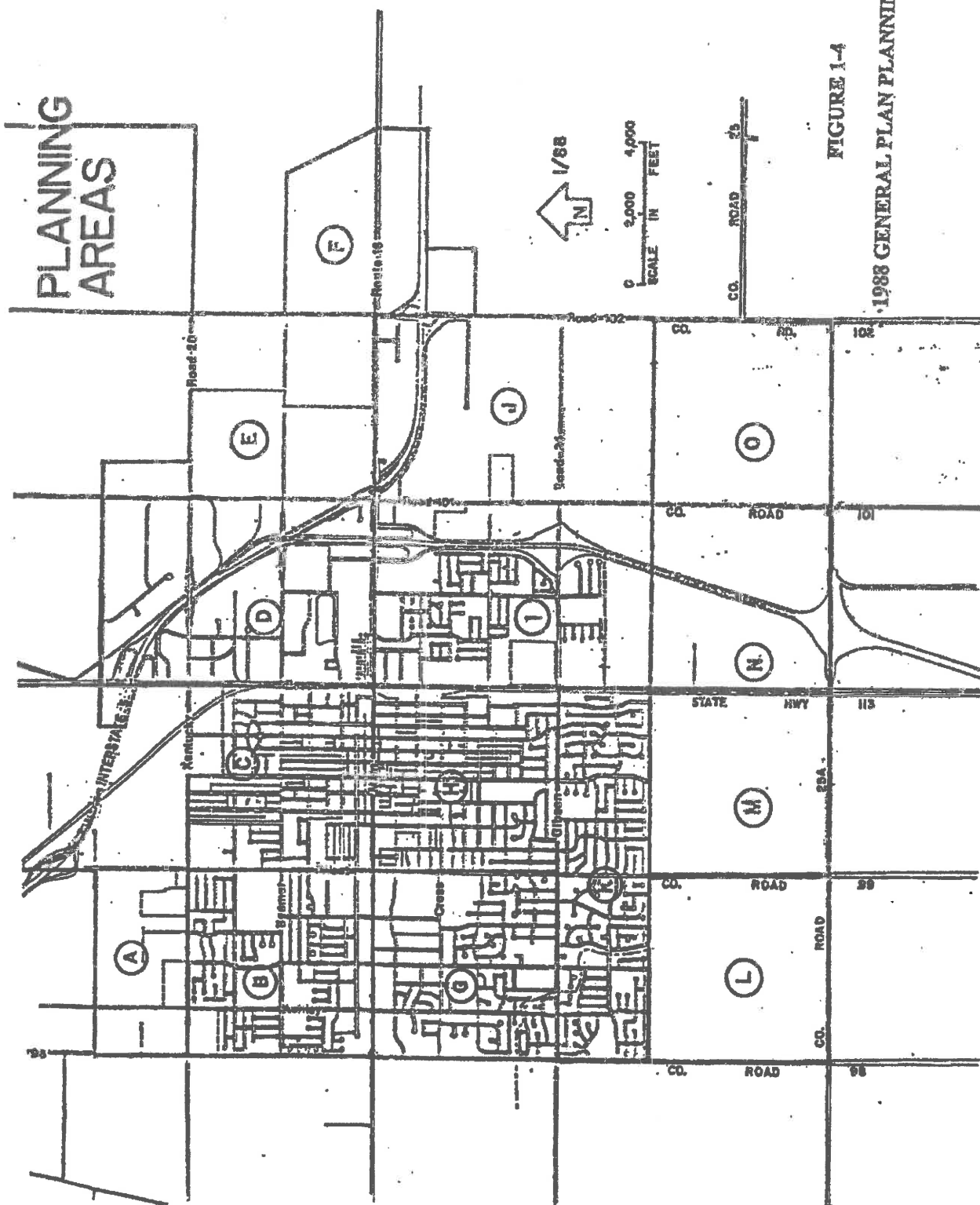


FIGURE 1-4

1983 GENERAL PLAN PLANNING AREAS

- Chapter 2: Housing
- Chapter 3: Transportation and Circulation
- Chapter 4: Public Facilities and Services;
- Chapter 5: Recreational, Educational, and Community Services
- Chapter 6: Historic Preservation
- Chapter 7: Environmental Resources
- Chapter 8: Health and Safety
- Chapter 9: Economic Development
- Chapter 10: Administration and Implementation

Each chapter includes several goal statements relating to different sub-issues or different aspects of the topic addressed in the chapter. For each goal statement there are several policies that amplify the goal statement. Implementation programs are listed at the end of each policy section and describe briefly the proposed action, the City agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program. Chapter 1 (Land Use and Community Design) contains the Land Use Diagram, describes the designations appearing on the Diagram, and outlines the standards of population density and building intensity for these land use designations. Chapter 3 (Transportation and Circulation) contains the Circulation Diagram and a description of the roadway classification system.

The following definitions describe the nature of the statements of goals, policies, standards, implementation programs, and quantified objectives as they are used in the *Policy Document*:

Goal: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Policy: A specific statement in text or diagram guiding action and implying clear commitment.

Standard: A specific, often quantified guideline, incorporated in a policy or implementation program, defining the relationship between two or more variables. Standards can often translate directly into regulatory controls.

Implementation Program: An action, procedures, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

The *Policy Document* includes four supporting appendices. Appendix A is the City-County Urban Development Agreement and Appendix B is a Glossary of key terms used in the *Policy Document*. Appendices C and D are informational appendices that do not constitute City policy but assist in implementing the plan. Appendix C is a general plan/zoning consistency matrix and Appendix D summarizes the City's Levels of Service guidelines.

As indicated earlier, the formal policy content of the *General Plan* is contained in Part II of the *Policy Document*. Part II is divided into nine chapters, each of which deals with a broad topic and several subissues related to the main topic. The following is a chapter-by-chapter summary of the major proposals set forth in the *Woodland General Plan*, including references to show how the goals, policies, implementation programs, and diagrams in each chapter relate to the major themes described above

CHAPTER 1: LAND USE AND COMMUNITY DESIGN

This part is the most tangible of all of the policy chapters in the *General Plan*. It contains the Land Use Diagram that prescribes uses for all of the General Plan Area, describes standards for each of the land use designations shown on the Land Use Diagram, and articulates a series of goals, policies, and programs designed to guide decisions concerning land use, development, and environmental protection in Woodland.

Land Use Diagram

The Land Use Diagram (Figures 1-5, 1-6, and 1-7) includes 18 land use designations falling within five major categories, as shown in the following chart:

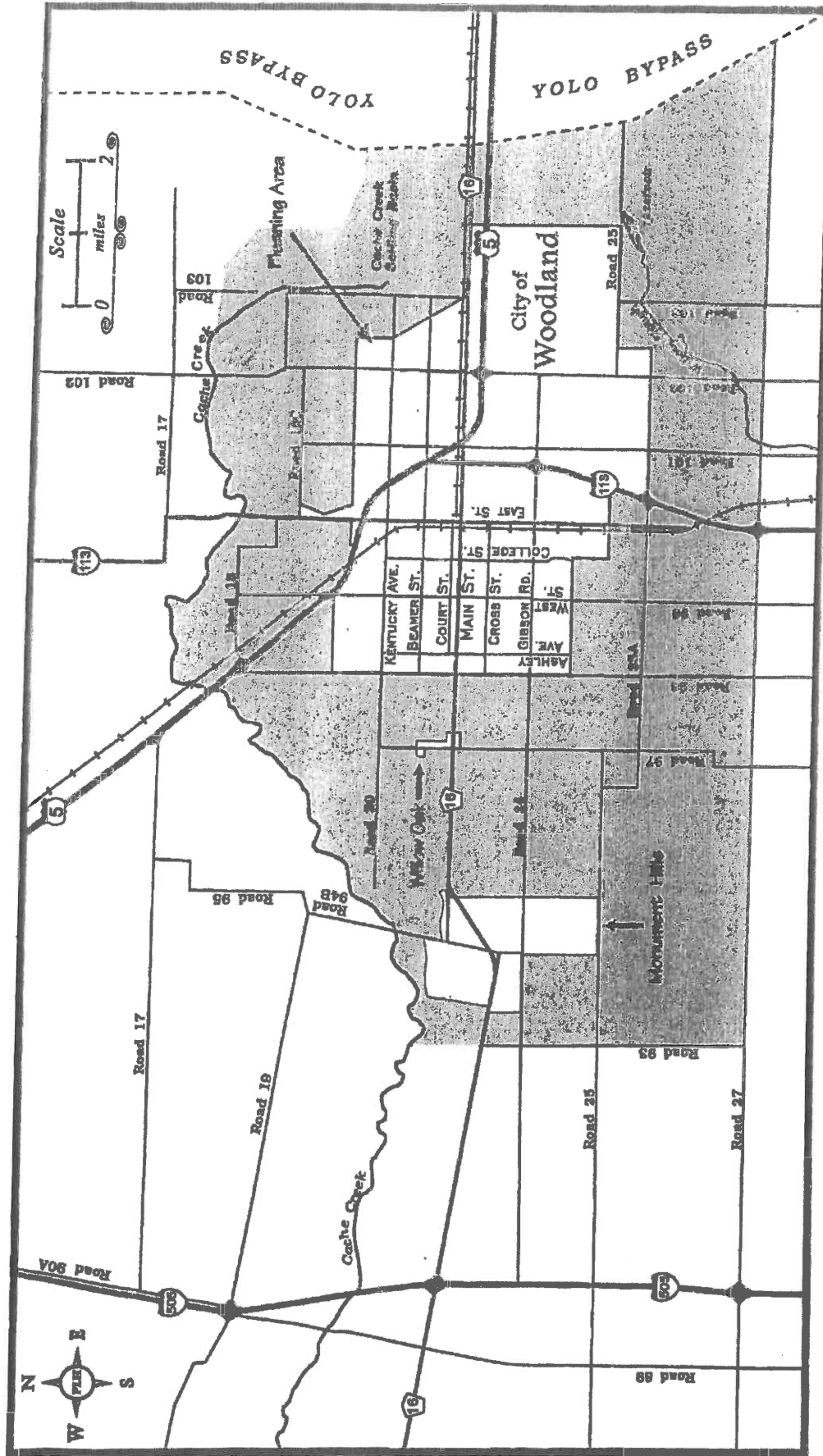
CATEGORY	DESIGNATION	
Residential	RR	Rural Residential
	VLDR	Very Low Density Residential
	LDR	Low Density Residential
	MLDR	Medium-Low Density Residential
	NP	Neighborhood Preservation
	MDR	Medium Density Residential
	PN	Planned Neighborhood
Commercial	NC	Neighborhood Commercial
	CC	Central Commercial
	GC	General Commercial
	SC	Service Commercial
	HC	Highway Commercial
Industrial	I	Industrial
	BP	Business Park
Public and Open Space	PS	Public Service
	OS	Open Space
	A	Agriculture
Reserve	UR	Urban Reserve

It is important that the users of this *Policy Document* understand that the goals, policies, standards and programs articulated in Part II are as important, if not more so, than the Land Use Diagram in representing the City's land use and development policy. Accordingly, any development proposals or review thereof must consider this *Policy Document* as a whole, rather than focusing solely on the Land Use Diagram or on particular policies and programs.

Following are summaries of the General Plan's key land use proposals according to each of the major designation categories that appear on the Land Use Diagram.

Residential Land Use

The seven residential designations that appear on the Land Use Diagram combine with a set of residential and neighborhood development policies to create a strong foundation for preservation and maintenance of Woodland's existing healthy residential neighborhoods, improvement of other residential areas, and establishment of new residential development that follows principles that will create vital neighborhoods.

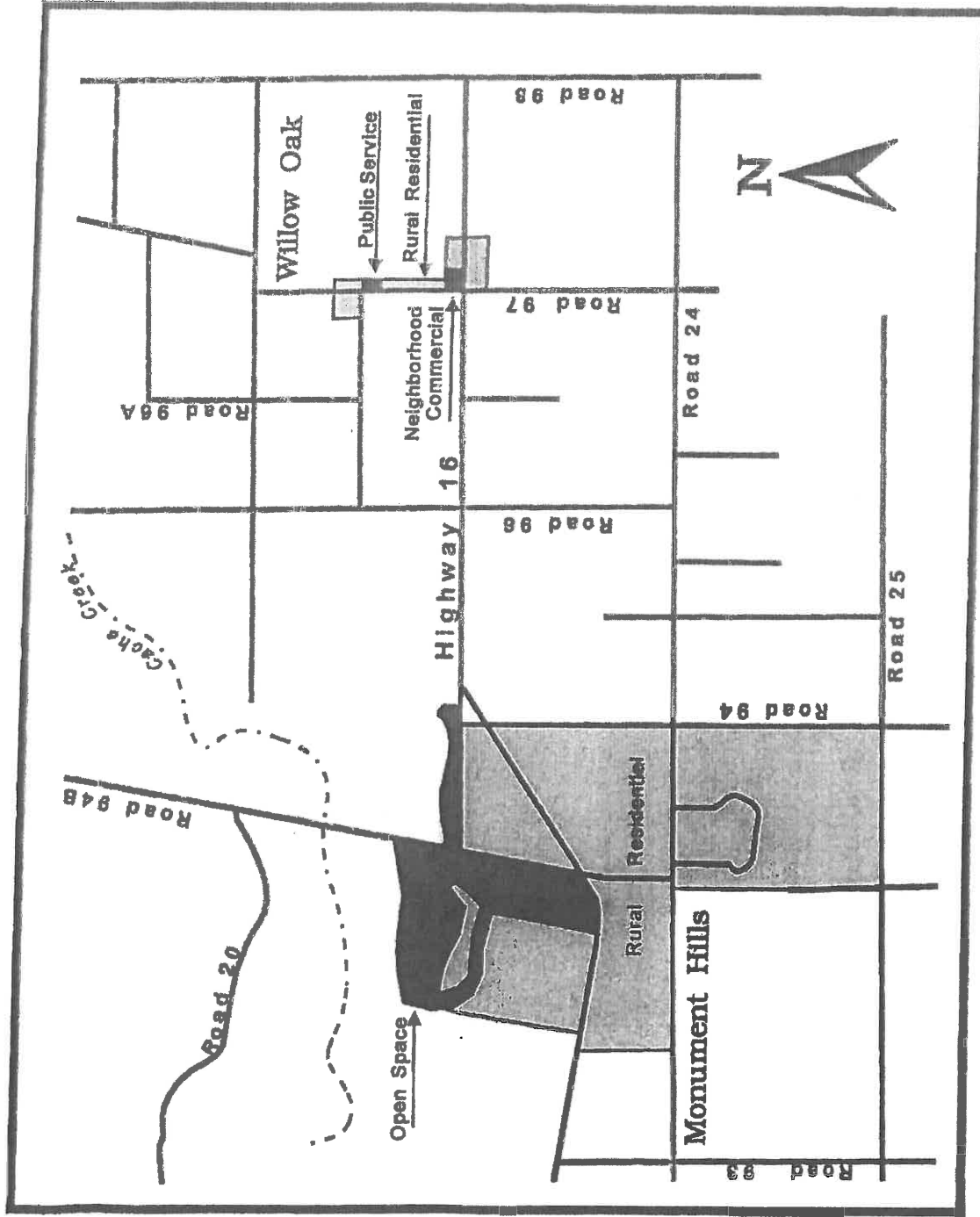


Woodland General Plan Area Land Use Diagram

Figure 1-5



- Agriculture



Land Use Diagram
Willow Oak & Monument Hills
Figure 1-6

Residential policies of the plan emphasize two main themes. First, preservation and enhancement of the city's existing neighborhoods is promoted through maintenance and rehabilitation efforts and through continued infill development that maintains the character of existing neighborhoods. Second, new residential development is to occur in distinct, identifiable neighborhoods that incorporate a range of support services essential to day-to-day living, including parks, schools, child care, and neighborhood shopping opportunities, and that encourage walking, bicycling, and transit use.

The *Rural Residential* designation is applied to the unincorporated county communities of Monument Hills and Willow Oaks. Within the Planning Area, this designation is applied only to a small area in the northwest part of the Planning Area, reflecting the existing pattern of currently unincorporated development in that area.

Existing residential areas are designated with a mix of designations. *Low Density Residential* is the primary residential category reflecting typical single family housing. *Medium-Low Density Residential* covers existing areas developed with single family homes and duplexes. The *Neighborhood Preservation* designation is intended to preserve the overall single-family-residential character of several older neighborhoods that include some existing multi-family housing and nonresidential development that continues to be viable. *Medium Density Residential* is found in various pockets throughout the community, and includes apartments and higher density homes, for a combination of rental and ownership opportunities.

The *Planned Neighborhood* designation covers future residential areas in the southern part of the Planning Area. The Planned Neighborhood area will be master planned as new neighborhoods through approved specific plans. Specific plans must include a mix of housing types and densities along with parks, schools, neighborhood commercial centers, and other institutional uses. Each specific plan must also include a plan for the provision of public facilities and services and phasing of development of the area. Upon adoption of a specific plan for the area, the Planned Neighborhood designation will be replaced by regular General Plan designations reflecting the locations of Very Low Density Residential, Low Density Residential, and Medium Density Residential designations, along with nonresidential designations.

The *Very-Low Density Residential* designation will provide for larger lot, or estate housing, to accommodate higher end housing.

Commercial Land Use and Development

The General Plan includes five commercial designations which allow for commercial and office uses. Most commercial development is concentrated along Main Street and East Street, forming a cross-shaped commercial district.

The *Central Commercial* designation applies to the Downtown core area along the Main Street, Lincoln Avenue, and Court Street corridors. This designation allows for a mix of retail, government offices, and entertainment use, and permits residential uses. Outside the Downtown, Main Street is designated for *General Commercial* uses, allowing for larger retail and office uses.

The East Street Corridor includes a mix of commercial uses. Southern East Street is designated with a concentration of *General Commercial* uses. The Plan envisions expansion of the mall, and designates the County Fairgrounds for *General Commercial* uses to allow for commercial development at the site if the Fairgrounds ever relocates. Other areas along East Street are designated *Service Commercial*, along with some areas north of Kentucky Avenue. *Highway Commercial* designations, including the site for a proposed

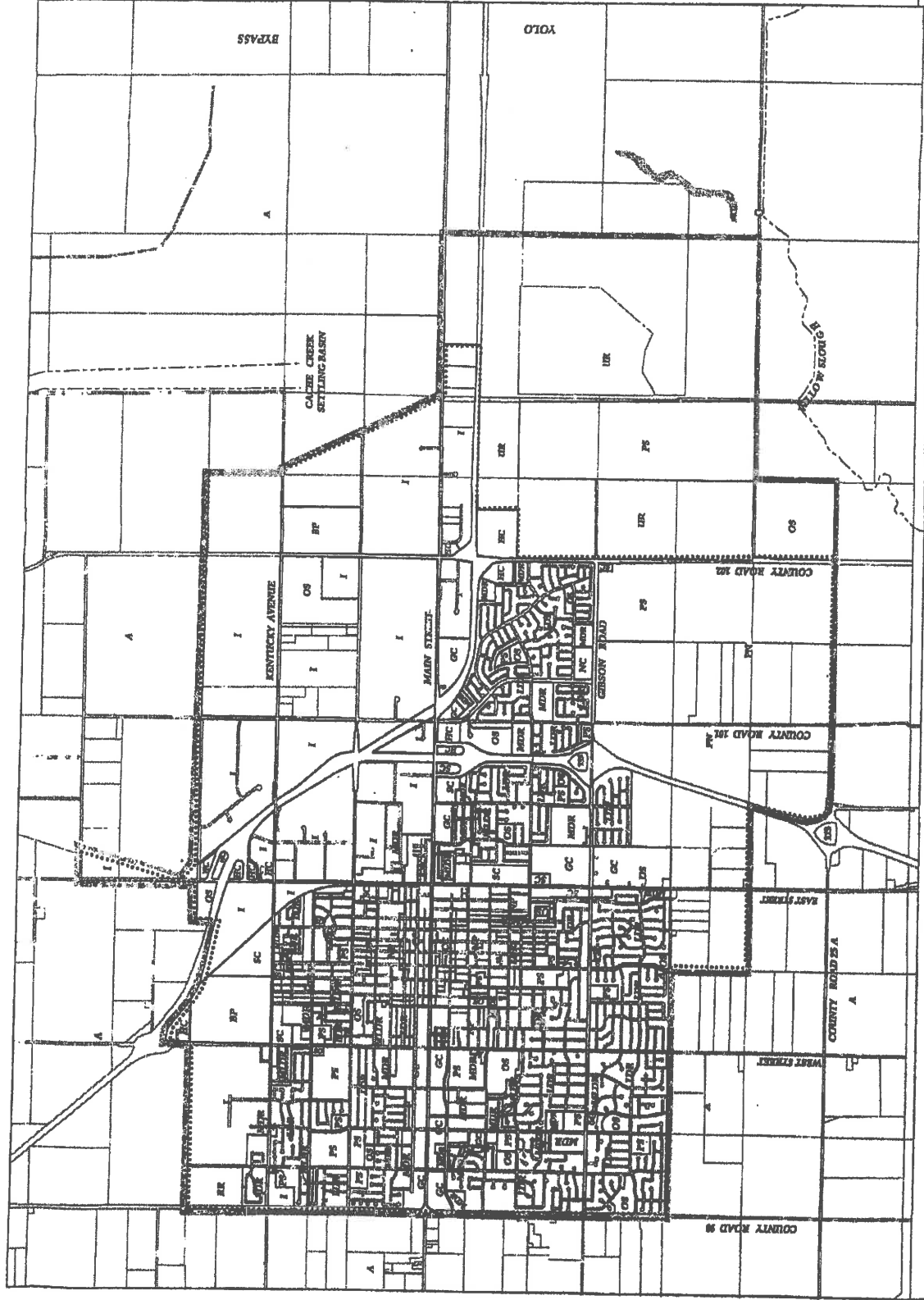
CITY OF WOODLAND GENERAL PLAN

0 4,000
SCALE IN FEET



FIGURE 1-7
PLANNING AREA
LAND USE DIAGRAM

- RESIDENTIAL**
- RE - Rural Residential
 - EDR - Very Low Density Residential
 - LD - Low Density Residential
 - MDR - Medium Low Density Residential
 - PD - Neighborhood Preservation
 - MDR - Medium Density Residential
 - PR - Planned Neighborhood
- COMMERCIAL**
- CC - Central Commercial
 - GC - General Commercial
 - NC - Neighborhood Commercial
 - HC - Highway Commercial
 - SC - Service Commercial
- INDUSTRIAL**
- I - Industrial
 - BP - Business Park
 - OP - Open Space
 - PS - Public Service
 - UR - Urban Reserve
 - A - Agriculture
- OTHER**
- URBAN LIMIT LINE
 - PLANNING AREA BOUNDARY



City of Woodland
January 1996
J. Lawrence Miller & Associates

auto mall, are found at locations adjacent to I-5. *Neighborhood Commercial* uses are intended for smaller, neighborhood-oriented shopping centers to be developed in new neighborhoods.

In addition, the Plan promotes continued infill development and reuse of vacant and underutilized commercial centers.

Industrial Land Use and Development

The General Plan includes two industrial designations: *Industrial* and *Business Park*. The *Industrial* designation is applied primarily in the northern and northeastern parts of the city, separated from residential areas of the city. Reflecting the City's desire to attract primary-wage-earner jobs, such as high technology and biotechnology uses, two areas are designated for *Business Park* uses: one area north of Kentucky Avenue and east of West Street, and another area east of County Road 102 and south of Kentucky Avenue. The Plan also includes a chapter promoting economic development in Woodland.

Public and Open Space Land Use

Public uses represent an important element in the overall fabric of a community. Accordingly, this *Policy Document* provides a framework for development of such public uses as government offices and facilities, schools, and parks and recreation facilities. Recognizing the status of governmental services and Woodland's position as the county seat and an economic center, this *Policy Document* supports the maintenance of a vital public presence in Downtown. In addition, this *Policy Document* includes land use policies and programs that recognize and reinforce the essential role that public uses (i.e., parks and schools) play in the development and maintenance of healthy neighborhoods.

Lands surrounding the Planning Area are designated Agriculture, reflecting an important open space resource.

Urban Reserve

The General Plan designates the area east of County Road 102 and south of Main Street as *Urban Reserve*, indicating that the City will study this area and consider it for future development. The *Urban Reserve* area surrounds the City's domestic wastewater treatment plant site and includes the City's industrial wastewater treatment facilities. Future development of most of the *Urban Reserve* area may depend upon the City relocating its industrial wastewater treatment facilities and converting the land to urban development. No development can occur within the *Urban Reserve* area without a General Plan amendment.

CHAPTER 2: HOUSING

The *Housing Element* is subject to specific statutory requirements for periodic updates. The City completed the mandatory *Housing Element* update and adopted a revised *Housing Element* in 1993. Because the City devoted extensive recent effort to updating the *Housing Element* and processing it through approval by the State, it is not being revised as part of this General Plan Update. It will, however, be printed as part of the General Plan document following adoption of the updated General Plan and is available under separate cover for review and information.

CHAPTER 3: TRANSPORTATION AND CIRCULATION

The General Plan addresses several transportation issues that are critical to the continued development of Woodland. The Circulation Diagram depicts the proposed circulation system to support development under the Land Use Diagram. This circulation system is represented on the diagram as a set of roadway classifications that have been developed to guide Woodland's long-range planning and programming. Roadways are systematically classified based on the linkages they provide and their function, both of which reflect their importance to the land use pattern, traveler, and general welfare.

New roadways required to serve new development include an arterial north of and parallel to Kentucky Avenue in the northeastern part of the Planning Area and a new arterial south of Gibson Road to serve new residential development. In addition, several arterial and collector streets would be extended south to serve the new area of planned residential development.

In addition to addressing future roadway plans and improvements, Chapter 3 of Part II of this *Policy Document* contains goals, policies, and programs related to the following issues:

- Street and Roadway System
- Residential Streets
- Automobile Parking
- Transit Facilities and Services
- Non-motorized Transportation
- Goods Movement
- Air Transportation

The overall emphasis of the policies and programs under these headings is the establishment and maintenance of a well-rounded transportation network that includes fully-connected and intersecting streets, pedestrian paths, and bike paths.

CHAPTER 4: PUBLIC FACILITIES AND SERVICES

An important result of comprehensive planning should be the assurance that all facilities and services needed to adequately serve development will be provided in a timely fashion. While the development of detailed plans for facilities and services is beyond the purview of the General Plan, the General Plan does establish a framework for guiding planning decisions related to facility development and service provision. The general emphasis of the policies and programs in Chapter 4 of Part II is on ensuring the provision and maintenance of adequate services, while discouraging unnecessary, wasteful, or inefficient extension of existing systems or development of new facilities. Specifically, this *Policy Document* contains goals, policies, and programs related to the following facilities and services:

- General Public Facilities and Services
- Public Facilities and Services Funding
- Water Supply and Delivery
- Wastewater Collection, Treatment, Disposal, and Reuse
- Stormwater Drainage
- Solid Waste Collection and Disposal
- Law Enforcement
- Fire Protection

Chapter 1: Project Description and Impact Summary

- Public Utilities
- Information Technology

The policies and programs articulated under these headings will ensure that current and future residents of and businesses in Woodland are served by a well-rounded, efficient, and environmentally-sound system of public facilities and services.

CHAPTER 5: RECREATIONAL, EDUCATIONAL, AND COMMUNITY SERVICES

The diversity and quality of life in Woodland is reflected in its recreational, educational, and other community services. The City develops and maintains public parks, but this meets only part of the community's need for recreation. The need for park facilities and recreation services span all age and income groups. The General Plan sets the framework for an expanded park system with facilities to provide opportunities for a wide variety of recreational activities.

City decisions concerning growth and development affect school and child care facilities, and the City has an important role to play in the siting and planning of these facilities. The General Plan also promotes the expansion of library services and arts and cultural activities.

The goals, policies, and programs in Chapter 5 of Part II of this *Policy Document* articulate the City of Woodland's strong commitment to ensuring high quality recreational and educational opportunities for Woodland residents and visitors, and promote a high quality of life for all segments of Woodland's population. The policy content of the section is divided into the following 13 topics:

- Parks and Recreation Development Framework
- Diversity in Recreation
- Community/Senior Centers
- Education
- School Siting and Financing
- Child Care Supply and Quality
- Child Care Referral
- Elder Care
- Libraries
- Arts and Culture
- Community Involvement and Participation
- Community Diversity
- Family and Youth

CHAPTER 6: HISTORIC PRESERVATION

Woodland has a rich historic heritage, and contains many significant historic buildings, districts, events, and artifacts reflect its past. These are symbols of Woodland's unique heritage and identity. Demolition of several old landmarks has stimulated local interest in a preservation program to restore the city's older districts.

The General Plan sets the framework for comprehensive efforts to foster historic preservation in Woodland through a systematic program, community education, and coordination within the city and with other historic preservation groups.

The goals and policies of this chapter are organized topically according to the following categories:

- Historic Preservation- General
- Economic Incentives for Historic Preservation
- Historic Residential Neighborhoods
- Coordination of Historic Preservation Efforts
- Historic Preservation and Awareness
- Archaeological Resources

CHAPTER 7: ENVIRONMENTAL RESOURCES

Woodland's environmental resources--water, vegetation, wildlife, agricultural lands, and open space--contribute to the city's economy and are important elements in the quality of life of Woodland's residents. These natural resources exist in limited quality and are at risk of destruction or degradation through continued urban development. The General Plan seeks to balance the need for growth with the need for conservation and enhancement of the area's natural resources, frequently in cooperation with other agencies. This chapter addresses the following issues:

- Water Resources
- Fish and Wildlife Habitat
- Vegetation
- Open Space for the Preservation of Natural Resources
- Air Quality--General
- Air Quality--Transportation

CHAPTER 8: HEALTH AND SAFETY

This chapter contains goals, policies, programs, and standards designed to minimize the harmful effects of natural and man-made hazards. This information is organized under the following topics, each of which relates to specific conditions and concerns relevant to Woodland:

- Seismic and Geologic Hazards
- Flood Hazards and Protection
- Fire Hazards
- Aircraft Crash Hazards
- Hazardous Materials
- Emergency Response
- Noise

CHAPTER 9: ECONOMIC DEVELOPMENT

This chapter addresses the economic development issues. Key issues include the maintenance and enhancement of the quality of the life in Woodland by retaining and encouraging the expansion of existing industries and businesses in the community; encouraging the development of new industries and businesses in the community thereby creating new jobs for Woodland residents; and preserving and enhancing the rich historic character of the community. Redevelopment and public and private partnerships will be important in stimulating these activities.

Chapter 1: Project Description and Impact Summary

This chapter contains goals, policies and implementation programs that provide the framework for economic development for the city of Woodland. The goals and policies of this section are organized topically according to the following categories, each of which relates to a particular economic development focus.

- Business Retention and Expansion
- Business Attraction and Formation
- Downtown Economic Development
- Tourism

CHAPTER 10: ADMINISTRATION AND IMPLEMENTATION

This final chapter contains goals, policies, and programs designed to ensure that the City of Woodland maintain a high level of attention to the General Plan by providing for routine review and update of the *Policy Document* and *Background Report* and ensuring that other City regulations and ordinances are consistent with the General Plan.

1.8 USES OF THIS ENVIRONMENTAL IMPACT REPORT

The update of the Ceres General Plan entails a set of several related actions, which combined constitute the “project” for purposes of this *EIR*. Following are brief descriptions of each aspect of the project.

ADOPTION OF THE NEW GENERAL PLAN

The adoption of the new *General Plan* will be the most significant action of this update program. Six state-mandated elements of the general plan will be included in the new General Plan: (1) Land Use Element, (2) Circulation Element, (3) Safety Element, (4) Noise Element, (5) Open Space Element, and (6) Conservation Element. The seventh mandatory element, the Housing Element, was adopted in 1993 to meet specific statutory deadline requirements and is not being amended as part of this update.

ADOPTION OF IMPLEMENTING ZONING

Subsequent to adopting the new *General Plan*, the City will revise zoning in select areas to ensure consistency with new General Plan designations.

CHANGE IN SPHERE OF INFLUENCE

Also subsequent to adopting the new *General Plan*, the City will submit an application to the Yolo County Formation Commission (LAFCO) for a revision to its sphere of influence to reflect the updated *General Plan*.

FIRST-TIER EIR ON SUBSEQUENT PROJECTS

This EIR will also act as a first-tier EIR on subsequent projects, including proposed specific plans, development projects, and public works projects.

1.9 ORGANIZATION OF THIS ENVIRONMENTAL IMPACT REPORT

The *General Plan EIR* addresses all requirements of CEQA. This includes a setting section briefly summarizing pertinent information concerning existing conditions and a methodology section identifying the assumptions and methodology used to identify implications and to assess impacts. This EIR assesses impacts based on the implications of the General Plan Land Use Diagram, focusing primarily on implications of estimated development at the year 2020. The discussion includes an assessment of the severity of the impact, including a conclusion as to whether impacts are considered significant according to CEQA. Impacts are characterized as "significant," "potentially significant," or "less-than-significant."

The General Plan Policy Response section references specific policies and programs contained in the *General Plan Policy Document* that address the implications identified in the previous part. While this discussion focuses primarily on policies and programs that respond directly to the potential negative implications of the Land Use Diagram, it also in some cases identifies policies or programs that reduce impacts that may not be considered significant.

Mitigation measures are identified that could lessen or eliminate negative impacts identified as "significant" or "potentially significant" according to CEQA standards, or, in some cases, to identify additional mitigation for impacts that are considered "less-than-significant."

1.10 PROJECT ALTERNATIVES

CEQA requires that an EIR consider alternatives to a project (Section 15126 (a)), providing sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. Following is a description of the five alternatives addressed in the *EIR*, as described in Chapter 10.

1. **No-Project - No Development Alternative.** This alternative assumes no new development in Woodland beyond what is currently built, essentially placing a moratorium on any future development.
2. **No Project - Existing General Plan Alternative.** This alternative assumes the City would not adopt a new General Plan and would continue to rely on the existing (1988) *General Plan*.
3. **Draft General Plan Alternative 1.** This is the first alternative for expansion of the city to the north and south.
4. **Draft General Plan Alternative 2.** This is the second alternative for expansion of the city to the north and southeast and is very similar to the Land Use Diagram selected by the City Council.
5. **Eastern Growth Alternative.** The Eastern Growth Alternative would provide for expansion to the north and east, directing future growth east into the area that is designated as Urban Reserve in the new General Plan, as an alternative to growth to the south of the existing Urban Limit Line.

1.11 IMPACT SUMMARY

This *EIR* assesses the impacts of the *General Plan* by considering the impacts of development according to the Land Use Diagram and the policies and programs of the *Policy Document*. The *EIR* assesses the impacts of the *General Plan* as a whole (i.e., land use diagram, circulation diagram, goals, policies, and implementation programs) to reach a determination concerning the level of significance of impacts for CEQA

purposes. As described earlier, the *General Plan* and *EIR* were prepared simultaneously in an effort to incorporate environmental mitigation into the plan. As the two documents were prepared and analyzed, policies and programs were developed to reduce environmental problems and to mitigate potential adverse impacts.

The impacts of the *General Plan* are summarized in Table 10-1 of this *EIR*, and compared with the effects of the other *EIR* alternatives. In the following six areas, the *General Plan* would have a significant impact.

1. Conversion of Prime Agricultural Land

The *General Plan* would result in the conversion of prime agricultural lands. A total of 2,280 acres of prime agricultural land are designated for urban development under the *General Plan*; some of the prime agricultural land in the northern industrial area would probably not be converted to urban development by the 2020. The loss of prime agricultural land is considered a significant impact. There are no mitigation measures available to reduce this impact to a less-than-significant level.

The No Project - No Development Alternative, No Project - 1988 General Plan, and Eastern Growth Alternative would reduce the impact on prime agricultural lands, as described in Chapter 10 of this *EIR*.

2. Creation of Conflicts with Surrounding Agricultural Operations

The land use pattern of the *General Plan* would create an agricultural area south of the Urban Limit Line and north of County Road 25A between East Street and SR 113 that would be difficult to farm, since it would be essentially surrounded on two sides by urban development and on a third side by a major roadway. This area would be under pressure to convert to urban development, particularly given its location close to an interchange. This is considered a significant impact. There are no mitigation measures available to reduce this impact to a less-than-significant level.

The No Project - No Development Alternative, No Project - 1988 General Plan, and Draft General Plan - Alternative 1 would reduce the impact on conflicts with agricultural lands, as described in Chapter 10 of this *EIR*.

3. Cancellation or Nonrenewal of Land under Williamson Act Contract

Under the *General Plan*, 160 acres of land that are currently in Williamson Act and have not applied for nonrenewal are located in the southeasternmost part of the Planning Area. This would likely be the last area to develop, so assuming it nonrenews before the year 2000, this would probably not create any problems for the sequence of development. In addition, this parcel has lower quality agricultural soils. The City cannot guarantee that the property owner would choose not to renew the contract on this land, however, and the only other way to permit development would be through cancellation. The potential for cancellation of this Williamson Act contract is considered a significant impact.

In addition, all the alternatives described in Chapter 10 (with the exception of Draft General Plan Alternative 2) would reduce this impact.

4. Traffic Levels of Service that Exceed General Plan Standards

Development under the *General Plan* will result in two segments of Main Street exceeding the General Plan's service level threshold for this area of Level of Service (LOS) "D."

The EIR projects service levels of LOS E along the section of Main Street between Walnut Street and Third Street. Traffic improvements along this section of Main Street require special attention to ensure they are consistent with the overall objectives for the Downtown area. One mitigation measure to address this service level would include widening Main Street, which would remove existing buildings and would damage the character of Downtown. This was therefore rejected as infeasible. The *Downtown Specific Plan* recommended exploring one-way couplets for the Downtown area along Main Street and Court Street. Because of the effects on existing uses and very site-specific impacts of implementing this mitigation measure, it was not determined to be feasible without further investigation. This and other methods to address this area will be considered as part of the City's *Street Master Plan*, to be completed after adoption of the General Plan. This therefore remains a potentially significant impact.

The second section of Main Street projected to operate at level of service E is between Industrial Way and the I-5 southbound ramp. Possible improvements that would mitigate this impact include widening Main Street to six lanes or construction of an improved connection between I-5 and SR 113. This area is currently the subject of a *Project Study Report* being prepared by the City, therefore widening the street was rejected as infeasible when other methods are being investigated and widening would result in removal of existing businesses in that area. An improved I-5/SR 113 connection would substantially reduce through traffic along this stretch of Main Street, which currently serves as the main connection between these two freeways. Developing a connection to remove regional through-traffic along Main Street is a project of regional importance, which would require Caltrans' approval and participation. Since the City cannot unilaterally guarantee such an improvement to the state highway system, this is still considered a potentially significant impact.

The other potentially significant impact identified above is the segment of Gibson Road between Third Street and East Street, which just exceeds the General Plan's level of service C threshold for this area. This impact could be mitigated by widening this roadway, but since the *Project Study Report* for the I-5/SR 113 connector will result in a redistribution of trips in this area, it does not appear reasonable to widen it without further evaluation. A new roadway connecting the area southeast of East Street to College or Third Street would also mitigate this impact. The increased traffic on College or Third could be out of character with the residential area. Without knowing the outcome of the *Project Study Report* for the I-5/SR 113 connector, the impact on Gibson Road is still considered a potentially significant impact.

The No Project - No Development Alternative, No Project - 1988 General Plan, and Eastern Growth Alternative would reduce the impact on all these streets, as described in Chapter 10 of this EIR. The Draft General Plan Alternative 1 would lessen the impact on Gibson Road.

5. Cumulative Loss of Habitat

Development of vacant and substantially vacant land under the *General Plan* will eliminate a substantial amount of habitat for target species identified in the *Draft Yolo County Habitat Conservation Plan* (January 1995). The primary vehicle for addressing this habitat loss will ultimately be the policies and programs of the *HCP*. The *HCP* is being designed specifically to address the cumulative loss of habitat through a range of mitigation programs. Woodland is actively participating in developing this plan, and expects to adopt the plan, along with Yolo County and the other cities in the county, sometime in 1996. The *General Plan Policy Document* requires the City to participate in the *HCP* (Policies 7.B.1 and 7.C.1 and Implementation Program 7.1). While adoption of the *HCP* by Woodland and the other jurisdictions cannot be assured and the policies and programs included in the plan cannot be determined at this point, the *General Plan* includes several other policies to address habitat loss. In particular, Policy 7.B.2 would require evaluation and mitigation of habitat loss in connection with any City discretionary permit approval pending adoption of the *HCP*. This would

be particularly important in the south residential expansion area where all new development will occur pursuant to a specific plan to be approved by the City.

Assuming the policies and programs of the *General Plan* and adoption of the *HCP*, the impact of the *General Plan* on biological resources would be less than significant. While the City is committed to the *HCP* process, the *HCP* is not yet adopted and the final policies and programs cannot be guaranteed at this point; therefore, the cumulative impact of habitat loss is still considered potentially significant and there are no other feasible measures available to the City unilaterally to mitigate this impact.

The No Project - No Development and No Project - 1988 General Plan Alternative would lessen the cumulative loss of habitat, as described in Chapter 10 of this EIR.

6. Regional Air Quality

Growth in population and employment associated with development under the *General Plan* would result in a substantial increase in regional air pollutants. The *General Plan* policies comprise a comprehensive strategy for reducing the air quality impacts of development and transportation systems. Application of all *General Plan* air quality policies would reduce the impact of future development in Woodland, but not to a level that would be insignificant. There are no mitigation measures available to reduce this impact to a less-than-significant level.

The No Project - No Development and No Project - 1988 General Plan Alternative would lessen the impacts on regional air quality, as described in Chapter 10 of this EIR.

1.12 ISSUES OF CONTROVERSY AND ISSUES TO BE RESOLVED

Section 15123 of the *CEQA Guidelines* require an EIR to summarize areas of controversy known to the Lead Agency including issues raised by agencies and the public and issues to be resolved including the choice among alternatives and whether or how to mitigate significant effects.

AREAS OF CONTROVERSY

Areas of controversy include the following:

- Choice of alternative
- Conversion of agricultural land
- Future water supply and usage
- Amount of future growth
- Rate of future growth
- Future traffic levels
- Future park standards
- Development adjacent to the wastewater treatment plant
- Mix of housing types
- Flood potential and mitigation
- Habitat loss and mitigation

ISSUES TO BE RESOLVED

Through the *Draft General Plan* review process, numerous specific policy issues were raised and discussed, and minor modifications made. For the purposes of this *EIR*, issues to be resolved include the following::

- Choice of alternative
- How or whether to mitigate traffic impacts
- Future water supply mitigation
- Location of permanent urban limit line

APPENDIX B

**SPRING LAKE SPECIFIC PLAN ENVIRONMENTAL
IMPACT REPORT SUMMARY**

3. SUMMARY OF IMPACTS AND MITIGATION MEASURES

3.0 SUMMARY OF IMPACTS AND MITIGATION MEASURES

INTRODUCTION

This summary chapter provides an overview of the Turn of the Century Specific Plan (proposed project), which is described in detail in Chapter 2, Project Description, and the conclusions of the environmental analysis, provided in detail in Chapter 4. This chapter also summarizes the alternatives to the proposed project that are described in Chapter 5, Alternatives Analysis, and identifies the Environmentally Superior Alternative. Table 3-1, at the end of this chapter, provides a summary of the environmental effects of the proposed project identified in each technical issue section of Chapter 4. The table consists of the environmental impacts, the significance of the impacts for both Specific Plan A and Specific Plan B, the proposed mitigation measures, and the significance of the impact after the mitigation measures are implemented.

Location

The project site is a 1,097-acre area located in central Yolo County approximately three miles southeast of downtown Woodland. The project site generally is bounded by County Road 101 and Highway 113 on the west, County Road 102 on the east, East Gibson Road on the north, and County Road 25-A on the south.

Project Description

In October 1998, the Woodland City Council directed that two Specific Plans, Specific Plan A and Specific Plan B, be analyzed and compared throughout the Specific Plan approval process. Specific Plan A proposes the town center develop as a part of phase one development. There are three primary differences between the two plans:

- The proposed arterial street pattern: Specific Plan A proposes a grid-like arterial street pattern while Specific Plan B proposes a curvilinear arterial street pattern.
- The location of the proposed town center: Specific Plan A proposes that the town center develop as part of Phase One development. Specific Plan B proposes that the town center develop as a part of future development outside of the Specific Plan area but within the Master Plan area.
- The timing of the proposed overpass of SR 113: Specific Plan A assumes the overpass as a part of Specific Plan development. Specific Plan B proposes the preservation of right-of-way for the overpass but does not plan for its construction.

Environmental Impacts and Mitigation

Under CEQA, a significant effect on the environment is defined as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. Implementation of the proposed project could result in significant impacts on those resource areas listed below.

This EIR discusses mitigation measures that could be implemented by the City to reduce potential adverse impacts to a level that is considered less than significant. Such mitigation measures are noted in this report and are found in the following sections: land use and planning, agricultural resources; hydrology, drainage and water quality; biological resources; traffic and circulation; air quality; noise; visual resources; cultural resources; population, employment and housing; public health and safety; public services and facilities; and recreation, education and community services. If an impact is determined to be significant or potentially significant, applicable mitigation measures are identified as appropriate. These mitigation measures are also summarized in Table 3-1. The mitigation measures presented in the EIR will form the basis of the Mitigation Monitoring Program. An impact that remains significant after mitigation is considered an unavoidable adverse impact of implementation of the proposed project.

Project-specific impacts that would be significant and unavoidable would occur in the following areas:

- Agricultural Resources
- Hydrology, Drainage, and Water Quality
- Biological Resources
- Air Quality
- Noise
- Public Health and Safety

Summary of Project Alternatives

The following summary describes the three alternatives to the proposed project that are evaluated in this Draft EIR. For a complete description of project alternatives, please see Chapter 5, Alternatives Analysis.

No Project/No Development Alternative

Under the No Project/No Development Alternative, no new development would occur on the project site, and the current agricultural uses would remain in operation.

Reduced-Density Alternative

Under the Reduced Density Alternative, the southern and eastern portions of the project site would be developed as low density, rural residential uses and the remaining single-family

residential areas would have a slightly reduced density of 3-4 du/acre. The other land uses would be similar to the proposed project, although reduced in scale to match the lower population.

Traditional Neighborhood Alternative

Under the Traditional Neighborhood Alternative, development of the project site would maximize consistency with specific direction provided in the General Plan for new development to reflect the older, historic Woodland neighborhoods. The number of residential units and land use acreages would be similar to Specific Plan A.

Environmentally Superior Alternative

In addition to the discussion and comparison of impacts of the alternatives to the proposed project, CEQA requires that an "environmentally superior" alternative be selected and the reasons for such selection disclosed. In general, the environmentally superior alternative is the alternative that would be expected to generate the least adverse impacts. The No Project Alternative would be environmentally superior to the proposed project and other alternatives. After the No Project Alternative, the Reduced-Density Alternative would be environmentally superior.

A more detailed discussion of the environmentally superior alternative appears in Chapter 5.

Potential Areas of Concern

Section 15123 of the CEQA Guidelines requires the summary section of an EIR section to identify areas of controversy known to the lead agency including issues raised by agencies and the public. The following items were raised by agencies and the public in comment letters received on the Notice of Preparation:

- Domestic water supply (quality and quantity)
- Nuisance impacts from Bodega Black Gnats
- Localized drainage impacts
- Air quality impacts
- Provision of affordable housing
- Impacts to wildlife and habitat
- New growth
- Loss of agricultural land
- Regional flooding
- Land use incompatibilities
- Alternatives to the project
- Impacts to Williamson Act contracts
- Impacts to SR113

In addition, the City's Technical Advisory Committee (TAC) has expressed concern regarding the proposed use of a curvilinear arterial street pattern in Plan B, which may be inconsistent with the General Plan. All of these issues are addressed within the body of this EIR.

Scope of the EIR

The City of Woodland, as lead agency, identified potentially significant impacts which would result from project implementation in the Notice of Preparation and Initial Study for this EIR circulated beginning February 18, 1999 (found in Appendix A). Based on the Initial Study, the City determined that the following areas could result in a potentially significant impact and should be addressed in the EIR:

- Land Use and Planning
- Agricultural Resources
- Geological Resources
- Hydrological Resources
- Biological Resources
- Traffic and Circulation
- Air Quality
- Noise
- Visual Resources and Aesthetics
- Cultural Resources
- Population, Employment and Housing
- Public Health and Safety
- Public Services and Facilities
- Recreational, Educational, and Community Services

Table 3-1 provides a summary of the environmental impacts that would result from implementation of the Turn of the Century Specific Plan (both Specific Plan A and Specific Plan B) potential mitigation measures, and the level of significance of the environmental impacts before and after implementation of the proposed mitigation.

APPENDICES

APPENDIX A

MITIGATION MONITORING PLAN

The California Environmental Quality Act requires public agencies to report on and monitor measures adopted as part of the environmental review process (PRC .21081.6). This Mitigation Monitoring Program (MMP) is designed to ensure that the measures identified in this EIR are fully implemented. The MMP describes the actions that must take place as a part of each measure, the timing of these actions, who is responsible for implementation, and the agency responsible for enforcing each action.

For most of the measures noted in this MMP, the City has ultimate responsibility for implementation of mitigation measures. Therefore, it is recommended that the Community Development Director be assigned chief monitor and be responsible for assigning monitoring actions to responsible agencies. The Director would track the overall progress of each action.

If another agency or entity is responsible for implementation, it is recommended that the Director or his/her designee contact these agencies or entities and request detailed information to be appended to this Plan, in order to ensure coordination in monitoring reporting.

As required by .21081.6 of the PRC, the Woodland Community Development Department is the "custodian of documents and other material" which constitute the "record of proceedings" upon which a decision to approve the proposed project was based. Inquiries should be directed to:

Steve Harris, Community Development Director
Woodland Community Development Department
530-661-5820

The location of this information is:

Woodland Community Development Department
300 First Street
Woodland, California 95695

In order to assist implementation of the EIR mitigation measures, the Program has been formatted as a table with the following information:

Impact and Mitigation Measures: The impacts and mitigation measures are taken verbatim from the Draft EIR or when a revision has been made, from the Final EIR.

Timing /Milestone: Each action must take place during or prior to some part of the Specific Plan or project development or approval. Generally, the timing of actions falls into one of the following categories:

- Prior to approval of Specific Plan
- At the time of Specific Plan approval
- At the time of Annexation
- Prior to approval of Tentative Map
- Prior to acceptance of Final Map
- Prior to approval of Improvement Plans
- Prior to issuance of Building Permit
- During construction

Responsibility for Oversight: The City of Woodland will have ultimate and legal responsibility for implementation of most mitigation measures. This column indicates which entity will oversee implementation of the measure, conduct the actual monitoring and reporting, and take corrective actions when a measure has not been properly implemented.

Implementation of Mitigation Measure: This column identifies how actions will be implemented and verified.

Responsibility for Implementation: This column identifies the entity that will undertake the required action. ☐Applicant☐ refers to the Specific Plan applicant. ☐Developer☐ is used to denote developers of individual projects within the Specific Plan area. For certain Specific Plan-wide measures required prior to, or at the time of, adoption of the Specific Plan, the applicant or first developer will have to fund the entire measure with subsequent reimbursement on a fair-share basis from later developers.

Other mitigations will be incorporated into the final Specific Plan document in some manner (e.g. text or appendix) and the costs of those actions are to be included as elements of the final fiscal analysis, financing plans, and/or CIP (as appropriate).

Checkoff Date/Initials: This column verifies that mitigation measures have been implemented.

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SPRING LAKE SPECIFIC PLAN MITIGATION MONITORING PLAN (MMP)

Environmental Impact	Adopted Mitigation Measures	Timing/ Milestone	Responsibility for Oversight	Implementation of Mitigation Measure	Responsibility for Implementation	Checkoff Date/Initials
4.1 Land Use and Planning						
4.1-3 The proposed project could be incompatible with existing internal land uses.	4.1-3 (a) Implement Mitigation Measures 4.12-6 (a) through (c) from Section, 4.12, Public Health and Safety, which would ensure proper building height and distance be observed in the design of residential uses near the existing airstrip, or require closure of the airstrip by revocation of the conditional use permit or amortization/abatement of the use as non-conforming.	See Mitigation Measure 4.12-6.	See Mitigation Measure 4.12-6.	See Mitigation Measure 4.12-6.	See Mitigation Measure 4.12-6.	
4.1-5 Under the proposed project, development may be inconsistent with some of the City's General Plan goals and policies and land use ordinances.	4.1-5 (b) For Policy 1.A.2, find that the proposed project is consistent with General Plan regarding development within Urban Limit Line boundaries.	At the time of approval of SLSP.	CDD	Make appropriate findings of fact.	City Council	
4.1-10 The proposed project may be inconsistent with LAFCO Agricultural Conservation policies.	4.1-10 (a) The annexation of the Specific Plan shall be staged to match the proposed phasing of the Specific Plan. OR (b) The annexation of the Specific Plan shall be staged to include all of the project site, except the acreage that remains under Williamson Act contract. OR (c) LAFCO shall determine that the applicable facts and circumstances support a finding of substantial conformity with LAFCO Policy IV.D, which would allow for annexation of the entire site.	At the time of annexation.	CDD	Submit annexation application consistent with adopted phasing of Specific Plan. OR Submit annexation application that excludes properties remaining subject to Williamson Act (042-010-05; 042-010-20; 042-030-03). OR Make appropriate findings of fact.	Applicant/Developer/ City (prepare application) LAFCO (final action) OR LAFCO	

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USACE = US Army Corps of Engineers

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Important Resources						
4.2-1 Development of the proposed project would result in the loss of 940 acres of Important Farmland.	4.2-1 Each project applicant shall set aside in perpetuity an equal amount of contiguous, active agricultural acreage elsewhere in Yolo County through the purchase of development rights and execution of an irreversible conservation or agricultural easement. Total mitigation required at build-out is 940 acres for conversion of farmland within the Plan Area plus Important Farmland converted for offsite infrastructure (e.g. drainage basins) and other associated land uses (e.g. sports park). These soils shall be permanently protected from future development via enforceable deed restrictions. Acreage between Woodland and Davis, already experiencing, or likely to experience, growth pressures shall be targeted. Soils and farming conditions shall be equivalent or superior to the project area. Protected acreage equal to the total acreage of any particular development shall be, set aside prior to commencement of any construction activity within that development. Protected acreage equal to the total acreage of offsite improvements shall be set aside prior to development of the improvement. Protected acreage equal to the total acreage of the sports park shall be set aside prior to the commencement of grading on the sports park.	Prior to approval of first Tentative Map and ongoing.	CDD	The City shall adopt a SLSP Agricultural Land Mitigation Program that further specifies the parameters required for compliance with this measure. The program shall identify acceptable areas of the County within which mitigation acreage shall be purchased, required soil and farming conditions (equivalent or superior to the project area), required terms of the conservation easement, appropriate management entities for the easement, mechanisms and sources of funding and ongoing oversight and enforcement of the easements, and other requirements as may be subsequently determined.	City and each SLSP developer.	
4.2-2 Development of the proposed project would conflict with or result in the cancellation of Williamson Act contracts.	4.2-2 A Williamson Act contract and conservation easement shall be established on 62 acres of land outside of the project site, or greater if land is removed from Williamson Act contract for the required detention/retention basin, to the satisfaction of the City. Acreage set aside required by Mitigation Measure 4.5-4 for loss of Swainson's hawk foraging habitat (see 4.5, Biological Resources) may be used jointly to satisfy all or a portion of this mitigation requirement, so long as it meets the habitat needs of the species and is retained in active agricultural uses. The land shall be managed via an agreement satisfactory to the City and Department of Fish and Game, governing operations such that it remains agriculturally productive and also provides hawk habitat. Land that does not meet the intent of both measures can not be used as joint mitigation, in which case more acreage would be needed in order to satisfy both mitigations.	See Mitigation Measure 4.2-1.	See Mitigation Measure 4.2-1.	See Mitigation Measure 4.2-1.	See Mitigation Measure 4.2-1.	

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SPRING LAKE SPECIFIC PLAN
Mitigation Monitoring Plan

4.2-3 Development of the proposed project could result in incompatibilities between active agricultural uses and future residential uses.	4.2-3 (b) The City of Woodland shall consider adopting a Right to Farm Ordinance to address interim land use conflicts that could occur between new development and planned growth areas that may remain in agricultural uses until future conversion. In considering a Right to Farm Ordinance, the City shall consider requiring grievance and dispute resolution procedures similar to those adopted by the County of Yolo.	Prior to approval of first Tentative Map.	CDD	A draft Right to Farm Ordinance shall be prepared and presented to the City Council for adoption.	CDD/City Council	
4.2-5 The proposed project may be inconsistent with General Plan policies.	4.2-5 (a) Implement Mitigation Measures 4.2-1 and 4.2-2. AND (b) For General Plan Policies 1.1.4 and 1.1.6, the City shall find that the proposed project is consistent with the General Plan.	See Mitigation Measure 4.2-1 and 4.2-2. At the time of approval of the SLSP.	See Mitigation Measure 4.2-1 and 4.2-2. CDD	See Mitigation Measure 4.2-1 and 4.2-2. Make appropriate findings of fact.	See Mitigation Measure 4.2-1 and 4.2-2. City Council	
4.2-6 Development of the proposed project, in combination with other cumulative development, would contribute to the loss of important Farmland.	4.2-6 Implement Mitigation Measure 4.2-1 and/or 4.2-2.	See Mitigation Measure 4.2-1 and 4.2-2.	See Mitigation Measure 4.2-1 and 4.2-2.	See Mitigation Measure 4.2-1 and 4.2-2.	See Mitigation Measure 4.2-1 and 4.2-2.	
4.3 Geology, Soils, and Seismicity						
No measures to be monitored.						

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4.4 Hydrology, Drainage, and Water Quality

4.4-1 The proposed project would increase the rate and amount of stormwater runoff from newly created impervious surfaces, which could contribute to localized or downstream flooding.	4.4-1 (a) Prior to the first tentative map approval, the Specific Plan storm drainage plan shall be completed. The drainage plan shall identify specific storm drainage design features to control increased runoff from the project site. This may be achieved through one or more of the following: onsite conveyance and detention facilities, offsite detention or retention facilities, channel modification, or equally effective measures to control the rate and volume of runoff. To demonstrate the effectiveness of the proposed system to prevent additional flooding at offsite (downstream) locations, all necessary hydrologic and hydraulic calculations and assumptions and design details shall be submitted to the City Public Works Department for review and approval. The design of all features proposed by the project applicant shall be consistent with the most recent version of the City's Storm Drainage Guidelines and Criteria, and standard design and construction specifications and details.	Prior to approval of the first Tentative Map.	PWD	The applicant shall prepare and submit the SLSP Storm Drainage Plan consistent with the terms of the measure and accepted engineering practice. The Plan is subject to PWD review and approval. The Plan is also subject to separate CEQA clearance to determine if additional environmental review is required.	Applicant or first developer.	
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Mitigation Monitoring Plan

4.4-5 The proposed project would require the use of groundwater, which could result in changes in groundwater levels or groundwater areas of influence or induce subsidence.	4.4-5 (a) Prior to approval of the first tentative map, the applicant shall identify specific steps to be taken to minimize project effects on groundwater levels that could affect agricultural wells. The program shall establish site-specific and local baseline groundwater levels, existing and proposed wells, uses and rates, and areas of influence. The program shall also establish criteria that will be used to determine whether the effect on non-project wells may be considered adverse (e.g., groundwater levels shall not fall below a specific elevation during the irrigation season). This information shall be used to appropriately site and design project wells throughout project buildout to minimize the effects on wells and locations that could be affected by groundwater pumping associated with the proposed project.	Prior to approval of first Tentative Map.	PWD	The applicant shall prepare and submit the SLSP Water Supply Plan consistent with the terms of the measure and accepted engineering practices. The Plan is subject to PWD review and approval.	Applicant or first developer.	
	OR (b) If project wells cannot be sited to reduce effects on agricultural wells that could be adversely affected by project pumping, the City shall establish a mechanism to relocate the agricultural wells to ensure that groundwater pumping for irrigation purposes is maintained at baseline levels for the affected well.	OR Prior to approval of first Tentative Map	OR PWD	OR Satisfactorily relocate agricultural wells.	OR Applicant or first developer.	
4.4-9 The proposed project, in combination with future development that would occur with General Plan buildout, would increase the rate and amount of stormwater runoff from newly created impervious surfaces.	4.4-9 Implement Mitigation Measure 4.4-1(a).	See Mitigation Measure 4.4-1(a).	See Mitigation Measure 4.4-1(a).	See Mitigation Measure 4.4-1(a).	See Mitigation Measure 4.4-1(a).	

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Biological Resources

4.5-1 The proposed project would convert agricultural lands to urban uses, which could result in the loss of the alkali sink type special-status plant species listed in Table 4.5-1.	4.5-1 (a) In accordance with Fish and Game Code Section 1800 et seq., DFG shall be given a minimum of 10-day notice prior to site grading or development on the TOC property within the project site to allow for salvage of any San Joaquin saltbush plant materials. (b) Prior to development of the alkali sink habitat in the Yolo County and the Yuba Community College properties, shown in Figure 4.5-1, a rare plant survey shall be conducted by qualified biologists in accordance with the most current DFG/USFWS guidelines or protocols. Survey timing for the various plant species is dependent in part on yearly rainfall patterns and is determined on a case-by-case basis. (c) Based on the results of the survey in the Yolo County and the Yuba Community College properties, prior to new design approval, the County and Yuba Community College shall, in consultation with DFG and/or USFWS, determine whether the project would substantially affect special-status plant species dependent upon alkali sink habitat. If special-status plants are identified, measures shall be incorporated to ensure no net loss of the species. Evaluation of impacts to plant species shall consider the following:	At least ten (10) days prior to any grading on APN 042-010-46.	At least ten (10) days prior to any grading on APN 042-010-46.	DFG/USFWS	DFG/USFWS	Document that DFG has received notice.	Developer of subject property.
				DFG/USFWS	DFG/USFWS	Preparation and acceptance of rare plant survey.	Yolo County/ Woodland Community College.
				DFG/USFWS	DFG/USFWS	Undertake consultation with DFG and/or USFWS. Incorporate measure to ensure no net loss of species if special-status plants are identified.	Yolo County/ Woodland Community College.

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	- the status of the species in question (e.g., officially listed by the State or Federal Endangered Species Acts, candidate species, CNPS list); - the relative density and distribution of the onsite occurrence versus typical occurrences of the species in question; and - the habitat quality of the onsite occurrence relative to historic, current or potential distribution of the population. (d) If the surveys on the Yolo County and the Yuba Community College lands reveal no occurrences of any species, or if the County and/or Yuba Community College in consultation with DFG or USFWS determines that no significant impacts on any special-status plant species would result from project implementation, then no further mitigation would be required.					
4.5-2 The proposed project could result in the loss of potential habitat for the valley elderberry longhorn beetle (VELB).	4.5-2 Prior to approval of a tentative map for any property with shrubbery and/or onsite drainage ways that will not be preserved/avoided, the project applicant shall: (i) Conduct a project-specific survey of the tentative map area for all potential VELB habitat, including a stem count and an assessment of historic or current VELB use; (ii) Avoid and protect all potential VELB habitat within a natural open space area where feasible; and (iii) Where avoidance is infeasible, develop and implement a VELB mitigation plan in accordance with the most current USFWS mitigation guidelines for unavoidable take of VELB habitat pursuant to either Section 7 or Section 10(a) of the Federal Endangered Species Act.	Prior to approval of each Tentative Map.	USFWS	Conduct VELB survey consistent with measure and applicable USFWS mitigation guidelines.	Developer of any property with shrubbery and/or on-site drainages.	

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4.5-3 The proposed project could result in the take of Swainson's hawk individuals (eggs, nestlings or juveniles) and other nesting raptors (birds-of-prey).	4.5-3 (a) For each individual development project the project applicant, in consultation with the DFG, shall conduct a pre-construction or pre-tree pruning or removal survey of trees greater than 30 feet tall (proposed activity) during the raptor breeding-season (approximately March 1 through September 15). This survey shall be conducted for a half mile radius around the project site at which any construction activity is proposed. The survey shall be conducted by a qualified raptor biologist during the same calendar year that the proposed activity is planned to begin to determine if any nesting birds-of-prey would be affected. Prior to grading of fallow fields with ruderal vegetation, surveys for ground nesting raptors such as northern harrier and burrowing owl shall be conducted. If phased construction procedures are planned for the proposed activity, the results of the above survey shall be valid only for the season when it is conducted. If the above survey does not identify any nesting raptor species within the area affected by the proposed activity, then no further mitigation would be required. However, should any nesting raptor species be found, then the following mitigation measure shall be implemented.	During the breeding season immediately prior to the commencement of site work or construction within one half mile of trees +/-30 feet in height. Prior to grading of fallow fields with ruderal vegetation.	DFG	Conduct general raptor survey consistent with measure and applicable DFG mitigation deadline.	Developer	
(b) If an active Swainson's hawk nest is identified within one half mile of the project site, then CDFG shall be contacted to determine if consultation is required. A limited operating period shall be implemented within a (0.25) mile radius of the nest tree. No construction activities shall be initiated during the Swainson's hawk nesting period (March 1- September 15) without the approval by DFG. For other raptors, compliance with Fish and Game code for the particular species shall be implemented.	(c) The project applicant shall continue to conduct annual surveys to determine the location of nesting Swainson's hawks and other raptors in the project site. If nesting hawks or other raptors are found during the survey at a previously unknown location within one-half	Prior to commencement of site work or construction in any area with active hawk/raptor nest.	DFG	See Mitigation Measure 4.5-3(a) and (b). The trigger for raptor surveys	See Mitigation Measure 4.5-3(a) and (b).	See Mitigation Measure 4.5-3(a) and (b).
		Site work and construction contracts shall include specifications listed in mitigation measure subject to DFG approval.	Developer			

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	mile of the project site and not within 100 yards of a previously documented site, the project applicant shall contact the DFG prior to project construction. Consultation shall be initiated to determine the potential for disturbance to nesting hawks and other raptors and the project applicant shall implement feasible changes in the construction schedule or other appropriate adjustments to the project in response to the specific circumstances. (d) If, after five years, a previously recorded nest site remains unoccupied by a Swainson's hawk, it will no longer be considered as a Swainson's hawk nest site subject to this mitigation.	is the impending commencement of site work or construction within one half mile of trees +/- 30 feet in height.				
4.5-4 The proposed project would result in the loss of foraging habitat for Swainson's hawks and other raptors.	4.5-4 (a) Prior to approval of each tentative map, the project applicant shall develop a plan in consultation with CDFG to compensate for loss of Swainson's hawk foraging habitat resulting from development of the project site. This agreement shall set aside in perpetuity, an equivalent amount of Swainson's hawk foraging land elsewhere in Yolo County (as specified below) through the purchase of development rights and execution of irreversible conservation or agricultural easement. If mitigation occurs within the target area the required mitigation ratio is 1:1 and total mitigation required at build-out is 939 acres for conversion of foraging land within the Plan Area plus foraging habitat converted for offsite infrastructure (e.g. drainage basins) and other associated land uses (e.g. sports park). If mitigation occurs outside of the target area, the required mitigation ratio will range from 1.2:1 to 2:1 as specified below. Target Area for 1:1 Mitigation: - South of CR 25A between CR 98 and CR 102; - South of CR 25 between CR 102 and CR 103 - North of CR 29 - West of CR 103 - East of CR 98 Mitigation Outside Target Area: - Shall be on the valley floor of Yolo County - Shall not be on lands within the Yolo County Flood	Prior to approval of first Tentative Map.	DFG and/or CDD	Preparation and acceptance of a Hawk Mitigation Plan consistent with the measure and satisfactory to the DFG. As development occurs each developer within the SLSP area shall purchase, in fee or conservation easement, development rights for an amount of acreage equivalent to that which they are converting, plus any additional acreage converted for offsite parks or improvements.	DFG, CDD, and each SLSP developer.	

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SPRING LAKE SPECIFIC PLAN
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	Control Basin or Cache Creek Settling Basin ▪ Ratios shall be per grid-cell ratings set forth in Smallwood et al (1998) as follows (see map of grid cells in Attachment B): ○ 1.2:1 within grid cells rated 5 or 6 ○ 1.5:1 within grid cells rated 3 or 4 ○ 2:1 within grid cells rated 1 or 2 This acreage shall be permanently protected from future development via enforceable deed restrictions. Protected acreage equal to the total acreage of any particular development shall be, set aside prior to commencement of any construction activity within that development. Protected acreage equal to the total acreage of offsite improvements shall be set aside prior to development of the improvement. Protected acreage equal to the total acreage of the sports park shall be set aside prior to the commencement of grading on the sports park. Acreage set aside required by Mitigation Measure 4.2-1 (4.2. Agricultural Resources) for loss of agricultural land may be used jointly to satisfy all or a portion of this mitigation requirement, so long as it meets the habitat needs of the species and is retained in active agricultural uses. The land shall be managed via an agreement satisfactory to the City and Department of Fish and Game, governing operations such that it remains agriculturally productive and also provides hawk habitat. Land that does not meet the intent of both measures can not be used as joint mitigation, in which case more acreage would be needed in order to satisfy both mitigations.			See Mitigation Measure 4.2-1.		
	OR (b) If adopted, the project applicant shall participate in the Yolo County Habitat Conservation Plan (HCP). (c) At build-out of the Specific Plan area, not less than 350 acres of the Mitigation Land shall be located within the Target Area. The Mitigation Land within the Target Area shall be provided s the Specific Plan area builds out, with milestones at the 33% and 67% build-out levels. Thus, at the point at which the Specific Plan acreage subject to the Habitat mitigation requirement is 33% and 67% built out, 33% and 67% of the Mitigation	Prior to approval of First Tentative Map.	CDD	Take appropriate actions as required by the adopted HCP or NCCP.	Each SLSP developer.	

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	Land within the Target Area, respectively, must be provided. This requirement must be satisfied at the point at which developer submit an application for a tentative map that causes the cumulative number of acres of land subject to the Habitat mitigation requirement for which map applications have been submitted to exceed the 33% and 67% milestones. The following table summarizes the build-out levels and corresponding target-area mitigation requirements:				
	Number of acres of land within Specific Plan area subject to hawk mitigation requirement		Amount of hawk Mitigation Land that must be within Target Area		
	33% -- 313		33% -- 117		
	67% -- 626		67% -- 234		
	100% -- 939		100% -- 350		

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4.5-6 The proposed project would convert approximately one acre of wetland to urban uses.	4.5-6 (a) Prior to approval of a tentative map for the area immediately west of Road 102 (see Figure 4.5-1, as revised), the project applicant shall prepare a wetland delineation and seek a verification from the U.S. Army Corps of Engineers to determine where jurisdictional wetlands are present in the project site. (b) If jurisdictional wetlands are verified, the project applicant shall provide for no net loss of wetland acreage through the federal permitting process. If the total acreage of the jurisdictional wetland is less than 1/3 of an acre, then the project applicant shall obtain a nationwide permit to fill the wetlands, and provide for a minimum 1:1 mitigation ratio. If the total area exceeds 1/3 of an acre then the project applicant shall obtain a individual permit through the U.S. Army Corps of Engineers. (c) If wetlands are delineated in project site that exceed 1/3 of an acre, then the project applicant shall mitigate the filled amount in a 2:1 ratio at an onsite or 3:1 ratio at an offsite location; OR (d) If adopted, the project applicant shall participate in the Yolo County Habitat Conservation Plan (HCP).	Prior to approval of Tentative Map for APN 042-010-46.	USACOE	Prepare delineation and secure USACOE verification. Secure appropriate federal permit.	Developer	
4.5-7 The proposed project would require offsite infrastructure (wastewater and storm drainage), which would result in conversion of additional agricultural land and the loss of general wildlife habitat.	4.5-7 (a) If the construction of offsite roadway, sewer, water or drainage infrastructure occurs in undeveloped areas, the City shall ensure that surveys have been conducted that are appropriate to the habitats where the infrastructure will be located. Construction of offsite infrastructure shall not begin until such surveys have been completed, the appropriate agencies have been consulted, mitigation measures outlined and permits (e.g. 404, 1603) have been obtained, as necessary. Mitigation for these potential impacts could include preservation, onsite construction, or the purchase of mitigation credits through the HCP or an agency-approved mitigation bank or in lieu fee program, e.g., Wildlands Inc. This measure may be implemented through the proposed project, or the expansion of the City's infrastructure systems.	Prior to approval of Improvement Plans for backbone and offsite infrastructure.	PWD/CDD DFG/USFWS/ USACOE	Prepare and secure acceptance of biological surveys and results for all off-site infrastructure areas.	Applicant/First developer.	

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	(b) Implement Mitigation Measures 4.5-1(a), 4.5-2, 4.5-3, 4.5-4 and 4.5-6.	See Mitigation Measures 4.5-1(a), 4.5-2, 4.5-3, 4.5-4 and 4.5-6.	See Mitigation Measures 4.5-1(a), 4.5-2, 4.5-3, 4.5-4 and 4.5-6.	See Mitigation Measures 4.5-1(a), 4.5-2, 4.5-3, 4.5-4 and 4.5-6.	See Mitigation Measures 4.5-1(a), 4.5-2, 4.5-3, 4.5-4 and 4.5-6.	
4.5-8 The proposed project may be inconsistent with General Plan goals and policies for the protection of biological resources.	4.5-8 Implement Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6 and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6 and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6 and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6 and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6 and 4.5-7.	
4.5-9 The proposed project, in combination with other cumulative development, would convert undeveloped land to urban uses, resulting in the loss of general wildlife habitat for resident and migratory species.	4.5-9 Implement Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6, and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6, and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6, and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6, and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6, and 4.5-7.	

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4.5 Traffic and Circulation

4.6.1 The proposed project would cause an increase in a.m. and p.m. peak hour traffic volumes at study intersections, resulting in unacceptable levels of service and warranting the installation of traffic signals.	4.6-1 (a) A traffic signal shall be installed at the E. Gum Avenue/Malnor Road intersection and each approach shall be widened to include one exclusive left-turn lane, one through lane, and one right-turn lane. These improvements were warranted by previously approved development and are included in the City of Woodland Major Projects Financing Plan (MPFP) as being funded by development fees. However, the proposed project could require implementation of the improvements prior to their programmed installation in the MPFP. Therefore, the project applicant shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City's LOS thresholds identified in General Plan Policy 3.A.2. If this intersection requires signalization and widening prior to the programmed installation of these improvements in the MPFP, then the project applicant shall be required to install the improvements and shall be reimbursed by development fees.	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	
	(b) A traffic signal shall be installed at the Pioneer Avenue/E. Gum Avenue intersection and each approach shall be widened to include an exclusive left-turn lane and a shared through/right-turn lane. These improvements were warranted by previously approved development and are included in the City of Woodland Major Projects Financing Plan (MPFP) as being funded by an assessment district. However, the proposed project could require implementation of the improvements prior to their programmed installation in the MPFP. Therefore, the project applicant shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City's LOS thresholds identified in General Plan Policy 3.A.2. If this intersection requires signalization and widening prior to the programmed installation of these improvements in the MPFP, then the project applicant shall be required to install the improvements and shall be reimbursed by the	Prior to approval of each Tentative map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	

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	assessment district.						
	(c) The project applicant shall install geometric design features to prohibit left-turn movements at the Gibson Road/Road 101 intersection. These improvements shall be completed prior to the issuance of building permits. (d) A traffic signal shall be installed at the Gibson Road/Ogden Street intersection and the northbound and southbound approaches shall be widened to include an exclusive left-turn lane and a shared through/right-turn lane. These improvements were warranted by previously approved development and are included in the City of Woodland Major Projects Financing Plan (MPFP) as being funded by an assessment district. However, the proposed project could require implementation of the improvements prior to their programmed installation in the MPFP. Therefore, the project applicant shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City's LOS thresholds identified in General Plan Policy 3.A.2. If this intersection requires signalization and widening prior to the programmed installation of these improvements in the MPFP, then the project applicant shall be required to install the improvements and shall be reimbursed by the assessment district.	Prior to issuance of building permits.	PWD/BD	Design, construct, and secure acceptance of identified improvement.	First Developer.		
		Prior to approval of each Tentative map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer		
4.6-5 The proposed project would disrupt existing bikeway facilities and create inconsistencies with bicycle- and pedestrian-related policies of the City of Woodland General Plan and the City of Woodland Bikeway Master Plan.	4.6-5 (a) (i) The Specific Plan shall be modified to include the following: Development Regulations 2.28, 2.38, and 2.47 shall be modified to specify the provision of other bicycle support facilities such as showers and lockers.	Prior to approval of Specific Plan.	CDD	Make appropriate revisions to the SLSP text.	Each developer.		
4.6-6 The proposed project, in conjunction with cumulative development, would increase cumulative a.m. and p.m. peak hour traffic volumes at study intersections, causing unacceptable levels of service and warranting the installation of traffic signals.	4.6-6 (a) Based on the Specific Plan-wide CIP and financing plan required by Mitigation Measure 4.6-8, each development shall contribute its fair-share cost to modify the traffic signal at the East Street/E. Main Street intersection and widen the eastbound approach to include an exclusive left-turn lane, two exclusive through lanes, and one exclusive right-turn lane. This improvement was previously identified in the East Street	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of	Developer		

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	Corridor Specific Plan, City of Woodland, May 19, 1998. The City of Woodland shall determine the method and timing of the contribution for this mitigation measure. To assist the City in its determination, the developer shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City's LOS thresholds identified in General Plan Policy 3.A.2.			Improvement.		
	(b) Based on the Specific Plan-wide CIP and financing plan required by Mitigation Measure 4.6-8, each development shall contribute its fair share cost to modify the traffic signal at the Gibson Road/East Street intersection and widen the northbound and southbound approaches to include two exclusive left-turn lanes, one exclusive through lane, and one shared through/right-turn lane. These improvements were previously identified in the East Street Corridor Specific Plan, City of Woodland, May 19, 1998. The City of Woodland shall determine the method and timing of contribution for this mitigation measure. To assist the City in its determination, the developer shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City's LOS thresholds identified in General Plan Policy 3.A.2.	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	
	(c) Based on the Specific Plan-wide CIP and financing plan required by Mitigation Measure 4.6-8, each development shall contribute its fair share cost to modify the traffic signal at the Gibson Road/Maltinor Road intersection and widen the northbound and southbound approaches to include one exclusive left-turn lane, one through lane, and one right-turn lane. The City of Woodland shall determine the method and timing of contribution for this mitigation measure. To assist the City in its determination, the developer shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City's LOS thresholds identified in General Plan Policy 3.A.2.	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	

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	(d) Implement Mitigation Measure 4.6-1(c).	See Mitigation Measure 4.6-1(c).	See Mitigation Measure 4.6-1(c).	See Mitigation Measure 4.6-1(c).	Developer	
	(e) Based on the Specific Plan-wide CIP and financing plan required by Mitigation Measure 4.6-8, each development shall contribute its fair share cost to install a traffic signal at the Road 25A/East Street intersection and widen the northbound, southbound, and eastbound approaches to include an exclusive left-turn lane and a shared through/right-turn lane. The westbound approach shall be widened to include one exclusive left-turn lane, one through lane, and one right-turn lane. The City of Woodland shall determine the method and timing of contribution for this mitigation measure. To assist the City in its determination, the developer shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City's LOS thresholds identified in General Plan Policy 3.A.2.	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	
	(f) A traffic signal shall be installed at the Road 25A/SR 113 Southbound Ramps intersection. The City of Woodland shall determine the timing of this mitigation measure. To assist the City in its determination, the developer shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City's LOS thresholds identified in General Plan Policy 3.A.2.	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	
	(g) A traffic signal shall be installed at the Road 25A/SR 113 Northbound Ramps intersection. The City of Woodland shall determine the timing of this mitigation measure. To assist the City in its determination, the developer shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City's LOS thresholds identified in General Plan Policy 3.A.2.	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	

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	(I) A traffic signal shall be installed at the Parkway Drive/Collector 2 intersection and the northbound and southbound approaches shall be constructed to include an exclusive left-turn lane and a shared through/right-turn lane. In addition, the eastbound and westbound approaches shall be constructed to include an exclusive left-turn lane, two exclusive through lanes, and an exclusive right-turn lane. The City of Woodland shall determine the timing of this mitigation measure. To assist the City in its determination, the developer shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City's LOS thresholds identified in General Plan Policy 3.A.2.	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	
	(J) The intersection of CR 25A/ CR 101 (north) shall be signalized and shall provide for an exclusive left-turn lane and a shared through/right-turn lane on all approaches. Signalization of this intersection may also require access control modification at the CR 25A/CR 101 (south) intersection due to its close proximity. This issue will be addressed as a part of subsequent traffic impact studies for new development in this area. 4.6-6(k) The intersection of Parkway Drive and CR 24C shall be identified as a potential signal location and the intersection with Pioneer should be shifted northward approximately 400 feet.	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	

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4.7 Air Quality						
4.7.3 Operational emissions resulting from project-related energy consumption and motor vehicle trip generation could exceed ROG, NO _x and CO standards.	4.7.3 The Specific Plans shall be revised to include the following residential design features to be incorporated in the project development regulations and required for all residential development: (a) Energy Star labeled appliances (e.g. water heaters) shall be installed to the greatest feasible extent. Solar, electric (efficiency rating of at least 0.92), or lower-NO _x (as defined by the AQMD) gas-fired water heaters are strongly encouraged in at least 50 percent of the units. (e) New home buyers shall be provided with a packet of information from the YSAQMD, including information about the mower exchange program, encouraging them to take advantage of opportunities for lowering air emission through their own actions and choices.	Prior to approval of the Specific Plan.	CDD	Make appropriate revisions to the SLSP text.	Applicant	
4.8 Noise						
4.8-7 The Regional Park east of the southeast corner of the project site could result in clearly audible noise levels at the proposed low-density residential uses.	4.8-7 (b) If the operation of the model airplanes is shown to exceed City standards at noise-sensitive land uses within the project site, additional noise mitigation measures shall be implemented as necessary and appropriate. Such measures could include limiting the allowable flight patterns, limiting operations to muffled airplanes, restricting the loudest engine types, and limiting hours of operation of the model aircraft operations.	Ongoing	CDD	Monitor noise levels at residential boundaries as needed. Identify additional operational controls.	Parks Dept/ Aeromodelers	
4.8-8 Noise-producing aspects of certain land uses developed within the project site could exceed the City of Woodland General Plan noise standards or expose future residents within the project site to substantial short-term increases in ambient noise levels.	4.8-8 (a) Active recreation areas of school playgrounds and neighborhood parks shall be located as far as possible from residential property lines and solid noise barriers shall be constructed at the interfaces of such playgrounds and residential areas. Noise barrier heights shall be sufficient to intercept line of sight from the play areas (including elevated play structures) to the center of adjacent back yards at a height of 5 feet. In most cases, a barrier height of 6 feet would be sufficient. Noise barriers shall be constructed of solid materials such as masonry or precast concrete, rather than wood, or shall be earthen berms or a combination of berm and wall.	Prior to approval of school and/or park site plans or facilities design.	CDD for parks; School District for schools.	Verify that site and facilities plans include specified noise measures.	Parks Dept for parks; School District for schools.	

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4.9 Visual Resources					
No measures to be monitored.					
4.10 Cultural Resources					
4.10-1 The proposed project could damage or destroy unidentified prehistoric and historic cultural resources.	4.10-1 In addition to Specific Plan Policy 5.5.P., the following measures which shall be implemented during project construction: (a) If a Native American site is discovered, then the evaluation process shall include consultation with the appropriate Native American(s). (b) If human remains are discovered, California law requires that work must stop immediately and the County Coroner must be notified, according to Section 7050.5 of the California Health and Safety Code. If the remains are Native American, the coroner shall notify the Native American Heritage Commission, which in turn shall inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods which may include in-situ reinterment of the remains and any associated artifacts and capping the site or relocation and reinterment.	During site work or construction.	PWD/BD	Verify that these provisions are included in construction contracts.	Developer
4.10-2 The proposed project could substantially alter a potentially significant historic resource and/or its context.	4.10-2 Prior to modification or removal of any potentially historic existing structures, the project applicant submit a report from a professional architectural historian assessing the historical significance of the structure/resource. If significant historic structures are identified, mitigation pursuant to Sections 15064.5 and 15126.4 of the CEQA Guidelines, as identified and applied in the architectural historian's recommendations, shall be followed.	Prior to removal of any structure.	CDD	Determine age of structures to be removed through review of USGS maps, assessor maps, and other documents. If potentially historic, a qualified architectural historian shall document historical significance. If structure is potentially historically significant, it shall be avoided and/or recorded, as recommended by the historian.	Developer

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4.10-3 Construction of offsite infrastructure could damage or destroy undiscovered archaeological and/or historic resources.	4.10-3 (a) Phase I archaeological surveys (archival research and visual surface inspections) shall be required for all offsite infrastructure, prior to final design. If potentially significant cultural resources are identified during the Phase I archaeological survey(s), mitigation pursuant to Section 21083.1 of the Public Resources Code and Sections 15064.5 and 15126.4 of the CEQA Guidelines and any other applicable regulations, as identified and applied in management recommendations made by a qualified expert, shall be followed.	Prior to approval of improvement Plans for offsite infrastructure.	PWD/CDD	Undertake Phase 1 archaeological surveys for all offsite infrastructure routing prior to approval of improvement Plans. Implement mitigation plan, if needed consistent with measure and CEQA requirements.	Developer	
	(b) In the event that cultural resources are uncovered during project construction (e.g., foundations, historic tools, refuse/trash piles, shell deposits, arrowheads, chip stone, objects that appear to be out of place are observed), implement Mitigation Measures 4.10-1 (a) and (b).	During site work and construction.	PWD/BD	Verify that contractor's contract includes identified specifications.	Developer	
4.10-5 Cumulative development in the City of Woodland, in conjunction with the development of the proposed project, could contribute incrementally to the regional loss of cultural resources in Yolo County.	4.10-5 Implement Mitigation Measures 4.10-1 (a) and (b), 4.10-2 and 4.10-3(a) and (b).	See Mitigation Measures 4.10-1 (a) and (b), 4.10-2 and 4.10-3(a) and (b).	See Mitigation Measures 4.10-1 (a) and (b), 4.10-2 and 4.10-3(a) and (b).	See Mitigation Measures 4.10-1 (a) and (b), 4.10-2 and 4.10-3(a) and (b).	See Mitigation Measures 4.10-1 (a) and (b), 4.10-2 and 4.10-3(a) and (b).	
4.11 Regulation, Employment and Housing						
4.11-2 The proposed project would increase demand for affordable housing.	4.11-2 (a) The City shall find that the Spring Lake Specific Plan is consistent with the Housing Element.	At the time of approval of SLSP.	CDD	Make appropriate findings of fact.	City Council	
4.11-5 The proposed project, in combination with future buildout in the City of Woodland, would increase the City's population.	4.11-5 (a) The City shall regulate growth in the Master Plan Remainder Area so that the City of Woodland population does not exceed 60,000 by the Year 2015.	Until 2015	CDD	For each new project, calculate projected City population. Residential projects that would cause the City's population to exceed 60,000 shall not be approved prior to 2015.	CDD	
	OR	OR		OR	OR	
	(b) Find that the proposed project is consistent with the General Plan.	Prior to approval of the SLSP.		Find that the project is consistent with the General Plan.	City Council	
	OR	OR		OR	OR	

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4.13 Public Health and Safety

	(c) Amend the General Plan to allow for growth beyond 60,000 by 2015.	Prior to approval of projects that would cause the City's population to exceed 60,000.		Amend the General Plan to allow for population growth of more than 60,000 before 2015.	City Council	
4.12-1 The proposed project could expose future occupants and construction workers to localized soil or groundwater contamination due to prior site uses.	4.12-1 (a) Prior to tentative map approval for each development within the project site, the applicant shall complete an Environmental Site Assessment (Phase 1) in accordance with professional standards to determine the potential for past or current uses within the project site to have resulted in soil or groundwater contamination at any location that will be developed under the proposed project, or for releases from offsite locations (e.g., the former City landfill) to have adversely affected groundwater under the project site. Results of the site assessment shall be provided to the City of Woodland Planning Department and Yolo County Environmental Health Department. (b) If contamination is suspected, the applicant shall proceed with additional investigation (Phase 2), including, but not limited to, soil and groundwater testing. A work plan for and results of the investigation shall be submitted to the City of Woodland Community Development Department and Yolo County Environmental Health Department for review and concurrence. The results of the study shall identify recommended measures to reduce potential risks, if any, to individuals and the environment that could occur during site development or future occupancy.	Prior to approval of each tentative Map.	PWD	Document that a Phase 1 Site Assessment has been completed.	Developer	
			PWD	Document that a Phase 2 Site Assessment has been completed.	Developer	

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	(c) If risk management measures are determined to be necessary, the applicant shall develop a plan for use prior to, during, and after site development that identifies requirements for soil management (e.g., excavation, re-use, or disposal), construction dewatering, and air monitoring to protect construction workers, current and future onsite occupants and visitors, and offsite populations. The plan shall also identify contingency measures in the event previously unidentified hazards are encountered during site development. Contract specifications shall reflect identified risk management measures.	After completion of a Phase 2 Site Assessment, and prior to approval of Tentative Map.	PWD	The applicant shall prepare and submit a risk management plan consistent with the terms of the measure, accepted engineering practice, and best available technology.	Developer	
	(d) The applicant shall obtain necessary agency approvals prior to implementing any identified measures in the risk management plan. The results of additional testing, monitoring, tank removal, soil or groundwater cleanup, or other equally effective risk management measures shall be submitted to the regulatory agency/agencies with jurisdiction over the particular risk management activity prior to, during, or after development, as appropriate for the type of activity. Agencies that could require notification would include, but would not be limited to, Woodland Fire Department, Yolo County Environmental Health Department, Yolo-Solano Air Pollution Control District, Central Valley Regional Water Quality Control Board, or California Department of Toxic Substances Control. All activities shall comply with applicable federal, State, and local laws and regulations pertaining to hazardous materials management.	Prior to approval of Tentative Map for projects requiring a risk management plan.	PWD	Document that agency approvals have been obtained.	Developer	
4.12.5 Detention basins and other storm drainage system water features could increase mosquito and other vector populations.	4.12.5 (a) Prior to final design of storm drainage system features that convey or store water, the City shall ensure compliance with applicable vector control standards as adopted by the Sacramento-Yolo Mosquito and Vector Control District. Vector control measures shall include, but would not be limited to: · Adequate drainage shall be incorporated to drain minor flows and prevent ponding; · Detention/retention facilities shall be designed to minimize mosquito production and shall be capable of	Prior to approval of Improvement Plans for backbone infrastructure and subsequent infrastructure for each Tentative Map.	SYM/VCD	Documentation that storm drainage system incorporates vector control standards.	Applicant/Developer	

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	being completely drained; · Adequate access and clearance for motorized vector and weed control equipment shall be provided; and · Project design shall incorporate features to minimize the amount of surface runoff carrying nutrients into slow-moving channels or standing water. (b) During project operation, the City shall coordinate with the Sacramento-Yolo Mosquito and Vector Control District to ensure onsite open drainages, channels, and detention/retention facilities are monitored and managed to control mosquitoes and other vectors. If the District determines additional controls are necessary, the City shall ensure implementation of the controls.					
4.12-6 If the private airstrip remains operational, development of the proposed project could expose people and property to aircraft hazards.	4.12-6 (a) As long as the airstrip remains operational, the project applicant shall ensure that the placement and height of structures east of the airstrip runway achieve the 20:1 approach surface criterion. This may be accomplished by limiting the height of structures and selection of appropriately sized landscape trees, or providing adequate distance separation where limiting the height is not practical or feasible. At no time shall the distance between the east end of the runway and the nearest project feature be less than 200 feet. (b) Prior to occupancy of any structure where height or siting design standards have been imposed to meet the 20:1 approach surface criterion, the applicant shall provide proper notification to the Caltrans Division of Aeronautics and/or Federal Aviation Administration, as appropriate. The notification shall provide required details of proposed development in accordance with agency regulations (FAR Part 77). (c) If warranted by safety and/or nuisance concerns, the City shall require closure of the airstrip by revocation of the use permit, or amortization/abatement of the use as non-conforming.	Prior to approval of Tentative Map for parcel 042-010-46.	CDD	Document that the placement and height of proposed structures are designed per the mitigation measure.	Developer	
		Prior to final inspection.	BD	Document that modification was provided.	Developer	
		Prior to final inspection.	BD	Document that modification was provided.	Developer	

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SPRING LAKE SPECIFIC PLAN
Mitigation Monitoring Plan

4.12-7 The proposed project, in combination with development that could occur with General Plan buildout, would increase the number of people who could be exposed to potential hazards associated with hazardous materials (including agricultural operations), vectors (primarily mosquitoes), and aircraft operations.	4.12-7 (a) Implement Mitigation Measure 4.12-1(a) through 4.12-1(d) (Contaminated Sites). (b) Implement 4.12-5(a) through 4.12-5(b) (Mosquitoes and Vectors). (c) Implement 4.12-6(a) through 4.12-6(d) (Private Airstrip Operations).	See Mitigation Measures 4.12-1(a) through 4.12-1(d); 4.12-5(a) through 4.12-5(b); and 4.12-6(a) through 4.12-6(d).	See Mitigation Measures 4.12-1(a) through 4.12-1(d); 4.12-5(a) through 4.12-5(b); and 4.12-6(a) through 4.12-6(d).	See Mitigation Measures 4.12-1(a) through 4.12-1(d); 4.12-5(a) through 4.12-5(b); and 4.12-6(a) through 4.12-6(d).	
4.13 Public Services and Facilities					
4.13-1 The proposed project would increase demand for fire protection services.	4.13-1 (b) The Fire Department shall monitor growth in SLSP via their standard review of all building permits in the City. Should the 4-minute threshold appear likely to be exceeded earlier than the planned 2007 occupancy date for the fire station would address, the station shall be brought online sooner, or growth in the plan area shall be otherwise controlled or stopped in order to avoid service or safety impacts. (e) The City's existing Major Projects Financing Plan shall be amended and fee schedule revised to incorporate construction of the new fire station.	Ongoing	Fire Dept/ CDD/PWD	Regular review and comments on all proposed new developments in SLSP.	Fire Dept.
4.13-3 The proposed project would have adequate fire flow to service the project site.	4.13-3 The water distribution system installed for the proposed project shall meet the requirements of the City of Woodland fire hydrants and mains installed to meet current fire protection standards and the most current City design standards.	Prior to approval of first Tentative Map.	PWD	Document that the water distribution system is adequate per mitigation measures.	Applicant
4.13-4 The proposed project may be inconsistent with the City of Woodland General Plan policies related to fire protection.	4.13-4 (a) Implement Mitigation Measure 4.13-1.	See Mitigation Measure 4.13-1.	See Mitigation Measure 4.13-1.	See Mitigation Measure 4.13-1.	See Mitigation Measure 4.13-1.
4.13-5 The proposed project, in conjunction with future development in the City of Woodland, would create demand for additional fire protection services.	4.13-5 Implement Mitigation Measure 4.13-1.	See Mitigation Measure 4.13-1.	See Mitigation Measure 4.13-1.	See Mitigation Measure 4.13-1.	See Mitigation Measure 4.13-1.

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SPRING LAKE SPECIFIC PLAN
Mitigation Monitoring Plan

4.13-7 The proposed project may be inconsistent with the City of Woodland General Plan policies related to police protection.	4.13-7 (c) Find that the proposed project is consistent with General Plan policy 4.H.1.	At the time of approval of the Specific Plan.	CDD	Make appropriate findings of fact.	City Council.	
4.13-9 The proposed project would increase the demand for wastewater treatment.	4.13-9 Prior to approval of each tentative map, the applicant shall demonstrate that WWTP treatment capacity is adequate to serve the flows generated by new development covered by the tentative map.	Prior to approval of each Tentative Map.	PWD	Document that the WWTP treatment capacity is adequate. If inadequate capacity will be available when square footage or units come online, approval of improvement plans for those projects shall be withheld until a satisfactory solution can be determined.	Developer	
4.13-13 The proposed project would increase demand for domestic water.	4.13-13 (a) The City's existing Major Projects Financing Plan shall be amended and fee schedule revised to include the development of wells to serve project development.	Prior to approval of each Tentative map.	PWD	Document that the MFPF has been amended and the fee schedule revised. SLSP Public Facilities Financing Plan and CIP shall be finalized and accepted by the City.	Applicant	
4.13-18 The proposed project would generate construction debris.	4.13-18 (a) RECOMMENDATION: At the beginning of each job, the construction contractor shall set up bins or other means of containment to hold separated scraps of recyclable material (i.e., cardboard, lumber, etc.). The contractor shall identify processors in the area that are interested in the materials. The paper, cardboard, and metal packaging that the building materials and major appliances come in shall also be separated and stored for future recycling. (b) RECOMMENDATION: The contractor shall work with the City of Woodland Recycling Coordinator to establish construction recycling measures to reduce the amount of construction waste disposed of at the landfill.	During construction.	PWD/BD	Requirements of mitigation measure shall be reflected in construction contracts. The Recycling Coordinator shall verify that means of containment to hold separated scraps of recyclable material have been established and are in use.	Developer	
4.13-22 Installation of the offsite sewer pipeline could intercept the high-pressure natural gas line.	4.13-22 Prior to the installation of offsite wastewater infrastructure, all potential conflict locations with the existing PG&E high-pressure natural gas line shall be potholed and verified.	Prior to approval of Improvement Plans.	PWD	Document that potential conflict locations are potholed and verified.	Developer	

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SPRING LAKE SPECIFIC PLAN
Mitigation Monitoring Plan

4. Recreational, Educational and Community Services						
4.14-2 The proposed project may be inconsistent with the City of Woodland General Plan and Parks Master Plan policies.	4.14-2 Find that the proposed project is consistent with the General Plan.	At the time of approval of Specific Plan.	CDD	Make appropriate findings of fact.	City Council	
4.14-8 The proposed project would increase demand for the City of Woodland Library facilities.	4.14-8 (b) The City's existing Major Projects Financing Plan shall be amended and fee schedule revised to include lease or construction of +/-5,700 square feet of additional space for the Woodland Library.	Prior to approval of the first Tentative map.	PWD	Document that the MPFP has been amended and the fee schedule revised. SLSP Public Facilities Financing Plan and CIP shall be finalized and accepted by the City.	Developer	
				Verify that fees have been paid.		

MMPENL.TBL

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December 18, 2001

SPRING LAKE SPECIFIC PLAN
Mitigation Monitoring Plan

CITY COUNCIL RESOLUTION NO. 2013-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING AN AMENDMENT TO THE GENERAL PLAN TO REPLACE THE
EXISTING HOUSING ELEMENT WITH THE FINAL 2013-2021 HOUSING ELEMENT
UPDATE**

WHEREAS, on May 16, 2013, the City of Woodland Planning Commission considered the draft Housing Element at its regular meeting and voted unanimously to support the draft document and recommended that the City Council proceed with processing the Housing Element; and

WHEREAS, on June 4, 2013, the City Council considered the draft Housing Element at its regular meeting and voted to direct staff to transmit the draft 2013 Housing Element to the State Department of Housing and Community Development (“HCD”) for review and comment and commence appropriate environmental analysis; and

WHEREAS, HCD reviewed the draft Housing Element, and on August 8, 2013, the City received notice from HCD that the revised draft element was found to meet the “statutory requirements of State housing element law;” and

WHEREAS, the Planning Commission held a duly noticed public hearing on September 19, 2013 to receive public testimony, review the proposed 2013-2021 Housing Element Update and General Plan Amendment, and provide a recommendation to the City Council; and

WHEREAS, this General Plan Amendment constitutes the second of four allowed amendments of the City’s General Plan, pursuant to section 65358(b) of the Government Code, pertaining to the Planning and Zoning.; and

WHEREAS, the Planning Commission recommended to the City Council adopting the Negative Declaration for the 2013 – 2021 Housing Element pursuant to the California Environmental Quality Act (“CEQA”); and

WHEREAS, the City Council of the City of Woodland held a duly noticed public hearing on October 15, 2013 to receive public testimony, consider the Planning Commission’s recommendations, and take action on the proposed 2013- 2021 Housing Element Update and General Plan Amendment; and

WHEREAS, the City Council, based on oral testimony and documentary evidence submitted during the public hearings, hereby approved the adoption of the Negative Declaration for the 2013-2021 Housing Element Update and General Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Woodland hereby takes the following actions:

Section 1. Compliance with the California Environmental Quality Act. Based on substantial evidence set forth in the record, the City Council finds that the voting members have reviewed and considered the Negative Declaration and Initial Study, and approved the Negative

Declaration as the appropriate environmental document pursuant to the California Environmental Quality Act.

Section 2. Public Interest. The City Council of the City of Woodland finds that this Resolution approving the 2013-2021 Housing Element Update and General Plan Amendment is in the public interest and is necessary for the public health, safety, and welfare.

Section 3. Approval of 2013-2021 Housing Element Update. The City Council hereby amends the General Plan to replace the existing Housing Element and to incorporate the final 2013-2021 Housing Element Update, attached hereto and incorporated herein as Exhibit 1.

ADOPTED AND APPROVED this 15th day of October, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MARLIN H. "SKIP" DAVIES, MAYOR

Attest:

ANA GONZALEZ, CITY CLERK

Approved as to Form:

KARA K. UEDA, CITY ATTORNEY

Exhibit 1 – 2013-2021 Housing Element Update

General Plan Update 2035



Draft

City of Woodland General Plan 2013 Housing Element

Prepared for:

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60285491.1
08.02.2013

AECOM

Revised August 2013

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I Goals, Policies, and Implementation Programs

I.1 Introduction

The City of Woodland recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The housing element is one of the seven mandated elements of the local general plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

The purposes of the housing element are to identify the community's housing needs; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by the Sacramento Area Council of Governments (SACOG) for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special needs groups such as persons with disabilities, farmworkers, and homeless persons.

The City of Woodland Housing Element consists of two sections. The first section defines the goals, policies, programs, and quantified objectives of the Element. The second section is designed to meet housing element requirements and to provide the background information and analysis to support the goals, policies, programs and quantified objectives provided in Section 1.

The goals, policies and implementation programs in Section 1 are presented under four topics:

- Development of Housing;
- Maintenance of Housing;
- Equal Opportunity in Housing; and
- Energy Conservation and Sustainable Housing Development.

Each topic begins with a goal statement, followed by policies that amplify the goal statement. Implementation programs follow policies and describe briefly the proposed action, the City agencies or departments with primary responsibility for carrying out the program, and the timeframe for accomplishing the program. Several of the implementation programs also have quantified objectives.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element:

- Goal: Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.
- Policy: Specific statement guiding action and implying clear commitment.
- Implementation Program: An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated timeframe for its accomplishment. The timeframe indicates the calendar year in which the activity is scheduled to be completed. These timeframes are general guidelines and may be adjusted based on City staffing and budgetary considerations.
- Quantified Objective: The number of housing units that the City expects to be constructed, conserved, or rehabilitated; or the number of households the City expects will be assisted through Housing Element programs and based on general market conditions during the timeframe of the Housing Element (October 2013 through September 2021).

In this document, the term “affordable housing” means housing affordable to extremely low-, very low-, low-, and moderate-income households, as defined by the California Department of Housing and Community Development.

I.2 Development of Housing

QUANTIFIED OBJECTIVES

Table 1-1 presents the City's quantified objectives for construction, rehabilitation, and preservation for the 2013-2021 period that will be achieved through the policies and programs described below.

Table 1-1 Summary of Quantified Objectives

<i>Program</i>	<i>ELI</i>	<i>VLI</i>	<i>LI</i>	<i>M</i>	<i>AM</i>	<i>Total</i>
New Construction	75	80	90	349	864	1,458
Rehabilitation	10	20	25			55
Conservation / Preservation	-	-	-	-	-	-

Note: There are no subsidized rental housing units at-risk of conversion to market rate during the next 10 years.

GOAL 2.A

To promote the provision of adequate housing for all persons in the City, including those with special housing needs and to emphasize the basic human need for housing as shelter.

POLICIES AND PROGRAMS

Flexibility in Development Standards

Policy 2.A.1 The City shall continue to use the Planned Development Overlay Zone (P-D) to allow for flexibility in development standards.

Program 2.A.1 The City shall continue to cooperate with and advise developers in the use of the P-D Planned Development Overlay Zone to reduce housing costs by utilizing various techniques such as: zero lot lines, cluster development, private streets, parking and setback innovations and other creative development approaches.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Adequate Sites to Accommodate New Housing Needs

Policy 2.A.2 The City shall ensure sufficient land for residential development, consistent with the City's fair share obligation, that promotes efficient use of land and reduces significant environmental impacts.

Policy 2.A.3 The City shall ensure that there is sufficient land zoned for a variety of housing types, residential densities, and housing prices with convenient access by various travel modes to services, schools, parks, and other community amenities.

Policy 2.A.4 The City shall require, through specific plans, neighborhood design standards, and development review, a mix of housing types, densities, designs throughout the city

Program 2.A.2 As a part of the comprehensive General Plan update, the City will identify lands for housing that can be developed by 2021 and that accommodate Woodland's share of the regional housing needs by income category. The City shall rezone at least 15 acres to R-25 (20-25 units per acre) or equivalent zone that has a minimum density of 20 units per acre and meets the requirements of California Government Code Section 65583.2, paragraphs "h" and "i." This rezone will be in addition to lands currently zoned R-25 and is intended to accommodate the City's Regional Housing Need Allocation (RHNA) of 664 units affordable to households earning 80% or less of the Yolo County median household income.

The City has identified several properties with a total land area of more than 39 acres within the Spring Lake Specific Plan Area that will be considered for re-designation, consistent with the requirements of this program. In addition, there are various vacant and underutilized properties within the Downtown Specific Plan Area and East Street Corridor Specific Plan Area (see Appendix A.1 and Figure 1) that may be appropriate for re-designation and re-zoning to allow higher-density housing development, consistent with this program. Sites shall be a minimum of two acres in land area (or, in infill contexts, adjacent sites that together comprise at least two acres). The areas considered by the City for re-designation and re-zoning for Housing Element purposes within the General Plan update process are within existing City limits, near infrastructure, and without substantial environmental constraints.

If, at any time, the supply of sites zoned for housing falls below the quantity of land required to accommodate the City's remaining regional housing needs allocation for any income group during the Housing Element planning period, the City shall initiate redesignations and rezonings to provide additional land.

Primary Responsibility: Community Development Department
Time Frame: Within 12 months following adoption of the 2035 General Plan or within two years of the adoption of the 2013 Housing Element, whichever comes first.

**Figure 1:
Existing Conditions
Spring Lake Specific Plan
Area Redevelopable and
Vacant Parcels**




 Date Source: City of Woodland, California, 2013;
 Data Source: 2013 Aerial Photography; 2013;
 Dyer & Brown, 2013; City of Woodland, 2013;
 adopted by AECOM, 2013; USGS, 2010; NAD 2011
 X coordinate: 450,000

Program 2.A.3 The City shall provide flexibility on the identification of sites for accommodating its Regional Housing Needs Plan (RHNP) Allocation as part of the General Plan update and subsequent comprehensive zoning code update. A request to lower the density of a site counted towards meeting the City's RHNP Allocation shall include findings that justify the rezone and identify an adequate replacement site(s) that will provide the minimum number of units by income level for accommodating the City's RHNP Allocation and is developable during the term of the Housing Element planning period.

Primary Responsibility: Community Development Director

Time Frame: Ongoing as needed

Housing Development for All Economic Segments

Policy 2.A.5 The City shall encourage private and nonprofit housing builders and developers to participate in federal, state or other programs that assist in providing and maintaining housing affordable to lower income and special needs groups consistent with the General Plan and development regulations.

Policy 2.A.5 The City shall participate, whenever eligible, in federal, state or other programs that assist in providing and maintaining housing affordable to lower income and special needs groups.

Policy 2.A.7 The City shall continue to work cooperatively with neighboring cities, Yolo County and the Sacramento Area Council of Governments (SACOG) to ensure that the region addresses its fair share of affordable housing.

Policy 2.A.8 The City shall cooperate with and seek the advice of developers, builders, financial institutions, community groups, nonprofit agencies, and interested citizens on housing needs and the solutions to housing problems consistent with the City's General Plan and development regulations.

Policy 2.A.9 The City shall continue to promote infill housing development in appropriate locations.

Policy 2.A.10 The City shall allow housing options that allow residents to age in place such as multi-generational housing.

Program 2.A.4 The City shall continue to cooperate with and advise developers in the use of the City's Density Bonus Incentive Program as contained in Section 25-21-25 of the Zoning Ordinance. Bonus incentives are available to developers for including lower income units in their projects. The City will

provide a one-page fact sheet that summarizes the Program and options of density bonuses for distribution to developers at the City's permit counter.

Primary Responsibility: Community Development Department

Time Frame: Prepare fact sheet within 90 days after adoption of Housing Element; otherwise, ongoing

Program 2.A.5 The City shall continue to cooperate with Yolo County, other cities in the County, and actively work with affordable housing developers interested in multi-family housing bonds.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Program 2.A.6 The Planning Commission shall hold a meeting each year to review accomplishments in implementing the Housing Element and document these accomplishments in a staff report or memo to the City Council.

Primary Responsibility: Community Development Department

Time Frame: Annually

Program 2.A.7 The City shall seek funds to provide financing to assist housing construction of lower income units, and moderate-income units that serve special needs groups. Funding sources may include HOME, CalHome, and other Federal and State sources.

Primary Responsibility: Community Development Department

Time Frame: Annually

Program 2.A.8 The City shall allocate CDBG funds for the provision of extremely low-income units, very low-income units, low-income units, and moderate-income housing units. The City shall identify sites, establish partnerships, and pursue CDBG funds.

Primary Responsibility: Community Development Department

Time Frame: Annually

Program 2.A.9 The City shall continue to offer incentives to developers of affordable housing such as: 1) waiver and/or deferral of all or a portion of City development fees; 2) waiver or modification of City development standards; or 3) assistance in obtaining federal, state, or local financing and/or subsidies, as codified in Section 6A-3-30 (Affordable Housing - Incentives) of the Municipal Code.

Primary Responsibility: Community Development Department

Time Frame: Ongoing on a case-by-case basis

Program 2.A.10 The City shall amend zoning consistent with Health and Safety Code Section 17021.5 and 17021.6 to further facilitate housing for farmworkers. Other programs to facilitate the development of affordable housing may include fee waivers and reduced development standards. Financial and technical assistance will be sought from HCD's Office of Migrant Services, the Joe Serna Jr. Farmworker Housing Grant Program, the California Tax Credit-Allocation Committee's Farmworker Housing Assistance Program, and the USDA Rural Development Program.

Primary Responsibility: Community Development Director

Time Frame: Within 12 months following adoption of the updated General Plan; provide financial and technical assistance annually, as needed

Program 2.A.11 The City shall continue to require the provision of affordable housing as a component of market-rate projects, as codified in Chapter 6A of the Municipal Code. The City shall continue to implement the affordable housing requirements of South East Area Specific Plan as applicable. The City shall continue to implement the affordable housing requirements of the Spring Lake Specific Plan as applicable. The City shall monitor and annually report on the number of affordable ownership units constructed and converted to unrestricted market-rate units.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Homeless, Transitional, and Special Needs Housing

Policy 2.A.11 The City shall periodically review homeless, transitional housing, and other special housing needs with Yolo County and other cities in the county, and participate in coordinated programs with other public agencies and nonprofit organizations to meet identified needs.

Program 2.A.12 The City shall continue to facilitate the provision of emergency shelter services through its participation in the countywide Homeless Coordination Project that provides services to the homeless in Yolo County. The Project includes Homeless Coordination and the Cold Weather Shelter.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Program 2.A.13 The City shall pursue grant and loan funding opportunities from federal, state, and other agencies and coordinate with other agencies and nonprofit

organizations for the provisions of different sizes, scales, and types of housing, including transitional housing, efficiency units, housing with supportive services, and other special-needs housing consistent with policies in the Land Use and Community Design Element.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Program 2.A.14 The City shall continue to support the services of Yolo County's Homeless Coordinator.

Primary Responsibility: Homeless Coordinator

Time Frame: Ongoing

Program 2.A.15 The City shall consider options to allow Residential Care Homes with more than six mentally disordered or otherwise handicapped persons or dependent and neglected children as a permitted use in the Multiple-Family Residential Zone (R-M).

Primary Responsibility: Community Development Director

Time Frame: Within 12 months following adoption of the updated General Plan

I.3 Maintenance of Housing

GOAL 2.B

To encourage the preservation, maintenance and improvement of existing housing and the replacement of unsafe or dilapidated housing.

POLICIES

Housing Rehabilitation

Policy 2.B.1 The City shall continue to support rehabilitation of substandard residential units using federal and state subsidies for lower income households.

Program 2.B.1 The City shall periodically review its eligibility for various federal and state programs that will provide rehabilitation and maintenance assistance for lower income units and special needs groups. The City shall submit applications for programs for which the City is eligible, as appropriate.

Primary Responsibility: Community Development Department

Time Frame: Annually

Housing Code Compliance

Policy 2.B.2 The City shall continue to implement a code compliance program to ensure repair, rehabilitation, or demolition of unsafe or dilapidated housing.

Policy 2.B.3 The City shall periodically conduct a sample survey of housing conditions in targeted neighborhoods based on code enforcement records to identify substandard residential units.

Program 2.B.2 The City shall continue to periodically gather information regarding the status of local housing conditions to determine the need for housing rehabilitation and/or the removal of unsafe units. A housing condition survey that meets the criteria of the state Department of Housing and Community Development will be conducted in targeted neighborhoods.

Primary Responsibility: Community Development Department

Time Frame: Every 5 years

Program 2.B.3 The City shall continue to include funds in its operating budget for code compliance and nuisance abatement programs.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Housing Retention

Policy 2.B.4 The City shall continue to support a mixture of residential and commercial uses in the downtown area that will allow housing to be retained or re-established.

Program 2.B.4 The City shall continue to implement the Downtown and East Street Corridor Specific Plans to encourage the preservation of existing housing in the downtown area and East Street Corridor, the conversion of underutilized upper floors of commercial buildings to housing, and construction of infill mixed-use housing projects with street-level commercial uses. The City shall monitor and annually report on the number of housing units constructed as part of infill and mixed-use projects in these specific plan areas.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Housing Preservation

Policy 2.B.5 The City shall continue to monitor and work with owners of subsidized rental housing projects to ensure that they remain affordable to lower-income households or are replaced if converted to market rate housing.

Program 2.B.5 No later than one year prior to expiration of affordability, the City will contact property owners of units at-risk of converting to market rate housing to discuss the City's desire to preserve complexes as affordable housing. The City will seek participation from agencies interested in purchasing and/or managing units at-risk. Funding assistance, which can be leveraged with outside sources by the developer to either transfer ownership, or provide rent subsidies to maintain affordability, shall utilize applicable federal, state, and local financing sources. Where properties are at risk of conversion, the City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Policy 2.B.6 The City shall promote greater energy conservation and efficiency in existing housing as a preservation strategy.

Program 2.B.6 The City shall continue to strive for greater energy conservation in existing residential development. CDBG monies are available for energy efficiency work as a part of the local housing rehabilitation program. Additionally, the City will continue to provide information to residents regarding available home rehabilitation programs, and increase public awareness of self-help and rehabilitation programs through outreach.

Primary Responsibility: Community Development Director

Time Frame: Ongoing

1.4 Equal Opportunity in Housing

GOAL 2.C

To assure that housing opportunities are open to all without regard to income, source of income, marital status, familial status, age, sex, sexual orientation, religion, creed, color, race, national origin, ancestry, or disability.

POLICIES

Policy 2.C.1 The City shall ensure that local regulations and programs related to equal opportunity in housing are consistent with state and federal law.

Program 2.C.1 The City shall continue to distribute Fair Housing brochures and booklets indicating what the Fair Housing laws are and where advice, assistance and enforcement activities can be obtained. The City will provide this information to any person who feels they have been discriminated against in acquiring housing within the City and to any housing provider who requests such information. Information will be made available at the City's website and at the City's Homebuyer Education Seminars. These efforts will also focus on special needs population groups that might face housing discrimination, such as farmworkers and persons with disabilities.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Policy 2.C.2 The City shall promote housing programs that maximize equal opportunity and avoid economic segregation.

Program 2.C.2 The City shall support an Annual Fair Housing Open House for rental property owners and various social services organization and agencies to discuss mechanisms to evaluate tenant applications according to fair housing law.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Program 2.C.3 The City shall continue to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing pursuant to the Reasonable Accommodations for Persons with Disabilities provisions of Section 25.21.85 of the Municipal Code

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Program 2.C.4 The City shall continue to implement measures to encourage developers to apply universal design principles in new housing developments so that housing units and the neighborhoods in which they are located are as accessible as possible to all individuals, regardless of age or abilities. Such measures include density bonuses, fee reductions/deferrals, or other incentives.

Responsibility: Community Development Department
Time Frame: Ongoing

Program 2.C.5 The City shall increase its educational outreach efforts by providing fair share housing information in English and Spanish whenever feasible. Financial and technical assistance may be sought from California Rural Legal Assistance, the Farmworker Justice Fund, the USDA Rural Development Program, and HCD's Office of Migrant Services.

Primary Responsibility: Community Development Department
Time Frame: Ongoing

Program 2.C.6 The City shall continue to ensure that relocation assistance is provided to tenant relocated as a result of removal of housing, in compliance with the federal Housing and Community Development Act of 1974

Primary Responsibility: Community Development Director
Time Frame: Ongoing as needed

Policy 2.C.4 The City shall continue to fund and support the City's Fair Housing Hotline Program.

Program 2.C.7 The City shall affirmatively further fair housing by contracting with the Fair Housing Hotline Project provided through Legal Services of Northern California.

Primary Responsibility: Community Development Department
Time Frame: Ongoing

Policy 2.C.4 The City shall support housing discrimination case processing and enforcement of Fair Housing laws through the State Department of Fair Employment and Housing.

Program 2.C.4 The city shall refer fair housing complaints to the Fair Housing Hotline Project provided through Legal Services of Northern California and State Department of Fair Employment and Housing for resolution.

Primary Responsibility: Community Development Department
Time Frame: Ongoing

I.5 Energy Conservation and Sustainable Housing Development

GOAL 2.D

To establish development and construction standards which encourage energy conservation and sustainable development practices in residential development.

POLICIES

Policy 2.D.1 The City shall encourage innovative site designs and orientation techniques, which incorporate passive and active solar designs and natural cooling techniques, low impact development practices, and water conserving features.

Policy 2.D.2 The City shall promote infill development, adaptive reuse, mixed-uses in new development, and densification where possible

Program 2.D.1 The City shall consider citywide application of energy conservation policies in the Spring Lake Specific Plan. These policies include but are not limited to the use of energy efficient air conditioners, light-colored roofing materials, photovoltaic energy systems, and Energy Star appliances. The City shall monitor and report on the number of housing units constructed with energy efficiency features that exceed the requirements of the CalGreen Code.

Primary Responsibility: Community Development Director

Time Frame: FY 2014 / 2015. Monitor and report to the City Council every five years, as a part of the implementation of the Climate Action Plan.

Program 2.D.2 Through its General Plan, Zoning Code, and Climate Action Plan, the City shall promote infill development, including affordable housing, in proximity to services, transit, pedestrian and bicycle facilities, and other urban amenities; mixed use of commercial areas – including upstairs spaces in the downtown area (e.g., uses including retail, entertainment, services, and residential); and redevelopment of vacant or underutilized lots with buildings, including second stories for retail, residential, or office uses.

Primary Responsibility: Community Development Director

Time Frame: FY 2014 / 15 and ongoing

- Policy 2.D.3** The City shall continue to promote energy-conserving construction pursuant to the CalGreen Code and Title 24 of the California Code of Regulations (California Building Code Standards).
- Policy 2.D.4** The City shall promote energy conservation through education and outreach programs.
- Policy 2.D.5** The City shall promote opportunities for use of solar energy.
- Program 2.D.3** The City shall continue to promote residential energy conservation practices pursuant to the Title 24 provisions of the California Building Code Standards, including the provisions for sustainable construction and development practices that are contained in the CalGreen Code.
Primary Responsibility: Community Development Department
Time Frame: Ongoing
- Program 2.D.4** The City shall coordinate with Pacific Gas & Electric, community-based organizations, other public agencies to provide public education and outreach on energy conservation. Specific actions related to energy conservation will be coordinated through the Climate Action Plan.
Primary Responsibility: Community Development Department
Time Frame: Ongoing
- Policy 2.D.5** The City shall promote a weatherization and retrofit program for existing housing units that fall below current state performance standards for energy efficiency.
- Program 2.D.5** The City shall encourage the continued affordability of both rental and ownership housing by encouraging energy conservation in all existing development.
Primary Responsibility: Community Development Director
Time Frame: Ongoing

2 Background Data

2.1 Introduction

State Housing Law (Government Code Section 65583) requires that a “housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community”.

Senate Bill 375 changed the housing element update schedule from five years to eight years to align with the update schedule for regional transportation plans, and includes new penalties for not meeting the mandated adoption deadline. This 2013-2021 Housing Element document is an update of the Housing Element previously adopted by the City of Woodland in 2009 and it also documents development that occurred during this period.

The assessment and inventory includes all of the following:

- Analysis of population and employment trends, documentation of projections, and a quantification of Woodland’s existing and projected housing needs for all income levels. This includes Woodland’s share of the regional housing need in accordance with Section 65584 of the Government Code.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning, public facilities, and city services to these sites.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

- Analysis of any special housing needs, such as those persons with developmental disabilities, elderly, large families, farm workers, the homeless, and families with female heads of households.
- Analysis of opportunities for energy conservation with respect to residential development.
- An evaluation of accomplishments under the 2009 adopted Housing Element.

The Background Data provided in Section 2 of the Housing Element includes demographic and employment information that is used to identify the City's housing needs. The Goals, Policies, and Implementation Programs presented in Section 1 describe the actions that the City will take to meet its housing needs.

Housing is influenced by local growth rates, interest rates, employment levels, and other economic variables. Affordable housing challenges have resulted as the gap between housing costs and household income levels widen. Traditionally, housing costs throughout California have increased at a rate greater than the household income levels. However, this trend changed in 2008 as the national economy and the housing market across the United States had undergone a dramatic turnaround. Due to the accessibility of credit and risky mortgage lending practices during the previous housing element report period, the country experienced insupportable home price inflation, and, subsequently, a rise in mortgage defaults and foreclosures nationwide, which has led to a current excess of available properties, and a tightening of the credit market.

The City of Woodland, along with the region, experienced the impact of the changing economy. The median home price in Woodland dropped substantially during the last planning period. New housing construction dropped to its lowest level in decades. The housing market is slowly improving in the Sacramento region, including Woodland, and is expected to continue to improve during the first half of this housing element cycle. At the same time, housing affordability has increased for ownership housing due to the drop in home values and historically low interest rates. Conversely, many former homeowners are now renters, and rental costs have not dropped significantly relative home prices.

At the state level, Redevelopment Agencies were eliminated as of February 1, 2012 as a way to help balance the State Budget. In June 2011, all new RDA activities were suspended and assets were to be liquidated. Some debts and remittances are managed by a successor agency. However, the successor agency cannot continue or initiate any new redevelopment projects or programs. The activities of this new successor agency are overseen by an oversight board, comprised primarily of representatives of other taxing agencies, until such time as the remaining debts of the former redevelopment agency are paid off, or all Agency assets liquidated and all property taxes are redirected to local taxing agencies. The 20% set aside funds for affordable housing purposes is no longer available. With the elimination of Woodland's Redevelopment Agency (RDA), funding housing projects will be more challenging this planning period.

2.2 Housing Needs Assessment

DEMOGRAPHIC AND EMPLOYMENT CHARACTERISTICS AND TRENDS

The 2013 City of Woodland Housing Element is an update to the 2009 Housing Element, which relied primarily on 2000 U.S. Census and State of California, Department of Finance (DOF) data. This update uses data from the previous Housing Element where applicable, along with the 2010 Census data and population, housing, and employment data published by DOF and the Sacramento Area Council of Governments (SACOG).

The data for Woodland is presented alongside comparable data for Yolo County and California where possible. This facilitates an understanding of Woodland's characteristics by illustrating how the City's demographics are similar to, or differ from, the county and state.

General Characteristics and Trends

As shown in Table 2-1, Woodland's population grew modestly, 12.9 percent between 2000 and 2010, compared to 19.1 percent for Yolo County (Table 2-1)

Woodland's median age was 33.7 in 2010, lower than the California median of 34.7 years but higher than Yolo County's median of 30.4 years. The higher median age is consistent with Woodland's larger percentage of family households with children compared to Yolo County as a whole.

Table 2-1 Population and Household Trends for Woodland and Yolo County 2000-2010

	City of Woodland			Yolo County		
	2000	2010	Increase 2000-2010	2000	2010	Increase 2000-2010
Population	49,151	55,468	12.9%	168,660	200,849	19.1%
Median Age	32.4	33.7	4%	29.5	30.4	3.1%
Total Households	16,751	18,721	11.8%	59,375	70,872	19.4%
Household Population	48,361	54,483	12.7%	161,145	194,140	20.5%
Group Quarters Population	790	985	24.7%	7,515	6,709	-10.7%
Persons Per Household	2.89	2.91	0.02	2.71	2.74	0.03
Housing Units	17,101	19,845	16%	61,587	74,224	20.5%

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Tables 1-3, 8-9)

Table 2-2 compares 2010 Census data for a variety of demographic characteristics including age, sex, and race and ethnicity for Woodland and Yolo. One notable demographic change in Woodland is the increase of the Hispanic population, 47.4% of the total population, up from 38.8% in 2000. By comparison, the Hispanic proportion of the County's population increased to 30.3% in 2010 from 25.9% in 2000.

Table 2-2 Woodland and Yolo County Age, Sex, and Race and Ethnicity

<i>2010</i>					
<i>Woodland</i>			<i>Yolo County</i>		
<i>Age distribution</i>	<i>Number</i>	<i>Percent</i>	<i>Age distribution</i>	<i>Number</i>	<i>Percent</i>
Under 5	4,360	7.9%	Under 5	12,577	6.3%
5-9	4,067	7.3%	5-9	12,235	6.1%
10-14	4,120	7.4%	10-14	12,693	6.3%
15-19	4,273	7.7%	15-19	19,318	9.6%
20-24	3,987	7.1%	20-24	27,185	13.5%
25-34	7,930	14.3%	25-34	28,168	14%
35-44	7,324	13.2%	35-44	23,913	11.9%
45-54	7,559	13.6%	45-54	24,830	12.3%
55-59	3,214	5.8%	55-59	11,193	5.8%
60-64	2,610	4.7%	60- 64	8,966	4.5%
65-74	3,083	5.6%	65-74	10,570	5.3%
75-84	1,888	3.4%	75-84	6,227	3.1%
85+	1,053	1.9%	85+	2,974	1.5%
Total	55,468	100%	Total	200,849	100%
Median Age	33.7	-	Median Age	30.4	-
<i>Sex</i>			<i>Sex</i>		
Male	27,317	49.2%	Male	97,935	48.8%
Female	28,151	50.8%	Female	102,914	51.2%
<i>Race/Ethnicity³</i>			<i>Race/Ethnicity³</i>		
Not Hispanic White	23,368	42.1%	Not Hispanic White	100,240	50.0%
Not Hispanic Black or African American	708	1.3%	Not Hispanic Black or African American	4,752	2.4%
Not Hispanic American Indian and Alaska Native	332	0.6%	Not Hispanic American Indian and Alaska Native	1,098	0.5%
Not Hispanic Asian	3,385	6.1%	Not Hispanic Asian	25,640	12.8%
Not Hispanic Native Hawaiian and Other Pacific Islander	141	0.1%	Native Hawaiian and Other Pacific Islander	817	0.4%
Not Hispanic Some other race	62	0.1%	Not Hispanic Some other race	443	0.2%
Not Hispanic 2Plus	1,183	2.1%	Not Hispanic 2Plus	6,906	3.4%

Table 2-2 Woodland and Yolo County Age, Sex, and Race and Ethnicity

2010				
Woodland			Yolo County	
Hispanic	26,289	47.4%	Hispanic	60,953 30.3%
Total	55,468	100.0%	Total	200,849 100%

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 4)

The U.S. Census divides households into two different categories, depending on their composition. Family households are those that consist of two or more related persons living together. Non-family households include persons who live alone or in groups composed of unrelated individuals. As shown in Table 2-3, Woodland had a larger percentage of family households (70.7 percent) than Yolo County (62.0 percent). Additionally, it also had fewer non-family households equaling 29.3 percent of the total units, compared to the County's 38.0 percent. In both Woodland and Yolo County, the percentage of non-family households increased. The change in household type may reflect the trend of non-family members living together due to the economy.

Table 2-3 Woodland and Yolo County Household Type

Woodland			Yolo County		
Household Type			Household Type		
Families	13,631	71%	Families	42,850	62%
Non-Families	5,683	29%	Non-Families	26,536	38%
Total	19,314	100%	Total	69,386	100%

Note: All figures have been rounded.

Source: U.S. Census Bureau 2006-2010 American Community Survey 5-Year Estimate

Table 2-4 shows the distribution of households according to their 2010 incomes for Woodland and Yolo County. Woodland's median income was about 97% of the median income countywide, and Woodland had a significantly lower percentage of households in the both the lowest and highest income categories.

Table 2-4 Household Income Distribution for Woodland and Yolo County

	Woodland		Yolo County	
	Households	Percent	Households	Percent
Less than \$24,999	3,818	19.8%	15,763	22.7%
\$25,000 to \$49,999	4,827	25.0%	14,945	21.5%
\$50,000 to \$74,999	3,882	20.1%	12,143	17.5%
\$75,000 to \$99,999	2,578	13.3%	8,202	11.8%
\$100,000 or more	4,209	21.8%	18,333	26.4%
Total Households	19,314	100.0%	69,386	100.0%
Median Household Income	\$55,406	-	\$57,077	-

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Tables 11 and 12)

Employment Characteristics

The City of Woodland estimates that its civilian labor force is approximately 28,000 workers. According to the data provided by SACOG (2006-2010 ACS data), the City of Woodland has 25,291 persons in the civilian labor force (age 16 years and over) employed (Table 2-5). Approximately 5% work in the Agriculture, forestry, fishing, hunting and mining category. The largest employment sector of 23% is in the Educational, health, and social services category which saw an annual increase of 2.5%. Between 2000 and 2010, Woodland saw declines in employment in the Wholesale, Information, and Manufacturing sectors (Table 2-5).

Table 2-5 Employment by Industry

	2006-2010 Jobs of Resident Population	Percent	Annual Percentage Change from 2000 Census
Employee Civilian population 16 years and over	25,291	100.0%	1.7%
Agriculture, forestry, fishing and hunting and mining	1,260	5.0%	3.7%
Construction	2,002	7.9%	2.1%
Manufacturing	1,258	5.0%	-3.1%
Wholesale	743	2.9%	-4.8%
Retail Trade	3,553	14.0%	2.2%
Transportation and warehousing and utilities	1,108	4.4%	-0.4%
Information	262	1.0%	-4.4%
Finance, insurance, real estate, and rental and leasing	1,612	6.4%	4.1%
Professional, scientific, management, administrative, and waste management services	2,391	9.5%	3.2%
Educational, health, and social services	5,793	22.9%	2.5%
Arts, entertainment, recreation, accommodation, and food services	2,130	8.4%	5.8%
Other services (except public administration)	1,239	4.9%	2.7%
Public administration	1,940	7.7%	4.0%

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 6)

According to the California Employment Development Department (EDD), Yolo County's labor force was 97,500 in June 2012 (EDD 2012). Of that total, EDD estimated that 86,900 were employed and 10,600 were unemployed. Yolo County's 10.8% unemployment rate was nearly the same as the state rate of 10.7%. The City of Woodland's December 2012 unemployment rate was 13.7 percent (BAE 2013).

Potential Population Change and Job Growth Impacts on Housing Need

Table 2-6 is the Sacramento Area Council of Governments (SACOG) summary of projected population, households, housing units, and employment for Woodland during the 2008-2035 period. The projected annual average growth rate for population, households, housing units and employment in Woodland during the 2008-2035 period is about 1 to 1.2 percent.

Table 2-6 Summary of Population, Employment, and Housing Projections for Woodland, 2008-2035

	2008	2020	2035	Projected Average Annual Change 2008-2035
Population	50,379	56,040	66,041	1.2%
Households	18,143	21,053	23,347	1.1%
Housing Units	19,238	21,518	24,452	1.0%
Total Employment	26,243	29,399	33,368	
Jobs/Household Ratio	1.3	1.4	1.5	-

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 6) and SACOG staff

EXISTING HOUSING NEEDS

Housing Stock Characteristics and Conditions

This section describes the housing characteristics and conditions that affect housing needs in Woodland. Important housing stock characteristics include housing type, vacancy rates, tenure, condition, age and affordability. Table 2-7 presents data on the housing stock in Woodland and Yolo County in 2010. The table breaks out the total housing stock by type. As shown in this table, the majority of housing in Woodland during 2010 was single-family detached housing, which accounted for 63 percent of all units. This is a larger proportion of the total in the State overall, where only 58 percent of all units are single-family detached. With 59 percent of single-family detached units in 2010, Yolo County has a higher proportion of single-family detached units than the State, but slightly lower than Woodland.

Multi-family units (units in structures that contain two or more units) comprised the next largest segment of Woodland's housing stock, approximately 28 percent of the total. This proportion of multifamily units is slightly lower than that in both Yolo County at 29 percent and the State at 30 percent. The proportion of mobile home units (2.6%) is higher than Yolo County (1.7%) as a whole, but lower than the State (4.1 percent).

Table 2-7 Housing Units by Units in Structure for Woodland and Yolo County

City/County	Total Housing Units	SF Detached	SF Attached	2-4 units	5+	Mobile Homes
Woodland	19,845	12,633	1,313	1,151	4,067	681
Yolo County	74,224	42,980	5,032	4,810	17,674	3,728

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 21) and Table E-5 City/County Population and Housing Estimates 1/11/2012

The proportion of the housing stock by unit type (e.g., single-family versus multifamily) does not equate to tenure (owner versus renter) because some single-family homes are renter-occupied and some multifamily units may be owner-occupied. The rate of home ownership in Woodland was 55.9 percent in 2010, slightly higher than the 52.8 percent in Yolo County (Table 2-8, below). Table 2-8 suggests that a significant portion of the single-family housing

stock in Woodland is rented, as there are few multifamily units in Woodland that are individually owned (such as Palmwood Condominiums). The percentage of homeownership in Woodland declined by 2.6 percent between 2000 and 2010, compared to a much smaller decline of 0.3 percent in Yolo County. The decline in Woodland may be due, in part, to foreclosure trends, in which some foreclosed homes became investor-owned rentals.

Table 2-8 Woodland and Yolo County Housing Tenure

Woodland			Yolo		
Household Tenure			Household Tenure		
Owner	10,472	55.9%	Owner	37,416	52.8%
Renter	8,249	44.1%	Renter	33,456	47.2%
Total	18,721	100.0%	Total	70,872	100%

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 9)

Table 2-9 shows the number of vacant units by vacancy status. It is important to note that these counts include all vacant units, including those units held vacant for seasonal use; not all of the vacant units are actually offered for sale or for rent. Woodland is shown as having an overall 5.5 percent vacancy rate in 2010, compared to 2.16 percent in 2006. Yolo County experienced a similar vacancy rate of 5.6 percent in 2010.

However an “effective” vacancy rate of approximately 5 percent for rentals and 2 percent for ownership is considered optimum for housing supply/demand pricing, taking into account the higher mobility rate for renters versus homeowners. The effective vacancy rate does not consider vacant housing units that are not available for sale or rent. When considering only vacant housing units being offered for sale or rent, the effective vacancy rate for owner-occupied homes was 2.1 percent, within the optimum range. The effective vacancy rate for rental dwellings was 6.5 percent, indicating that rental housing was readily available.

Table 2-9 Vacancy Status for Woodland and Yolo County

City/County	Total	For Rent	For Sale only	Rented or Sold, not occupied	For Seasonal, recreational, or occasional use	For migrant workers	Other Vacant
Woodland	1,085	534	218	67	49	0	217
Yolo County	4,182	1,774	734	279	454	76	865

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 22)

The U.S. Census provides only limited data that can be used to infer the condition of Woodland's housing stock. In most cases, the age of a community's housing stock is a good indicator of the likely condition of the housing stock. According to the 2010 Census data shown in Table 2-10 (below), 13.8 percent of Woodland's 2010 housing stock was less than ten years old. Approximately 55 percent of the stock is less than 30 years old. As a general rule, structures older than 30 years begin to show signs of deterioration and require active

maintenance to maintain good condition and property value. Maintaining and improving housing quality is an important goal for the City.

In 2007, the City's Community Development Department contracted with Willdan to conduct a housing conditions survey as a part of the City's previous Housing Element update. The majority of the existing house stock was considered to be in good to fair condition, with about 24 percent of houses rated "poor" (significant structural and/or cosmetic repairs needed) or "needs improvement" (minor repairs needed).

Based on the age of the housing stock and the results of the previous study, the City estimates at least 25 percent of the housing stock (4,978 units) is in need of some type of rehabilitation.

Table 2-10 Age of Woodland Housing Stock

<i>Age of Structure</i>		
<i>Year Structure Built</i>	<i>All Housing Units</i>	<i>Category as Percentage of Total</i>
2005-2010	1,399	7.0%
2000-2004	1,345	6.8%
2000-2010 Sub-Total	2,744	13.8%
1999 to March 2000	265	1.3%
1995 to 1998	1,204	6.1%
1990 to 1994	1,250	6.3%
1980 to 1989	3,394	17.1%
1970 to 1979	4,485	22.6%
1960 to 1969	2,469	12.4%
1940 to 1959	2,624	13.2%
1939 or earlier	1,410	7.1%
Sub-Total 1900-2000	17,101	86.2%
TOTAL	19,845	100%

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profile (Table 17)

Overpayment

One of the major barriers to housing availability is the cost of housing relative to income levels. In order to provide housing to all economic levels in the community, a wide variety of housing types should be available at a range of prices. Housing affordability is dependent on income and housing costs. According to the US Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development, a household is considered to be overpaying when 30% or more of its gross income is spent on rental or mortgage costs. Severe housing cost burden occurs when a household pays more than 50% of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size.

Of the 22.8 percent of total occupied units with owners/renters paying 30-50 percent of their income for housing, 58.5 percent of the households were in the Extremely Low, Very Low and Low income categories. Of the 17.0 percent of the total occupied units with owners/renters paying 50 percent or greater of their income for housing, 89.3 percent of the households were in the Extremely Low, Very Low and Low income categories (Tables 2-11 and 2-12).

Table 2-11 Woodland Households Paying 30-50% of Income for Housing

	<i>Total</i>	<i>Owner</i>	<i>Renter</i>
All Occupied Units	18,445	--	--
Total Paying 30-50%	4,205	2,215	1,990
Extremely Low Income	405	90	315
Very Low Income	870	100	770
Low Income	1,185	460	725
Moderate Income	390	295	95
Above Moderate Income	1,355	1,270	85

SACOG Housing Element Data Profile Dec 2012 (Table 14)

Table 2-12 Woodland Households Paying More than 50% of Income for Housing

	<i>Total</i>	<i>Owner</i>	<i>Renter</i>
All Occupied Units	18,445	--	--
Total Paying 30-50%	3,140	1,450	1,690
Extremely Low Income	1,345	280	1,105
Very Low Income	765	320	445
Low Income	655	575	80
Moderate Income	220	190	30
Above Moderate Income	115	85	30

SACOG Housing Element Data Profile Dec 2012 (Table 15)

Overcrowding

SACOG provides overcrowding data, expressed as the number of persons per room in occupied housing units. The Census includes living rooms, dining rooms, bedrooms, kitchens, finished attics and basements, family rooms, offices and permanently enclosed porches in the definition of a "room". A housing unit with more than 1 person per room is considered overcrowded, and a housing unit with 1.5 or more people per room is severely overcrowded.

In Woodland, 93.8 percent of the occupied housing units had less than 1 person per room during the 2005-2009 period. 6.2 percent of units were overcrowded, including 360 owner-occupied and 620 renter-occupied units. 45 owner-occupied and 115 renter-occupied units

were severely overcrowded. While Woodland saw a 0.9 percent decrease overall in overcrowding from the previous planning period, the data indicates a need for additional adequately-sized units that are affordable particularly for renters. Table 2-13 presents overcrowding data for Woodland.

Table 2-13 Number of Households In Woodland by Tenure With Overcrowding Conditions

<i>Total Occupied Units</i>	<i>Owner occupied units</i>		<i>Renter occupied units</i>	
	<i>Over-crowded/Severely Over-crowded</i>	<i>Over-crowded/Severely Over-crowded</i>	<i>Over-crowded/Severely Over-crowded</i>	<i>Over-crowded/Severely Over-crowded</i>
18,445	360	45	620	115

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 16)

Large Families

According to Table 2-14, there were 3,086 large families (five or more members) living in family households in Woodland in 2010. This total accounts for 16.2 percent of the total number of family households. It is notable, that in 2000, 11.4 percent of families had five or more people. This increase may reflect the trend of extended family members sharing housing for reasons of economic need.

Table 2-14 2010 Tenure by Household Size Owner and Renter Occupied

		<i>1-person Household</i>		<i>2-person household</i>		<i>3-person household</i>		<i>4-person household</i>		<i>5-person household</i>		<i>6-person household</i>		<i>7+person household</i>	
#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Owner Occupied															
10,742	100%	1,914	18.3%	3,452	33.0%	1,784	17%	1,699	16.2%	851	8.1%	428	4.1%	344	3.3%
Renter Occupied															
8,249	100%	2,183	26.5%	1,904	23.1%	1,404	17%	1,295	15.7%	773	9.4%	394	4.8%	296	3.6%

SACOG Housing Element Data Profiles Dec 2012 (Table 8)

Housing Costs Compared to Ability to Pay

The ability to pay for housing is a function of housing cost and other essential living expenses in relation to household income. The State of California uses common definitions of income levels and affordability for various housing and community development programs to provide a uniform basis of measuring income and ability to pay. The State definitions closely align with federal definitions used by the Department of Housing and Urban Development, but include a different measure of "moderate income." For the purpose of this Housing Element, the state definitions are used and shown below in Table 2-15. Since above-moderate income households do not generally have problems in locating affordable units, affordable units are frequently defined as those reasonably priced for households that are low- to moderate-income.

Table 2-15 Housing Income Limit Definitions

Extremely Low-Income Households have incomes less than 30% of the median income for Yolo County as established by HUD. A household of four is considered to be very low-income in Yolo County if its 2012 combined income is \$23,050 or less.

Very Low-Income Households have incomes between 30% and 50% of the median income. A household of four is considered to be very low-income in Yolo County if its 2012 combined income is \$38,450 or less.

Low-Income Households have incomes between 50% and 80% of the median income. A household of four is considered to be low-income in Yolo County if its 2012 combined income is \$61,500 or less.

The Median-Income is the point where half of households earn more and half earn less. Yolo County's 2012 median income for a household of four is \$76,900.

Moderate-Income Households have incomes between 80% and 120% of the median income. A household of four is considered to be moderate-income in Yolo County if its 2012 combined income is \$92,300 or less.

Above-Moderate-Income Households have incomes above 120% of the median income. A household of four is considered to have above-moderate-income if its 2012 combined income exceeds \$92,300.

Source: State Income Limits for 2012 Department of Housing and Community Development February 1, 2012 Memorandum

Table 2-16 shows the 2010 income limits for Extremely Low-, Very Low-, Low-, Median-, and Moderate-Income households, and compares these income limits to affordable rent and purchase prices. Tables 2-17 and 2-18 present recent rental cost information (median gross rents and apartment rental rates). These tables show that median gross rents are generally within the range of affordability for households earning 80 percent or more of the Yolo County median income, but are not affordable for low-, very-low or extremely low-income households.

Table 2-16 City of Woodland Ability to Pay for Housing for Very Low, Low, and Moderate Income Households, and Fair Market Rents

	<i>Studio</i>	<i>1 Bedroom</i>	<i>2 Bedroom</i>	<i>3 Bedroom</i>	<i>4 Bedroom</i>	<i>5 Bedroom</i>
Number of Persons	1	2	3	4	5	6
Extremely Low-Income Households at 30% of 2012 Median Family Income						
Income Level	\$16,150	\$18,450	\$20,750	\$23,050	\$24,900	\$26,750
Max. gross rent ¹	\$404	\$461	\$519	\$576	\$623	\$669
Max. purchase price at 5% down ²	\$66,264	\$75,701	\$85,138	\$94,575	102,166	\$109,756
Max. purchase price at 20% down ³	\$79,685	\$91,033	\$102,381	\$113,729	\$122,857	\$131,985

Table 2-16 City of Woodland Ability to Pay for Housing for Very Low, Low, and Moderate Income Households, and Fair Market Rents

	<i>Studio</i>	<i>1 Bedroom</i>	<i>2 Bedroom</i>	<i>3 Bedroom</i>	<i>4 Bedroom</i>	<i>5 Bedroom</i>
Number of Persons	1	2	3	4	5	6
Very Low-Income Households at 50% of 2012 Median Family Income						
Income Level	\$26,950	\$30,800	\$34,650	\$38,450	\$41,550	\$44,650
Max. gross rent ¹	\$674	\$770	\$866	\$961	\$1,039	\$1,116
Max. purchase price ²	\$110,577	\$126,373	\$142,170	\$157,762	\$170,481	\$183,200
Max. purchase price at 20% down ³	\$132,972	\$151,968	\$170,964	\$189,713	\$205,009	\$220,304
Low-Income Households at 80% of 2012 Median Family Income						
Income Level	\$43,050	\$49,200	\$55,350	\$61,500	\$66,450	\$71,350
Max. gross rent ¹	\$1,076	\$1,230	\$1,384	\$1,538	\$1,661	\$1,784
Max. purchase price ²	\$176,636	\$201,869	\$227,103	\$252,337	\$272,647	\$292,752
Max. purchase price at 20% down ³	\$212,410	\$242,754	\$273,099	\$303,443	\$327,866	\$352,043
Median-Income Households at 100% of 2012 Median Family Income						
Income Level	\$53,880	\$61,553	\$69,227	\$76,900	\$83,072	\$89,244
Max. gross rent ¹	\$1,347	\$1,539	\$1,731	\$1,923	\$2,077	\$2,231
Max. purchase price ²	\$221,072	\$252,554	\$284,041	\$315,523	\$340,847	\$366,171
Max. purchase price at 20% down ³	\$265,845	\$303,704	\$341,568	\$379,427	\$409,880	\$440,332
Moderate-Income Households at 120% of 2012 Median Family Income						
Income Level	\$64,680	\$73,920	\$83,160	\$92,280	\$99,720	\$107,160
Max. gross rent ¹	\$1,617	\$1,848	\$2,079	\$2,307	\$2,493	\$2,679
Max. purchase price ²	\$265,384	\$303,296	\$341,208	\$378,628	\$409,155	\$439,681
Max. purchase price at 20% down ³	\$319,133	\$364,723	\$410,314	\$455,312	\$492,021	\$528,731

Based on Yolo HUD Metro FMR Area, FY 2012 Median Family Income; \$76,900: HUD FY 2012 Section 8 Income Limits.

Notes:

¹ 30% of income devoted to maximum monthly rent or mortgage payment, including utilities, taxes and insurance

² Assumes 95% loan (i.e., 5% down payment) @ 4.5% annual interest rate and 30-year term; assumes taxes, mortgage insurance, and homeowners insurance account for 21% of total monthly payments

³ Assumes 80% loan (i.e., 20% down payment) @ 4.5% annual interest rate and 30-year term; assumes taxes and homeowners insurance account for 20% of total monthly payments.

Table 2-17 Median Gross Rent

<i>Location</i>	<i>2000</i>	<i>2006-2010</i>
Woodland	\$655	\$935
Yolo County	\$687	\$1,041

SACOG Housing Element Data Profiles Dec 2012 (20)

Table 2-18 Rental Rates* in Woodland, 2013 Includes Apartments and Homes for Rent

<i>Craigslist Apartments for Rent</i>								
	<i>Studio</i>	<i>1-Bedroom</i>	<i>2-Bedroom</i>	<i>3-Bedroom</i>	<i>4-Bedroom</i>	<i>5-Bedroom</i>	<i>6-Bedroom</i>	<i>Total</i>
Number advertised	2	35	65	36	11	1	1	151
Mean	\$620	\$791	\$969	\$1,370	\$1,662	\$2,220	\$1,899	
Median	\$620	\$750	\$870	\$1,350	\$1,690	\$2,220	\$1,899	
<i>YCH Data (mean and median rates based on price range of each unit type)</i>								
	<i>Studio</i>	<i>1-Bedroom</i>	<i>2-Bedroom</i>	<i>3-Bedroom</i>	<i>4-Bedroom</i>			
Mean		\$612.5	\$683	\$837	\$1,157	\$1,310.5		
Median		\$612.5	\$675	\$850	\$1,117	\$1,310.5		

* Cost of Utilities are not included

Sources: Craigslist of Apartments for Rent 2/15/2013, Yolo County Housing 2/13/2013.

HUD provides housing needs data that identifies the number of housing units with one or more problems. The four housing unit problems that are included in the data include: lack of kitchen, lack of plumbing, more than 1 person per room (overcrowding) and cost burden greater than 30 percent (overpaying), as shown in Table 2-19, below. The information is broken down by HUD income category and home owner/renter. As shown in Table 2-19, 43.1 percent of households have one or more of four housing unit problems. Because Woodland's 2007 housing condition study found that 99.4 percent of the housing units contained complete plumbing facilities, overcrowding and overpaying are of greatest concern. Of the households having one or more housing unit problems, 72.3 percent fall into the extremely-low, and low and very-low income categories.

Table 2-19 Housing Need Data: Households with One or More Housing Unit Problem by Income Level

		<i>Total</i>		<i><=30% of Median</i>		<i>30-50% of Median</i>		<i>50-80% of Median</i>		<i>80-100% of Median</i>		<i>100% + of Median</i>	
<i>Total</i>	<i>Owner</i>	<i>Renter</i>	<i>Owner</i>	<i>Renter</i>	<i>Owner</i>	<i>Renter</i>	<i>Owner</i>	<i>Renter</i>	<i>Owner</i>	<i>Renter</i>	<i>Owner</i>	<i>Renter</i>	
7,955	3,885	4,070	430	1,590	420	1,280	1,105	925	505	210	1,480	235	

Source: SACOG Housing Element Data Profile Dec 2012 (Table 18)

Housing Prices

The subprime mortgage crisis that hit in 2007 affected financial markets and eliminated the opportunity for many first-time homebuyers to secure financing for home purchases as money lending tightened. The result was tumbling home values, vexing the efforts of those holding subprime loans to refinance as loan rates adjusted upward. The inability to refinance many of these subprime loans led to a large increase in bank foreclosures and loan defaults. Interest rates at the present time are not a constraint to affordable housing and are at historic lows. However, many homeowners have suffered severe financial distress (job loss or hours

reductions, salary decreases, etc.), and cannot afford to stay in their homes or purchase a home, even with lower interest rates and the drop in housing prices.

Affordability of homes for purchase is affected by both the cost of the housing stock and the ability of potential buyers to fulfill down payment requirements. Conventional home loans typically require 5 to 20 percent of the sales price as a down payment, and this represents the largest constraint to first-time homebuyers. As reported by the Sacramento Bee, between February 2011 and February 2013, 1,592 homes sold in Woodland. The median home sale price was \$201,000 (Table 2-20). This median sale price represents a 54.7 percent drop from the median home price of \$367,343 in 2007. Much of this drop was driven by the predominance of distressed property sales (foreclosures and short-sales) in contrast to regular market sales. The sales prices decrease was further skewed by the tendency of owners of higher-priced homes who were not in a distressed situation and did not need to sell their homes immediately to keep their homes off the market until prices improved. While, the drop in home prices has made market rate homes affordable to some very low and low income households, it has also led to foreclosures which are quantified later in this report.

Table 2-20 Home Sale Prices by Number of Bedrooms

<i>Bedrooms</i>	<i>Number of Sales</i>	<i>Average Price</i>	<i>Median Price</i>
1	-	-	-
2	43	\$127,541	\$115,000
3	144	\$171,381	\$154,500
4	41	\$250,599	\$247,000
5	2	\$140,000	\$140,000
6	3	\$257,667	\$210,000
Not Specified	1,362	\$227,347	\$295,000
Total	1,592	\$220,149	\$201,000

Data for home sales between February 2011 and February 2013.

Source: The Sacramento Bee (<http://ssl.sacbee.com/onboard/homes.html>)

Table 2-21 illustrates the sale price distribution of single-family residences between September 2012 and February 2013. More than three quarters of the homes sold during that period had sale prices between \$100,000 and \$300,000.

Table 2-21 Sale Price Distribution

<i>Sale Price Range</i>	<i>Number of Units Sold</i>	<i>Percent of Total</i>
Less than \$99,999	13	4.5
\$100,000-\$199,999	115	39.7
\$200,000-\$299,999	112	38.6
\$300,000-\$399,999	39	13.4
\$400,000-\$499,999	7	2.4
\$500,000-\$599,999	0	0
\$600,000 or more	4	1.4
Total	290	100

Note: Based on all full and verified sales of single-family residences in the 95695 and 95776 ZIP Codes between 9/1/2012 and 2/28/2013.

Source: DataQuick, BAE 2013

Special Housing Needs

The following subsections discuss these special housing needs of six groups identified in State housing element law (Government Code, Section 65583(a)(7)). These groups, referred to in this document as “special needs groups,” include seniors, persons with disabilities, large households, farm workers, families with female heads of households, and the homeless.

Persons with Disabilities

As shown in Table 2-22, 6,157 Woodland residents over the age of five have some form of disability. Table 2-23 presents data on the types of disabilities among people in Woodland from the ACS. Based on these data, more than 50 percent of people in Woodland who have a disability are not in the labor force.

The statistics for the Supplemental Security Income (SSI) program also provide information on the number of persons with disabilities who may have housing needs because of their low incomes. As of December 2011, the total number of SSI recipients receiving disability benefits in the two ZIP codes serving Woodland (95695 and 95776) was 1,370. This total may include SSI recipients who live outside the Woodland city limits but within those ZIP codes.

The Alta California Regional Center coordinates services for persons with developmental disabilities (cognitive disability, cerebral palsy, epilepsy, autism, etc.). As of February 2013, there were 276 adult clients in Woodland. No information is available on their housing arrangements. While some live independently, it is likely that many are living with parents or other family members. The number of people with developmental disabilities is increasing in California, the population is getting younger, and the number of people desiring to live in their own home in the community is increasing. According to the Association of Regional Center Agencies, housing needs for persons with developmental disabilities include universal design concepts; individual rooms for each tenant in community care homes; a range of housing types, size, and locations; and the open opportunity for tenants of a residential facility to obtain services from other, unrelated providers.

Table 2-22 Residents with Disabilities

	<i>Total Civilian non-institutionalized population aged 5 and over</i>	<i>With a Disability (number of persons)</i>	<i>Percent</i>
Woodland	54,648	6,157	11.3%

Source: SACOG Housing Element Data Profile Dec 2012 (Table 24)

Table 2-23 Disability Types and Employment

	Total Population: 33,730		
	Population In labor Force: 26,800		
	<i>Employed: 24,254</i>	<i>Unemployed: 2,546</i>	<i>Not in Labor Force: 6,930</i>
With a disability	1,085	177	1,524
With a hearing difficulty	413	77	180
With a vision difficulty	284	0	298
With a cognitive difficulty	208	81	674
With an ambulatory difficulty	395	74	1,014
With a self-care difficulty	59	0	614
With an independent living	55	55	935
No Disability	23,169	2,369	5,406

Source: SACOG Housing Element Data Profile Dec 2012 (Table 25)

The Statewide Independent Living Needs Assessment prepared by the Department of Rehabilitation describes Yolo County as a formerly rural area that has undergone rapid population growth and urbanization over the past 20 years. The assessment concludes that growth has outpaced the expansion of Independent Living services, and human services of all kinds.

Latinos, Asian Americans and Native Americans are the most frequently mentioned ethnic minority populations in the need of Independent Living services. Disabled participants identified housing as a critical issue:

1. Adequate, affordable, universal design and safe housing is a basic need for community living. Many respondents discussed the need for housing, especially housing located near transportation and services. The built environment, including the relationship between housing, and transportation systems, can create barriers to independent living. Seven of ten people said that they could afford \$500 or less per month for housing. Almost 35% of the survey respondents have to go without basic needs such as childcare, health care or food in order to pay the rent or mortgage.
2. Transportation is the second most unmet service need due to the rising cost of fixed-route public transportation and paratransit services and lack of available non-emergency medical transportation.

3. The third most discussed unmet service need was health care. Co-pays are increasing and access to specialists accepting Medi-Cal and/or Medicare is increasingly difficult.

In-Home Supportive Services (IHSS) is the program administered by the County. It helps disabled and elderly people who need assistance with personal care and/or housework to remain safely in their own homes with independence and dignity. IHSS pays providers to do household tasks such as cooking, shopping, and cleaning as well as personal care such as help with bathing, bathrooming, getting dressed, transferring, and hygiene. To be eligible for IHSS an individual must meet both income and program requirements.

As of February 27, 2013, IHSS was providing support services to 512 disabled persons in Woodland. Summer House, Inc. provides housing for developmentally disabled adults and has 4 units. New Dimensions was completed in 2004, and is a 15-unit project that serves very low-income residents who are chronically mentally ill.

Many of the needs of residents with disabilities are related to housing affordability and may be met by implementing the City's programs supporting construction, rehabilitation, and preservation of affordable units. Residents with disabilities have special needs related to in-home services, mobility, or reasonable accommodations of disabilities. Programs 2.A.16, 2.C.3, and 2.C.4 address these special needs.

Senior Households

Senior households are defined as households with one or more persons over the age of 65 years. Approximately 10.8 percent of Woodland's population is comprised of seniors. Commonly seniors own their own home, but due to limited income or disabilities, may need assistance to remain in their homes.

Table 2-24 shows the number of persons over the age of 65 years and the percent of change in 2000-2010 per age category. Table 2-25 provides information about seniors with incomes below the poverty level. 11.2 percent of the total seniors had incomes below the poverty level during this period. The highest poverty rate is among seniors 75 years of age or more, at 14.5 percent. This rate is well below the overall poverty rate of Woodland residents as a whole (17.2 percent) and the poverty rate of other special needs groups (such as persons with disabilities and single mothers with minor children).

As of 2010, the majority of senior households in Woodland were homeowners as shown in Table 2-26. Of all 2010 households headed by a person 65 years or older, 70.6 percent owned their homes and 29.4 percent rented.

Table 2-24 Senior Population and Percentage Change

	Total Pop 65+	65-69	70-74	75- 79	80- 84	85-89	90-94	95- 99	100- 104	105- 109	100+
Number of Persons	6,024	1,793	1,290	1,055	833	694	272	74	13	0	0
Percentage Change between 2000-2010	16.6%	38.0%	14.1%	-7.5%	6.1%	38.8%	18.3%	2.8%	62.5%	n/a	n/a

SACOG Housing Element Data Profile Dec 2012 (Table 26)

Table 2-25 Seniors with incomes below the poverty rate

<i>Total</i>			<i>Below Poverty</i>		
<i>65 to 74</i>	<i>75+</i>		<i>65 to 74</i>		<i>75+</i>
2,876	3,380		210	7.3%	489
					14.5%

SACOG Housing Element Data Profile Dec 2012 (Table 27)

Table 2-26 Housing Tenure of Woodland's Senior and Non-Senior Households

<i>Household Type and Tenure</i>	<i>Number</i>	<i>Percent</i>
Senior-Headed Households¹	3,678	100%
Renter	1083	29.4%
Owner	2595	70.6%
Households Headed by a Non-Senior Person¹	15,043	100%
Renter	7,166	47.6%
Owner	7,877	52.4%

¹ Based on 65+

Source: SACOG Housing Element Data Profile Dec 2012 (Table 28)

The 2010 census data indicates a need in Woodland for additional programs to assist senior renters. Although there are more senior homeowners, it is the renters who experience the greatest housing challenges because of fixed incomes and rising rental rates. Senior homeowners, however, do face the problem of maintaining their homes, often on fixed incomes as well.

According to statistics from the Social Security Administration, as of December 2011, there were 2,057 Supplemental Security Income (SSI) recipients 65 years and over in Yolo County. SSI is a needs-based program that pays monthly benefits to persons who are 65 or older, blind, or have a disability. Seniors who have never worked or have insufficient work credits to qualify for Social Security disability often receive SSI benefits. In fact, SSI is the only source of income for a number of low-income seniors. With the maximum monthly benefit of \$698 as of 2013, SSI recipients are likely to have difficulty in finding housing that fits within their budgets since they can only afford to pay \$209 a month for rent.

Many of the needs of senior households are related to housing affordability and may be met by implementing the City's programs aimed at providing, preserving, and rehabilitating affordable housing. Other needs include in-home services, and assistance in home rehabilitation or maintenance. Programs 2.A.16 and 2.B.1 include actions to address these needs.

Large Households

Large households are those with five or more household members. Large households require housing units with more bedrooms than housing units needed by smaller households. In

general, housing for these households should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child-care facilities. These types of needs can pose problems particularly for large families that cannot afford to buy or rent single-family houses, as apartment and condominium units are most often developed with childless, smaller households in mind. According to the 2010 Census, 3,086 households, or 16.5 percent of the total households in Woodland, had five or more members (Table 2-27, below).

Table 2-27 Tenure for Large Households

	<i>1-4 person household:</i>	<i>Percent</i>	<i>5-or-more person household</i>	<i>Percent</i>	<i>Total</i>	<i>Percent</i>
Total	15,735	83.5	3,086	16.5	18,821	100.0
Owner occupied	8,849	84.5	1,623	15.5	10,472	100.00
Renter occupied	6,786	82.3	1,463	17.7	8,249	100.00

Source: SACOG Housing Element Data Profile Dec 2012

The 2006-2010 ACS estimates that Woodland housing stock has 3,352 owner-occupied units and 439 rental units with 4 or more bedrooms. That is 30 percent of the owner-occupied housing unit stock and 5.4 percent of the rental unit stock. However, the majority of these larger homes are not affordable to lower-income large families, creating a gap in housing need for this group.

In July 2011, the City approved funding assistance for the Mutual Housing at Spring Lake affordable project. The project will result in the construction of 101 rental units for very low and low income households. More than 30 percent of the units will have 3+ bedrooms. The City will continue to implement programs to facilitate construction, rehabilitation, and preservation of affordable housing, including larger units.

Farm Workers

Farm Workers are generally considered to have special housing needs because of their limited income and the often unstable nature of their employment (i.e., having to move throughout the year from one harvest to the next).

Farm workers are historically undercounted by the census and other data sources. The USDA Census of Agriculture provides a count of the number of farms and ranches and of the people who operate them, for each county in the nation. The USDA Census of Agriculture includes farm labor categorized by number of farms, total workers, workers working less than 150 days, and workers working more than 150 days. The latest available data is from the 2007 Census as the 2012 data has not been released to the public at this time. Table 2-28 summarizes the USDA Census of farm labor for Yolo County in 2007 by farm operation size. Table 2-29 provides a summary of the total number of farm, and farmers by permanent and part-time (seasonal) labor.

Table 2-28 Yolo County Hired Farm Labor Workers

	Farm Workers	Farms
Farm operations with fewer than 10 employees		
Permanent	875	269
Seasonal (e.g., fewer than 150 days)	650	218
Total	1,525	487
Farm operations with 10 or more employees		
Permanent	3,078	99
Seasonal (e.g., fewer than 150 days)	1,278	50
Total	4,356	149
Grand Total Permanent Farms (fewer than 10 and more than 10 employees)	3,953	368

Source: USDA 2007 Census of Farm Workers Volume 1, Chapter 2: County Level Data.

Table 2-29 Yolo County Farms and Farm Labor Workers

	Farms	Total Workers	Workers >150 days	Workers <150 days
Yolo County	368	3,953	2,025	1,928

Source: USDA 2007 Census of Agriculture; SAGOG Assessment of Farm Data January 22, 2012

In 2007, agricultural employment for farm workers working 150 days or more resulted in a payroll of \$24,459 (Yolo County). For those working less than 150 days, earnings were reported to be \$5,591. According to the U.S. Department of Agriculture, hired farm labor in Yolo County accounted for an annual average of 3,953 jobs.

The supply of farm worker housing remains inadequate in Woodland. Table 2-30 summarizes farm worker housing. As of February 2013, there was no publicly owned farm worker housing in Woodland. Based on discussions with local community members, many of the permanent farm workers live at the Casa Del Sol Mobile Home Park

Table 2-30 Farm Worker Housing in and near Woodland

Facility Name	Location	Number of Units
Casa Del Sol Mobile Home Park	Woodland	156
Dixon Center	Dixon	85
Madison Migrant Center	Madison	90
Davis Center	Davis	64
Total Units		308

Source: Yolo County and City of Woodland

In addition to expanding the stock of housing permanently available and affordable to farm workers, it is important to retain the existing stock of affordable housing that has been financed by federal and state sources. The USDA Section 515 rental housing program, while not specifically targeted to farm workers, provides low-cost housing in rural areas.

Most farm worker housing needs are related to housing affordability, and the City's programs to facilitate construction, rehabilitation, and preservation of affordable units will help meet the needs of farm workers in this area. In addition, Program 2.A.10, requires that the City amend its zoning code to facilitate farm worker housing, and that the City consider fee waivers and reduced development standards to encourage farm worker housing.

Female-Headed Households

Female headed households are another special needs group defined by state law. These households often have special needs due to their family or lower income status. Of particular concern are single female-headed households with children, as this group tends to have lower incomes and high dependency on social services. The U.S. Census provides household information regarding single female-headed households with children under the age of 18. Children living in female-headed households are more likely than others to live below the poverty level. Single mothers have a greater risk of falling into poverty than single fathers, due to such factors as the wage gap between men and women, limited training, required education for higher-wage jobs, and inadequate child support. According to the United States Bureau of Labor Statistics, in 2011, California women who were full-time wage and salary workers had median weekly earnings of \$751 or 89.9 percent of the \$835 median weekly earnings for their male counterparts.

As shown in Table 2-31, of the 13,548, households in 2010, females headed 19.6 percent of the City's households. Further examination shows that 34.9 percent had children under 18, and 1.7 percent had no children under the age of 18. Table 2-31 shows that of the 7.8 percent of Woodland's families living below the poverty level, 45.2 percent are female-headed households.

Table 2-31 Female-Headed Households

<i>Householder Type</i>	<i>Number</i>	<i>Percent</i>	<i>Percent Change from 2000-2010</i>
Total Households	13,548	100%	10.3%
Total Female-Headed Householders	2,649	19.6% of total families	22.2%
Female Heads with Children under 18	1,804	68.8% of female headed families	34.9%
Female Heads without Children under 18	845	31.9% of female headed families	1.7%
Total Families Under the Poverty Level		7.8% of total families	
Female-Headed Households Under the Poverty Level		20.8% of total below poverty	
Female-Headed Households Under the Poverty Level with children under 18		24.4% of total below poverty	

Note: All percentages have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Tables 32 and 33)

Historically, mothers receiving welfare benefits have been unable to rent decent housing in the private market. As of 2013, a CalWORKS (formally known as Aid for Dependent

Children [AFDC]) family, which receives \$725 (family of 4) per month, is not able to afford the 2013 Fair Market Rent of \$850 for a 2 bedroom apartment in Woodland).

The housing need for this special needs group is also demonstrated by the fact that as of March 2013, 460 households in Woodland were receiving rental assistance from the Housing Choice Voucher Program (formerly known as Section 8). Although Yolo County Housing (YCH) does not track recipients by gender, the agency reported that the larger percentage of this total is received by female-headed households. YCH administers affordable housing programs for Woodland, Winters, West Sacramento, Davis and unincorporated communities in Yolo County, which are funded by HUD. The program subsidy pays the difference between 30% - 40% of income at initial move-in.

YCH owns and operates three affordable housing developments in Woodland: Yolano Village (60 units) Donnelly Circle (72 units), Cottonwood Meadows (48 units), and Crosswood Apartments (47 units). YCH also owns and operates 4 transitional housing units. As of April 24, 2013 there were 3,060 households on the waiting list for Yolano-Donnelly units.

The difficulty that female heads of households encounter in obtaining affordable housing has often led to homelessness for both them and their children (see Table 2-32, below). The Yolo County Homeless and Poverty Action Coalition (HPAC) conducted a biannual count of the homeless in Woodland in January 2013 and reported 186 people to be homeless, including 45 women and 39 children.

The housing needs of female-headed households are similar to those of other groups, although these households are more likely to have lower incomes or to live in poverty. The City's programs to construct, rehabilitate, and preserve affordable housing, as well as programs supporting emergency shelters and homeless services address many of the needs of female-headed households.

Homeless Persons

Table 2-32 shows the estimated homeless population in Yolo County from the 2013 Yolo County Homeless Census, including the number of chronic homeless, homeless veterans, and homeless families with children.

Table 2-32 2013 Homeless Census

	<i>Sheltered</i>	<i>Unsheltered</i>	<i>Total</i>	<i>Chronic Homeless</i>	<i>Veterans</i>	<i>Persons in Households with children</i>
Woodland	146	40	186	16	18	60
Yolo County Total	276	198	474	134	44	129

Source: Yolo County Homeless Census Data Report 2013

The current federal definition of a chronically homeless person does not include persons in families. Many service providers believe that the definition should be expanded to include persons that meet the other conditions of chronic homelessness but are part of a family unit.

These family members may face many of the same challenges as single individuals, while also dealing with family maintenance issues.

The City of Woodland recognizes the needs of the homeless population and is committed to the countywide 10-year plan to end homelessness. The adopted plan is called *One at a Time: Ending and Preventing Homelessness in Yolo County (2010-2020)*. Local Ten-Year Plans to End Homelessness are encouraged by the U.S. Interagency Council on Homelessness and are result-oriented plans that incorporate cost-benefit analyses, prevention, housing and services innovations, and best practices.

Six Key Action Steps in the Ten-Year Plan are:

- Create and expand Housing Resource Centers in each City to improve system coordination, reduce duplication, and increase access to available services, housing, and homeless services.
- Identify and access funding for extremely affordable permanent housing and services to access and maintain housing.
- Increase availability and access to mental health and substance use services.
- Make transportation assistance available to improve access to services and employment opportunities.
- Create or assign a staff position to support plan implementation and move the plan forward.
- Maximize use of the Homeless Management Information System (HMIS) to collect and analyze data on homelessness and program outcomes and to facilitate inter-agency case management and information sharing and to increase efficiency.

The City of Woodland supports and funds (when possible) an array of special services for the homeless. The City participates in the countywide Homeless Coordination Project that provides services to the homeless in Yolo County. The Project includes Homeless Coordination and the Cold Weather Shelter. The intent of the Homeless Coordination Project is to improve and expand services to the homeless and very low-income individuals, increase funding for local agencies serving these individuals, and increase the efficiency with which grant funds are obtained and managed. The Cold Weather Shelter provides shelter to homeless individuals during the four coldest months (120 nights) from November through February. There are beds for 24 persons each night and provisions for overflow. The City of Woodland provides funding for the shelter.

The City amended the East Street Corridor Specific Plan in March 2013 to add emergency shelters as permitted uses in Areas C and E. In these two zones alone (Areas E and C), there are six vacant parcels and 10 vacant and substantially underutilized parcels (where at least 80% of the site, or two acres, is undeveloped). There is more than seven acres of vacant land available in these Specific Plan zones (7.017 acres) and almost 13 acres of substantially underutilized land (12.88 acres). In addition, the City amended its zoning code to include emergency shelters as a conditional use in the Multiple Family Residential (R-M) Zone. These

parcels have no significant environmental or infrastructure constraints that would impede their use for homeless shelters and supportive service facilities.

Based on the estimated number of homeless persons in Woodland (see Table 2-32, previous page), the acreage available to accommodate homeless facilities is more than adequate to meet the City's unsheltered homeless needs.

City of Woodland's programs for homeless services include the following:

Yolo Wayfarer Center (Cold weather shelter services): The singles' shelter program provides 14 transitional beds and 30 beds for residential treatment. The family shelter program provides 10 apartments, 4 three-bedroom duplexes, and a 5-bedroom women's house.

Walnut House: This program, operated by the Woodland Youth Services, provides shelter services to females ages 12 through 21 that are in the foster care system and also for AB12 non-minor dependents who are disabled or temporarily homeless after being abandoned, neglected, or abused. The home is licensed for 6 residents. Due to the current budget constraints, the City is unable to commit funding to this program as it had in the past.

Shelter Home: This program is also operated by the Woodland Youth Services and provides shelter services to male children ages 12 through 21 that are in the foster care system and also for AB12 non-minor dependents who are disabled or temporarily homeless after being abandoned, neglected, or abused. The home is licensed for 10 residents. Due to the current budget constraints, the City is unable to commit funding to this program as it had in the past.

Short Term Emergency Aid Committee (STEAC): This non-profit organization provides assistance to low income families with moving into long-term housing by paying first month's rent, assisting with utility costs, food and/or clothing throughout Yolo County

Countywide Homeless Coordinator: The City provides funds annually to support the activities of the Homeless Coordinator. Through 2012 to 2013, the City continued to contract for the services of Yolo County's Homeless Coordinator.

The City implements programs 2.A.14, 2.A.14, and 2.A.15 to provide emergency shelter services, fund transitional and special needs housing for homeless residents, and support the services of Yolo County's Homeless Coordinator.

PROJECTED HOUSING NEEDS

Regional Fair Description of Criteria for Identifying Housing Sites

Share Allocation

The Sacramento Area Council of Governments (SACOG) issued its Final Regional Housing Needs Plan (RHNP) and Regional Housing Needs Allocations (RHNA) on September 20, 2012 for the Housing Element compliance period of January 1, 2013 through October 31, 2021. The RHNP is part of a State-wide mandate to address housing issues that are related to future growth in the SACOG region, and is required by State law. The RHNP allocates to

cities and counties their “fair share” of the region’s projected housing needs by household income group over the planning period of each jurisdiction’s housing element.

The core of the RHNP is a series of tables which indicate for each jurisdiction the distribution of housing needs (RHNA) for each of four household income groups, and the projected new housing unit targets by income group for the ending date of the plan. These units are considered the basic new construction need to be addressed by individual city and county housing elements. The allocations are intended to be used by jurisdictions when updating their housing elements as the basis for assuring that adequate sites and zoning are available to accommodate at least the number of units allocated.

The total number of units allocated to each jurisdiction for the 2013-2021 planning period are derived from regional allocations based on population forecasts produced by the California Department of Finance. SACOG also took each jurisdiction’s draft percentage share of growth forecasted in the Metropolitan Transportation Plan (MTP) adopted on April 19, 2012 and multiplied that percentage by the overall regional housing needs determination provided by HCD.

As shown in Table 2-33, SACOG allocated Woodland a total of 1,877 housing units for the 8-year planning period between January 1, 2013 and October 31, 2021. The allocation is equivalent to an average yearly need of 235 housing units. While the RHNA does not include an allocation for extremely low, Government Code Section 65583(a)(1) requires that a jurisdiction’s housing element include a calculation on the subset of extremely low income (ELI) households either using existing data or presume that 50 percent of the very low income (VLI) households qualify as ELI households. The City has calculated its ELI at 195 units or half of the VLI.

The City of Woodland must demonstrate that it can accommodate a total of 1,877 new housing units by October 2021.

Table 2-33 Woodland Regional Housing Needs Allocations (RHNA) by Income, 2013-2021

<i>Total</i>	<i>Extremely Low (ELI)*</i>	<i>Very Low* (VLI)</i>	<i>Low (LI)</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>Combined Lower Income (ELI, VLI, and LI)</i>
1,877	195	195	274	349	864	664
100%	10.4%	10.4%	14.6%	18.6%	46.0%	35.4%

* The very low income housing need allocation provided by SACOG was 380 units, and the City has chosen to distribute 50 percent of this total into the extremely low income category.

Source: Sacramento Area Council of Governments (SACOG), 2013-2021 Final Regional Housing Needs Allocations

Since the Housing Element planning period starts on January 1, 2013, the City may count housing constructed beginning January 1, 2013, or housing approved for construction as of that date, toward its RHNA for this planning period. For the period of January – March 2013, the City issued building permits for the construction of 30 single-family homes ranging in price from \$177,278 - 319,911, including homes set aside for purchase by lower-income households pursuant to the City’s Affordable Housing Ordinance (6A).

Units At-Risk of Conversion

Assisted Rental Housing Eligible for Conversion

California housing element law requires jurisdictions to include a study of all low-income housing units, which may at some future time be lost due to the expiration of affordability restrictions. The law requires that the analysis and study cover a ten-year period, and be divided into two periods, coinciding with updates of the housing element. There are three general cases that can result in the conversion of public assisted units:

- **Prepayment of HUD Mortgages:** Section 221(d) (3), Section 202, and Section 236 — Section 221 (d) (3) is a privately owned project where HUD provides either below-market interest rate loans or market-rate loans with a subsidy to the tenants. With Section 236 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. Section 202 assistance provides a direct loan to non-profit organizations for project development and rent subsidy for low-income elderly tenants. It also provides assistance for the development of units for physically handicapped, developmentally disabled, and chronically mentally ill residents.
- **Opt-outs and Expirations of Project-Based Section 8 Contracts** — Section 8 is a federally funded program that provides subsidies to the owner of a pre-qualified project. Subsidies make up differences between what the tenants are able to pay, and the actual cost of contract rent. Opt-outs occur when the owner of the project decides to opt-out of a contract with HUD by pre-paying any remaining mortgage. Usually the likelihood of opt-outs increases as market rents exceed contract rents.
- **Other** — Expiration of the low-income use period of various financing sources which may include one or more of the following: Low-income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CALHFA), Community Development Block Grant (CDBG), and HOME funds. Generally, bond-financing properties expire according to a qualified project period or when the bonds mature. The qualified project period in the City's bond financed multifamily properties is 15 years. Density bonus units expire in 30 years, depending on the level of incentives. No density bonus property was found with a 10-year affordability term. Also, properties that were funded through the City of Woodland's redevelopment agency required an affordability term of 45 years for owner-occupied or 55 years for rental properties.

Table 2-34 lists all government assisted rental properties in the City. Generally, the inventory consists of HUD, the City of Woodland, and Yolo County multifamily bonds and density bonus properties. Target levels include the very low- and low-income groups. A total of 1,488 assisted housing units were identified in Woodland. Table 2-34 contains the total number of units in each building, the number that are subsidized, and the source of the information by address. The inventory was compiled from federal, state, and jurisdiction information.

As a part of the work for SACOG's HUD grant, SACOG staff compiled information from a number of sources to build an inventory of public housing units and affordable rentals built with some form of public subsidy in each jurisdiction.

SACOG staff also compiled information obtained from the California Housing Partnership Corporation on subsidized rental housing at risk of conversion to market rate and made that data available on January 18, 2013. Three projects, Greenery, Crosswood Apartments and Cherry Glen, were, initially, identified as “moderate” or “very high” risk. YCH staff states it has successfully preserved Crosswood Apartments and that Cherry Glen is being preserved by another party, so neither project is considered at risk. Greenery has been preserved with the use Tax Credits and LMSA funding. Another project, New Dimensions, is considered low-risk because it is owned and managed by the nonprofit Community Housing Opportunities Corporation of Fairfield and is dedicated to maintaining the affordability of the project.

Table 2-34 Assisted Housing

Assisted Rental Units								
Project Name	Address	Owner/Contact	Total Units	Total Assisted Units	Type	Expiration Date- Restrictive Clause Expiration Date	Subsidy	Type of Conversion Risk
Cherry Glen	762 W Lincoln Avenue		44	44	Family	Preserved ¹	HHFA Tax-Exempt Bonds, 8 NC, Deferred Developer Fee	Not-At-Risk
Crosswood Apartments	646 3rd Street	YCH	48	48	Family	Preserved ²	HUD Section 236 Section 8	Not-At-Risk
Hotel Woodland Apartments	436 Main Street	Community Housing Opportunities (CHOC)	76	76	Individuals/ Couples	--	RDA, CDBG, LIHTC Tax Credits	Not At-Risk
The Greenery	505 W. Cross Street	AF Evans	95	95	Family	Preserved	Tax Credits LMSA	Not At-Risk
Terracina Spring Lake Family Apartments		USA Properties/ USA Multi-Family Management	156	156	Family	--	LIHTC HOME	Not At-Risk
Heritage Oaks	186 Muir Street		120	120	Family	--	Tax-Exempt Bonds LIHTC	Not At-Risk
Eaglewood Apartments	1975 Maxwell Ave	American Property Development	156	40	Family	--	Density Bonus	Not At-Risk
Skylark Apartments	--	--	29	7	Family	--	--	Not At-Risk
Sycamore Point Apartments	521 Pioneer Ave	--	136	135	Family (Section 8 available)	--	Density bonus, LIHTC Tax Credits and HOME	Not At-Risk

Table 2-34 Assisted Housing

Assisted Rental Units								
Project Name	Address	Owner/Contact	Total Units	Total Assisted Units	Type	Expiration Date- Restrictive Clause Expiration Date	Subsidy	Type of Conversion Risk
Woodmark Apartments	7000 Kincheloe Court	--	173	171	Family	--	Tax Credits	Not At-Risk
925 North Street	925 North Street	Development Assistance Corp. (DAC)	7	7	Family	--	CDBG, LIHTC Tax Credits Tax-Exempt Bonds	Not At-Risk
Summertree Apartments	555 Community Lane	--	93	91	Disabled	2011	SEC 8 NC	Not At-Risk
Fair Plaza East Senior Apartments	35 West Clover Street	USA Properties	68	67	Senior	--	CALHFA HELP, Bonds, LIHTC Tax Credits	Not At-Risk
Lincoln Gardens	800 West Lincoln Avenue	PCC Properties	86	32	Senior	2012	Tax-Exempt Bonds, Density Bonus Section 8	Not At-Risk
Cottonwood Meadows	120 N. Cottonwood Street	New Hope CDC (YCH)	47	14	Senior	--	State RHCP	Not At-Risk
Courtside Towers/Village	320 West Court Street	--	102	102	Senior (Section 8)	--	Density bonus	Not At-Risk
Acacia Glen Senior Apartments	615 Acacia Way	--	41	8	Senior	--	--	Not At-Risk
Fowler Commons	135 Third Street	--	5	5	Senior	--	In perpetuity	Not At-Risk
Summer House Inc. Project		--	3	3	Persons with Disabilities	--	CDBG	Not At-Risk

Table 2-34 Assisted Housing

Assisted Rental Units								
Project Name	Address	Owner/Contact	Total Units	Total Assisted Units	Type	Expiration Date- Restrictive Clause Expiration Date	Subsidy	Type of Conversion Risk
New Dimensions	580 Kentucky Avenue	--	15	15	Persons with Disabilities	10/31/2012 ³	PRAC/811	Low Risk
Stella Senior Apartments – 25 West Lincoln Avenue	--	--	24	24	Senior	--	--	Not At Risk
Leisureville Mobile Home Park	1313 E Gibson Road	Resident-owned	150	76	Senior	--	CDBG/ HOME	Not At-Risk
Casa Del Sol Mobilehome Park	709 East Street	CHOC	156	156	Family	--	HCD MPROP, HELP funds Tax-Exempt Bonds CalHOME, Serna, CalHFA, AWHHP, RDA, CDBG	Not At-Risk
Rochdale Grange	2090 Heritage Parkway	Rochdale Grange, L.P.	44	43 (7 Accessible Units)	Family	2065	LITHC, HOME, AHP	Not At-Risk
Yolano Village	0 Lemen Ave	Yolo County Housing	60	60	Family		Public Housing	Not At Risk
Donnelly Circle	0 Lemen Ave	Yolo County Housing	72	72	Family		Public Housing	Not At Risk

Source: ¹ Conversation with YCH, specific data was not yet available or was unattainable.

² YCH is new owner

³ SACOG January 18, 2013 Data on SACOG Region-Preservation Units lists a Low Risk Level

To address subsidized housing units that may be at risk in the future, the City will keep its program that implements the following: monitoring of at-risk units, ensuring compliance with noticing requirements, establish partnerships with entities qualified to acquire and manage at-risk units, and provide assistance and education to tenants. Further, the City of Woodland is strongly committed to the preservation of affordable housing units and therefore has identified the following resources in an effort to save such at-risk units.

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources that include organizational and financial assistance. Qualified non-profit and for-profit entities need to be made aware of the possibilities of units becoming at-risk. Groups with whom the City has an ongoing association are the logical entities for future participation. There are several non-profit and for-profit organizations active in the Yolo County region and other areas that have the managerial capacity to own and manage affordable housing. These groups have expressed an interest in being notified when assisted rental housing becomes available. In addition to YCH and its subsidiary New Hope CDC, Table 2-35 lists 12 additional non-profit and 13 for-profit organizations that are or have been interested in affordable rental housing in Woodland.

Table 2-35 Non-Profit and For-Profit Housing Organizations Interested in Acquiring At-Risk Rental Housing

<i>Name</i>	<i>Address</i>	<i>City</i>
Non-Profit		
ACLC, Inc.	42 N. Sutter St., Suite 206	Stockton
C. Sandidge and Associates	143 Scotts Valley	Hercules
Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Suite 201	Oakland
Community Housing Opportunities Corporation	5030 Business Center Drive, Suite 260	Fairfield
Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael
Jamboree Housing Corporation	17701 Cowan Ave, Suite 200	Irvine
Mercy Housing California	3120 Freeboard Drive, Suite 202	West Sacramento
Nehemiah Progressive Housing Development Corp.	1851 Heritage Lane, Suite 201	Sacramento
Mutual Housing California	8001 Fruitridge Road, Suite A	Sacramento
Senior Housing Foundation	1788 Indian Wells Way	Clayton
Solano Affordable Housing Foundation	2400 Hillborn Rd, Lower Level	Fairfield
For-Profit		
Gala Construction	269 Technology Way, Suite B1	Rocklin
Neighborhood Partners	516 Rutgers Drive	Davis
Pacific Housing, Inc.	1801 L Street, Suite 245	Sacramento
Pacific West Builders	8700 Technology Way	Reno, Nevada
St. Anton Partners	1801 I Street, Suite 202	Sacramento

Table 2-35 Non-Profit and For-Profit Housing Organizations Interested in Acquiring At-Risk Rental Housing

Name	Address	City
Simpson Housing Solutions	320 Golden Shore, Suite 200	Long Beach
USA Properties Fund	2440 Professional Drive	Roseville
Wasatch Advantage Group	26522 La Alameda, Suite 260	Mission Viejo
Cyrus Youssefi	1001 Sixth St. Suite 200	Sacramento

Source: City of Woodland, 2013. HCD, September 2008.

Strategies to Retain Affordable Units. The following is a list of potential financial resources considered a part of the City's overall financial plan to deal with retaining affordable units. The number and availability of programs to assist cities and counties toward increasing and improving their affordable housing stock is limited, and public funding for new projects is unpredictable. Listed below are some federal, state, and local programs.

- **City Funds Deferred Fee and Developer Pass:** The City Funds Deferred Fee and Developer Pass is a program ran by the City. The City has deferred the payment of a portion of City development fees for a number of affordable housing projects. The City collects an affordable housing fee for each single family, market-rate unit in the Spring Lake Specific Plan. The funds collected are used to support affordable housing projects. The City on a case-by-case basis has approved the payment of affordable housing in-lieu fees and used these funds to support multifamily affordable housing development.
- **HOME Program:** HOME funds are made available to the City of Woodland on an annual competitive basis. These funds help make it possible to develop and support affordable rental housing and home ownership assistance. Activities include acquisition, rehabilitation, construction, and rental assistance. The City of Woodland has primarily used HOME funds for first-time homebuyers (down payment assistance) and new construction of multifamily projects. HOME funds may be used also for owner-occupied rehabilitation and acquisition/rehabilitation of multifamily projects.
- **Housing Enabled by Local Partnerships (HELP):** HELP funds are made available to the City of Woodland as an unsecured loan from CalHFA for up to 10 years at a simple interest per annum, and carry minimal restrictions and conditions. HELP funds are intended to help the City address its unmet affordable housing needs. The City has received HELP loans for three multifamily projects: Casa Del Sol Mobile Home Park, Heritage Oaks, and Fair Plaza East Senior Apartments.
- **Tax Credit Allocation Committee (TCAC):** TCAC funds are made available from federal tax credits to the City of Woodland.
- **YCH:** The YCH administers the Housing Choice Voucher Program (HCV) that is formerly known as Section 8 Rental Assistance. This is a federally funded rental assistance program for low-income families. Very low-income persons and/or families are defined as having income at or below 50% of the area median income as established by HUD. The program's primary purpose is to provide rental assistance

to very low-income families for affordable, decent, safe, and sanitary housing. Recipients of the assistance receive a voucher, either a project-based voucher tied by contract to a particular unit, or to rent homes in the private market, or to assist with mortgage payments. The voucher covers a portion of the rent (or mortgage) and the tenant is expected to pay the balance. The tenant's share of the rent is an affordable percentage of their income, which is generally between 30% to 40% of the monthly income for rent and utilities. The program is based on income. As of April, 2013, 460 households in Woodland were receiving rental assistance from this program.

As previously mentioned, with the dissolution of the Redevelopment Agency in 2012, Woodland lost its ability to set aside 20% of the gross tax increment revenues into a low- to moderate- income housing fund for its affordable housing activities. Projects that were funding before the elimination of the RDA included \$67,000 toward the acquisition/rehabilitation of the Fair Plaza East Senior Apartments.

The City Council allocates Community Development Block Grant (CDBG) entitlements funds on an annual basis. Funding allocations during the period of FY 2008-2009 through 2012-2013 have included the City's First Time Homebuyer Assistance Program, a foreclosure prevention project with Legal Services of Northern California (LSNC), the City's CDBG Owner-Occupied Rehabilitation Program, the Fair Housing Hotline operated by LSNC (multiple funding years), the Yolo Wayfarer Center emergency shelter (multiple funding years), New Dimensions Supportive Housing for mentally ill adults (multiple funding years), the Sexual Assault and Domestic Violence Center emergency shelter (multiple funding years), Short Term Emergency Aid Committee (homeless prevention), Yolo County Care Continuum's supportive housing rehabilitation (mentally ill adults), Habitat for Humanity Yolo County's Heidrick Ranch Duplex Build (payment of development fees), Summer House Accessible Entrance (developmentally disabled adults), Playgrounds at Yolano Village, the TANA Art Center, and ADA improvements at Cottonwood Meadows.

2.3 Resource Inventory

AVAILABILITY OF LAND AND SERVICES

Inventory of Regulatory Requirements and Incentives

General Plan Designation and Zoning

Table 2-36 shows the General Plan land use designations that allow residential development. These eight designations permit a range of residential development types from Rural Residential development (density of up to two units per acre) up to High Density Residential (density of 16 to 25 units per acre). The Central Commercial designation also allows residential units above the ground floor at 5 to 12 units per acre.

Table 2-36 General Plan Land Use Designations Permitting Residential Development

<i>General Plan Designation</i>		<i>Residential Use</i>	<i>Density Range</i>	<i>Corresponding Zoning Districts</i>
Rural Residential	RR	Single family detached homes, second units.	0-2.0 units/ gross acre	Used outside city limits
Very Low Density Residential	VLDR	Single family detached homes, second units.	1.0-4.0 units/ gross acre	Used in the R-3 Land Use Category in the Spring Lake Specific Plan Area
Low Density Residential	LDR	Single family detached and attached homes, second units.	3.0-8.0 units/ gross acre	R-1 R-2
Neighborhood Preservation	NP	Single family detached and attached homes, duplexes, existing triplexes and fourplexes, existing multifamily units.	3.0-8.0 units/ gross acre	N-P
Medium-Low Density Residential	MLDR	Single family detached and attached homes, second units.	5.0-12.0 units/ gross acre	R-1 R-2
Medium Density Residential	MDR	Single family detached and attached homes, duplexes, triplexes and fourplexes, multifamily units, group quarters, mobilehome parks.	8.0-15.0 units/ gross acre	R-2 R-M
High Density Residential	HDR	Triplexes, fourplexes, multifamily units, group quarters, mobilehome parks.	16.0 to 25.0 units/gross acre	R-M
Planned Neighborhood	PN	Single family detached and attached homes and multifamily units.	1.0-25.0 units/ gross acre. Overall average residential density shall not exceed 7.0 units/ gross acre	Replaced with primary land use designation prior to annexation.
Central Commercial	CC	Residential units above the ground floor.	5.0-12.0 units/ gross acre	C-2

Source: City of Woodland General Plan.

As shown in Table 2-37 below, there are four residential zoning districts in Woodland. The table shows the residential uses permitted in each district, as well as the minimum lot sizes for each district.

Table 2-37 Residential Zoning Districts

<i>Zoning District</i>		<i>Residential Uses Permitted</i>	<i>Minimum Lot Area</i>
Single Family Residential	R-1	Single family dwellings, second attached residential unit, duplexes on corner lots, mobilehome parks.	6,000 sq. ft. – corner lot (single-family (SF)) 5,000 sq. ft. – interior lot (SF) 7,000 sq. ft. – corner lot (duplex) coverage: 50%
Duplex Residential	R-2	Single family dwellings, duplexes, mobilehome parks.	6,000 sq. ft. – corner lot (SF) 5,000 sq. ft. – interior lot (SF) 7,000 sq. ft. – corner lot (duplex) 6,000 sq. ft. – interior lot (duplex) coverage: 50%
Neighborhood Preservation	N-P	Single family dwellings, duplexes, mobilehome parks, existing apartments and multiple family dwellings.	6,000 sq. ft. – corner lot (SF) 5,000 sq. ft. – interior lot (SF) 7,000 sq. ft. – corner lot (duplex) 6,000 sq. ft. – interior lot (duplex) coverage: 50%
Multiple Family Residential	R-M	Single family dwellings, duplexes, apartments, multiple family dwellings and mobile home parks.	6,000 sq. ft.= lot area 1,500 sq. ft. max. lot area per dwelling unit 4,000 sq. ft. min. lot area per dwelling unit coverage: 50%

Source: City of Woodland Zoning Ordinance.

Survey of Available Land

In 2012, the Sacramento Area Council of Governments (SACOG) Board approved the 2013-2021 Regional Housing Needs Plan (RHNP). Woodland was assigned a portion of the regional housing need for a total of 1,877 new housing units distributed in the following household income groups:

- 390 very low-income units,
- 274 low-income units,
- 349 moderate-income units, and
- 864 above moderate-income units,

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to accommodate the needs of all household income levels.

This section provides an analysis of the land available within the City of Woodland for residential development. In addition to assessing the quantity of land available to accommodate the City's total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

Description of Criteria for Identifying Housing Sites

The City identified vacant and potentially redevelopable (as of January 2013) land that could accommodate residential development within Woodland's City Limits (see Figure 2).

All identified developable land designated for residential use (all residential land use designations in the General Plan) is considered available for residential development. Additionally, land within the Central Commercial (CC) designation is available for residential development. The General Plan permits residential uses above the ground floor in the CC designation. The Zoning Ordinance also permits single-family dwellings, duplexes, and multi-family units in the C-2 district (General Commercial Zone) – which implements the General Commercial (GC) designation – by use permit. A conditional use permit is required in C-2 and C-3 zoning district for most residential use types except single-family developments and duplexes, which require a Zoning Administrator permit.¹

Inventory of Vacant and Underdeveloped Sites

Table 2-38 provides a summary of estimated developable land within the City limits. Also shown are the residential density ranges for each designation and the holding capacity for residential units based on 80% of the maximum density for each designation (and 100% for the Spring Lake Specific Plan). The table breaks down the developable land into two categories: (1) vacant parcels and (2) underutilized parcels that are considered “redevelopable” for residential development. All of the sites summarized below are within the City limits and served by backbone infrastructure for water, sewer, roads, and drainage. Basic municipal services such as police and fire are also available in all of these areas. As shown in the table, there is a total theoretical holding capacity of 4,096 units. However, as discussed in the material that follows, the City has made certain adjustments to this estimate in order to provide a more conservative estimate of the capacity to accommodate housing during this planning period. The capacity estimates for the Spring Lake Specific Plan Area use the assumption of 100% of the allowable density. This is based on recent history for multi-family projects in Woodland (which has been an average of 103 percent of the allowable density). This is also based on the Spring Lake Financing Plan, which requires residential projects to be developed at 100 percent of the allowable density (maximum density) or pay the difference in fees between maximum density and the actual developed density.

Density for Lower-Income Housing

The City of Woodland's highest-density residential zone district (HDR) has a density range of 16 to 25 units per acre. In cases where a city does not have residential sites zoned at 30 units per acre or more to meet their RHNA allocation for lower income households, State law allows alternative analysis of feasibility for construction of affordable units on sites zoned for less than 30 units per acre. The City recently approved three affordable housing developments at less than 30 units per acre: the Terracina at Spring Lake project (completed in 2007 at 25 units per acre), the Rochdale Grange apartments (completed in 2011 at 16 units per acre) and

¹ Please refer to the Zoning Ordinance, which is available online, for more details: <http://www.cityofwoodland.org/civica/filebank/blobdload.asp?BlobID=6143>.

the Mutual at Spring Lake apartments (construction beginning this year at 20 units per acre). Additional details for these projects are provided in Appendix D.

The average density of the Terracina at Spring Lake, Rochdale Grange, and Mutual at Spring Lake projects demonstrates that the City can accommodate housing affordable to lower income households at less than 30 units per acre, with per-unit gap financing of \$9,010 to \$90,909. With the exception of manager units, all units are restricted to low- or very low-income households. Based on this analysis, the City concludes that parcels zoned HDR, R-M, R-20, and R-25 can accommodate housing affordable to lower income households (based on the allowable densities).

A 2012 study of affordable housing projects in San Diego County constructed since 2009 provides additional evidence that constructing affordable housing is feasible at densities less than 30 units per acre. The report found that surface-parked garden-style apartments had the lowest financing gap when compared to lower-density townhomes and higher-density stacked flats. The overall median density of projects in the study was 22.1 units per acre.

Residential Development Capacity

As noted, although the C-2 and C-3 zones allow residential development with a conditional use or zoning administrator permit, they have been removed from the total estimate of the City's housing development capacity. The City also reviewed project sizes for projects that included very low- and low-income units, which ranged from 10 units to 663 units. Although, based on the recent history of development proposals, it appears that relatively small projects could be viable in Woodland in infill contexts, certain sites were removed from further consideration to ensure that the inventory is realistic and conservative. The site with CBD zoning of 0.18 acre is not included in the sites inventory when calculating total development capacity for housing. The 41 vacant and underutilized sites with ESD zoning that are less than one acre were also removed from consideration. The 14 sites with R-M zoning of less than one acre in land area were also removed when calculating total development capacity for housing.

Table 2-38 Residential Capacity by General Plan Designation and Zoning District

GP Designation	LU ²	Zone (2)	Maximum Density (Units/Acre)	Vacant Acreage	Redevelopable Acreage	Total Acreage	Residential Holding Capacity (Units) ¹
Central Commercial	CC	CBD	12	0	0.18	0.18	2
East Street Corridor Specific Plan (ESCSP)	ESD	ESD	25	2.47	18.13	20.60	412
General Commercial	GC	C-2	n/a	1.90	9.09	10.99	0
High Density Residential	HDR	RM	25	3.22	1.82	5.04	101

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Medium Density Residential	MDR	R-2	16	2.16	n/a	2.16	28
Medium-Low Density Residential	MLDR	R-1	12	0.68	0.59	1.27	12
Neighborhood Commercial	NC	C-1	n/a	0.46	n/a	0.46	0
Neighborhood Preservation	NP	N-P	8	0.34	0.59	0.92	6
Service Commercial	SC	C-3	n/a	0.51	n/a	0.51	0
Spring Lake Specific Plan (SLSP)	SLSP	R-25	25	9.1	n/a	9.1	201
Spring Lake Specific Plan (SLSP)	SLSP	R-20	20	11.6	n/a	11.6	232
Spring Lake Specific Plan (SLSP)	SLSP	R-15	15	40.4	n/a	40.4	605
Spring Lake Specific Plan (SLSP)	SLSP	R-8	8	82.7	n/a	82.7	598
Spring Lake Specific Plan (SLSP)	SLSP	R-5	5	188.1	n/a	188.1	922
Spring Lake Specific Plan (SLSP)	SLSP	R-4	4	42.1	n/a	42.1	168
Spring Lake Specific Plan (SLSP)	SLSP	R-3	3	112.0	n/a	112.0	339
Total	-	-	-	497.74	30.4	528.13	3,626

Note: Vacant/redevelopable parcels in all residential and commercial land use designations are included in this inventory.

- 1 Numbers for the Residential Holding Capacity have been rounded. The residential yield was calculated at 80% of maximum density except for the Spring Lake Specific Plan Area, which has developed at approximately 100% of the density allowed. The average density for recent multi-family projects in Woodland has been at 103% of the allowable density (Terracina- 156 units = 125% of density [R-20]; Rochdale - 44 units = 107% of density [R-15]; and Sacramento Mutual - 101 units = 80% [R-25]). For certain vacant properties within the Spring Lake Specific Plan, a tentative map has been approved, so the proposed density was used, rather than the density allowed by the Specific Plan.
- 2 Residential units are allowed within the C-2 and C-3 Zones with a conditional use permit. Since there are certain criteria and restrictions that must be met to obtain a use permit, the projected unit count was not included with this survey.



Sites Inventory

Although the City is specifically examining opportunities to encourage infill development and reinvestment as a part of the 2035 General Plan Update, to provide a more conservative estimate for the purposes of the Housing Element, the parcels identified as “redevelopable” have been removed from the final estimate of housing development capacity.

Although theoretically, each of the parcels identified in Table 2-38 could be developed with housing at the highest densities allowed by the City’s zoning, in the case that either some of the parcels are not developed with housing during this planning period or some of the parcels are developed at lower densities, the City wanted to ensure that there were enough sites available to accommodate Woodland’s share of the RHNA. Table 2-38 represents the total housing development capacity and Table 2-39 represents a reduced version of housing development capacity that only includes areas within the Spring Lake Specific Plan Area, for the purposes of this Housing Element sites inventory. The housing unit totals in Table 2-38, then, are lower than those shown in Table 2-39 (and the totals shown in Appendix A) for the reasons articulated here.

The City conducted a comprehensive review of development standards and on-site improvement requirements, and other potential governmental constraints. As noted in the constraints section of this report, the City’s development standards, procedures, and fees do not pose undue constraints on the development of housing in Woodland.

The City assumes that the R-20 and R-25 zones provides lower-income housing opportunities (assuming a 50%-50% split between very low and low income); the R-2 and Spring Lake Specific Plan R-15 zones provide moderate-income housing opportunities; and the R-1, N-P, and Spring Lake Specific Plan R-3, R-4, R-5, and R-8 zones provide above moderate-income housing opportunities. Although the R-M zone would also provide lower-income housing opportunities, these properties are located in infill locations and the City did not include these sites in the sites inventory. Table 2-39 provides a summary of residential development capacity in Woodland compared to the City’s assigned housing need.

As shown, the City has demonstrated the capacity to accommodate a total of 3,066 dwelling units within the existing City limits during the planning period. For very low-income households, the City has a shortfall of 173 units, while for lower-income households, the shortfall is 57 units. Please see Program A.2.2, which addresses the City’s redesignation/rezoning commitment. For moderate-income units, the City’s surplus is 256 units, while for above moderate-income households, the surplus is 1,164 units. Please refer to Tables A.1 and A.2 in the Appendix for more detail.

Table 2-39 Residential Development Capacity

	Very Low	Low	Moderate	Above Moderate	Total
Total RHNA	390	274	349	864	1,877
Capacity	217	217	605	2,028	3,066
Surplus (Shortfall)	(173)	(57)	256	1,164	1,290

Source: City of Woodland Community Development, 2013.

Land Available for Other Types of Housing and Shelter

State law (Government Code Section 65583(c)(a)) requires that local land use regulations accommodate a range of housing types, as well as facilities for people in need of emergency shelter and transitional housing. The following is a brief analysis of the availability of land for other types of housing.

Manufactured Housing

Manufactured homes on permanent foundations are allowed in all residential zoning districts and the A-1 and CBD zones. Mobile home parks are allowed in all residential zoning districts and the A-1 zone. The Zoning Ordinance establishes standards for mobile homes in Section 25-21-50.

In November 2001, Woodland voters approved a mobile home rent control ordinance (Measure T). Under the ordinance current rents were rolled back to 1996 levels and then increased by adding 3 percent per year, or 75 percent of the annual increase in the Consumer Price Index (CPI), whichever is lower. The measure restricts annual rent increases to the CPI or a cap of 3 percent.

Transitional Housing

The City amended its zoning code in March 2013 to treat transitional housing as a residential use, subject to the same requirements as a similar residential development.

The City's transitional housing facilities are listed below. Woodland also provides funding or has provided funds for several programs (listed in the "Programs Section") that help the homeless as well as low-income families.

Summer House – (CDBG) The City allocated \$11,000 in CDBG funds during Fiscal 2010-2011. The funding was used to construct an ADA accessible entrance. Summer House serves adults with traumatic brain injuries.

Safe Harbor House – (CDBG) A total of \$180,000 in CDBG funds were allocated for Safe Harbor House from 2001 to 2003. The project added 15 new low-income "supportive housing" apartments for adults with mental illness. Additional CDBG funds, in the amount of \$38,683, were allocated to help complete the project during 2006 to 2007.

Cache Creek Lodge Women's Residential Treatment and Housing Facility – (CDBG) During 2004 to 2005, the City committed \$90,000 in CDBG funds for Phase I of the Cache Creek Lodge Women's Residential Treatment and Housing Facility. Phase I included the demolition of three structures and construction of a 6,000 square foot building to house services for women, and a 5-plex to house those undergoing drug/alcohol treatment at the facility.

New Dimension Supportive Housing – (CDBG current planning period) The City provided funds for the operations of the New Dimension Supportive Housing project.

Family Transitional Housing – This facility provides transitional housing for families.

Emergency Shelters

The City amended the East Street Corridor Specific Plan in March 2013 to add emergency shelters as permitted uses in Areas C and E. In these two zones alone (Areas E and C), there are six vacant parcels and 10 vacant and substantially underutilized parcels (where at least 80% of the site or two acres is undeveloped). There is more than seven acres of vacant land available in these Specific Plan zones (7.017 acres) and almost 13 acres of substantially underutilized land (12.88 acres). In addition, the City amended its zoning code to include emergency shelters as a conditional use in the Multiple Family Residential (R-M) Zone.

The City's emergency shelters are listed below. Woodland also provides funding or has provided funds for several programs (listed in the "Programs Section") that help the homeless as well as low-income families.

Friends of the Mission – (CDBG) During 2003 to 2005, a total of \$89,450 in CDBG funds were allocated to Friends of the Mission for the construction of a year-round homeless shelter (Yolo Wayfarer Center) in Woodland. The City provided an additional \$90,000 in CDBG funds for the program in Fiscal Year 2005-2006. The homeless shelter project also received \$65,992 in CDBG funds in Fiscal Year 2006-2007. Construction of the shelter was completed in Fall 2006. The shelter features a 5,000 plus square foot facility with a cold weather shelter area/dining room for over 100 homeless individuals.

Yolo Wayfarer Center Homeless Shelter (cold weather shelter services): (CDBG) The facility is licensed for 73 beds, but is funded for only 50 beds. The City has provided CDBG funds for the operation of the shelter on multiple occasions during the period of Fiscal Years 2008-2009 through 2012-2013. The City has also received Continuum of Care (CoC) transitional housing grant funds from HUD to support the Wayfarer Center. The City received a \$165,920 grant award for 2012.

Wallace and Vannucci Domestic Violence Shelter (Sexual Assault and Domestic Violence Center) – (CDBG) This shelter opened in 1999, to provide domestic violence shelter services for women and children. Emergency shelter includes 98 days of comprehensive programs for battered women and their children. The facility currently has 25 beds. The City has provided CDBG funds for the operation of the shelter on two occasions during the period of Fiscal Years 2008 – 2009 through 2012-2013.

Shelter Home – The facility contains 10 beds and provides emergency housing for young male victims of abuse and abandonment. .

Programs

The City supports and funds an array of special services for the homeless. The City has partnered with the other cities in Yolo County and the County since July 1996 to support the countywide Homeless Services Coordinator and Cold Weather Shelter Program. The project contracts for a coordinator to seek State, Federal, and private grants for countywide homeless services and provides funding assistance for the Yolo Wayfarer Center's cold weather shelter for the homeless. City programs for homeless services include the following:

1. Yolo Wayfarer Center: The City sponsored the Day Services Program at the Friends of the Mission Yolo Wayfarer Center to serve the homeless population of Woodland.
2. Crossroads House and the Shelter Home: This program is operated by Woodland Youth Services and provides shelter services to children who are temporarily homeless after being abandoned, neglected, or abused. The Crossroad House provides services for females and can house up to 6 individuals. Shelter Home provides services for males and can house up to 10 individuals.
3. Short Term Emergency Aid Committee (STEAC): This organization provides a Rental Assistance Program, an Emergency Shelter Program, and an Eviction Prevention Program. STEAC offers several other services including Free Food and Clothing Programs.
4. Countywide Homeless Coordinator: The City provides funds to support the activities of the Homeless Coordinator.

Second Units

The City permits second units in all of the General Plan residential land use designations and in the following zoning districts:

- Single Family Residential Zone (R-1)
- Duplex Residential Zone (R-2)
- Neighborhood Preservation Zone (N-P)
- Multiple Family Residential Zone (R-M)

Second attached residential units are also allowed in the A and C Zones of the East Street Specific Plan at a maximum of 10% of the existing living area.

Sites Suitable for Redevelopment for Residential Use

As described previously, the analysis of developable land includes both vacant land and land that is classified as "underdeveloped" and is available for redevelopment for residential uses.

Adequacy of Public Facilities and Infrastructure

Roads

The General Plan states that all new development projects are required to construct or fund improvements necessary to mitigate any traffic impacts resulting from the project. In

addition, the 1998 City of Woodland Street Master Plan Update identifies roadway improvements required through 2020 to accommodate growth as proposed under the General Plan. The City has adequate existing and planned roadway capacity to accommodate the new units included in its RHNA.

The City is in the process of updating its 1998 Master Plan with its update of the General Plan. The Master Plan uses revised traffic counts to update the traffic model, which projects future traffic patterns based on buildout land use estimates and resulting level of service (LOS), and develops a future project list and evaluates policy considerations and project priority.

Water

The City of Woodland is the only provider of water for domestic, commercial, and industrial use within the city limits with groundwater as the City's sole source of water supply. There are a total of 19 groundwater wells located throughout the City, and an elevated water tank is located at Beamer and Walnut Streets. According to the Woodland Public Works Department, the City pumped approximately 4.535 billion gallons of groundwater (or 13,921 acre-feet) in 2010. In 2000, the City pumped approximately 5.376 billion gallons of groundwater (or 16,500 acre-feet). As new development has occurred new wells have been drilled to provide capacity for growth. However, as existing wells have failed, replacement wells have not been provided.

While the City's groundwater currently meets State requirements, its decreasing water quality will soon require major improvements to several wells, the drilling of new wells, use of storage tanks with booster pumps, and/or nitrate treatment to stay in compliance. Similar actions are also caused by the aging of wells. The Davis/Woodland Water Supply project will provide treated surface water from the Sacramento River to the Woodland and Davis communities and UC Davis. In November 2007, the City Council adopted and certified the EIR for the Water Supply Project (after the Davis City Council adopted and certified the EIR in October 2007). In 2009, the City entered into a Joint Powers Authority named the Woodland-Davis Clean Water Agency; with the City of Davis as a partner and UC Davis as a participating agency. The new JPA will finalize planning, and design, construct, own and operate the new water supply.

Phase 3 Water Meter Project is scheduled to begin in April 2013. Phase 3 will install approximately 300 ¾-inch to 2-inch meters and several 3-inch and 8-inch meters. This is the final phase of the water meter installation project and will mostly include a number of condominium communities and several meter installations that were missed during Phases 1 & 2 of the project. This will complete the City's water meter installation project and bring the City into compliance with the State's water usage requirements. Water development fees, including fees for the surface water project were updated in 2011. Woodland has adequate existing and future water supply and water conveyance infrastructure to meet the needs of the additional housing units identified in the RHNA.

Sewer

The City of Woodland maintains the collection system facilities that distribute wastewater to the City's wastewater treatment plant (WWTP), which is located in the southeastern portion of Woodland. The wastewater collection system consists of pipelines ranging from 6 to 48 inches in diameter. There are three main collection systems controlled by gravity flow to the Woodland WWTP: the Kentucky Trunk System, Beamer Trunk System, and Gibson Trunk System. The Beamer Trunk sewer system has adequate capacity until the City reaches buildout in 2020. According to the Wastewater Collection System Master Plan Report, while the Kentucky and Gibson Trunk Systems had adequate capacity as of 2000, these systems may reach capacity in the future because of new development occurring on the City edges.

The City completed the WWTP Stage 2 Expansion, Tertiary Treatment Improvements, and Flood Protection Projects in 2008 at a construction cost of more than \$27 million. The expansion project increased the average dry weather flow capacity of the WWTP from 7.8 million gallons per day (mgd) to 10.4 mgd, the tertiary treatment improvements included the installation of a ultraviolet disinfection system and new cloth-disc filters, and the flood protection work resulted in the construction of levees around the WWTP Mechanical Plant site and Overflow Pond to provide flood protection from a 100-year Cache Creek flood event as well as the improvement of levees around the remaining ponds to protect against a localized 100-year flood event. Development impact fees funded all of the work associated with the WWTP expansion in order to address new growth. Woodland has adequate existing and approved wastewater conveyance and treatment infrastructure to meet the needs of the additional housing units identified in the RHNA.

Infrastructure Financing

Existing master plans are being updated or completed to cover major capital facilities. The City's Capital Improvement Program (CIP), which schedules projects through 2020, is based on existing development impact fees. The development impact fee is updated periodically to ensure that sufficient funds are generated to finance new development's share of the CIP.

Environmental Constraints

The City of Woodland is in an area of California with relatively low hazards from seismic activity, slope, and wildfire; these potential environmental constraints do not affect housing development in Woodland. Although some areas within the City are subject to flood hazards, the City has excluded lands in flood hazard areas from its residential land inventory. Finally, the City has not identified individual environmental issues for any of the parcels on the land inventory based on their past use and related potential for residual soil or groundwater contamination.

INVENTORY OF LOCAL, STATE, AND FEDERAL HOUSING AND FINANCING PROGRAMS

Current Programs

The City of Woodland utilizes local, State, and Federal funds to implement its housing strategy. Because of the high cost of new construction, more than one source of public funds is required to construct an affordable housing development. The City does not act as a

developer in the production of affordable units, but relies upon the private sector to develop new units with the assistance of various funding sources.

As an entitlement community under the Community Development Block Grant (CDBG), the City of Woodland receives an annual grant from HUD to use to meet the objectives of the CDBG program. Between 2009 and 2012, the City received approximately \$2.15 million in CDBG funds.² These funds are used to fund a variety of housing and community development related activities. The City does not have entitlement status under the HOME, ESG, and HOPWA programs. However, in the past the City has applied for and received HOME grants from the State. These funds have been used to fund the construction of affordable multifamily housing projects as well as to assist first-time homebuyers purchase single-family homes.

The Woodland Redevelopment Agency and Successor Agency were historically an important source of funds for the City's housing programs. In the absence of Redevelopment funding, the City will have to consider a more limited scope of housing programs that can be achieved with available funds. The City currently funds or has funded a number of housing programs that are summarized below:

- HOME, First Time Homebuyer Program – In 2011, the City received a grant of \$800,000 and to date has closed four loans for low-income households.
- HOME, First Time Homebuyer Program – In 2007, the City received a grant of \$800,000 and closed 26 loans for low-income households.
- HOME, Multi-Family Construction – In 2005, the City received a HOME grant in the amount of \$4,000,000 and used the grant and \$189,000 in HOME Program Income funds for the Terracina Spring Lake Family Apartments project. The project resulted in the construction of a 156-unit multifamily development with 85 units for very low- and 71 units for low-income households. The City received a \$4,000,000 HOME grant in 2007 for the 44-unit Rochdale Grange multifamily development. The project includes 43 units for very low-income households. Terracina and Rochdale are located in the Spring Lake Specific Plan area.
- CalHome, First Time Homebuyer Program – In 2007, the City received \$600,000 in first time homebuyer funds. The City closed 21 loans for low-income households with the CalHome funds.
- CDBG Housing Rehabilitation Program – The City offers assistance to low-income households to rehabilitate existing single-family units. This program, which is funded by CDBG funds, is designed to correct health and safety hazards in deteriorated owner-occupied units. The maximum loan amount for the program is \$75,000 per housing unit. Over the past decade the City has approved and conducted over 85 housing rehabilitation loan projects for qualified households. The source of funding for the housing rehabilitation loans comes from program income generated through

² http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/about/budget

the repayment of these loans as well as through direct funding from the CDBG program. In 2009-2010, the City dedicated \$88,988 to three housing rehabilitation loans.

- Fair Housing Services – CDBG funds are used to contract with Legal Services of Northern California to provide fair housing services, including counseling related to tenant/landlord rights and responsibilities, fair housing complaint process, investigation and referral, and fair housing workshops. While the fair housing services are available to residents of all income categories, the majority of Legal Services' fair housing clients are from low-income households.
- Homeless Prevention Program – The Short Term Emergency Aid Committee received CDBG funds from the City of Woodland in Fiscal Year 2008-2009 for rental payment assistance to low-income households.
- Emergency Shelters – The City provided CDBG funds this planning period for operations of the Yolo Wayfarer Center and Sexual Assault and Domestic Violence Center.
- BEGIN Program – In January 2008, the City identified 18 units in the Spring Lake Specific Plan area that met the BEGIN Criteria and received \$540,000 for homebuyer activities. To date, the City has committed funding for thirteen loans in the amount of \$390,000 for low and moderate-income households.
- Spring Lake Specific Plan Inclusionary Units Production (Single-Family) – To date, 62 units have been closed with deeds of trust totaling \$4,408,917 (silent seconds) for low-income households in Spring Lake and the Stonehaven and Starlyn Park Subdivisions which are located in the Southeast Area Special Plan as a result of the City's Inclusionary Housing Program.
- Mutual Housing at Spring Lake Project – The City in 2013 approved a \$910,000 loan through the Spring Lake Affordable Housing Fund for the 101-unit multifamily project that will include 100 units for lower-income households. Previously, in 2011, the City approved a \$350,000 pre-development loan for the project and to date nearly all the loan funds have been disbursed.

Woodland residents may benefit from affordable housing programs administered by YCH, which are funded by the United States Department of Housing and Urban Development (HUD). The Housing Choice Voucher Program (formerly known as Section 8) provides rental assistance through private landlords. As of March 1, 2013, 500 households in Woodland were receiving rental assistance from this program. As of April 24, 2013, there were 4,429 households on the waiting list throughout Yolo County for these units which range in size from one to six bedrooms.

YCH owns and operates three affordable housing developments in Woodland: Yolano Village (60 units), Donnelly Circle (72 units), Cottonwood Meadows (47 units), and Crosswood Apartments (48 units). Yolano Village, Donnelly Circle, and Crosswood provide family housing while Cottonwood is for senior citizens. YCH also owns and operates 4 transitional housing units.

YCH has used \$727,977 in CDBG and other funds for rehabilitation at Yolano Village, Donnelly Circle, and Cottonwood, including window and HVAC improvements, new playgrounds, and ADA site improvements at Yolano Village and Donnelly Circle in 2009 and 2010; and ADA bridge, sidewalk, and driveway repairs at Cottonwood in 2013.

Assisted/Affordable Housing Projects

In June 2004, the City adopted an amendment to its citywide inclusionary housing ordinance (Chapter 6A. Affordable Housing). This amendment requires any new housing project, for-sale or rental, produced anywhere in the City to provide affordable units, thereby implementing a “scattered sites” (affordable units shall be located (scattered) throughout the plan area to the greatest feasible extent) policy citywide. In the Spring Lake Specific Plan area, a Scattered Site Program also requires the development of each market rate unit to pay an “offsite” fee of \$1,100 per market rate unit. This fee will be used to assist with an additional 74 units of affordable housing.

Subsidized housing projects in Woodland, except those operated by YCH, are summarized in Table 2-34.

Other Funding Programs

There are several local, state, and federal funding programs that can be used to assist first-time homebuyers, build affordable housing, and help special needs groups. Because of the high cost of new construction, more than one source of funds is usually required to construct an affordable housing development. Funds provided may be low-interest loans, or in some instances, grants are provided that do not require repayment.

In most cases other entities, including for-profit and non-profit developers, apply for funds or other program benefits. For example, developers apply directly to HUD for Section 202 and Section 811 loans or to the California Tax Credit Allocation Committee (TCAC) for low-income housing tax credits. The City of Woodland does not act as a developer in the production of affordable units, but relies on the private sector to develop new units with the assistance of these various funding sources, such as the Rochdale Grange affordable housing project, which received low income housing tax credits and a \$4,000,000 HOME loan from the City.

The City can help sponsor grant and loan applications, provide matching funds, or furnish land at below-market cost. However, there are also programs, such as CalHFA’s HELP program, to which the City applies directly. Finally, there are a few programs, such as the Mortgage Credit Certificate (MCC) Program or the Lease Purchase Program which is available directly to households. City funding may help satisfy a local match requirement for a funding program. Or, in other instances such as the awarding of low income housing tax credits through TCAC, the City’s assistance may be counted as local leverage and enhance the competitive advantage of a funding application.

ENERGY CONSERVATION OPPORTUNITIES

State housing element law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and many times must choose between basic needs such as shelter, food, and energy.

Pacific Gas and Electric (PG&E) provides gas and electricity services for the City of Woodland. PG&E assists low-income, disabled, and senior citizen customers through several programs and community outreach projects that include the following:

- CARE (California Alternate Rates for Energy) – The CARE program provides a 20 percent discount on monthly bills for qualified low- or fixed-income households and housing facilities. Qualifications are based on the number of people living in the home and total annual household income.
- FERA (Family Electric Rate Assistance) – Family Electric Rate Assistance is PG&E's rate reduction program for large households of three or more people with low- to middle-income.
- Energy Partners Program – The Energy Partners Program provides qualified low-income customers free weatherization measures and energy-efficient appliances to reduce gas and electricity usage.
- Medical Baseline Allowance – Residential customers can get additional quantities of energy at the lowest (baseline) price. To qualify for Medical Baseline, a California-licensed physician must certify that a full-time resident in the home has a serious medical condition such as being dependent on life-support equipment while at home.
- Low-Income Home Energy Assistance Program (LIHEAP) – The program is funded by the federal government and the State Department of Community Services & Development (CSD) administers LIHEAP. The federal Department of Health and Human Services distributes funds to states annually to assist with energy bills and offset heating and/or cooling energy costs for eligible low-income households. California's annual share is approximately \$89 million which CSD distributes to contracted community energy service providers.
- Relief for Energy Assistance through Community Help (REACH) – This is a one-time energy-assistance program sponsored by PG&E and administered through the Salvation Army from 170 offices in Northern and Central California. Those who have experienced an uncontrollable or unforeseen hardship may receive an energy grant of up to \$300. Generally, recipients can receive REACH assistance only once within a 12-month period, but exceptions can be made for seniors, the physically challenged, and the terminally ill.

All new buildings in California must meet the standards contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations were established in 1978 and most recently

updated in 2010, including CalGreen standards to increase energy efficiency and water conservation. The City adopted the 2010 California Building Standards Code and the 2010 California Green Building Code. Energy efficiency requirements are enforced by local governments through the building plan check and inspection process. All new construction must comply with the standards in effect on the date a building permit application is submitted.

Solar Access

The California Subdivision Map Act (Government Code Sections 66473-66498) allows local governments to provide for solar access as follows:

66475.3. For divisions of land for which a tentative map is required pursuant to Section 66426, the legislative body of a city or county may by ordinance require, as a condition of the approval of a tentative map, the dedication of easements for the purpose of assuring that each parcel or unit in the subdivision for which approval is sought shall have the right to receive sunlight across adjacent parcels or units in the subdivision for which approval is sought for any solar energy system, provided that such ordinance contains all of the following:

- (1) Specifies the standards for determining the exact dimensions and locations of such easements.
- (2) Specifies any restrictions on vegetation, buildings and other objects, which would obstruct the passage of sunlight through the easement.
- (3) Specifies the terms or conditions, if any, under which an easement may be revised or terminated.
- (4) Specifies that in establishing such easements consideration shall be given to feasibility, contour, configuration of the parcel to be divided, and cost, and that such easements shall not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or a structure under applicable planning and zoning in force at the time such tentative map is filed.
- (5) Specifies that the ordinance is not applicable to condominium projects, which consist of the subdivision of airspace in an existing building where no new structures are added.

As previously mentioned, the City adopted the 2010 California Green Building Code. Fees for Solar projects have been reduced and plan review times have been shortened.

The Rochdale Grange project was completed in 2011 and includes solar panels on the Community Center to help supply energy to the complex. New homes built by Standard Pacific in Spring Lake are required to have a minimum of 5 percent of their homes utilizing solar panels. The Pulte development in the Southeast Area offers solar on all of its 79 homes.

Planning and Land Use Energy Conservation:

The City's Community Design Standards address site planning for new residential development and modifications to existing buildings, as well as provide standards for landscaping and screening techniques to enhance the streetscapes. The intent of the Design Standards is to create better neighborhoods, reduce emphasis on the automobile and encourage alternative modes of transportation. The Spring Lake Specific Plan (SLSP) area development design guidelines are patterned around the Neo-Traditional neighborhood. The SLSP also allows for residential compact development, requires that the maximum number of residential dwelling units to be oriented in a north or south direction (within 30 degrees), and provides for the installation of roof-mounted photovoltaic energy or alternative energy systems for a portion of the residential units. The landscaping requirements stipulate the use of drought tolerant plant species and the planting of a shade tree canopy for all streets within the SLSP.

Opportunities for Energy Conservation

The City is currently preparing a Climate Action Plan (CAP), which will include a more comprehensive program for residential energy efficiency. The following list details the draft strategies and actions from the CAP:

- Reduce per capita energy consumption and overall energy demand
 - Require that natural factors, such as cross ventilation, solar access, wind protection, and shade, be considered in site and building design for new construction.
 - Promote participation in Energy Upgrade California, Yolo Energy Watch, and other state, federal, and PG&E incentive programs for improving home energy efficiency, including lighting, appliance, insulation, roof, and other energy efficiency upgrades.
 - With other local jurisdictions, establish and/or promote a local turn-key PACE program, group purchasing discount programs such as Energy Benefits Yolo, and other available financing programs that can be used by homeowners for affordable residential energy efficiency retrofits.
 - Promote energy efficiency upgrades for historical structures that are consistent with maintaining historical integrity.
 - Conduct and support educational outreach on the energy-saving benefits of new lighting technologies such as CFLs, LEDs, and solar tubes, and support the establishment of improved industry standards for lighting technologies.
 - Provide targeted outreach and continue City rebates for the planting of shade trees that help reduce energy demand, and provide information to support proper tree maintenance.
 - Provide new homeowners with information on energy and water efficiency tips and assistance programs.
- Increase renewable energy generation and procurement

- Increase the percentage of homes in new development that are solar ready and/or that have solar water heaters.
- Encourage builders to install EV charging stations in new developments.
- Promote participation in state, federal, and PG&E financing, incentive, and rebate programs for solar installations.
- With other local jurisdictions, establish and/or promote a local turn-key PACE program, group purchasing discount programs such as Energy Benefits Yolo, and other available financing programs that can be used by homeowners for affordable solar PV installations.
- Support the establishment of community solar opportunities to expand access to solar power for renters, those with shaded roofs, and those who choose not to install a residential system on their home for financial or other reasons.
- Reduce per capita water demand
 - Continue to promote water conservation through targeted leak-detection assistance, landscape water reduction guidance, rebates and incentives, workshops, and additional education and outreach programs.
 - Provide new homeowners with information on energy and water efficiency tips and assistance programs.
 - Continue to provide information on water use patterns and comparative water use in utility bills to help water users understand consumption patterns and adjust water use.
- Reduce the number of vehicle miles travelled within and outside of Woodland
 - Encourage pedestrian and bicycle-oriented design in the allocation of space, building size and placement, site enhancement, open space design, connection to pedestrian/bikeways and site amenities such as plazas, courtyards, and breezeways.
 - Design new neighborhoods so that daily shopping errands can generally be completed within easy walking and biking distances.
 - Encourage telecommuting and live/work arrangements to reduce commuting through policies and regulations that allow home occupations, home offices, and live/work uses, provided they are compatible with surrounding neighborhood uses and do not cause significant negative impacts.
- Promote infill development, adaptive reuse, and densification where possible
- Promote a mix of uses in new development and redevelopment projects
 - Promote mixed use of commercial areas – including upstairs spaces in the downtown area (e.g., uses including retail, entertainment, services, and residential).
 - Encourage the redevelopment of vacant or underutilized lots with buildings including second stories for retail, residential, or office uses.

In addition, the City will consider additional actions, some of which would be included in the CAP:

- Apply for or support applications for affordable housing funds from agencies that reward and incentivize good planning. Examples include the HCD's Multifamily Housing Program (MHP) and California Tax Credit Allocation Committee resources which provide competitive advantage for affordable infill housing and affordable housing built close to jobs, transportation, and amenities.
- Promote Location Efficient Mortgage (LEM) and Energy Efficient Mortgage (EEM) programs. These programs provide homeowners with affordable mortgage assistance if they purchase a home in specified location efficient areas or by meeting certain energy conservation standards.
- Promote broad public outreach, including educational programs and the marketing of energy-saving incentives.
- Target local funds, including CDBG, to assist affordable housing developers incorporate energy efficient designs and features.

A CAP, or similar strategy, can serve as a mitigation strategy under CEQA for GHG/climate change impacts associated with a proposed project. A suite of greenhouse gas reduction strategies, including strategies for energy efficiency, and a framework for implementation will be finalized in the adopted CAP.

2.4 Potential Housing Constraints

POTENTIAL GOVERNMENTAL CONSTRAINTS

Land Use Controls – General Plan Land Use Designations and Zoning

Permitted Uses and Development Standards

By definition, local land use controls constrain housing development by restricting housing to certain sections of the City and by limiting the number of housing units that can be built on a given parcel of land. The City of Woodland General Plan establishes land use designations for all land within the City's boundaries. These designations specify the type of development that the City will permit. The General Plan includes seven designations that permit a range of residential development types (see Table 2-40), from Rural Residential development (density of 2 units per acre) up to High Density Residential (density of 16 to 25 units per acre).

Table 2-42 lists which housing types Woodland's zoning districts allow. The Planning Commission considers uses that require a Conditional Use Permit (CUP).

Special Needs Housing

City Municipal Code Section 25-3-10 defines a "Residential Care Home" as a state authorized, certified or licensed family care home, foster home, or group home serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children on a twenty-four-hour basis. The City currently allows "Residential Care Homes" in the R-1, R-2, N-P, and R-M zones as a permitted use without further discretionary entitlements.

Currently, “Residential Care Homes” with more than six mentally disordered or otherwise handicapped persons or dependent and neglected children are allowed in the R-1, R-2, N-P, R-M, and ESD zones with a conditional use permit (CUP). To remove this constraint, the City will need to amend the zoning ordinance to permit a “Residential Care Home” that allows more than six guests in its R-M zone.

Table 2-40 City General Plan Residential Land Use Designations

<i>General Plan Designation</i>	<i>Description</i>
Rural Residential (RR)	Single family detached homes and second units at a maximum density of 2 units per acre.
Very Low Density Residential (VLDR)	Single family detached homes and second units with a density range of 1 to 4 units per acre.
Low Density Residential (LDR)	Single family detached and attached homes and second units with a density range of 3 to 8 units per acre.
Neighborhood Preservation (NP)	Single family detached and attached homes, duplexes, triplexes and fourplexes, existing multifamily units (as of 1979), with a density range of 3 to 8 units per acre.
Medium-Low Density Residential (MLDR)	Single family detached and attached homes and second units with a density range of 5 to 12 units per acre.
Medium Density Residential (MDR)	Single family detached and attached homes, duplexes, triplexes and fourplexes, multifamily units, group quarters, and mobile home parks with a density range of 8 to 15 units per acre.
High Density Residential (HDR)	Triplexes, fourplexes, multifamily units, and group quarters with a density range of 16 to 25 units per acre.
Planned Neighborhood (PN)	Single family detached and attached homes, multifamily units, and second units at a maximum density of 7 units per acre.

Source: City of Woodland General Plan.

Table 2-41 City Zoning Designations

Zoning Designation outlined within section 25.4.10 Table 1														Specific Plans		
	A-1	O-S	R-1	R-2	N-P	R-M	C-1	CBD	C-2	ESD	C-3	C-H	I	Down-town	Spring lake	East Street Corridor
Requires a Use Permit for Residential	No	N/A*	No	No	No	No	N/A*	Yes(m)	Yes(l)	Yes(n)	Yes(l)	N/A*	N/A	****	No	****
Minimum Lot Width																
Corner Lot	-	-	60'	60'	60'	60'	-	-	-	-	-	-	-	-	-	-
Interior Lot	125	-	50'	50'	50'	-	-	-	-	-	-	-	-	-	-	-
Min. Lot Area/Unit	2 1/2		6000	6000	6000	6,000/										
Corner/interior acres	-	-	5,000	5,000	5,000	1,500 per unit	-	-	-	***	-	-	-	-	-	-

* Residential use not permitted.

*** Requirement depends on zone within the specific plan

**** Permitted within certain zones within the specific plan; see Specific Plan

Note: The following special conditions apply to those land uses indicated by corresponding letter in Table

(a) Existing uses in N-P zone on December 6, 1979. These uses may be replaced with new structures containing the same number of, but no additional, dwelling units, rooms or beds than existed on December 6, 1979. Nursing and convalescent homes may be expanded or enlarged by conditional use permit;

(b) Conditional use permit required if for more than six guests or persons;

(c) Permitted on corner lots only. Each entrance must front on a separate street;

(d) Conditional use permit required;

(e) Accessory use, incidental to principal use;

(f) See Section 25-7-50;

(g) Conditional use permit subject to Section 25-21-30;

(h) Subject to Section 25-21-50;

(i) Residence must be located in the building of the use. If use is open storage that has no buildings, a mobile home is permitted;

(j) Office must be converted to residences when sales activity ceases;

Zoning Designation outlined within section 25.4.10 Table 1														
A-1	O-S	R-1	R-2	N-P	R-M	C-1	CBD	C-2	ESD	C-3	C-H	I	Specific Plans	
													Down-town	Spring lake
													East Street Corridor	

(k) Conditional use permit required. Only allowed in neighborhood preservation/transitional overlay zone (NP/T):

(k) Conditional use permit required. Only allowed in neighborhood preservation/transitional overlay zone (NP/T);

(l) Zoning administrator permit required;

(m) Refer to downtown specific plan and the land use area matrix contained in Article 14.5;

(n) Conditional use permit required and subject to the following restrictions:

(1) Such use must be located more than one thousand feet from any other such use.

(o) Refer to East Street corridor specific plan and the land use area matrix contained in Article 15.5;

(p) Permitted use if in compliance with zoning requirements and community design standards, site plan and design review by the planning commission is required. (Ord. No. 1024, § 2; Ord. No. 1050, § 1; Ord. No. 1147, § 10; Ord. No. 1157, § 1 (part); Ord. No. 1180, § 2; Ord. No. 1238, § 1 (part); Ord. No. 1254, § 4; Ord. No. 1314, § 4; Ord. No. 1372, § 2; Ord. No. 1394, § 3 (part).)

Table 2-42 Housing Types Permitted by Zoning District

Residential Use	Zone								
Conditional Use = C	A-1	R-1(1)	R-2(2)	N-P	R-M(3)	CBD	C-2	ESD	C-3
Permitted Use =X									
Single-Family/Duplex (4)	X	X	X	X	X	(5)	(6)	(7)	(8)
3 + DU	-	-	-	(9)	X	(10)	C	(11)	C
Residential Care <6P	-	X	X	X	X	-	-	(12)	-
Residential Care >6P	-	C	C	C	C	-	-	(13)	-
Emergency Shelter	-	-	-	-	-	C	-	(14)	-
Manufactured Homes/Mobile-Homes on Permanent Foundations	X	X	X	X	X	X	-	(15)	-
Mobile Home Parks	X	X	X	X	X			(16)	
Transitional Housing	(17)	(17)	(17)	(17)	(17)	(17)	(17)	(17)	(17)
Farm Worker Housing (18)	-	-	-	-	-	-	-	-	-
Supportive Housing	(17)	(17)	(17)	(17)	(17)	(17)	(17)	(17)	(17)
2nd Unit	X	X	X	X	X	-		X	-

Notes: (1) This Zone District is consistent with Land Use Categories R-4, R-5, and R-8 in the Spring Lake Specific Plan.

(2) This Zone District is consistent with Land Use Categories R-5, R-8, R-15, R-20, and R-25 in the Spring Lake Specific Plan.

(3) This Zone District is consistent with Land Use Categories R-15, R-20, and R-25 in the Spring Lake Specific Plan.

(4) Duplexes not permitted in A-1, permitted on corner lots of R-1.

(5) Permitted use in District C (of CBD) and permitted use in Districts D and E (portion of district). If performance standards cannot be met, conditional use in Districts D and E.

(6) Zoning Administrator Permit (ZAP) required.

(7) Permitted use in Zone A (of ESD) and ZAP required for Zones C – F.

(8) ZAP required.

(9) Existing uses as of December 6, 1979 are permitted. These uses may be replaced with new structures containing the same number of, but no additional, dwelling units, rooms or beds than existed on December 6, 1979. Nursing and convalescent homes may be expanded or enlarged by CUP.

(10) Permitted use in Districts A, B, D, and E if minimum standards met. Otherwise, CUP required.

(11) Existing uses as of December 6, 1979 are permitted in Zone A. These uses may be replaced or expanded with CUP. Conditional use in Zone C.

(12) Permitted use in Zone A.

(13) Conditional use in Zone A.

(14) Emergency shelters are allowed by right in Zones C and E.

(15) Permitted use in Zones A and B.

(16) Permitted use in Zone A and ZAP required for Zone B.

(17) Transitional Housing and Supportive Housing are defined as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone

(18) Currently, the City has no public farm worker housing.

Source: City of Woodland, 2013.

The State has removed any city discretion for review of small group homes for persons with disabilities (six or fewer residents). The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law.

The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements.

Farm worker housing is not permitted in any zone district. This represents a constraint to the provision of housing for this special needs group, and is addressed through Program 2.A.10, which requires that the City propose an amendment to the Zoning Code to permit farm worker housing.

Supportive housing and transitional housing are defined in the code, and permitted as a typical residential use. Emergency shelters are permitted in the CBD and R-M zone with a use permit, or by right in Zones C and E of the East Street Corridor Plan subject to development standards defined in the code. The development standards applied to emergency shelters include:

- At least 300 feet from an existing emergency shelter
- Maximum of 40 beds
- One off-street parking space for each employee or volunteer plus one space per family sheltered and 0.35 space for each non-family bed. Planning Director can grant modifications to parking requirements. Bicycle parking must also be provided, and may be used to reduce automobile parking requirements.
- Size and location of indoor and intake and waiting areas, including minimum of 10 square feet per bed and two private offices/cubicles. Outdoor security lighting is required.
- On-site management must be present at all times during operation. Annual management plans must be filed with the City.
- Maximum stay is six months in a 12 month period.
- Central cooking, dining, and laundry facilities must be adequate for the maximum number of residents. A designated outdoor smoking area must be provided, and must not be visible from the street.

As of 2013, sheltered and transitional housing are available in the City of Woodland as described in the discussion of the Homeless special needs group in Section B.6.

Development Standards

Through its Zoning Ordinance, the City enforces minimum site development standards for new residential uses. These include: maximum number of dwelling units, minimum lot size, lot width, setbacks, and lot coverage; maximum building height; and minimum parking standards. These standards are comparable to those in other communities, and do not pose undue constraints on the development of housing in Woodland. Tables 2-43 through 2-45 below summarize the basic standards for the City's residential zoning districts.

Table 2-43 City of Woodland Zoning Ordinance Development Standards

<i>Zone Description</i>	<i>Zone</i>	<i>Setbacks (Front/Rear/Side) (ft.)</i>	<i>Coverage</i>	<i>Height (ft.)</i>	<i>Parking (spaces per unit)</i>
Single Family Residential	R-1	25/20/5	50%	30	2 approved off-street
Duplex Residential	R-2	25/20/5	50%	30	2 approved off-street
Neighborhood Preservation	N-P	25/20/5	50%	40	2 approved off-street
Multiple Family Residential	R-M	20/20/7.5	50%	4 stories/40 feet	1.5 spaces/unit + 1 space per every 5

Note: Front yard setbacks of 20 ft. are permitted in the R-1, R-2, and N-P zones when the garage is equipped with roll-up doors and under other conditions.

Source: City of Woodland, Community Development Department.

Table 2-44 City of Woodland Southeast Area Specific Plan Development Guidelines

<i>Zone Description</i>	<i>Land Use Category</i>	<i>Setbacks (Front/Rear/Side) (ft.)</i>	<i>Coverage</i>	<i>Open Space</i>	<i>Height (ft.)</i>
Single Family Residential	LDR-4	20/20/5	50%	-	30
Single Family Residential	LDR-5	20/20/5	50%	-	30
Single Family Residential	LDR-7	20/20/5	50%	-	30
Multiple Family Residential	MDR-20	20/20/10	-	25%	40

Source: City of Woodland, Community Development Department.

Table 2-45 City of Woodland Spring Lake Specific Plan Development Guidelines

<i>Zone Description</i>	<i>Land Use Category</i>	<i>Setbacks (Front/Rear/Side) (ft.)</i>	<i>Height (ft.)</i>
Single Family Residential	R-3	20/25/5	35
Single Family Residential	R-4	17/20/5	35
Single Family Residential	R-5	15/20/5	35
Single Family Residential	R-8	12/15/5	35
Multiple Family Residential	R-15	10/10/5	35
Multiple Family Residential	R-20	10/20/5	35
Multiple Family Residential	R-25	10/20/5	35

Source: City of Woodland.

Development standards are similar across all residential zoning districts. One exception to note is that the minimum lot area per unit decreases as allowable development intensity increases from the R-1, single family residential zone to the R-M, multiple family residential. Likewise the front setback requirement becomes less restrictive as permitted density increases. That is the R-1 front yard is 25 feet while the R-M zone required front setback is reduced to 20 feet. In addition, some specific plans, such as the Spring Lake Specific Plan and Downtown Specific Plan, allow greater unit density and less restrictive setbacks for mixed use and multi-family residential projects.

The maximum building height for all residential zoning districts is between 30 to 40 feet. This allows for development to exceed two stories in all zones for all residential housing types. The zoning code also contains a provision for exceeding the maximum height limit for architectural features and projections such as domes and cupolas. Parapet walls can extend four feet above the maximum height limit.

Residential parking standards in the City of Woodland are based on the number of units for both single and multi-family developments. All single-family residences and duplex dwelling units are required to provide a minimum of two parking spaces for each unit. Apartments and multiple-family dwellings are required to provide 1.5 parking spaces plus one guest parking space for each five units. Qualified senior citizen housing requires one parking space for each two dwellings. The parking requirement for a second unit is one space for each bedroom not to exceed two spaces, which do not have to be covered. The zoning code requires one space per two beds (with a minimum of two spaces) for boarding houses, rooming houses, and group quarters, which do not have to be covered.

The downtown parking standards encourage and promote mix-use in the downtown. The ordinance reduced parking standards (one space per live/work unit, one space for studio and one-bedroom apartments, 1.75 spaces per two-bedroom apartment, and 2 spaces for apartments with 3 or more bedrooms). The City Council also established a parking in-lieu fee for the downtown area.

While all of the base residential development standards are listed above, the City's zoning code contains other provisions that provide flexibility for many of the base standards, which allows property owners and developers to maximize development on their lots without requiring discretionary action. For instance, certain architectural features may project into required yards and courts such as canopies, chimneys, cornices, eaves, rain gutters and other architectural features supported from the structure may project twenty-four inches into a required yard or court. Also, balconies, fire escapes, handicapped ramps and outside stairways may project into a required yard. The zoning code also allows patio covers, sunshades and similar structures attached to the main building, may utilize up to twenty percent of the required rear yard area.

Other provisions that provide flexibility include: second-story additions may be constructed in the side yard, relocation of rear yard setback for corner lots, and reduced setbacks for accessory structures.

The city's residential development standards—including setbacks, minimum lot sizes, building height limits, and parking requirements—have not served as constraint to the provision of housing as a number of residential housing projects, ranging in size from smaller 3-unit developments in the R-3 zone to the 156-unit Terracina multifamily development located in the Spring Lake Specific Plan area, have achieved the maximum permitted densities.

The City of Woodland has adopted numerous provisions in its Zoning Ordinance that facilitate a range of residential developments types and encourage affordable housing:

Density Bonus

The City's Bonus Density Ordinance is consistent with Government Code Section 65915. In summary, applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for construction of one of the following:

- a. Ten percent of the total units of a housing development for lower income households as defined by Health and Safety Code Section 50079.5; or
- b. Five percent of the total units of a housing development for very low income households; or
- c. A senior citizen housing development as defined in Sections 51.3 and 51.12 of the Civil Code; or
- d. Ten percent of the total dwelling units in a common interest development (condominium) for persons and families of moderate income.

The amount of density bonus to which the applicant is entitled varies according to the amount by which the percentage of the affordable housing units exceeds the minimum percentage established in this section, but generally ranges from 20-35 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting. The incentives are offered:

- a. Use of federal, state or local affordable housing funds to subsidize the cost of the qualifying project;
- b. Waiver or reduction of city building permit, plan check and inspection fees (excluding re-inspection fees);
- c. Waiver and/or deferral of city impact fees until issuance of a certificate of occupancy for the qualifying project;

- d. Reduction of local zoning standards that indirectly increase housing costs, including, but limited to, to off street parking requirements, minimum square footage, height limitations or setback requirements;
- e. Construction by the city of such public improvements as streets, sewers and sidewalks, street name and traffic signs, water mains, storm drains and street lights in association with the project;
- f. Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial or other land uses will reduce the cost of the housing development and if the commercial, office, industrial or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located;
- g. For projects that are composed exclusively of affordable housing units, averaging of development impact fees due for the number of units permitted prior to calculation of the density bonus and such fees are averaged over the total number of units in the project including both the original units and the density bonus units;
- h. Other regulatory incentives or concessions proposed by the developer or the city that result in identifiable, financially sufficient and actual cost reductions.

Inclusionary Zoning

The City of Woodland has had an inclusionary (affordable) housing requirement since the mid-1990s. Under inclusionary zoning, market-rate developers of projects exceeding a specified unit threshold (e.g., 5, 10, 15, or 20 units) are required to provide some percentage of these units at affordable prices or rents.

The requirements of the City's Affordable Housing Ordinance are based on both the type of housing, for-sale or multifamily rental units, and the geographic location, defined as Phase I and all other areas. Phase I is the area within the city limits at the time of adoption of the ordinance, including the Southeast Area. The ordinance applies to projects of eight or more for-sale units and at least ten units for multifamily rental projects.

The Affordable Housing Ordinance requires that 10 percent of all multifamily rental units shall be affordable to low-income households and 20 percent shall be affordable to very low-income households; or 25 percent of the units shall be affordable to very low-income households. These requirements apply to all multifamily rental projects of at least 10 units. The Affordable Housing Ordinance has a separate requirement for for-sale residential units. Under the Ordinance, ten percent of all units in new subdivisions of eight units or greater need to be set aside for low- or moderate-income households.

The City requires that all inclusionary units must be built on the site of the residential project, unless approved otherwise by the City Council and Planning Commission. Where the City determines that a development is not suitable for inclusionary units because of various

factors, the developer may contribute in-lieu fees or dedicate land that may be suitable for development of inclusionary units.

The City of Woodland has had its 10 percent inclusionary requirement in place since the mid-1990s, and the requirement has not served as constraint to development. The City's ordinance provides an effective mechanism to integrate affordable units within market rate developments. The City grants density bonuses, regulatory relief, and/or other financial incentives for projects to meet their inclusionary requirements. Since 2004, 456 multifamily rental units have been built or existing units preserved for people with very low- and low-incomes. Included in this total is 43 very low-income units constructed at the Rochdale Grange development. More than 60 owner-occupied units have been constructed for low-income households since 2004.

In December of 2007, the Woodland City Council approved revisions to the Affordable Housing Ordinance allowing for the affordable low-income units to be sold to households earning median income (100% AMI) as well as moderate-income (120% AMI) if the City was not able to identify low-income households within 90 days of the units being made available for sale. If the City is not able to identify a buyer after 210 days of the unit being available, the developer is then allowed to sell the unit on the open market and is seen as meeting their requirements under the Plan and/or Ordinance.

Condominium Conversions

As a means of maintaining the supply of rental units and preserving the affordable housing stock, the City requires a Conditional Use Permit for conversion of existing dwelling units to condominiums and new condominium construction. The conversion requirements mandate relocation assistance for eligible tenants and anti-discrimination policies in the sale of converted units. The conversion also requires an economic report on availability of comparable rental units at similar rental rates remaining within the city, including vacancy rate information. Several reports are required for condominium conversion: a report outlining the available low and moderate income housing within the city; a report on the feasibility of providing all or a portion of the conversion units for sale to low and moderate income individuals or families; and a report on the feasibility of retaining a portion of the total units for rental occupancy.

Small Lot Development

The Spring Lake Specific Plan provides standards for small lot developments (lots less than 4,000 square feet). The standards act as an alternative to attached housing in multi-family districts. They apply to all small lot subdivisions, whether the tentative map is designed with single or multiple units per lot (condominium). By providing greater development flexibility and allowing smaller lot sizes, the ordinance facilitates development and reduces development costs. Development standards for small lot development are summarized in Table 2-46.

Table 2-46 Small Lot Development Standards

<i>Specific Plan Land Use</i>	<i>Minimum Lot Size (Gross)</i>	<i>Lot Dimensions</i>	<i>Front Setback House/Garage</i>	<i>Side Setback Interior/Street</i>	<i>Rear Yard Setback</i>	<i>Height</i>
R-15	2904	40 x 76	10'/20'	5'/10'	10'	35'
R-20/R-25	2178	30 x 62	6'/6'	3.5'/10'	10'	35'

Source: City of Woodland, Community Development Department.

Growth Controls/Growth Management

The City of Woodland manages growth primarily through the specific plan process and the requirement for development to be consistent with General Plan goals and policies. In addition, the General Plan defines an urban limit line where urban development can occur until 2020 (time frame of the 1996 General Plan). The City does not have a specific growth control ordinance which could serve as a constraint to affordable housing. The City's General Plan policy 1.A.7 states that residential growth shall occur at an even and reasonable pace so that single family residential construction in new planned residential neighborhoods does not exceed 5,000 houses by the year 2020 per approved Specific Plans. The intent is to encourage growth to progress at a reasonable and even pace, but not to limit infill and multi-family development. A balance of 3,056 units remains until the cap of 5000 is reached. Through the fiscal year 2020, this results in a possible annual unit rate of 382. New multifamily homes and infill units are exempted from the cap.

The growth policy, therefore, does not represent a constraint on Woodland meeting its RHNP housing allocation.

Building Codes and Enforcement

New construction in Woodland including additions must comply with the 2010 California Building Codes (CBC) and the City of Woodland Floodplain Ordinance. The City of Woodland adopted the 2010 CBC with no major revisions, meaning that there are no extraordinary building regulations that would adversely affect the ability to construct housing in Woodland.

With regard to existing residences, the Fire Department inspects all apartment buildings annually to ensure that the units comply with life safety requirements, such as having appropriate smoke detectors and emergency exits. Other than the inspections of apartments, City inspectors will only inspect existing residences in response to complaints of substandard housing or life safety conditions received from the public. In these cases, the City takes enforcement action only in cases where the dwelling in question does not comply with the Uniform Housing Code, which specifies minimum standards for the health, safety, and welfare of residents. These standards are less stringent than the current CBC for new construction.

Existing residences may be remodeled or expanded provided that the existing structure has no obvious sanitary or safety hazards, all building code requirements have been met, and the necessary permits have been issued. Additions must comply with the current building codes.

On/Off Site Improvement Requirements

The City of Woodland requires that developers complete certain minimum site improvements in conjunction with new housing development (Table 2-47). Required improvements include the installation of water mains, fire hydrants, sewer mains, storm drainage mains, and streetlights and the construction of streets, curbs, gutters, and sidewalks. These standards are typical of many communities and do not adversely affect the provision of affordable housing in Woodland.

Table 2-47 2008 Lot Improvement Costs for the City of Woodland

Lot Width	Curb & Gutter	Sidewalk	Water (lot)	Water (st)	Storm Drain (st)	Sewer (lot)	Sewer (st)	Street Lights	Land-scape	Road	Total
30'(1)	916	999	400	1243	1709	400	1320	983	750	1130	\$9850
50'	1527	1665	667	1243	1709	667	1320	1639	1250	1884	\$13,571
60'	1832	1998	800	1243	1709	800	1320	1967	1500	2261	\$15,430
70'	2137	2331	933	1243	1709	933	1320	2295	1750	2638	\$17,289

Notes: Cost data is derived from the Beeghly Ranch Subdivision which is located in the Spring Lake Specific Plan area and is assumed to represent the average lot improvement costs for a detached single family development. Costs assume a front setback of 25 feet and a street width of 35 feet.

(1) Small lot product.

(2) Includes easements.

Source: City of Woodland (*Standard Specifications and Details 2007*), 2008.

Development Fees and Other Exactions Required of Developers

Table 2-48 indicates the development impact fees for a typical 1,200 square foot single family home outside of the Spring Lake Specific Plan area, while Table 2-49 shows what it would cost inside the SLSP area. A 1,200 square foot home was used for comparison as an example of a modestly-sized three-bedroom home, more likely to be affordable to a wider range of income levels and suitable to a range of household types. The City Council approved an urgency ordinance in December 2008 to allow the deferral of development impact fees (MPFP fees) for residential and non-residential projects and extended through June 30, 2013 for residential projects. This program allows the City to defer seven development impact fees (General City, Library, Police, Water, Roads, Administration, and Storm Drain) for a maximum period of 12 months. The City Council may extend the deferral period. For residential projects, the deferred fees are due at final inspection, but no later than the maximum deferral period, whichever occurs first. Residential deferrals do not incur interest charges. The City Council on May 7, 2013 will consider a City staff recommendation to extend the deferral program for an additional two years.

A comparison of the fees shows a \$37,887 difference between the SLSP area and non-SLSP locations for a typical 1,200 square foot single family home. This difference is attributable to the payment of the Spring Lake Infrastructure Fee (SLIF) and a Fiscal Deficit Fee at building permit issuance. The comparison of fees does not include the payment of other Spring Lake-related fees (fire operations & maintenance fund fee, habitat education fee, offsite affordable housing fee, and public transit fee), a total of \$2,170, which are due at final map. In addition,

the comparison does not include the payment of the Storm Drainage Fee at building permit issuance for areas outside of Spring Lake. The area outside of Spring Lake is divided into 10 different fee zones for payment of the Storm Drainage Fee. The SLIF was established as a financing mechanism for the common, backbone infrastructure required for the SLSP. Because of the SLSP area's distant location from existing City infrastructure, a significant amount of infrastructure was installed to connect the SLSP area to the existing City infrastructure. Developers who have financed and constructed SLIF facilities are able to take fee credits against nearly 70% of the SLIF fees at building permit issuance. As a result, using fee credits would reduce the payment of fees due at permit issuance. It should be noted that SLIF credits can be transferred.

Table 2-48 Development Impact Fees Outside of Spring Lake Specific Plan Area

<i>City Development Impact Fees for Single Family Unit</i>	
General City	\$794
Fire	\$1,224
Library	\$49
Police	\$1,047
Wastewater	\$5,744
Water	\$527
Parks & Recreational Facilities	\$6,594
Roads	\$5,292
Major Projects Financing Plan Administration Fee	\$160
Surface Water	\$2,742
Surface Water Administration Fee	\$21
Total Fees Due at Building Permit Issuance	\$24,194
<i>Non-City Development Impact Fees</i>	
Yolo County Facilities & Services Authorization Fee	\$3,141.60
Woodland Joint Unified School District Fees (based on 1,200 square foot home)	
Southeast Area Specific Plan Area	\$6,946.21
All other areas of City (not including Spring Lake Specific Plan Area)	\$3,840

Notes: Total does not include the Storm Drain Facilities Impact Fee which ranges from \$1,487 to \$8,347 per acre for single family development. Plan Check and Building Inspection Fees not included in table.

Table 2-49 Development Impact Fees for Spring Lake Specific Plan Area

<i>City Development Impact Fees for Single Family Unit</i>	
General City	\$794
Fire	\$1,224
Library	\$49
Police	\$1,047
Wastewater	\$5,744
Water	\$527
Parks & Recreational Facilities	\$3,627
Roads	\$5,292
Surface Water	\$2,742
Major Projects Financing Plan Administration Fee	\$158
Total Development Impact Fees	\$21,204
<i>Spring Lake Infrastructure Fees (SLIF) (Due at Building Permit Issuance)</i>	
Roadway*	\$15,601
Water*	\$2,157
Sewer*	\$3,359
Drainage*	\$10,157
Parks	\$6,591
On-going Administration Costs	\$1,512
Total SLIF Fees	\$39,377
<u>Fiscal Deficit Fee (Due at Building Permit Issuance)</u>	<u>\$1,500</u>
Total Fees Dues at Building Permit Issuance	\$62,081
<i>Fees Due at Final Map</i>	
Fire Operations & Maintenance Fund Fee (per unit)	\$771
Habitat Education Fee (per unit)	\$56
Offsite Affordable Housing Fee (applies only to market-rate single family)	\$1,100
Public Transit Fee (per unit)	\$243
Total Fees Due at Final Map (per unit)	\$2,170
Non-City Development Impact Fees	
Yolo County Facilities & Services Authorization Fee	\$3,141.60
Woodland Joint Unified School District Fees (based on 1,200 square foot home)	\$5,688

Notes: *Allowed to be used for SLIF credits. No Storm Drain Development Impact Fees for Spring Lake. Plan Check and Building Inspection Fees not included in table.

Table 2-50 lists the development impacts fees for construction of a multi-family development. Similar to fees for single-family developments (Tables 2-48 and 2-49), the cost is higher within the Spring Lake Specific Plan Area. The total development impact fees within Spring Lake are \$41,653, while those outside are \$18,110. These fees are due at building permit issuance; however, a portion of MPFP fees (General City, Library, Police, Water, Roads,

Administration, and Storm Drain) can be deferred. The difference between the multi-family development impact fees in Spring Lake and outside of Spring Lake is attributable to the payment of the Spring Lake Infrastructure Fee (SLIF) and payment of a Fiscal Deficit Fee at building permit issuance. The comparison of fees does not include the payment of other Spring Lake-related fees (fire operations & maintenance fund fee, habitat education fee, and public transit fee), a total of \$750, at final map. In addition, the comparison does not include the payment of the Storm Drainage, Surface Water, and Surface Water Administration Fees at building permit issuance for areas outside of Spring Lake. The area outside of Spring Lake is divided into 10 different fee zones for payment of the Storm Drainage Fee. For Surface Water, the fees are based on the meter size.

Table 2-50 Development Impact Fees for Multi-Family Development

<i>City Development Impact Fees for a Multi-Family Unit in Spring Lake Specific Plan Area</i>	
General City (per unit)	\$662
Fire (per unit)	\$917
Library (per unit)	\$41
Police (per unit)	\$873
Wastewater (per unit)	\$4,788
Water (per unit)	\$323
Parks & Recreational Facilities (per unit)	\$3,022
Roads (per unit)	\$3,862
Surface Water	per project
Major Projects Financing Plan Administration Fee (per unit)	\$127
Storm Drainage Facilities Fee (per unit)	\$0
Spring Lake Infrastructure Fee (per unit)	\$25,988
<u>Fiscal Deficit Fee (per unit)</u>	<u>\$1,050</u>
<u>Total Fees Due at Building Permit Issuance (Spring Lake Specific Plan Area)</u>	<u>\$41,653</u>
<i><u>Fees Due at Final Map</u></i>	
Fire Operations & Maintenance Fund Fee (per unit)	\$540
Habitat Education Fee (per unit)	\$40
Public Transit Fee (per unit)	\$170
<u>Total Fees Due at Final Map (Spring Lake Specific Plan Area)</u>	<u>\$750</u>
<i>City Development Impact Fees for a Multi-Family Unit outside of Spring Lake Specific Plan Area</i>	
General City (per unit)	\$662
Fire (per unit)	\$917
Library (per unit)	\$41
Police (per unit)	\$873
Wastewater (per unit)	\$4,788
Water (per unit)	\$323
Parks & Recreational Facilities (per unit)	\$5,494
Roads (per unit)	\$3,862

Table 2-50 Development Impact Fees for Multi-Family Development

Major Projects Financing Plan Administration Fee (per unit)	\$127
Surface Water Fee	See below
Surface Water Administration Fee	See below
Storm Drainage Facilities Fee (per acre)	\$2,231 - \$12,521
Total Fees Due At Building Permit Issuance (Outside Of Spring Lake Specific Plan Area, Doesn't Include Storm Drainage Facilities Fee, Surface Water Fee, and Surface Water Administration Fee)	\$17,087
<i>Non-City Development Impact Fees</i>	
Yolo County Facilities & Services Authorization Fee (per unit)	\$2,307.80
Woodland Joint Unified School District Fees	
Areas Outside of Southeast Area Specific Plan & Spring Lake Specific Plan Area (per square foot)	\$3.20
Southeast Area Specific Plan (per unit)	\$2,911.13
Spring Lake Specific Plan Area (per square foot)	\$4.74

Table 2-51 identifies the estimated fees and development costs per unit that would be collected for a new 1,200 square foot home and a 156 unit multi-family complex. The single-family home is counted as one unit for comparison. In 2007, the Terracina at Spring Lake Family Apartments development was completed at a cost of \$32 million. The 156unit development provides 85 units for very low-income and 71 units for low-income households.

The total estimated development impact fees per unit for a single-family home inside the Spring Lake area is \$62,801 and the typical estimated cost of development per unit is \$267,318. The estimated development impact fee per a multi-family unit in the Spring Lake Area is \$41,653, and the typical estimated cost of development per unit is \$205,128 (based on the Terracina at Spring Lake Family Apartments). The overall cost of developing a multi-family unit is \$83,338 less than a single-family unit.

Table 2-51 Impact Fees and Development Costs Per Unit for Single-Family and Multi-family Developments in the Spring Lake Area

<i>Development Cost for a Typical Unit</i>	<i>New Single-Family</i>	<i>New Multi-family</i>
Total estimated development impact fees per unit	\$62,801	\$41,653
Typical estimated cost of development per unit	\$267,318 ¹	\$205,128 ²
Estimated proportion of fee cost to overall development cost (development impact fees and construction costs) per unit	17.6%	16.3%

Note: Total estimated development impact fees per unit were taken from the total development impact fees due at building permit issuance (Tables 2-48 to 2-50).

¹ Typical estimated cost of development per unit for New Single-Family was derived from taking \$330,119 from Table 2-55 (inside the Spring Lake area), subtracting estimated fees per unit (\$62,801) = \$267,318.

² Typical estimated cost of development per unit for the New Multifamily is based on the development cost for Terracina at Spring Lake Family Apartments (2007).

Source: City of Woodland, 2013.

Table 2-52 details the Community Development Department's processing fees for common planning entitlements. One or more of the entitlements would be required to process a residential project.

Table 2-52 City of Woodland Planning Fees, 2012

Permits/Entitlements	
Conditional Use Permit	\$3,807
General Plan Petition	\$588
General Plan Amendment	\$5,540
Variance	\$2,075
Zone Change	\$5,340
Site Plan Review (Multifamily)	\$2,287
Design Review (Multifamily)	\$1,186
Design Review (Single Family)	\$363
Design Review (Subdivision >10 units)	\$2,528
Environmental	
Categorical Exemption	\$514
Initial Study	\$6,155
Negative Declaration	\$1,922
Mitigated Negative Declaration	\$3,974
Land Division	
Certificate of Compliance	\$276
Lot Line Adjustment	\$651
Lot Merger	\$942
Tentative Parcel Map	\$3,353
Tentative Subdivision Map	\$8,014 + \$27/lot

Notes: Each fee represents the total processing fee for planning, public works, fire, police, and parks.

Some development projects will be deemed "major projects" and will be charged time and materials.

Major projects include projects requiring an EIR.

Source: City of Woodland Community Development Department, 2013.

Spring Lake Specific Plan Development Fee Reduction

The Spring Lake financing and development plan was set up based on a building unit allocation process and a payback system assuming development would occur in three releases. The intent at the time was to moderate growth and ensure development of key oversized infrastructure while also providing a method to pay back the original developers who had to install much of the early infrastructure. With the economic downturn however, the strategy is not working and has become an impediment to growth.

The City worked with the Spring Lake development community to find ways to facilitate development despite the unavailability of bond financing. To that end, the City Council has approved modifications of the building unit allocation for Spring Lake to facilitate continued

development in Spring Lake. However, cost of infrastructure improvements and the building unit allocation in Spring Lake has functioned as a constraint in the past. Although fees in Spring Lake are a potential constraint on the provision of housing, these fees are necessary to provide the infrastructure that enables development in this area, and the City has taken actions to reduce this constraint to the extent feasible.

Processing and Permit Procedures

Permit Processing

The time required to process a project varies greatly from one entitlement to another and is directly related to the size and complexity of the proposal, as well as the number of actions or approvals needed to complete the process. Table 2-53 identifies the typical processing times for most entitlements followed by the reviewing body. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with general plan and zoning designations do not generally require Environmental Impact Reports (EIR)), General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. The City also encourages the joint processing of related applications for a single project. For example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative tract map, and any necessary variances. These procedures save time, money, and effort from both the public and private sector and could decrease the costs for the developer by as much as 30%.

Table 2-53 Timelines for Permit Procedures (Estimates)

<i>Type of Approval or Permit</i>	<i>Processing Time</i>	<i>Reviewing Body</i>
Site Plan Review	2 - 6 weeks	City Staff (Planning Commission if CUP required and then 8 to 12 weeks)
Zoning Administrator Permit	6 - 8 weeks	Community Development Director
Conditional Use Permit	8 - 12 weeks	Planning Commission
Variance	8 - 12 weeks	Planning Commission
Zone Change	12 - 24 weeks	City Council
General Plan Amendment	12 - 24 weeks	City Council
Architectural/Design Review – minor	2 - 6 weeks	City Staff
Architectural/Design Review – Major	8 - 12 weeks	Planning Commission
Final Subdivision Map	6 weeks	City Council
Tentative Subdivision Map	10 - 16 weeks	Planning Commission
Parcel Map	8 - 12 weeks	Planning Commission
Negative Declaration	8 - 16 weeks	Planning Commission
Final Parcel Map	6 weeks	Community Development Director/City Engineer
Environmental Impact Report	4 - 6 months	Planning Commission

Source: City of Woodland.

City staff avoids any unnecessary timing constraints on development by working closely with developers to expedite approval procedures. For a typical project, an initial pre-consultation meeting is arranged with the involved departments to discuss the development proposal. The

next step in the process usually includes submittal of an application for the proposed entitlement. The application includes instructions that are meant to simplify the process for the applicant by providing steps on how to proceed. Once staff is satisfied that all required information has been submitted to the City, and the application is consistent with Woodland's General Plan and Zoning Ordinance, an initial study is prepared. During the initial study period, commenting departments will review the project and provide comments. At the same time, planning staff will prepare other documents to expedite the process as previously mentioned. All scheduling, noticing, and correspondence with interested parties usually coincides with this period. After the project is approved, the building department performs plan checks and issues building permits. Larger projects requiring minor use permits are sent to the Community Development Director. Minor use permit hearings are publicly noticed and take place at the discretion of the Community Development Director. Throughout construction, the building department will perform building checks to monitor the progress of the project. This process does not put an undue time constraint on most developments because of the close working relationship between City staff, developers, and the decision-making body. Table 2-54 outlines typical approval requirements for a 30-unit subdivision and a 50-unit multi-family project.

Table 2-54 Typical Processing Procedures by Project Type

	<i>Subdivision</i>	<i>Multifamily Units</i>
	Tentative Subdivision Map	Site Plan
	Final Map	-
	Initial Study	Initial Study
		Design Review
	Site Plan Review	Variance
	Design Review	Negative Declaration
Estimated Total Processing Time	6 months	6 months

Source: City of Woodland.

Second-Unit Ordinance

Woodland's Second-Unit Ordinance includes guidelines for residents who wish to construct a second-unit on their property. In accordance with State law, applications are reviewed ministerially, and approved at the staff level. The ordinance set forth criteria for the application of second units including the definition of a second-unit, the maximum allowable square footage, and the development standards for these units. Criteria for second units include:

- No more than one additional dwelling unit is allowed on any one legal lot or parcel.
- Second units must conform to setback requirements of the zoning district applicable to primary residence.
- The second dwelling unit shall incorporate the same or similar architectural features as the primary residence.
- One on-site parking spot (uncovered) is required per unit.

These criteria are comparable to the requirements for other residential uses, and do not represent a constraint on the production of second units.

Residential Design Guidelines

The City of Woodland's Community Design Standards (adopted in 1998 and updated in 2004) were prepared to aid designers, the public, and decision-makers by expressing the community's shared vision for the level of quality and attractiveness expected from new development. The City's Community Design Standards include specific design objectives that serve as standards by which staff evaluates residential development. Residential projects must obtain approval from the Planning Commission or City staff depending on the project. Figures 2 and 3 illustrate the City's design review process. Figure 2 lists the steps for projects that require a discretionary permit, such as a conditional use permit. Figure 3 lists the process for projects that require only building permit approval. As with all other development-related matters in Woodland, design review is handled by the Community Development Department. Anyone considering a development project is instructed to make an appointment to discuss the project and design standards with a member of the Community Development Department staff. The staff member will help explain the City's development procedures and determine if design review is required. The staff member can also provide an approximate timetable for the processing of the project and describe any other permits or approvals that may be required.

Design review is not a separate process apart from other discretionary approvals such as site plan review or a conditional use permit. To the extent allowed by the City's codes and ordinances, any additional planning or building permits are processed concurrently.

The guidelines include objective parameters for both single-family and multi-family projects including emphasizing entryways, deemphasized garages, using appropriate window forms, varying roof styles, and emphasizing the appropriate use of trim, materials, and colors where appropriate. Multi-family projects are required to use a variety of materials and colors with architecture variations. Staff works closely with the architects to ensure designs conform to existing guidelines.

One of the goals of the City's design review process is to preserve and enhance buildings and districts that have historical value by virtue of its architecture, historic association, or age. For example, when converting a Victorian house to offices, it would be unacceptable to replace wood-sash windows with modern materials such as aluminum, and signage would need to respect the style of the building and neighborhood.

Design review approval typically takes 2-6 weeks for minor projects and 8-12 weeks for major projects, which require more of staff's time. Major building projects, such as large scale commercial or subdivisions over 100 units require hearings before the Planning Commission and can take 8-12 weeks. The Commission meets twice a month. The purpose of the review is to determine compliance with adopted design guidelines that are intended to enhance the appearance and value of property and the livability of neighborhoods. These design standards do not represent a constraint to development.

Reasonable Accommodation

Persons with disabilities normally have a number of housing needs that include accessibility of dwelling units; access to transportation, employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive services. Woodland ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility.

The City's Municipal Code includes Section 25-21-85, "Reasonable Accommodation for Persons with Disabilities." The Code establishes a process and provides criteria for reviewing reasonable accommodation requests for persons with disabilities. Section 25-21-85 states "A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the site, development, and use of housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice."

Woodland implements and enforces Chapter 11, of the 2010 California Building Code. The City provides information to all interested parties regarding disabled accommodations within the zoning ordinance, the permitting processes, and the application of relevant building codes for housing for persons with disabilities.

Zoning and Other Land Use Regulations

As part of Woodland's previous housing element update, the City conducted a comprehensive review of its zoning laws, policies and practices for compliance with fair housing laws. The City has not identified any zoning or other land-use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals.

The City permits housing for special needs groups—which includes the disabled—without regard to distances between such uses or the number of uses in any part of the City. The Land Use Element of the General Plan does not restrict the siting of special needs housing.

The Woodland Zoning Ordinance provides the following definition of "family."

One (1) or more persons occupying a premise and living as a single housekeeping unit, as distinguished from a group occupying a boarding house, lodging housing, or hotel, as herein defined.

The Zoning Ordinance's definition of family does not constrain housing for persons with disabilities.

Figure 2 Woodland's Design Review for Discretionary Approval(s)

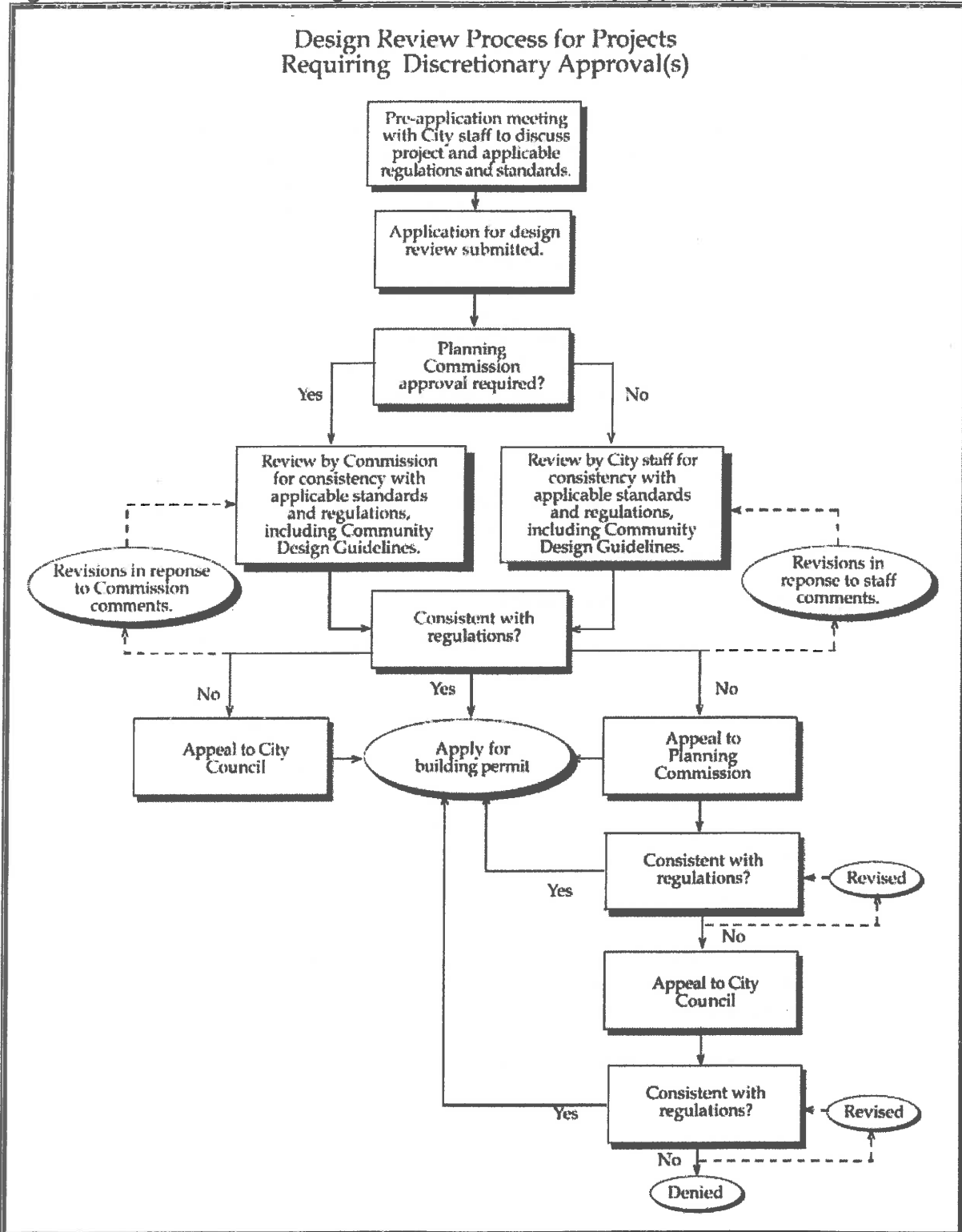
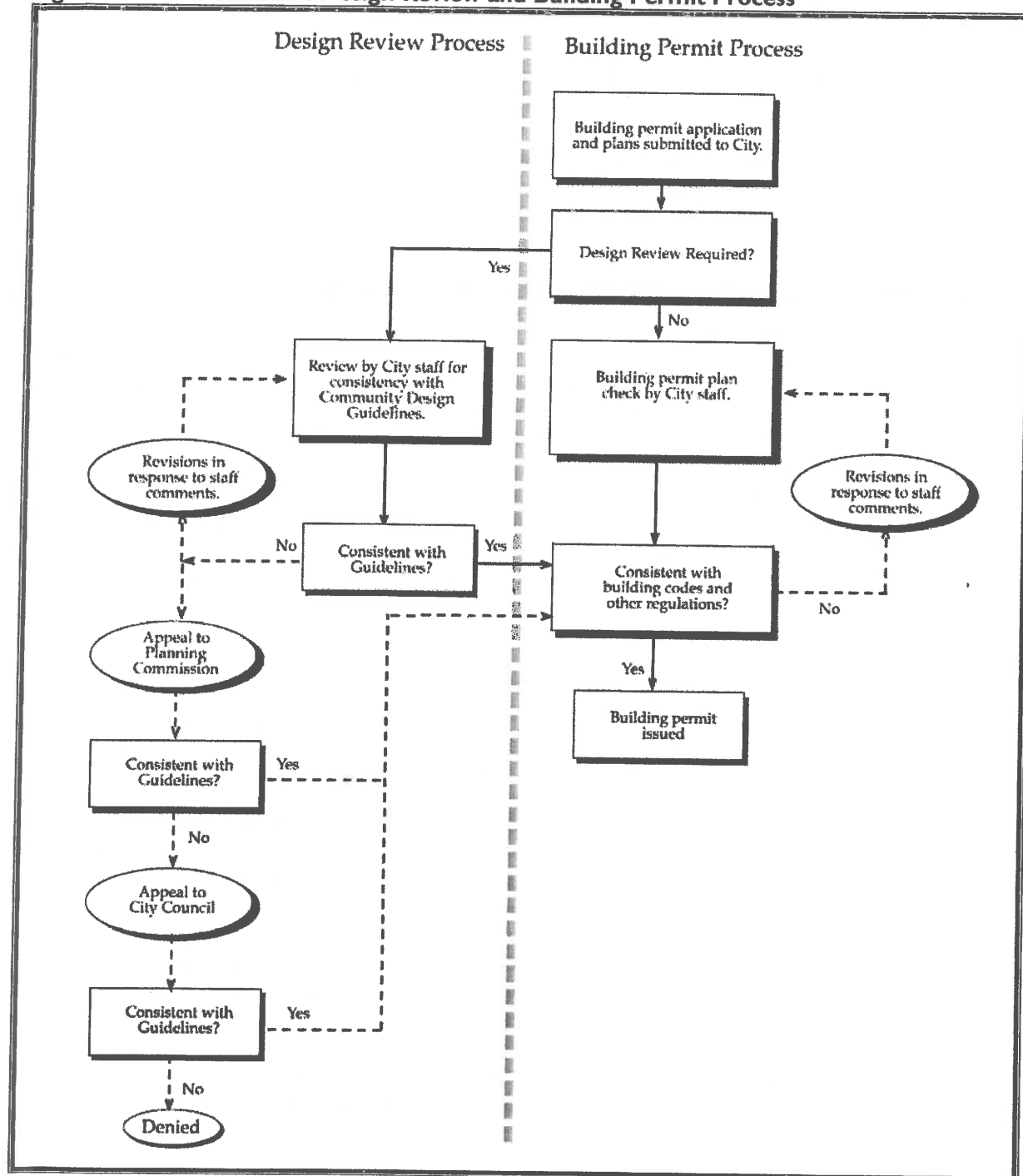


Figure 3 Woodland's Design Review and Building Permit Process

Source: City of Woodland.

As discussed above, the City allows group homes of six or fewer persons by right, as required by State law. The City does not require a CUP or other special permitting requirements for group homes of six or fewer persons. The City does; however, require a CUP for “Residential Care Homes” that house more than six mentally disordered or otherwise handicapped persons or dependent and neglected children in the R-1, R-2, N-P, R-M, and ESD zones. To remove this constraint, the City will need to amend its zoning code to permit a “Residential Care Home” that allows more than six guests in its R-M zone.

POTENTIAL NON-GOVERNMENTAL CONSTRAINTS

Availability of Financing³

The availability of financing for residential development and home mortgages in Woodland is partly a function of local conditions but mostly dependent on the nationalized home mortgage market. Since the start of the Great Recession in October 2008, the federal government has largely assumed responsibility for the American home mortgage market. Banks and other for-profit financial services companies lend money to homeowners, but mostly based on guarantees and other support the government provides through Fannie Mae, Freddie Mac, and other government institutions. During the turmoil of 2009 – 2010, home loans were difficult to obtain as lenders tightened credit requirements. Refinancing was even more difficult for homeowners with high interest fixed loans or adjustable / indexed rates. This credit tightening contributed to the home foreclosure crisis.

Fannie Mae and Freddie Mac guaranteed nearly 70 percent of new mortgages in 2012, accounting for \$5 trillion, or about half, of the nation’s mortgage market. Most of the balance (21 percent) is financed by the Federal Housing Authority and the Department of Veteran's Affairs. The large presence of these federal agencies, in combination with the Federal Reserve’s ongoing efforts to keep interest rates low, means that home mortgage rates have been at historic lows for several years, reaching the mid-3 percent range in late 2012 and early 2013 for 30-year fixed home loans to buyers with good credit ratings and significant down payments. Homebuyers with good credit and the ability to make a down payment have better access to home loans compared to the period between 2008 and 2011.

On the homebuilding side of finance, the near collapse of the nation’s financial system in 2008 meant that commercial credit for residential construction nearly shut down. The greatest barrier to increased commercial lending for residential development in recovering markets is that banks, because of federal restrictions, are limited in their ability to lend money for land development. These restrictions have impacted small and medium-sized builders that depend on commercial credit in contrast to larger, publicly held companies that raise funds in equity markets.

³ Sources for this section include Jesse Eisinger, We’ve Nationalized the Home Mortgage Market. Now What? ProPublica, Dec. 18, 2012; and CNBC at www.cnbc.com/id/48690097/US_Home_Builders_Begin_to_See_Credit_Thaw

Nevertheless, financing for home builders is slowly improving. During the timeframe of this Housing Element, both home loans and commercial lending for residential development is expected to become more readily available but will remain an impediment to accommodating the region's housing needs.

Land Costs

A search of residential land for sale in late March 2013 found a range parcel sizes and costs. The cost of undivided land for a five-acre parcel zoned residential was \$290,000 (\$58,000 / acre). Another lot of 0.45 acres was listed for \$300,000. Buildable lots subdivided for single-family homes with stubbed out utilities ranged in cost from \$59,000 to \$99,000 for lots sizes ranging from 7,000 square foot to quarter-acre parcels. Individual lots of approximately one acre ranged in cost from \$118,800 to \$122,400.⁴

Development Costs

Required Site Improvement Costs (Finished Lots)

Upon securing the raw land, a residential developer would have to make certain site improvements to "finish" the lot before a home could actually be built on the property. Such improvements would include the installation of water mains, fire hydrants, sewer mains, storm drainage mains, and street lights and the construction of streets, curbs, gutters, and sidewalks. In addition, the developer is required to provide a deposit for street trees pursuant to the City fee schedule for a lot's street frontage. Site improvement costs for a single-family lot in Woodland are estimated at \$25,000 to \$30,000. This estimate does not include the cost of land.

Construction Costs

According to the City, construction costs in the region have increased over the past several months due to increases in building materials costs. However, labor costs in general have actually remained stable. In 2013, construction costs (including materials and labor) range from \$100 to \$150 per square foot (\$120,000 - \$180,000) for a typical 1,200 square foot single-family home in Woodland.

Total Housing Development Costs

As shown in Table 2-55, the total of all housing development costs discussed above for a typical entry-level single-family home (1,200 square feet), including land, site improvements, construction costs, fees and permits (as shown in Tables 2-48 to 2-50). This figure does not include developer profit, marketing, or financing costs.

⁴ Source: <http://template.metrolistmls.com/sacramentobee>, March 24, 2013 search.

Table 2-55 Estimated Single-Family Housing Development Costs

¹ Finished Lot Price	\$25,000 - \$30,000
Land Costs Spring Lake Specific Plan Area	\$86,667
Land Costs Remaining Areas	\$61,667 - \$66,667
Total Construction Cost	\$150,000 - \$180,000
Total Development Impact Fees Spring Lake Specific Plan Area +Yolo County Development Impact Fees	\$62,801 + 3,141.60 = \$65,942.60
Total Development Impact Fees Remaining Areas + Yolo County Development Impact Fees	\$24,194 + 3,141.60 = \$27,335.60
Permit Fees (Plan Check & Building Inspection)	\$2,592
Developer Fees (School) Spring Lake Specific Plan Area	\$5,688
Developer Fees (School) Southeast Specific Plan Area	\$6,946.21
Developer Fees (School) All Other Areas of City	\$3,840
Spring Lake Area Total Development Cost	\$335,890 - \$370,890
Southeast Area Total Development Cost	\$273,541 - \$313,541
Remaining Areas Total Development Cost	\$270,435 - \$310,435

Notes: Prices based on a new 1,200 square foot single-family residence with 450 square foot garage. Total Housing Development Costs for the Southeast Specific Plan Area and other areas of the City do not include the Storm Drainage Fee which ranges from \$1,487 to \$8,347 per acre for single family development; the Spring Lake Specific Plan Area does not pay the fee.

¹ Finished Lot Price does not include cost of land.

² Total numbers have been rounded off to the nearest dollar.

Source: City of Woodland Community Development Department, Remax Reality.

2.5 Evaluation of Existing Programs

EFFECTIVENESS OF THE ELEMENT

The following section reviews and evaluates the City's progress in implementing the 2009 Housing Element. Table 2-56 presents the difference between projected housing need and actual housing production. Table 2-57 contains a review of the results and effectiveness of programs, policies, and objectives from the previous Housing Element planning period which covered the period of 2008 to 2013.

Table 2-56 Woodland Progress towards RHNA 2006-2013

	Very Low	Low	Moderate	Combined Very Low, Low, and Moderate	Above Moderate	Total
Total RHNA Allocation (2006-2013)	425	266	238	929	942	1,871
Units Built/Under Construction	85	71	0	156	44	200
Approved/On-Line Units	278	245	23	546	1,224	1,770
Total Units Built or Approved	363	316	23	702	1,268	1,970

Source: City of Woodland Community Development (March 5, 2013)

Table 2-57 Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
2.1	The City shall continue to cooperate with and advise developers in the use of the P-D Planned Development Overlay Zone to reduce housing costs by utilizing various techniques such as: zero lot lines, cluster development, private streets, higher densities, mixed uses, parking and setback variations and other innovative approaches. The City shall establish guidelines to promote alternative land use development.	Community Development Department, City Manager, Planning Commission, City Council	Ongoing		The City continues to work with developers on the use of Planned Development Overlay Zones to reduce housing costs.	While residential construction slowed significantly during the planning period, and the overall program success cannot be measured, the City continues to work with developers on this program.	The City should continue this program. During the General Plan update, guidelines to promote alternative land use development will be established to encourage innovative designs to reduce overall housing development costs. Established Guidelines will enhance and improve the program.
2.2	The City shall continue to cooperate with and advise developers in the use of the City's Density Bonus Incentive Program as contained in §25-21.25 of the Zoning Ordinance. Bonus incentives are available to developers for including lower income units in their projects. Housing projects with 5 or more units are eligible by reserving 10 percent of the total number of proposed units for lower-income households; 5 percent of the total number of proposed units for very low-income households; a senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code; or at least 10 percent of the total dwelling units in a condominium project as defined in subdivision (f) of the Civil Code Section 1351 or in a planned development as defined in subdivision (k) of Civil Code Section 1351, for persons and families of moderate, and defined in Health and Safety Code Section 50093.	Community Development Department, City Manager, Planning Commission, City Council	Ongoing		No additional bonus incentive projects have been constructed since the Terracina Spring Lake Family Apartments in 2008.	While no additional bonus incentive projects have been constructed since Terracina in 2008, it is a viable option for the development of affordable units.	The City should continue this program and provide a one page fact-sheet to advise developers regarding its availability and applicability.
2.3	The City shall continue to cooperate with Yolo County, other cities in the County, developers and builders and with financial institutions to secure tax-exempt mortgage revenue bonds.	Community Development Department, City Council, Planning Commission	Ongoing		No projects were funded with tax-exempt mortgage revenue bonds this housing period. The City continues to work with developers on the use of this funding option for the delivery of affordable housing units.	Residential construction slowed significantly during the planning period and the overall program success should not be measured as a failure due to the housing collapse. Several affordable projects were partially funded with tax-exempt mortgage revenue bonds during the previous cycle and bonds are considered a viable financing option.	This program has been successful in providing funding for affordable rental housing projects in the past. The City should continue this program and actively work with affordable housing developers interested in multi-family housing bonds.

Table 2-57 Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
2.4	The City shall annually review its eligibility for various federal and state programs that will provide rehabilitation and maintenance assistance for 258 low-income units and special needs groups. The City shall submit applications for programs for which the City is eligible, as appropriate.	Community Development Department	Annually		City of Woodland CDBG funding allocations during the period of FY 2008-2009 through FY 2012-2013 have included the City's First Time Homebuyer Assistance Program for low-income households, a foreclosure prevention program with Legal Services of Northern California (LSNC), the City's CDBG Owner-Occupied Rehabilitation Program, the Fair Housing Hotline operated by LSNC (multiple funding years), the Yolo Wayfarer Center emergency shelter (multiple funding years), New Dimensions Supportive Housing for mentally ill adults (multiple funding years), the Sexual Assault and Domestic Violence Center emergency shelter (multiple funding years), Short Term Emergency Aid Committee (homeless prevention), Yolo County Care Continuum supportive housing rehabilitation (mentally ill adults), Habitat for Humanity Yolo County's Heidrick Ranch duplex build (payment of development fees), and Summer House accessible entrance (developmentally disabled adults).	The program has been effective to support rehabilitation and maintenance assistance for existing affordable housing stock.	The City should continue this program and will submit applications for funding programs as appropriate.
2.5	The Planning Commission shall hold a meeting each year to review the Housing Monitoring Report and make a report to the City Council.	Community Development Department, Planning Commission, City Council	Annually		Quantified results are listed below in other program accomplishments. Housing staff continues to monitor affordable projects and has produced semi-annual reports for the Planning Commission and City Council. Due to limitation of staff availability there have been gaps in formal annual Housing Monitoring Reports. Formal reports for two public meetings are a challenge to prepare annually with staff constraints.	An annual report with two public meetings may be too onerous for the City staff. The housing report information can be conveyed by a less time consuming method such as a staff memorandum or "report card".	The City should continue the annual evaluation component of this program, but the program should be modified to allow for flexibility of how the information is presented. Staff can prepare a report or memo to the Planning Commission and the City Council on an annual basis.

Table 2-57 Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
2.6	The City shall accommodate development of at least an additional 34 units at densities that will facilitate production of housing affordable to moderate-income households by redesignating sufficient vacant land as Medium Density Residential (MDR: 8-16 units/gross acre). If, at any time, the supply of sites zoned for multi-family housing falls below the quantity of land required to accommodate the City's remaining need for sites to accommodate higher density multi-family housing during the Housing Element planning period, the City shall initiate redesignations and rezonings to provide additional land. The City shall ensure that future sites designated for higher-density housing are large enough to provide for economies of scale in construction and are located near transit stops or arterial streets by maintaining an inventory of potential sites that meet those criteria. Procedures to increase residential densities in the Spring Lake Specific Plan shall be reviewed for possible city-wide application. The Redevelopment Agency will also consider rezones from commercial districts to mixed-use districts to allow for residential densities. Where feasible and appropriate, the City shall also consider the redesignation of vacant land as High Density Residential (HDR: 16-25 units/gross acre).	Community Development Department, Redevelopment Agency, Planning Commission, City Council	Ongoing Monitoring of Availability of Sites	Accommodate development of at least an additional 34 units at densities that will facilitate production of moderate-income affordable to moderate-income households by redesignating sufficient vacant land as MDR 8-16 units per acre.	City has sufficient amount of vacant land zoned for moderate-income housing with 32.7 acres of R-15 sites in Spring Lake, providing capacity to accommodate 34 moderate-income households. The City has sufficient multifamily zoning in the Spring Lake Specific Plan area to meet its remaining RHNA need during the Housing Element planning period.	Due to the slowdown in development during this housing period, the supply of sites for multifamily did not fall below the quantity of land needed to accommodate the City's RHNA. The Spring Lake Specific Plan project contains vacant land at densities that can accommodate production of 34 moderate-income units. The program has been an effective safeguard to facilitate accommodation.	The specific rezoning portion of this program has been completed. This program should continue, with modifications to reflect the revised land inventory for the 2013-2021 RHNA period.
2.7	The City shall seek financial assistance from and cooperation with the City of Woodland Redevelopment Agency to provide financing to assist housing construction of very low-income units, low-income units, and moderate-income units that serve families and special needs groups using its 20 percent housing set-aside funds, HOME, CalHome, and other Federal and State funding sources.	Community Development Department, City Manager, City Council, Redevelopment Agency Board of Directors	Annually	21 very low-income units, 27 low-income units, and 5 moderate-income units	The Redevelopment Agency was dissolved by February 2012 and associated RDA housing funds are no longer available. RDA low-moderate income housing funds were not used in FY 2010-11. The City actively pursues applications to augment the affordable housing stock of Woodland. The program has contributed to: 29 VLI units in Casa Del Sol Mobile Home Park - YCH Crosswood Apartment acquisition of 48 affordable units 43 VLI and LI units in the Rochdale Grange housing project (completed in 2011). The City was awarded an \$800,000 HOME grant in 2011 to assist lower income first time homebuyers	Program will be less effective because the RDA has been dissolved and the 20 percent RDA funds are no longer available. The City will not be able to provide staff resources to fill the role of the former Redevelopment Agency and therefore the scope of the program should be smaller during the 2013-2021 planning period.	The City should modify this program to remove references to the Redevelopment Agency and associated funding, but should continue to submit applications for appropriate programs as staff time permits.

Table 2-37 Evaluation of Existing City of Woodland Housing Element Policies

<i>Program</i>	<i>Action</i>	<i>Responsibility</i>	<i>Timeframe</i>	<i>Objective (quantified/qualified)</i>	<i>Result</i>	<i>Evaluation</i>	<i>Should the City Continue As-Is, Modify, or Remove this Program and Why?</i>
2.8	The City shall allocate CDBG funds for the provision of extremely low-income, very low-income units, low-income units, and moderate-income housing units. The City shall support the Redevelopment Agency in the identification of sites, the establishment of partnerships, and the pursuit of CDBG funds.	Community Development Department, Redevelopment Agency, City Manager, City Council	Annually	8 extremely low-income units, 8 very low-income units, 7 low-income units, and 3 moderate-income units	29 VLI units at Casa Del Sol were added using in part CDBG funds. The City allocated CDBG funds for First Time Homebuyer loans in the amount of \$19,900 and three housing rehabilitation loans in the amount of \$88,988.	The CDBG funds contributed to construction of 29 VLI units and funded two different housing loan programs during this housing period. The program currently references provision of units which does not reflect the flexibility the City needs to address its housing program needs and/or funding availability year to year.	The City should continue this program with modifications to remove references to the Redevelopment Agency. The City should continue to allocate CDBG funds for the provision of ELI, VLI, LI, and moderate-income housing units or to fund housing programs.
2.9	The City shall allocate funds for transitional housing and other special-needs housing.	Community Development Department, City Council	Ongoing	7 low-income units	The City provided CDBG funds for operations of the New Dimension Supportive Housing, for the purchase of an emergency generator to serve the St. John's Retirement Village, and for the operations of the Sexual Assault and Domestic Violence Center's Shelter program.	The City was able to provide improvements to existing housing programs, but it did not meet the goal of providing 7 additional low-income units with this program. The program currently references funding transitional housing or special-needs housing which does not reflect the flexibility the City needs to address its housing program needs and/or funding availability year to year.	The City should continue this program, with modifications to include funding for transitional housing and other special-needs housing programs in addition to funding units serving these populations.
2.10	The City shall continue to implement §6A-3-30 (Affordable Housing - Incentives) of its Municipal Code that states that the City Council may, after review by the Planning Commission, grant incentives to developers of affordable housing that it deems appropriate, including but not limited to the following: 1) waiver and/or deferral of all or a portion of City development fees; 2) waiver or modification of City development standards; or 3) assistance in obtaining such federal, state, or local financing and/or subsidies.	Community Development Department, City Council, Planning Commission	Ongoing on a case-by-case basis		In July 2011, the City Council approved up to \$910,000 in funding assistance through its Spring Lake Affordable Housing fund for the Mutual Housing at Spring Lake affordable housing project. The project will result in 101 rental units for very low and low income households. During this planning period, 156 units have been built or existing units preserved for people with very low- and low-incomes.	The affordable Housing Incentives provide a menu of possible inducements to meet inclusionary housing requirements which has successfully facilitated the construction of affordable units. The success of the program is limited by the development of market rate units.	The City should continue this program.
2.11	The City shall continue to facilitate the provision of emergency shelter beds through its participation in the countywide Homeless Coordination Project that provides services to the homeless in Yolo County. The Project includes Homeless Coordination and the Cold Weather Shelter.	Community Development Department	Ongoing		The City has maintained its contract with the Yolo County Homeless Coordinator. The City participates in events hosted by the Homeless Coordinator, such as the annual Yolo County Homeless Summit and semiannual homeless count that is required by HUD for Continuum of Care assistance.	The program has been successful in terms of efficiently sharing resources and services with Yolo County.	The City should continue this program.

Table 2-57 Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
2.12	The City shall review the HUD Section 8 voucher program administered by Yolo County Housing and encourage the Housing Authority to raise its payment standard to 110 percent of HUD Fair Market Rent (FMR)	Community Development Department	Ongoing		No action was taken.	With CDD staff positions eliminated due to budget cuts, staff time was not available to address the work program. It is unlikely that staff will have time to champion this program during the next planning cycle.	The City should not continue this program.
2.13	The City shall continue to contract for the services of Yolo County's Homeless Coordinator. Program to be funded through the General Fund and Housing Monitoring Funds.	Homeless Coordinator, Redevelopment Agency, City Council	Ongoing		The City has maintained its contract with the Yolo County Homeless Coordinator. The City participates in events hosted by the Homeless Coordinator, such as the annual Yolo County Homeless Summit and semiannual homeless count that is required by HUD for Continuum of Care assistance.	General Fund funding as a funding source is not absolute, but the City recognizes the benefit of the program and its success in terms of efficiently sharing resources and services with Yolo County.	The City should continue this program and modify the reference that the funding source may include, but is not limited to General Fund and Housing Monitoring Funds.
2.14	The City shall require relocation assistance in compliance with State law to tenants relocated as a result of removal of housing by the City or the RDA.	Community Development Director, Redevelopment Agency	Ongoing as needed		N/A	No housing was removed by the City (or Redevelopment Agency).	The program should continue, but should be modified to remove the reference to RDA.
2.15	The City shall continue to enforce the provisions of its Affordable Housing Ordinance (Chapter 6A of the Municipal Code) that require that 10 percent of all new for-sale units in any residential project consisting of eight or more units shall be affordable to low-income households. For multifamily rental projects with ten or more units, 10 percent of all new units shall be affordable to low-income households, and an additional 20 percent shall be affordable to very low-income households. In the alternative, a developer may elect to make 25 percent of the multifamily rental units affordable to very low-income households. The City shall continue to enforce the provisions of the Southeast Area Specific Plan that require corner lots to provide split-lot duplex housing with an overall goal of	Community Development Department	Ongoing	155 very low-income units, 177 low-income units, and 91 moderate-income units	The Spring Lake "office" fee of \$1,100 per market rate unit has yielded 74 affordable units dispersed throughout the City. Approved Standard Pacific and Pulse Homes subdivisions will yield 20 low income and 4 moderate units of which 3 low income have been provided.	This program has made progress in implementing this program, but has not reached the quantified objective because the success of the program is limited by the development of market rate units, and housing development occurred at a slower rate than projected. The program yields affordable units when new housing development occurs.	The City should continue to implement this program.

Table 2-57 Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
	providing 10 percent of the for-sale units affordable to moderate-income households, 25 percent of multi-family units shall be affordable to low-income households with 10 percent reserved for very low-income households. To the extent the affordable housing requirements in the Southeast Area Specific Plan differ from the requirements of Chapter 6A, the provisions of the specific plan shall govern. The City shall enforce the provisions of the Spring Lake Specific Plan that require that 10 percent of the units in a for-sale residential project shall be affordable to low-income households. For multifamily rental projects, 20 percent of the units shall be affordable to very-low income households, and 10 percent of the units shall be affordable to low-income households. In the alternative, a developer may make 25 percent of the units affordable to very-low income households. To the extent the affordable housing requirements in the Spring Lake Specific Plan differ from the requirements of Chapter 6A, the provisions of the specific plan shall govern.						
2.16	The City shall amend Chapter 25 of the Municipal Code to permit transitional and supportive housing as a residential use and only subject to those requirements that apply to other residential uses of the same type in the same zone as required by Senate Bill 2, which took effect in 2008.	Community Development Director, Planning Commission, City Council	Within one-year of Housing Element Certification		On March 3, 2013, the City Council approved a zoning amendment to the Woodland Municipal Code to include transitional and supportive housing as residential uses, only subject to those restrictions that apply to other residential uses of the same type in the same zone.	Program was completed successfully.	The objective of this program has been achieved. The program should not be continued.
2.17	The City shall amend East Street Specific Plan to allow emergency shelters as a permitted use in the Mixed Use Residential/Commercial (Area C) and the General Commercial (Area E) Areas of the East Street Corridor Specific Plan (ESCSPP). Emergency shelters will be subject to the same development and management standards as other permitted uses in the Areas C and E of the ESCSP. Sufficient land is available for at least 1 emergency shelter and objective standards to regulate emergency shelters shall be developed as provided for under SB 2.	Community Development Director, Planning Commission, City Council	Within one-year of Housing Element Certification		On March 3, 2013, the City Council approved a zoning amendment to the East Street Corridor Specific Plan to allow Emergency Shelters as permitted uses in Areas C and E. Sufficient land is available for at least 1 emergency shelter and objective standards are provided to regulate emergency shelters.	Program was completed successfully.	The objective of this program has been achieved. The program should not be continued.
2.18	The City shall contact non-profit builders and agricultural stakeholders to identify suitable and available sites for the development of migrant and seasonal farm worker housing in the Multiple-Family Residential Zone (R-M), the Duplex Residential Zone (R-2), and the Agricultural Zone (A-1). In addition, the City shall amend zoning consistent with Health and Safety Code Section 17021.5 and 17021.6 to further facilitate housing for farm workers. Other programs to facilitate the development of affordable housing may include fee waivers and reduced development standards. Financial and technical assistance will be sought from HCD's Office of Migrant Services, the Joe Serna Jr. Farm Worker Housing Grant Program, the California Tax Credit-Allocation Committee's Farm	Redevelopment Agency	Annually		The City Council approved funding of up to \$910,000 for the Mutual Housing at Spring Lake affordable rental project on July 20, 2011. The project also received funding through the Serna Farm Worker Housing Grant Program and will include units reserved for households employed as agricultural workers.	The program has had moderate success and provides opportunity for the development of farm worker housing. In addition, new FEMA floodplain maps were issued in 2011 that have removed a large section of the City out of the floodplain making additional land available for the possibility of farm worker housing at the time the General Plan and	The City should continue this program, with modifications to propose an amendment to the zoning code to make the code consistent with Health and Safety Code Sections 17021.5 and 17021.6 during the comprehensive zoning update.

Table 2.57 Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
	worker Housing Assistance Program, and the USDA Rural Development Program.					comprehensive zoning update. The zoning code was not amended to be consistent with Health and Safety Code Sections 17021.5 and 17021.6 due to limited staff availability.	
2.19	The City shall consider options to allow Residential Care Homes with more than six mentally disordered or otherwise handicapped persons or dependent and neglected children as a permitted use in the Multiple-Family Residential Zone (R-M).	Community Development Director, Planning Commission, City Council	Within one-year of Housing Element Certification		No action.	Due to staff decreases and budget reductions, the City will address this program at the time of the General Plan and comprehensive zoning update in 2013-2014. The program cannot be evaluated at this time.	The program should continue, but should be modified to indicate that the City will address this objective during the on-going General Plan and comprehensive zoning update.
2.20	The City shall amend Chapter 25 of the Municipal Code to allow single-room occupancy (SRO) in the A2, A3, and E2 Districts of Downtown Specific Plan (DSP). Development standards will be established that will allow and encourage the construction of new SROs.	Community Development Director, Planning Commission, City Council	Within one-year of Housing Element Certification		No action.	Due to staff decreases and budget reductions, the City will address this program at the time of the General Plan and comprehensive zoning update in 2013-2014. The program cannot be evaluated at this time.	The substance of this program should be addressed during the on-going General Plan and comprehensive zoning update, but the program should be revised to include a focus on pursuing funding for this type of housing, also known as "efficiency units," as well as compliance with the Land Use and Community Design Element policies.
2.21	The City shall provide flexibility on the identification of sites for accommodating its Regional Housing Needs Plan (RHNP) Allocation. A rezoning request of a site counted towards meeting the City's RHNP Allocation shall include findings that justify the rezoning and identify an adequate replacement site(s) that will provide the minimum number of units by income level for accommodating the City's RHNP Allocation and is developable during the term of the Housing Element planning period.	Community Development Director, Planning Commission, City Council	Ongoing as needed		N/A	No rezoning actions governed by this program were undertaken. The program effectiveness cannot be evaluated at this time.	The program should continue, with modifications to reflect the new RHNA allocation sites and the General Plan and comprehensive zoning update in process.
2.22	The City shall continue rehabilitation and replacement (where required) of substandard residential units using the CDBG program and other available government programs, continue to provide information to all residents regarding available home rehabilitation programs, and increase public awareness of self-help and rehabilitation programs through outreach programs.	Redevelopment Agency	Ongoing	12 extremely low, 12 very low, and 20 low-income units	The City provided CDBG funds for two housing rehabilitation projects in FY 2008 – 09.	The City provided funding for housing rehabilitation, but did not meet the quantified objective of 12 ELI, 12 VLI, and 20 LI units.	This program should be continued, with modifications to reflect the absence of redevelopment funding.
2.23	The City shall continue to include funds in its operating budget for building code and blight enforcement programs.	Community Development Department, City Council	Ongoing		The City has a half-time code enforcement officer. Code enforcement actions have been reduced as a result of staff budget reductions. The Community	The City continues to include operating funds for code enforcement, but at a lower level.	The City is implementing this program. The program should continue.

Table 2-57 Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-is, Modify, or Remove this Program and Why?
2.24	The City shall review its eligibility for Federal and State home repair, renovation, and replacement programs annually and apply for programs, as appropriate.	Community Development Department	Ongoing		Development Department has requested funding as part of the FY 2013-14 budget to increase code enforcement to a full-time position.		
2.25	The City shall continue to periodically update the status of housing conditions to determine the need for housing rehabilitation and the removal of unsafe units.	Community Development Department, Code Enforcement, Building Inspection	Ongoing		The City provided CDBG funds for two housing rehabilitation projects in FY 2008 – 09. The City employs a half-time code compliance officer. A housing conditions study was prepared as part of the 2008 Housing Element Update.	The City continues to fund repair, renovation, and replacement programs. The City continues to include operating funds for code enforcement to monitor housing conditions, but at a lower level.	The City is implementing this program. The program should continue. The City is implementing this program. The program should continue.
2.26	The City will commit assistance to the renovation and rehabilitation of existing mobile home parks in the East Street Corridor through a rezone to eliminate their non-conforming status, for the purposes of preservation and maintenance of affordable housing for very low-, low-, and moderate-income households.	Community Development Department	Ongoing		The City has completed the rehabilitation/renovation and the rezoning of the 156-unit Casa del Sol mobile home park. The City worked closely with the Community Housing Opportunities Corporation (CHOC) to close the final financing for the project. The final funding for the project, a HOME loan, was approved for CHOC in 2011 and 30 new coaches (residential units) were installed during the same year. To date, the new coaches have been rented to lower income houses with the exception of manager's unit and two coaches that remain vacant.	The City has successfully completed this program.	This program should not be continued.
2.27	The City will contact property owners of units at-risk of converting to market rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing. Participation from agencies interested in purchasing and/or managing units at-risk will be sought. Funding assistance, which can be leveraged with outside sources by the non-profit or for-profit developer to either transfer ownership, or provide rent subsidies to maintain affordability, shall utilize all available federal, state, and local financing sources. Property owners are required to give a nine-month notice of their intent to opt out of low-income use restrictions. The City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.	Community Development Department, Redevelopment Agency	Ongoing	144 extremely low, 145 very low-income units	The City continues to monitor affordable housing projects at-risk of converting to market rate housing and offer assistance to maintain the projects as affordable. The City continues to review HUD's information on potential opt-outs and attempt to preserve them. In August 2010, the City Council approved a HOME application for an expiring Section 8 project. While the application was not successful, the City continues to work with Yolo County Housing on preserving affordable units.	287 units in Woodland have been preserved since 2009. YCH preserved affordability at Crosswood Apartments. Cherry Glen is being preserved by another party. Greenery has been preserved with the use Tax Credits and LMSA funding. Another project, New Dimensions, is considered low-risk because it is owned and managed by the nonprofit Community Housing Opportunities Corporation of Davis and is dedicated to maintaining the affordability of the project.	This program should be continued, but modified to reflect the absence of redevelopment funding.

Table 2-57 Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
2.28	The City shall continue to strive for greater energy conservation in residential development. Through the Redevelopment Agency, CDBG monies are available for energy efficiency work through their housing rehabilitation program for lower-income households. Additionally, the City will continue to provide information to all residents regarding available home rehabilitation programs, and increase public awareness of self-help and rehabilitation programs through outreach programs.	Redevelopment Agency	Ongoing		The Rockdale Grange project was completed in 2011 and includes solar panels on the Community Center to help supply energy to the complex. Also through the City's CDBG housing rehab program, energy efficiency upgrades are encouraged. These include installing dual paneled windows, new insulation and other items that can positively affect energy consumption. The new homes being built by Standard Pacific in Spring Lake are required to have a minimum of 5% of their homes have solar. The Pulte development of 79 homes which is under construction intends to offer solar on 100% of their homes.	The City is making progress in implementing this program.	This program should continue, but should be modified to reflect the absence of redevelopment funding.
2.29	The City shall continue to distribute Fair Housing brochures and booklets indicating what the Fair Housing laws are and where advice, assistance and enforcement activities can be obtained. The City will provide this information to any person who feels they have been discriminated against in acquiring housing within the City and to any housing provider who requests such information. Information will be made available at the City's website and at the City's Homebuyer Education Seminars.	Fair Housing Specialist	Ongoing		Information such as Fair Housing brochures are published in English and Spanish and are on display at the Fair Housing kiosk located at the City's Community Development Department office.	The City is making progress in implementing this program.	This program should continue.
2.30	The City shall affirmatively further fair housing by contracting with the Fair Housing Hotline Project provided through Legal Services of Northern California	Community Development Department, City Council	Ongoing		Legal Services of Northern California is contracted by the City to provide the Fair Housing Hotline Project. Quarterly updates are reported by Legal Services of Northern California.	The City is making progress in implementing this program.	This program should continue.
2.31	The City shall facilitate an Annual Fair Housing Open House for rental property owners and various social services organization and agencies to discuss mechanisms to evaluate tenant applications according to fair housing law.	Community Development Department	Ongoing		Legal Services of Northern California, Yolo County Housing, and the City jointly held a Fair Housing Workshop in April 19, 2012. Speakers from Legal Services and California Department of Fair Employment and Housing provided an overview of State fair housing laws, disability discrimination, reasonable accommodations and modifications, and legal rights for victims of domestic violence and stalking in voucher housing to housing tenants, landlords, and other	The City has participated in an open house, in 2012.	This program should continue.

Table 2-57 Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
2.32	The Community Development Department shall refer fair housing complaints to the Fair Housing Hotline Project provided through Legal Services of Northern California and State Department of Fair Employment and Housing for resolution	Community Development Department	Ongoing		Interested individuals and organizations.	The City is making progress in implementing this program.	This program should continue.
2.33	The City shall initiate a change to the General Plan and Zoning Ordinance to allow for additional mobile home units to be located in a mobile home park.	Community Development Department, Planning Commission, City Council	Ongoing		No action was taken in FY 2010-11.	No actions governed by this program were undertaken. The program effectiveness cannot be evaluated at this time.	The program should continue, with modifications to reflect the new General Plan and comprehensive zoning update in process.
2.34	The City shall affirmatively further fair housing by contracting with the Fair Housing Hotline Project provided through Legal Services of Northern California	Community Development Director, City Council	Ongoing		Legal Services of Northern California is contracted by the City to provide the Fair Housing Hotline Project. Quarterly updates are reported by Legal Services of Northern California.	The City is making progress in implementing this program.	This program should continue.
2.35	The City shall review and amend its Municipal Code as necessary to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The purpose of this is to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City.	Community Development Department, City Council	Ongoing		Reasonable Accommodation for Persons with Disabilities was added to the Municipal Code in 2004 (\$25,21.85).	The City is making progress in implementing this program.	This program should continue.
2.36	The City shall develop measures to encourage developers to use barrier-free design in new housing developments. Such measures could include density bonuses, fee reductions or other incentives. The City shall develop and make available information showing recommended barrier-free design features for residential projects.	Community Development Department, City Council	FY 2009		Barrier-free design is governed by accessibility law and incorporated with all designs. All apartments are required to comply with Chapter 11B of the California Building Code. Construction of the Rochdale Grange affordable housing project was completed in 2011 and a number of the first floor units include accessible features. The City Council approved up to \$910,000 in funding for the Mutual Housing at Spring Lake affordable housing project on July 20, 2010. A number of the first floor units planned for the project will include accessible features.	The City is making progress in implementing this program.	This program should continue.

Table 2-57 Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
2.37	The City shall increase its educational outreach efforts by assuring that all flyers are available in both English and Spanish regarding fair housing issues as related to migrant and seasonal farm workers. Financial and technical assistance may be sought from California Rural Legal Assistance, the Farm Worker Justice Fund, the USDA Rural Development Program, and HCD's Office of Migrant Services	Community Development Department	Ongoing		Fair Housing brochures are published in English and Spanish and are on display at the Fair Housing kiosk located at the City's Community Development Department office. In addition, the Fair Housing Hotline Project can accommodate Spanish speakers.	The City is making progress in implementing this program.	This program should continue.
2.38	The City shall enforce Title 24 provisions of the California Administrative Code for residential energy conservation measures.	Community Development Department	Ongoing		The City adopted the 2010 California Building Standards Code and the 2010 California Green Building Code. Fees for Solar projects have been reduced and plan review times have been streamlined.	The City is making progress in implementing this program.	This program should continue.
2.39	The City shall encourage the continued affordability of both rental and ownership housing by encouraging energy conservation in all existing development. The City will make available an informational fact sheet for distribution that will describe the measures that can be instituted in homes for little cost and will save energy and utility expenses.	Community Development Director, Building Division	Ongoing		No action was taken during FY 2010-11.	No actions governed by this program were undertaken. The program effectiveness cannot be evaluated at this time.	The program should continue, with modifications to reflect the new CAP, General Plan and comprehensive zoning updates in process.
2.40	The City shall apply its energy conservation policies in the Spring Lake Specific Plan citywide. These policies include but are not limited to the use of energy efficient air conditioners, light-colored roofing materials, photovoltaic energy systems, and Energy Star appliances.	Community Development Director, Public Works Director, Building Division	FY 2009		No action was taken in FY 2010-11; however, it should be noted that the California Building Standards Commission approved a "green" building code in July 2008. The code imposes new, increased requirements in the areas of energy efficiency, water conservation, indoor air quality, and moisture control. The code will be phased in between 2009 and 2011 for cities and counties. The requirements of the code are similar to if not more stringent than the energy efficiency provisions of the Spring Lake Specific Plan.	The City has not taken action to implement this program; however, changes in the California Building Code accomplish the goals of this program without action required on the part of the City.	This program should be continued.

PROGRESS TOWARDS RHNA

Table 2-56 shows the previous RHNA allocation by income and the units built and under construction in Woodland from January 1, 2006 through June 2013 under the 2009 Housing Element Planning period 2006-2013. A total of 85 units built since 2006 fall into the very low-category, 71 units fall into the low-category, and 44 units fall into the above-moderate category.

2.6 Other Requirements

PUBLIC PARTICIPATION

State law requires cities and counties to make a “diligent effort” to achieve participation by all segments of the community in preparing a housing element (Section 65583 (c) (6) of the California Government Code). This diligent effort translates into local jurisdictions doing more than issue the customary public notices and conduct standard public hearings prior to adopting a housing element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and minority households that might otherwise not participate in the process. The City continued to solicit public input throughout the update process, beginning with City Council awarding the contract for preparation of the Housing Element, during the development of the Draft Element, during public review of the Draft Element, and during the adoption process.

During preparation of the Woodland Housing Element, the City decided to solicit input early in the process during preparation of the Draft Element. This was done in order to identify issues upfront and then include solutions, policies, and programs in the Draft Element that would address the citizens and stakeholders concerns. Opportunities for public input included the following meetings:

- Feb 7/8 Stakeholder interviews
- Feb 11 General Plan website launch
- Feb 21 Planning Commission #1 (kick-off meeting)
- Mar 7 Community Housing Forum
- Mar 21 Community-wide household survey mail-out
- Apr 11 Community Workshop #1 (community vision)
- Apr 13 Community Workshop #2 (community vision)
- Apr 30 General Plan Steering Committee #2 (Housing Element)
- May 16 Planning Commission hearing on draft Housing Element
- May 21 City Council hearing on draft Housing Element

The stakeholder interviews and Community Housing Forum included participation by a range of community-based organizations that serve special needs groups and lower-income households, housing developers (including affordable housing developers), the business

community (including real estate and finance), and others with an interest in housing policy issues and supportive services for special needs and lower-income populations. The City also distributed a community survey to solicit public input a wide variety of topics, including housing, and created a webpage (Woodland General Plan 2035) to allow the public to stay informed and provide input during the General Plan update process (including the Housing Element update).

In addition to these opportunities for community participation in the update to the Housing Element update, the City conducted several public forums during preparation of a technical report⁵ that will inform the adoption of a Climate Action Plan and strategies related to housing, neighborhoods, healthy communities, energy and water conservation, and greater access to community services within a walkable and transit-supportive environment. These strategies will be important to the successful implementation of the Housing Element. Through a webpage created by the City for the Climate Action Plan, the public was invited to provide suggestions for climate action plan strategies. The City also conducted public forums in 2012, including a community-wide public “visioning” workshop on June 12 to introduce the project and gather community input and a Public Strategies Workshop on August 8.

Summary comments from the Housing Forum, subsequent meetings, and other forms of public outreach are included in Appendix B.

A summary of comments from public participation during the early stages of the Climate Action Plan related to housing, neighborhoods, and community health are included in Appendix C.

CONSISTENCY WITH GENERAL PLAN AND POLICIES

State Law requires that the Housing Element be consistent with other elements of the City of Woodland’s General Plan. Policies and programs were developed subject to the constraints of the policies and programs contained in the other General Plan elements. Of all the other General Plan elements, the Housing Element is most closely related to the Land Use and Community Design Element in the General Plan because the Land Use and Community Design Element specifies the lands within the City that may be utilized for housing development.

Areas available for residential development along with the range of allowable densities and direction on appropriate housing types are designated through the Land Use Diagram and the land use definitions in the Land Use and Community Design Element, thereby laying the foundation for all other goals, policies, and programs related to the provision of housing. The Land Use and Community Design Element also provides further detail in the implementation of many Housing Element policies. The policies and implementation programs contained under the “Residential Development” and “New Residential Neighborhoods” sections of the Land Use and Community Design Element discuss providing a variety of housing types and

⁵ City of Woodland Climate Action Plan Technical Report, December 2012.

encouraging infill development, while preserving the quality and character of existing neighborhoods.

Other elements in the General Plan also discuss policy directions for residential development. For example, the Economic Development Element states “it is crucial that economic development be balanced with adequate housing for city resident workers and that it contributes to the character and quality of life in Woodland.” Policy 9.C.4 in the Economic Development Element calls for the City to “actively pursue the creation of significant new housing opportunities within the Downtown Central Business District.”

The expression of the community’s goals and objectives regarding housing production are embodied in this document. This Housing Element provides an effective framework to address the housing needs and demands for future housing development, rehabilitation, and conservation through its policies and programs.

Relationship to Other City Plans and Policies

The Housing Element identifies priority goals, objectives, policies and action programs for the next eight years that directly address the housing needs of Woodland. The Housing Element goals, objectives, and policies are implemented through other plans and policies as summarized below, including the City’s Municipal Code and Specific Plans.

Woodland Municipal Code

The Woodland Municipal Code (WMC) consists of all the regulatory ordinances and certain administrative ordinances of the City, codified pursuant to the provisions of Sections 50022.1 through 50022.8 and 50022.10 of the Government Code. The WMC includes the City’s Subdivision Ordinance and Zoning Ordinance.

Specific Plans

Specific plans are customized regulatory documents that provide focused guidance and regulations for a particular area. They generally include a land use plan, circulation plan, infrastructure plan, zoning classifications, development standards, design guidelines, phasing plan, financing plan, and implementation plan. Woodland has four approved specific plans. The specific plan is designed to allow for development in a manner that is compatible with surrounding areas, and the general character of the City of Woodland. These plans are listed below:

- Downtown Specific Plan
- Spring Lake Specific Plan and Design Standards
- East Street Corridor Specific Plan
- Southeast Area Specific Plan

SB 162 and SB 244

SB 162 requires cities and counties to address flood protection issues in their updated Land use, Conservation, Safety, and Housing Element updates. The City is currently undertaking a comprehensive update to its general plan, including its Conservation and Safety Elements. The updated General Plan will meet the requirements of SB 162 related to flood protection and approval of new housing units.

SB 244 requires cities and counties to review and update the elements of their general plans to include data and analysis, goals, and implementation measures regarding unincorporated island, fringe, or legacy communities. Woodland does not have any disadvantaged island, fringe, or legacy communities in the nearby unincorporated area.

PRIORITY FOR WATER AND SEWER

Per Chapter 727, Statutes of 2004 (SB 1087), upon completion of an amended or adopted housing element, a local government is responsible for immediately distributing a copy of the element to area water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Chapter 727 was enacted to improve the effectiveness of the law in facilitating housing development for lower-income families and workers.

Local public and/or private water and sewer providers must adopt written policies and procedures that grant a priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing. In addition, the law prohibits water and sewer providers from denying, conditioning the approval, or reducing the amount of service for an application for development that includes housing affordable to lower-income households, unless specific written findings are made.

As mentioned in the Adequacy of Public Facilities and Infrastructure section, the City of Woodland provides water and sewer services for the area.

2.7 Resources

LIST OF AGENCIES AND ORGANIZATIONS CONTACTED OR CITED

Alta Regional Center

California Housing Partnership Corporation

City of Woodland

Department of Housing and Community Development (HCD)

Department of Housing and Urban Development (HUD)

Elderly Nutrition Program

Legal Services of Northern California, Yolo County Office

Remax Realty

Rural Communities Assistance Corporation

Sexual Assault & Domestic Violence Center of Yolo County

Woodland Joint Unified School District

Woodland Senior Center

Woodland Youth Services

Yolo County Homeless Coordinator

Yolo County Housing

Yolo County Adult Protective Services, In-Home Support Services (IHSS)

Appendix A: Parcel Inventory

Table A.1 Total Infill Housing Development Capacity (Not Including Spring Lake Specific Plan Area – Only Used in Calculating Total Potential Housing Development Capacity, not the Sites Inventory for this Housing Element)

Address	Acres	APN	Existing LU	Zoning	Status	Capacity (Units)
514-518 MAIN ST	0.18	006-561-006-000	Retail Sales	CBD	Redevelopable	1
318 D ST	0.07	063-072-006-000	Vacant	ESD	Redevelopable	1
301 C ST	0.10	063-072-001-000	Vacant	ESD	Redevelopable	1
315 1/2 D ST	0.10	063-073-004-000	Vacant	ESD	Redevelopable	1
315 D ST	0.10	063-073-005-000	Single Family Residential	ESD	Redevelopable	1
1245 ARMFIELD AVE	0.11	063-074-002-000	Single Family Residential	ESD	Redevelopable	1
1241 ARMFIELD AVE	0.13	063-075-004-000	Single Family Residential	ESD	Redevelopable	1
1237 ARMFIELD AVE	0.13	063-075-002-000	Vacant	ESD	Redevelopable	1
317 D ST & 1243 ARMFIELD AVE	0.13	063-074-001-000	Multiple Family Residential	ESD	Redevelopable	1
1239 ARMFIELD AV & 1239 1/2 ARMFIELD AVE	0.13	063-075-003-000	Multiple Family Residential	ESD	Redevelopable	1
312 C ST	0.13	063-076-002-000	Single Family Residential	ESD	Redevelopable	1
1219 ARMFIELD AVE	0.13	063-077-004-000	Single Family Residential	ESD	Redevelopable	1
1215 ARMFIELD AVE	0.13	063-077-003-000	Automotive Uses	ESD	Redevelopable	1
1213 ARMFIELD AVE	0.13	063-077-002-000	Single Family Residential	ESD	Redevelopable	1
310 A ST	0.13	063-078-003-000	Single Family Residential	ESD	Redevelopable	1
315 EAST ST	0.13	063-078-001-000	Automotive Uses	ESD	Redevelopable	1
309 B ST	0.14	063-071-011-000	Single Family Residential	ESD	Redevelopable	1
308 B ST	0.14	063-071-010-000	Single Family Residential	ESD	Redevelopable	1
308 A ST	0.14	063-071-006-000	Single Family Residential	ESD	Redevelopable	1
303 EAST ST	0.14	063-071-005-000	Automotive Uses	ESD	Redevelopable	1
311 C ST	0.14	063-072-005-000	Automotive Uses	ESD	Redevelopable	1
308 C ST	0.14	063-071-014-000	Single Family Residential	ESD	Redevelopable	1
307 B ST	0.14	063-071-012-000	Single Family Residential	ESD	Redevelopable	1
306 B ST	0.14	063-071-009-000	Single Family Residential	ESD	Redevelopable	1
306 A ST	0.14	063-071-007-000	Single Family Residential	ESD	Redevelopable	1
301 EAST ST	0.14	063-071-004-000	Single Family Residential	ESD	Redevelopable	1
313 C ST	0.14	063-072-013-000	Vacant	ESD	Redevelopable	1
309 C ST	0.14	063-072-004-000	Vacant	ESD	Redevelopable	1
306 C ST	0.14	063-071-013-000	Single Family Residential	ESD	Redevelopable	1

Table A.1 Total Infill Housing Development Capacity (Not Including Spring Lake Specific Plan Area – Only Used in Calculating Total Potential Housing Development Capacity, not the Sites Inventory for this Housing Element)

Address	Acres	APN	Existing LU	Zoning	Status	Capacity (Units)
305 C ST, A-C	0.15	063-072-012-000	Multiple Family Residential	ESD	Redevelopable	1
313 D ST	0.21	063-073-003-000	Single Family Residential	ESD	Redevelopable	2
311 D ST	0.21	063-073-002-000	Single Family Residential	ESD	Redevelopable	2
1247-49 ARMFIELD AVE	0.24	063-074-003-000	Multiple Family Residential	ESD	Redevelopable	2
1233-35 ARMFIELD AVE	0.26	063-075-001-000	Single Family Residential	ESD	Redevelopable	2
1211 ARMFIELD AVE	0.26	063-077-001-000	Vacant	ESD	Redevelopable	2
309 D ST	0.33	063-073-001-000	Single Family Residential	ESD	Redevelopable	3
1207 ARMFIELD AVE	0.40	063-078-002-000	Automotive Uses	ESD	Redevelopable	3
1225 ARMFIELD AVE	0.53	063-076-001-000	Single Family Residential	ESD	Redevelopable	4
310 D ST	0.59	063-072-008-000	Vacant	ESD	Redevelopable	5
25 EAST ST	0.68	063-090-031-000	Vacant	ESD	Redevelopable	6
1225 E OAK AVE	1.17	066-021-027-000	Industrial	ESD	Redevelopable	10
119-123 EAST ST	1.40	063-060-001-000	Industrial	ESD	Redevelopable	12
1237 E OAK AVE	1.52	066-021-028-000	Commercial	ESD	Redevelopable	13
534 JOHNSTON ST	2.14	066-021-004-000	Single Family Residential	ESD	Redevelopable	18
1285 LEMEN AVE	4.36	063-060-005-000	Government	ESD	Redevelopable	37
613 EAST ST	0.28	066-021-025-000	Vacant	ESD	Vacant	0
NO ADDRESS	0.94	063-060-012-000	Vacant	ESD	Vacant	0
145 EAST ST	1.25	063-060-010-000	Mini Mart	ESD	Vacant	31
148 FIFTH ST	0.25	005-162-045-000	Vacant	N-P	Redevelopable	0
527 WALNUT ST	0.34	006-582-007-000	Single Family Residential	N-P	Redevelopable	0
170 FIRST ST	0.14	005-632-014-000	Vacant	N-P	Vacant	1
167 FIRST ST	0.19	005-633-012-000	Single Family Residential	N-P	Vacant	2
1005 COTTONWOOD ST	0.16	065-175-021-000	Single Family Residential	R-1	Redevelopable	0
505 CHAPMAN CIR	0.16	065-211-022-000	Single Family Residential	R-1	Redevelopable	0
1021 WEST ST	0.27	006-281-030-000	Single Family Residential	R-1	Redevelopable	1
10 AMHERST PL	0.33	039-361-005-000	Vacant	R-1	Vacant	4
882 W SOUTHWOOD DR	0.35	065-370-006-000	Vacant	R-1	Vacant	4
315 WOODLAND AVE	0.13	005-716-009-000	Single Family Residential	R-2	Vacant	2
203 N COLLEGE ST	0.13	005-716-010-000	Single Family Residential	R-2	Vacant	2
NO ADDRESS	0.21	005-615-017-000	Vacant	R-2	Vacant	3
267 PALM AVE	0.22	005-692-061-000	Vacant	R-2	Vacant	4
224 FREEMAN ST	0.26	005-715-007-000	Multiple Family Residential	R-2	Vacant	4
269 PALM AVE & 808 KENTUCKY AVE	0.27	005-692-059-000	Vacant	R-2	Vacant	4
NO ADDRESS	0.43	005-540-029-000	Vacant	R-2	Vacant	7

Table A.1 Total Infill Housing Development Capacity (Not Including Spring Lake Specific Plan Area – Only Used in Calculating Total Potential Housing Development Capacity, not the Sites Inventory for this Housing Element)

Address	Acres	APN	Existing LU	Zoning	Status	Capacity (Units)
317 BEAMER ST	0.52	005-604-006-000	Vacant	R-2	Vacant	8
508 CALIFORNIA ST	0.22	065-290-039-000	Commercial	R-M	Redevelopable	2
622 CALIFORNIA ST	0.23	065-300-024-000	Single Family Residential	R-M	Redevelopable	2
626 CALIFORNIA ST	0.48	065-300-025-000	Single Family Residential	R-M	Redevelopable	4
608 COMMUNITY LN	0.89	065-300-004-000	Single Family Residential	R-M	Redevelopable	8
NO ADDRESS	0.14	065-221-006-000	Vacant	R-M	Vacant	1
NO ADDRESS	0.14	065-221-007-000	Vacant	R-M	Vacant	1
NO ADDRESS	0.14	065-221-008-000	Vacant	R-M	Vacant	1
NO ADDRESS	0.14	065-221-009-000	Vacant	R-M	Vacant	1
NO ADDRESS	0.14	065-221-010-000	Vacant	R-M	Vacant	1
NO ADDRESS	0.20	065-221-012-000	Vacant	R-M	Vacant	2
NO ADDRESS	0.26	065-221-013-000	Vacant	R-M	Vacant	2
NO ADDRESS	0.26	065-221-005-000	Vacant	R-M	Vacant	2
NO ADDRESS	0.27	065-221-011-000	Vacant	R-M	Vacant	2
530 COMMUNITY LN	0.44	065-290-007-000	Vacant	R-M	Vacant	4
NO ADDRESS	1.09	066-030-033-000	Vacant	R-M	Vacant	27

Table A.2 Land Inventory (Spring Lake Specific Plan Area)

Land Use Category	Ref. Name	Density	Acreage	Status	Approved Units	Approved Density	Max. Density	Capacity	APN
R-5	Parkside at Spring Lake	4-5 units/acre	23	Under Construction	106				041-231-025-000
									041-232-016-000
									041-231-024-000
									041-232-017-000
									041-231-026-000
									041-241-012-000
									041-241-018-000
									041-241-017-000
									041-241-016-000
									041-241-015-000
									041-241-014-000
									041-241-013-000
									041-241-011-000
									041-241-010-000
									041-242-004-000
									041-241-009-000
									041-242-002-000
									041-242-003-000
									041-242-038-000
									041-242-039-000
									041-242-005-000
									041-242-040-000
									041-242-041-000
									041-242-042-000
									041-241-008-000
									041-242-043-000
									041-242-044-000
									041-242-045-000
									041-242-023-000
									041-242-037-000
									041-243-012-000
									041-242-006-000
									041-241-007-000
									041-243-013-000
									041-242-036-000
									041-242-007-000
									041-241-006-000

Table A.2 Land Inventory (Spring Lake Specific Plan Area)

Land Use Category	Ref. Name	Density	Acreage	Status	Approved Units	Approved Density	Max. Density	Capacity	APN
									041-242-022-000
									041-242-008-000
									041-242-035-000
									041-241-005-000
									041-242-020-000
									041-242-034-000
									041-242-010-000
									041-242-033-000
									041-242-017-000
									041-242-032-000
									041-242-031-000
									041-242-030-000
									041-242-016-000
									041-242-015-000
									041-242-014-000
									041-242-013-000
									041-242-011-000
									041-231-032-000
									041-231-033-000
									041-233-019-000
									041-233-020-000
									041-233-021-000
									041-233-022-000
									041-233-023-000
									041-233-024-000
									041-233-025-000
									041-233-026-000
									041-233-027-000
									041-233-018-000
									041-231-031-000
									041-231-030-000
									041-233-016-000
									041-233-015-000
									041-233-014-000
									041-233-013-000
									041-233-012-000
									041-233-011-000

Table A.2 Land Inventory (Spring Lake Specific Plan Area)

Land Use Category	Ref. Name	Density	Acreage	Status	Approved Units	Approved Density	Max. Density	Capacity	APN
									041-233-010-000
									041-233-009-000
									041-233-008-000
									041-233-007-000
									041-233-006-000
									041-233-017-000
									041-232-027-000
									041-232-026-000
									041-232-025-000
									041-232-024-000
									041-232-023-000
									041-232-022-000
									041-232-021-000
									041-232-020-000
									041-232-019-000
									041-242-024-000
									041-242-025-000
									041-242-026-000
									041-242-027-000
									041-242-028-000
									041-242-029-000
									041-242-018-000
									041-242-019-000
									041-242-021-000
									041-242-009-000
									041-242-012-000
									041-243-011-000
									041-243-015-000
									041-243-016-000
									041-243-017-000
									041-231-029-000
									041-243-014-000
R-8	Prudler/Seivers	6-8 units/acre	4	Vacant			8	28	041-243-002-000
R-8	Cal-West Investors	6-8 units/acre	27	Approved	176	6			041-070-051-000
									041-070-052-000
R-15	Prudler/Seivers	10-15 units/acre	4	Vacant			15	57	041-231-028-000
R-15	Oyang	10-15 units/acre	6	Vacant			15	91	041-070-037-000

Table A.2 Land Inventory (Spring Lake Specific Plan Area)

Land Use Category	Ref. Name	Density	Acreage	Status	Approved Units	Approved Density	Max. Density	Capacity	APN
R-5	Oyang	4-5 units/acre	22	Vacant			5	109	041-070-037-000
R-15	E. of I 13 and S. of Cal-West	10-15 units/acre	5	Vacant			15	76	041-070-051-000
R-8	Merritt 3/8	6-8 units/acre	9	Vacant			8	71	042-580-001-000
R-5	Merritt 3/8	4-5 units/acre	16	Vacant			5	82	042-580-001-000
R-5	Merritt Murphy Phase 1 and 2	4-5 units/acre	50	Approved	240	5			042-580-002-000
R-20	Merritt Murphy Phase 2	18-20 units/acre	4	Vacant			20	80	042-580-002-000
R-5	Hendrick Ranch	4-5 units/acre	27	Vacant			5	134	042-580-003-000
									042-580-037-000
									042-580-040-000
R-8	Spring Lake Central Unit 3	6-8 units/acre	6	Vacant			8	50	042-580-037-000
R-15	Spring Lake Central Unit 1	10-15 units/acre	9	Vacant			15	141	042-580-040-000
									042-580-037-000
R-5	Solara Ranch and SL CU 3	4-5 units/acre	26	Vacant			5	132	042-580-040-000
									042-580-043-000
									042-580-046-000
									042-580-010-000
R-15	Beeghly Ranch TM	10-15 units/acre	5	Vacant			15	75	042-574-001-000
R-25	Oyang S. of Marston	20-25 units/acre	4	Vacant			25	100	042-030-034-000
R-3	Oyang S. of Marston, Heritage Unit 8, Heritage Unit 6, Heritage Remainder, Heritage Unit 6A, vacant part of Heritage Unit 2	1-3 units/acre	110	Vacant			3	329	042-030-034-000
									042-030-032-000
R-25	Sacramento Mutual Housing	20-25 units/acre	5	Approved	101				042-533-001-000
R-5	E. of Pioneer N. of Galvin	4-5 units/acre	15	Vacant			5	75	042-580-038-000
									042-580-041-000
R-8	Spring Lake Central Unit 2	6-8 units/acre	21	Vacant			8	164	042-580-041-000
									042-580-044-000
									042-580-046-000
R-5	Spring Lake Central Unit 2	4-5 units/acre	9	Vacant			5	45	042-580-041-000
									042-580-044-000
									042-580-046-000
									042-481-005-000
R-8	Woodlake Spring Lake LLC	6-8 units/acre	16	Vacant	108	7			042-580-014-000
									042-580-013-000
R-20	Spring Lake Central Unit 1	18-20 units/acre	7.61	Vacant			20	152	042-580-041-000
									042-580-044-000
									042-580-046-000

Table A.2 Land Inventory (Spring Lake Specific Plan Area)

Land Use Category	Ref. Name	Density	Acreage	Status	Approved Units	Approved Density	Max. Density	Capacity	APN
R-15	Heritage Unit 5B	10-15 units/acre	1	Vacant			15	17	042-030-032-000
R-4	Vacant parts of Heritage Park Unit 3, Heritage Park Unit 2, Heritage Park Unit 1A	3-4 units/acre	18	Vacant			4	72	042-030-032-000
									042-030-017-000
R-3	Unbuilt parts of Heritage Unit 2	1-3 units/acre	2	Approved	10	4			042-391-007-000
									042-391-008-000
									042-391-003-000
									042-391-004-000
									042-391-005-000
									042-391-002-000
									042-391-006-000
									042-391-001-000
									042-362-007-000
									042-362-006-000
R-4	Vacant parts of Heritage Unit 4C, Heritage Unit 7, and Heritage Unit 4A	3-4 units/acre	24	Vacant			4	96	042-030-031-000
									042-030-032-000
									042-030-033-000
R-15	Heritage Unit 4B	10-15 units/acre	10	Vacant			15	149	042-030-029-000
									042-030-032-000

Appendix B: Comment Summary

Housing Forum

March 7, 2013, 4:00-6:00 PM | Woodland City Council Chambers, 300 1st Street

TRENDS AND HOUSING NEEDS

Senior Housing

- Housing is needed to allow Woodland residents to “age in place,” which would allow seniors to stay in the community and would also provide fiscal benefits to City by retaining the tax base.
- Stand-alone, age-restricted housing is needed, stand-alone senior housing is needed, and “active adult” housing is needed (City only has one facility currently).
- Smaller dwelling units with reduced yards are needed for seniors, easier to maintain.
- Senior housing could include townhomes and condominiums, particularly single-story units.
- Active adult housing is also needed (not assisted living). Similar to Heritage Park in Natomas but smaller.

Single Farmworker Housing

- There are family options, but not option for singles (smaller, affordable units, studio apartments, for example).
- Based on the growing season, the need is for year-round, as opposed to seasonal.
- Need locations close to place of work.

Extremely Low-Income Housing

- This type of housing is a need.
- Accommodate those living on Supplemental Security Income (SSI) income, especially individuals.
- The City should also consider ownership opportunities for low income households/individuals.

Entry level housing

- Smaller units can help households build equity.

Types of Housing Needed – Compact Housing, Second Units

- Townhomes and condos are needed.
- Compact housing helps to accommodate needs of seniors and lower income households/individuals.
- Need to index housing to income.
- Second units (“in-law” units) could fulfill some of the housing needs (affordable, senior), in particular on properties with larger backyards.
- Mixing: different housing types should be mixed with a fine grain.

Amenities and Housing

- Bike paths, trails, walking paths are needed in areas with housing so people can travel without a car.
- Should have green space near housing – in both existing communities and new developments.
- Higher-density housing is better and more accepted if it has green spaces – could be nearby (not necessarily on-site).
- Parks: linear, especially allows people to walk near home.
- Senior apartments and other apartments should have nearby community gardens.
- City should buffer large roads from homes with open space.
- Recreation: 91% prefer walking near home. Should promote multi-use open space.
- Be smarter about drainage (use naturalized drainage) and also provide in same area walking and habitat. Includes these concepts in both streetside and residential drainage.
- City should have a greenbelt around Woodland for walking.
- Dog parks, swimming, wheelchair and disability accessible; open space should have water. Areas for children to explore and play are important, as well.
- Creating a good place to raise a family results in economic development value because businesses and employees desire those amenities.

Special Needs

- Need supportive housing for people with disabilities

- Need programs paired with housing to serve people with disabilities.
- Transitional Housing is a need and will be in the future. HUD is moving away from transitional to permanent supportive housing.

Larger Family Housing

- There is a limited availability of large family housing. Need some with six bedrooms.

Examples

- Margaret Manor in West Sacramento as an example; income/deed restricted housing project.
- Rossmoor
- Lafayette
- Natomas – Heritage Park
- Metro Square – 25 units per acre – good design; same project in West Sacramento.

Opportunities, Locations for Compact Housing

Downtown

- Downtown housing is a good opportunity. Second-story units above retail.
- Second story units could share parking with retail. Peak periods for residential and nonresidential downtown would not overlap, so this would be an opportunity to make more efficient use of parking. Parking should be considered to avoid major capacity problems.
- Live/work units are another opportunity downtown.
- Living downtown near services has many benefits.

West Main Street

- There are opportunities to repurpose low-performing commercial properties into residential uses. Main Street west of downtown, for example.

Repurposing other commercial areas for compact housing

- Warehouses could also provide residential re-use opportunities.

Spring Lake Specific Plan Area and other new growth areas

- Look for areas throughout the City to include in higher-density housing.

Fees/Funding

- Impact fees: have increased the last 5 years. City should consider fee deferrals until later phases, not just waiving. This could help incentivize development in Woodland vis-à-vis elsewhere.
- Bank financing is an issue.
- Loss of redevelopment eliminates a key method for developing affordable housing. City could consider non-profit entity to do similar actions to RDA; perhaps look at Roseville model. This was funded through multiple millions of dollars, however.
- Local non-profits can help. Local banks may be willing to donate foreclosed properties to non-profits to rehabilitate for low income housing.

Constraints

- City should ensure that zoning code requirements do not inhibit the development of live/work units downtown.
- City should remove regulatory barriers to downtown housing and live/work units.
- Difficult to provide affordable housing when income is \$800 per month.
- City should ensure that process to entitle mixed-use development (housing and commercial) is simple and quick.
- City should ensure process for easements is simple and quick.

Density

- Higher densities need open space and park areas. Include community gardens.
- Mixed densities work well.
- Allow/encourage second units. Especially on the back of long lots with alley access.
- Explore old bungalow courts.
- Consider third stories – need architectural control.
- Allow higher density on blighted or vacant parcels
- Don't concentrate density in one area – spread around city.
- Include linear greenway connections.
- Possible locations for new 30 du/ac default density:

- Old Willow Springs school site
- East Street corridor
- Vacant commercial
- Lincoln, Grand, Main Streets area
- County Fair Mall
- County Fairgrounds
- City surplus properties
- Near community center
- Country Oaks site (old tennis court site)
- Woodhaven Lanes (between West Main and Court Streets)
- Ashley near CR 98
- Current County courthouse site

Miscellaneous

- City should look to decrease VMT throughout the City.
- General Plan Update: should look at a Blueprint Alternative.
- City should also be looking at range of housing in areas outside City limits. Consider a separate housing element for the land between the City limits and the Urban Limit Line (ULL).

Need to avoid segregating housing of various types/incomes. Interspersed housing is the best model.

Comments Received after Housing Forum

- **Compact Housing.** Support for smaller-scale housing (including detached, ownership) with a reduced amount of square footage. Smaller-scale housing should start at approximately 400 square feet, with a good design approach. The City should consider whether there are any zoning code constraints, such as those related to lot coverage or allowable land uses, which would adversely affect smaller-scale housing construction.
- **Land Trusts.** Support for the use of land trusts to promote housing development. One approach could be to place land into rotating, long-term, capped-cost leases,

which revert to a land trust, under certain conditions. It is possible that there could be tax benefits for this approach and it is possible that some of the low-income housing providers already use such techniques.

- **Senior Housing.** Support for the development of senior housing, including affordable “Del Webb” style senior developments.
- **Second Units.** The City should allow existing property owners to build second units (otherwise known as “in-law” units, “granny” units).
- **Locate Compact Housing near Services.** The City should promote the development of compact housing in areas close to services.
- **Downtown Development.** Mixed-use development should be promoted in the Downtown core, along with bed & breakfast uses (in order to promote tourism).
- **Affordability.** Affordable housing and market-rate housing should be provided with the appropriate balance. Housing should be available both to households and individuals with low incomes, as well as those with high incomes and everything in between. The City should accommodate housing that is affordable to young people.
- **Agricultural Land.** Prime agricultural land should be preserved as the City develops.
- **Sustainable Development.** Both new developments and reuse projects should incorporate principles of conservation and “sustainability.”
- **Zoning.** The City’s zoning ordinance should clearly outline what uses are, and what uses are not allowed in each zoning district. The appeals process should be uniform and streamlined. The City should facilitate review and approval of development applications.

Housing Forum Attendees

- Karen Hulbert (Coldwell Banker)
- Ken Konecny (Coldwell Banker)
- John Murphy
- Liz Johnson
- David Storer (Knaggs Commercial Properties)
- Al Aldrete
- Rodney B Higgins

- Larry Love
- Debbie Bruno
- Chris Holt
- Roger Ashton
- Alysa Meyer
- Marianne Krager (Yolo County Housing)
- Michael Clifford
- Jan Gillette

Stakeholders / Participants

Stakeholders who participated in the General Plan Update stakeholder process on February 7/8 included local affordable housing professionals, Mercy Housing, local business owners, local real estate and housing finance, experts, members of the City's Sustainability Committee and Historic Preservation Commission, a social justice activist, and community residents.

Appendix C: Public Comment during Development of the Climate Action Plan

Energy

NEW CONSTRUCTION

- Require greater energy efficiency in new development, including Title 24 building code requirements, site planning, and building orientation.
- Promote greater use of solar energy (solar panels, water heaters, etc.) in new construction.

RETROFITS

- Require older homes to become more energy efficient and consider low-interest loans for upgrades.
- Consider a voluntary assessment district approach to help fund energy efficiency upgrades in older homes.
- Encourage use of trained volunteers and community-based organizations to assist with providing information and education to property owners on energy efficiency upgrades.
- Assist with identifying affordable financing for solar energy installation.

Transportation

WALKING AND BIKING

- Improve bicycle / pedestrian path system.
- Make streets more walkable and bikable (safe routes to school, bike friendly streets, better bicycle and pedestrian connections).

TRANSIT

- Improve transit service to connect homes, schools, shopping, and jobs.
- Improve transit connections to regional systems (Amtrak, Light Rail, etc.).
- Increase transit availability to special needs populations that rely more on transit.

LAND USE

- More mixed-use development where possible and increased development densities (including residential), particularly along major transit routes and in the downtown area.
- Revise commercial zoning to encourage development where residents get “what they need” nearer to home.
- Incentivize high-density residential development in the General Plan Housing Element.
- Encourage infill / redevelopment / centralization—both commercial and housing.
- Create Priority Areas for infill, mixed-use and higher density development within ½-mile walking distance to transit (including housing).

Landscaping and Tree Canopy

- Work with Woodland Tree Foundation to promote the City tree rebate program to increase the number of street trees.
- Be proactive in encouraging homeowners to plant trees in planting strips.
- Require all new home construction to include 2 shade trees per home on the east, west, or south face of the home to provide the most energy savings.
- Focus on maintenance of mature trees that already provide energy benefits vs. planting new trees that will provide no benefit for many years.
- Allow people to remove large, grassy lawns and replace with appropriate low-water using plants and shrubs.
- In all new construction, allow less landscaping to be grass.
- Reduce water usage and energy associated with water by emphasizing native landscaping (drought-tolerant) at city-owned property.

Stakeholders / Participants

An informal “stakeholders planning group” was formed at project initiation to help build community awareness of and participation in the plan development effort and to ensure input from key community groups. Included are the members of the Sustainability Committee and representatives of the Woodland Planning and Historical Preservation Commissions, the Water Utility Advisory Committee, the Chamber of Commerce, the North Valley Hispanic Chamber of Commerce, Historic Woodland Downtown Business Association, Yolo County Board of Realtors, Pacific Coast Producers, Dignity Healthcare, Woodland Community College, Woodland Joint Unified School District, Supervisors Chamberlain and Rexroad, Yolo County Health Council, the League of Women Voters, Tuleyome, Woodland Tree Foundation, and the Springlake Homeowners group.

Appendix D: Lower-Income Projects at Less than 30 Units per Acre

Terracina at Spring Lake Apartments

The Terracina at Spring Lake project was completed in 2007 and includes 156 dwelling units on 6.25 acres at 1620 Mickle Avenue, in the R-20 Zone of the Spring Lake Specific Plan Area. Of the 156 units, 85 units are rent-restricted to very low income households for 55 years. The remaining 71 units are rent-restricted to low income households for 55 years.

Table D-1 Summary Statistics for Terracina at Spring Lake Apartments

Spring Lake Specific Plan:	Multi-Family Residential (20 units per acre)
Zoning:	R-20 (20 units per acre)
Acres:	6.25
Total Units:	156
Type:	Type V construction of two- and three-story garden style apartments with surface parking.
Year Built:	2007
Actual Density:	25 (Note – project received bonus density)
% of Max. Density:	125%
Affordability:	85 units (<50% AMI) 71 units (51 – 80% AMI)
Land Assemblage:	Master developer HTW West Ventures dedicated the land to the City of Woodland via Affordable Housing Land Dedication Agreement. The City subsequently dedicated the land to USA Properties Fund, the owner of Terracina at Spring Lake Apartments.
Land to Development Cost Ratio:	3.1%
*Per-unit Gap Financing:	\$33,263

**Per-unit Gap Financing represents the City subsidies (HOME grant and HOME program income) and master developer subsidy (land dedication) divided by the number of units.*

Source: City of Woodland 2013

Rochdale Grange Apartments

The Rochdale Grange project was completed in 2011 and includes 44 units on 2.73 acres at 2090 Heritage Parkway, in the R-15 Zone of the Spring Lake Specific Plan Area. Of the 44 units, 43 units are rent-restricted to very low income households for 55 years.

Table D-2 Summary Statistics for Rochdale Grange Apartments

Spring Lake Specific Plan:	Multi Family Residential (15 units per acre)
Zoning:	R-15 (15 units per acre)
Acres:	2.73
Total Units:	44
Type:	Type V construction of two-story garden style apartments with surface parking.
Year Built:	2011
Actual Density:	16
% of Max. Density:	107%
Affordability:	43 units (<50% AMI) 1 unit (manager)
Land Assemblage:	The property was sold by One West Bank to the project owner, Neighborhood Partners, LLC, for the amount of \$1.
Land to Development Cost Ratio:	Not applicable, Neighborhood Partners, LLC valued the property at \$0 in its project pro forma.
*Per-unit Gap Financing:	\$90,909

**Per-unit Gap Financing represents the City subsidies (HOME grant and HOME program income) divided by the number of units.*

Source: City of Woodland 2013

Mutual at Spring Lake Apartments

The Mutual at Spring Lake project was awarded tax credits in June and construction of the first 62 units will start this year and be completed by 2015. The project includes 101 dwelling units on 5 acres at the southeast corner of Farmers Central Road and Pioneer Avenue, in the R-25 Zone of the Spring Lake Specific Plan Area. Of the 101 units, a total of 100 units will be rent-restricted to very low and low income households for 55 years. At least 32 of the 100 units will be rent-restricted to very low income households for 55 years.

Table D-3 Summary Statistics for Mutual at Spring Lake Apartments

Spring Lake Specific Plan:	Multi Family Residential (25 units per acre)
Zoning:	R-25 (25 units per acre)
Acres:	5
Total Units:	101
Type:	Type V construction of two- and three-story story garden style apartments with surface parking.
Year Built:	2015 (estimated completed date for first 62 units)
Actual Density:	20
% of Max. Density:	80%
Affordability:	32 units (<50% AMI) 68 units (51 – 80% AMI) 1 unit (manager)
Land Assemblage:	Mutual Housing Associates purchased the project site from Pioneer Investors LLC for the amount of \$1,100,000.
Land to Development Cost Ratio:	3.7% (based on construction of initial 62 units)
*Per-unit Gap Financing:	\$9,010 (based on buildout of 101 units)

**Per-unit Gap Financing represents the City subsidy (loan from Spring Lake Off-Site Affordable Housing Fund) divided by the number of units at buildout.
Source: City of Woodland 2013*



RECEIVED
AUG 29 2013
City of Woodland



EDMUND G. BROWN JR.
GOVERNOR



MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

28 August 2013

Cindy Norris
City of Woodland
300 First Street
Woodland, CA 95695

CERTIFIED MAIL
7012 2210 0002 1419 4529

**COMMENTS TO REQUEST FOR REVIEW FOR THE DRAFT NEGATIVE DECLARATION,
CITY OF WOODLAND 2013-2021 HOUSING ELEMENT UPDATE PROJECT,
SCH NO. 2013082057, YOLO COUNTY**

Pursuant to the State Clearinghouse's 20 August 2013 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Draft Negative Declaration* for the City of Woodland 2013-2021 Housing Element Update Project, located in Yolo County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

KARL E. LONGLEY ScD, P.E., CIAIR | PAMELA C. CREEDON P.E., BCCE, EXECUTIVE OFFICER

11020 Sun Center Drive #200, Rancho Cordova, CA 95670 | www.waterboards.ca.gov/centralvalley

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 97-03-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit, or any other federal permit, is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements

If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project will require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

If you have questions regarding these comments, please contact me at (916) 464-4684 or tcleak@waterboards.ca.gov.



for Trevor Cleak
Environmental Scientist

cc: State Clearinghouse Unit, Governor's Office of Planning and Research, Sacramento

PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013
(213) 576-7083



September 10, 2013

Cindy Norris
City of Woodland
300 First Street
Woodland, CA 95695

Dear Ms. Norris:

Re: SCH 2013082057 Woodland 2013-2021 Housing Element Update - DND

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings in California. The Commission Rail Crossings Engineering Section (RCES) is in receipt of the Draft *Negative Declaration (DND)* for the proposed City of Woodland (City) 2013-2021 Housing Element Update project.

The project area includes active railroad tracks. RCES recommends that the City add language to the Housing Element Update so that any future development adjacent to or near the railroad/light rail right-of-way (ROW) is planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade crossings. This includes considering pedestrian circulation patterns or destinations with respect to railroad ROW and compliance with the Americans with Disabilities Act. Mitigation measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade crossings due to increase in traffic volumes and continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad ROW.

If you have any questions in this matter, please contact me at (213) 576-7076, ykc@cpuc.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ken Chiang'.

Ken Chiang, P.E.
Utilities Engineer
Rail Crossings Engineering Section
Safety and Enforcement Division

C: State Clearinghouse



Jeffrey K. Dorso
Partner

Joel Patrick Erb
Partner

Andrea A. Matarazzo
Partner

Blair W. Will
Of Counsel

September 18, 2013

Via Electronic and U.S. Mail
cindy.norris@cityofwoodland.org

Cindy Norris, Principal Planner
Community Development Department
City of Woodland
300 First Street
Woodland, CA 95695

Re: *City of Woodland General Plan Update and Climate Action Plan*
Our File No. 5053-001

Dear Ms. Norris:

This letter follows up on our previous correspondence to the City dated May 14, 2013, on behalf of property owners in the Spring Lake Specific Plan. The comments in those letters are incorporated by reference as if fully set forth herein. (Attachments A and B.)

We remain concerned that the City's proposed General Plan Update fails to adequately evaluate the existing and potential uses of key parcels in order to advance the City's goals and implement the community's vision. The City's Housing Element reflects a severe lack of housing options for the City's diverse population, and the proposed Update will perpetuate these deficiencies. In addition, while the City's description of the project characterizes the Update as merely "technical," the proposal and accompanying Negative Declaration show that the City is overlooking and understating this General Plan Update's significant short-term and long-term consequences.



Many of the fundamental defects in the City's proposed General Plan Update have been outlined in detail by housing experts, whose comments we incorporate by reference as if fully set forth herein. (Attachment C.) For example, the City's Housing Element fails to identify enough sites for higher density residential development to accommodate the community's housing needs. Although the Update outlines a conceptual program to rezone sites to meet those needs, it is unclear from the plan documents and the accompanying Negative Declaration whether and how the City will successfully implement the program. In particular, the proposed Update and Negative Declaration recognize that the City must "identify a minimum of 22 acres of land within the City for rezoning to allow 20 units per acre or higher residential development," and that the City still has not done so. (Negative Declaration, p. 3-17.) According to the Negative Declaration, "The City will be considering sites as a part of the General Plan Update process that is already underway," and the impacts of rezoning and development of specific parcels, once identified, will be analyzed in an environmental impact report ("EIR"). (*Ibid.*)

The City's deferral approach underscores the importance of sensible timing in order for community-building efforts to be effective. When a local government fails to adopt an adequate updated housing element, the general plan is invalid. Because all planning and development approval decisions must be consistent with the general plan, a local government may not proceed to make land use decisions and approve development until it has adopted a valid housing element. As noted in our previous comments, the City is in the process of making planning decisions that will have short-term and long-term consequences for the City in relation to virtually every element of its General Plan. The City should not allow review of individual development proposals to outpace or sidestep efforts to identify and appropriately zone sufficient acreage in the City to ensure housing needs are met in a manner that promotes the overall success of the Woodland community.

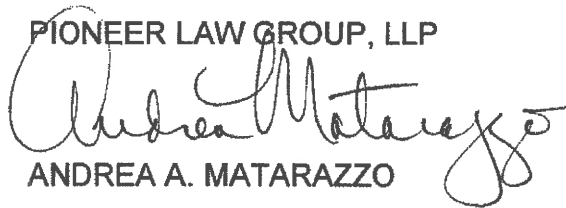
We appreciate the opportunity to provide these comments as the City strives to ensure that its General Plan will function as it should to enhance the quality of life in the City's existing and future neighborhoods.

Ms. Cindy Norris, Principal Planner
Community Development Department
September 18, 2013
Page 3

Pursuant to Public Resources Code section 21092.2, please continue to send all notices for the City's General Plan Update to me at the above address.

Very truly yours,

PIONEER LAW GROUP, LLP

A handwritten signature in cursive script, reading "Andrea Matarazzo".

ANDREA A. MATARAZZO

AAM:jis
Enclosures

cc: Heidi Tschudin, General Plan Project Manager
Ken Hiatt, Community Development Director
Paul Navazio, City Manager
Marlin H. "Skip" Davies, Mayor
Tom Stallard, Vice Mayor
William L. Marble, Council Member
Jim Hilliard, Council Member
Sean Denny, Council Member

ATTACHMENT A



Jeffrey K. Dorso
Partner

Joel Patrick Erb
Partner

Andrea A. Matarazzo
Partner

May 14, 2013

Marlin H. "Skip" Davies, Mayor
City of Woodland
300 First Street
Woodland, CA 95695

Re: *City of Woodland General Plan Update and Climate Action Plan*
Our File No. 5053-001

Dear Mayor Davies:

Thank you for the City of Woodland's ongoing efforts to seek input from a variety of stakeholders and the public at large to ensure that its General Plan will function as it should to enhance the quality of life in the City's existing and future neighborhoods. On behalf of property owners in the Spring Lake Specific Plan, we submit the attached comments for the City's consideration.

In particular, we urge your careful consideration of issues of policy and fundamental fairness associated with planning for the City's Mall Expansion site. This property, currently zoned for commercial use and located immediately outside the Spring Lake Specific Plan, is now proposed for a low-density residential subdivision. The recently resubmitted Prudler Tentative Map proposes a subdivision that will rely on services and infrastructure funded and constructed by the developers and residents of Spring Lake – indeed, the Project would not be possible but for the backbone infrastructure provided by Spring Lake – yet the developer's proposed impact fee structure is far less than the project's fair share. In essence, the developer expects Spring Lake homeowners to provide backbone infrastructure to the Mall Expansion site at no cost. The proposal flies in the face of the City's commitments to, and investment in, Spring Lake and its residents, who deserve the City's continued support and assurance that all members of the community stand on equal footing.

Like all others in the City, the Mall Expansion site developer must "pay its own way" and bear the project's fair share of the true cost of its infrastructure and public facilities. The current fee proposal is arbitrary and unfair, and wholly

contrary to the economic analysis supporting the City's nexus findings for the Spring Lake Specific Plan. Spring Lake homeowners cannot reasonably be required to subsidize a residential project on the Mall Expansion site, especially when that subsidy would substantially delay public services in Spring Lake. Allowing the Mall Expansion site development to go forward as proposed would severely set back the Spring Lake community, its parks, schools, and neighborhood amenities, and deprive existing City residents of the basic benefits for which they paid.

The Mall Expansion site development would adversely impact absorption of residential units in the Spring Lake area and thus would adversely affect the Spring Lake community's ability to finance infrastructure and public facilities. The City's planning framework focuses residential development in the Spring Lake Specific Plan area, and all other development not constituting infill must be deferred until Spring Lake is completed. Particularly given the nascent and tentative recovery of the housing market, as well as the complex Spring Lake infrastructure financing plan, it is imperative that the City support its investment in the Spring Lake community and carefully review all other residential proposals for consistency with City plans, codes, and policies. As the City's staff has recognized, creating residential development opportunities that are not subject to the same standards and requirements imposed on homeowners in the Spring Lake Mello Roos financing district will result in unfair competition, while making it more difficult to finance and build out areas in Spring Lake that are inherently better sites for residential development.¹ Based on the City's policies as well as fundamental principles of good faith and fair dealing, any residential development of the Mall Expansion site must pay its true fair share for infrastructure and public facilities and be consistent with fostering the Spring Lake Specific Plan's viability, financing plan, and absorption.

During this crucial planning process, the City should not proceed with review of proposed projects, such as the recently resubmitted Prudler Tentative Map, that unfairly expect existing City residents to subsidize their basic infrastructure costs; are fundamentally inconsistent with the City's planning history, existing General Plan, and voter-approved policies regarding land use,

¹ / See, e.g., City of Woodland, Planning Commission Staff Report, February 21, 2008, pp. 2-3.)

Marlin H. "Skip" Davies, Mayor
City of Woodland
May 14, 2013
Page 3

sustainability, infrastructure financing, and inclusionary housing, among others; and will be detrimental to and interfere with the General Plan Update. At a minimum, If the City determines the Mall Expansion site should be designated for residential use within the General Plan, then the City's policy framework calls for amendment of the Spring Lake Specific Plan to include the Mall Expansion site, subject to the same development impact fee and infrastructure financing requirements as other homeowners in the Spring Lake Mello Roos financing district. This approach would resolve the planning anomalies that occurred based on assumptions for commercial development of the Mall Expansion parcel that never materialized, and would rationally and fairly allocate the burden of financing the infrastructure and public facilities necessary for residential development as required under the City's policies and controlling law.

Thank you in advance for the City's careful consideration of these issues and concerns.

Very truly yours,

PIONEER LAW GROUP, LLP

A handwritten signature in cursive script, appearing to read "Andrea Matarazzo", written over the printed name.

ANDREA A. MATARAZZO

AAM:jis
Enclosure

cc: Tom Stallard, Vice Mayor
William L. Marble, Council Member
Jim Hilliard, Council Member
Sean Denny, Council Member
Paul Navazio, City Manager
Ken Hiatt, Community Development Director

ATTACHMENT B



Jeffrey K. Dorso
Partner

Joel Patrick Erb
Partner

Andrea A. Matarazzo
Partner

May 14, 2013

Cindy Norris, Principal Planner
Community Development Department
City of Woodland
300 First Street
Woodland, CA 95695

Re: *City of Woodland General Plan Update and Climate Action Plan*
Our File No. 5053-001

Dear Ms. Norris:

Thank you for the opportunity to participate in the City of Woodland's visioning process as it sets out to prepare a General Plan Update and Climate Action Plan. As formulation of these plans begins in earnest, we request, on behalf of property owners in the Spring Lake Specific Plan, that the following critical issues be considered. In particular, we urge your careful consideration of issues of policy and fundamental fairness associated with planning for the City's Mall Expansion site. This property, currently zoned for commercial use and located immediately outside the Spring Lake Specific Plan, is now proposed for a low-density residential subdivision. The proposal would adversely impact absorption of residential units in the Spring Lake area and thus would adversely affect the Spring Lake community's ability to finance infrastructure and public facilities.

The City's planning framework focuses residential development in the Spring Lake Specific Plan area, and all other development not constituting infill must be deferred until Spring Lake is completed. Particularly given the nascent and tentative recovery of the housing market, as well as the complex Spring Lake infrastructure financing plan, it is imperative that the City support its investment in the Spring Lake community and carefully review all other residential proposals for consistency with City plans, codes, and policies. As the City's staff has recognized, creating residential development opportunities that are not subject to the same standards and requirements imposed on Spring Lake homeowners will

result in unfair competition, while making it more difficult to finance and build out areas in Spring Lake that are inherently better sites for residential development.¹ Based on the City's policies as well as fundamental principles of good faith and fair dealing, any residential development of the Mall Expansion site must pay its true fair share for infrastructure and public facilities and be consistent with fostering the Spring Lake Specific Plan's viability, financing plan, and absorption.

I. Existing Land Use Patterns, Resources, and Development Opportunity Sites

A. Spring Lake Specific Plan

The Spring Lake Specific Plan guides and control orderly and systematic development of over 1,000 acres located primarily south of Gibson Road and east of SR 113, immediately south of the City limits. The City adopted the Plan in order to create a desirable extension of Woodland's existing character and traditional neighborhoods. All individual development projects (including the issuance of any discretionary land use entitlement) in the area are subject to the requirements of the Plan.

The City's "Implementation Concept" set forth in the Spring Lake Specific Plan states:

New development is expected to "pay its own way", both in terms of capital costs (financing of infrastructure) and ongoing costs (generation of sufficient general fund revenue to support ongoing maintenance and operational costs). The General Plan goal for new development is "fiscal and financial neutrality" to the greatest feasible extent (General Plan Policy 4.B.1 and 4.B.3) in terms of impacts to the general fund, and financing of infrastructure. However, it is also important to note, that typically only "high end" housing would be able to do this assuming a primarily residential community. The clear goal of the General Plan, and the people of Woodland for this new growth area, is a rich, diverse,

¹ / See, e.g., City of Woodland, Planning Commission Staff Report, February 21, 2008, pp. 2-3.)

balanced community with a variety of housing and neighborhood opportunities, and a very large school component. As such, the General Plan policies also allow for leniency from the "neutrality rule" for development that generates "significant public benefit" provided an alternative source of funding can be obtained to offset foregone revenues.

As described herein, assuming full implementation of the vision and intent of this Plan, this test would clearly be met in the Specific Plan boundaries. The new community will offer significant housing opportunities for all economic segments with affordability by design as well as by market manipulation. It will also offer responsibly designed neighborhoods that minimize the need for vehicles, emphasize sustainable design, encourage defacto neighborhood policing by increasing activity, and replicate in the modern world the best characteristics of Woodland's favorite original neighborhoods. If adhered to and accomplished, these are significant public benefits.

It is also important to point out that full build-out of the General Plan was determined to be fiscally balanced when the General Plan adoption occurred in 1996, and this Specific Plan is consistent with that Plan. Revenue-generating land uses (e.g. commercial and industrial) designated elsewhere in the City (e.g. the Mall expansion property and the commercial property on the north side of Gibson Road) were found to balance the location of this mixed density, primarily residential community at the subject location. Additionally, the large acreage of public sector and exempt land uses which generate no property taxes, and the high level of development amenities expected from this development are highly relevant factors. Both affect fiscal balance, as well as the ability to finance the Plan.

Therefore, the final determination regarding net fiscal impact must look at how the General Plan balanced land uses overall, and acknowledge as well, the contribution this Plan will make to the livability and social health of the community.

(Spring Lake Specific Plan, p. 8-1.)

The City's Implementation Concept makes clear that as it evaluates existing land use patterns, resources, and development opportunity sites as part of the General Plan Update, it must carefully consider how a General Plan Amendment for the Mall Expansion Property would affect the balance of land uses and the livability and social health of the community. Further, the City must consider how designating the Mall Expansion Property for residential rather than commercial use would ensure that the new development "pay its own way," without undermining the City's fiscal balance or build-out of the Spring Lake Specific Plan and its significant public benefits.

The City likewise must consider how designating the Mall Expansion Property for residential rather than commercial use would undermine the phasing considerations that were a focus of the Spring Lake Specific Plan. The General Plan Update should discourage development that does not contribute to the sense of an integrated community in accordance with the phasing factors identified by the City, including property owner financial commitment and participation and equity between property owners in order to secure cooperation.

B. "Mall Expansion" Site

1. Site History

The 38-acre property commonly known in the City as the "Mall Expansion" site (APN 041-070-42) was excluded from the Spring Lake Specific Plan on the basis of representations at the time that it would "immediately" be developed with big-box commercial uses as an extension of the existing shopping mall, and therefore should not be part of a comprehensively planned community. No logical basis to exclude this parcel from the Spring Lake Specific Plan was presented other than the asserted imminent development of the property to expand the mall, which the City summarized during the 1998-2000 proceedings essentially as follows:

- a) The 38-acre parcel south of the existing mall (one-half of the original parcel) was already designated for commercial use in the 1996 General Plan and earlier in City policies supporting the mall.

- b) Public services for the 38-acre site would be provided through existing mall infrastructure.
- c) The site developer had identified commercial tenants ready to move into the mall expansion.
- d) Projected sales tax revenue from the mall expansion would not be credited to the Spring Lake Specific Plan for the purpose of determining neutrality, because the commercial development would proceed well before Spring Lake and was not contingent on a Spring Lake residential development.

The site thus was excluded from the Spring Lake Specific Plan, which the City adopted in December 2001. No commercial development of the Mall Expansion site materialized, however. In the years that followed, several proposals for development of the site have come forward, but none have come to fruition. The rationale for excluding the site from the Spring Lake Specific Plan no longer exists, and indeed, there is none. As the City updates its General Plan (of which the Spring Lake Specific Plan is a crucial part), alternative scenarios for the Mall Expansion site should be considered. If residential uses are appropriate for the Mall Expansion site and will use services and infrastructure funded by development of the Spring Lake Specific Plan, then the site should be included in Spring Lake, subject to the same obligations as homeowners in the Spring Lake Mello Roos financing district.

2. Current Development Proposal

The Mall Expansion site, currently zoned for commercial use and located immediately outside the Spring Lake Specific Plan, is proposed for residential development. The proposed subdivision will rely on services and infrastructure funded and constructed by the developers and homeowners of Spring Lake, however the impact fee structure proposed by the developer is far less than the project's fair share and undermines the basic assumptions in the nexus study the City used to establish development impact fees imposed on the Spring Lake community.

Ms. Cindy Norris, Principal Planner
Community Development Department
May 14, 2013
Page 6

The revised Mall Expansion project seeks a General Plan Amendment and rezone from General Commercial (GC) to Low Density Residential (LDR) (as well as other significant discretionary land use approvals, including a conditional use permit and amendment to the Spring Lake Specific Plan) in order to develop approximately 204 conventional single-family units on about 38 acres (5.37 du/ac) in the City of Woodland. The proposed development will rely on infrastructure funded and constructed pursuant to the Spring Lake Specific Plan. The developer proposes to make a pro-rata reimbursement for the Spring Lake infrastructure based on its capacity of use, which results in a fee differential to the proposed project's advantage of approximately \$14,280 per unit. The developer proposes to pay half of that difference (approximately \$7,140 per unit) as a voluntary contribution to the City, for unrestricted use by the City to fund public improvements or services. The developer's pro-rata calculation fails to satisfy the City's requirement that new development "pay its own way," because it does not reflect the revised Mall Expansion project's fair share of the true cost of its infrastructure and public facilities. The funding proposal is arbitrary and contrary to the economic analysis supporting the City's nexus findings for the Spring Lake Specific Plan. The developer's proposed "voluntary contribution" is insufficient to reflect the project's fair share contribution, even if it was properly characterized as an impact fee and not improperly "unrestricted."

In addition to the elements of the revised Mall Expansion proposal that undermine the economics of the City's comprehensive planning efforts, the project raises a host of other significant policy concerns. Among them are the mischaracterization of the proposal as "infill" and the fundamental inconsistency of the currently proposed General Plan Amendment and rezone with the City's planning framework and policies regarding sustainability and housing, among others.

In prior discussions of a proposed General Plan Amendment and rezone for the Mall Expansion site, City staff has characterized the project site as "infill." Although the site does not represent "leapfrog" development, it does not satisfy any contemporary definition of infill and conflicts with the urban development policy adopted by Woodland's voters. For example, the project conflicts with the City's existing General Plan, which designates the Mall Expansion site as General Commercial ("GC"). The revised Mall Expansion project seeks a General Plan Amendment to Low Density Residential ("LDR"). As such it

conflicts with the sustainable communities strategy set forth in the regional "Blueprint" adopted by the Sacramento Area Council of Governments ("SACOG"), which designates the Mall Expansion site for retail use and designates the surrounding areas for high-density residential and mixed uses to promote transit-oriented development. Because it conflicts with the sustainability and smart growth principles embodied in the City's zoning regulations as well as the SACOG Blueprint, the revised Mall Expansion project is not properly characterized as infill.

As currently proposed, the revised Mall Expansion project would adversely impact absorption of residential units in the Spring Lake area and thus would adversely affect the Spring Lake community's ability to finance infrastructure and public facilities. The City's planning framework focuses residential development in the Spring Lake Specific Plan area, and all other development not constituting infill must be deferred until Spring Lake is completed. Particularly given the nascent and tentative recovery of the housing market, as well as the complex Spring Lake infrastructure financing plan, it is imperative that the City support its investment in the Spring Lake community and carefully review all other residential proposals for consistency with City plans, codes, and policies.

II. Alternative Growth and Development Scenarios

From a land use policy and community sustainability perspective, the appropriateness of an LDR designation (already abundant in the City) for the Mall Expansion site is highly questionable. Particularly in light of the new grocery store opening at the County Fair Mall this summer, which will provide a neighborhood market as well as at least 75 jobs, the City should carefully evaluate whether the Mall Expansion site should retain its commercial designation, and if not, whether it is more suitable for higher-density residential development. The City's General Plan Update process should consider alternative development scenarios for the site that are more consistent with the City's vision, sustainability goals, and policies regarding land use, housing, transportation, and public services.

From an economic development perspective, the City cannot promote and sustain growth consistent with its vision if developers and homeowners who invest in the City's comprehensive planning efforts, such as the Spring Lake

Ms. Cindy Norris, Principal Planner
Community Development Department
May 14, 2013
Page 8

Specific Plan, then face arbitrary and fundamentally inequitable treatment. Rather, the City must ensure that its development policies and fee structure are consistent with the constitutional principles of equal protection and substantive due process as well as nexus and rough proportionality.

III. Conclusion

The City's General Plan Update process must evaluate the existing and potential uses of key parcels in order to advance the City's goals and implement the community's vision. The process thus should include a meaningful evaluation of the Mall Expansion Site and alternatives for its development as primarily a commercial or residential project. If the City determines the Mall Expansion Site should be designated for residential use within the General Plan, then the City's policy framework calls for amendment of the Spring Lake Specific Plan to include the Mall Expansion Site, subject to the same development impact fee and infrastructure financing requirements as other homeowners in the Spring Lake Specific Plan and its Mello Roos financing district. This approach would resolve the planning anomalies that occurred based on assumptions for commercial development of the Mall Expansion parcel that never materialized, and would rationally and fairly allocate the burden of financing the infrastructure and public facilities necessary for residential development as required under the City's policies and controlling law.

Thank you in advance for the City's careful consideration of these issues and concerns, which play an important role in the City's evaluation and update of virtually every element of its General Plan, including but not limited to Land Use and Community Design; Housing; Public Facilities and Services; Recreational, Educational, and Community Services; Environmental Resources; and Economic Development.

Ms. Cindy Norris, Principal Planner
Community Development Department
May 14, 2013
Page 9

Pursuant to Public Resources Code section 21092.2, please send all
notices for the City's General Plan Update to me at the above address.

Very truly yours,

PIONEER LAW GROUP, LLP



ANDREA A. MATARAZZO

AAM:jis

cc: Heidi Tschudin, General Plan Project Manager
Ken Hiatt, Community Development Director
Paul Navazio, City Manager
Marlin H. "Skip" Davies, Mayor
Tom Stallard, Vice Mayor
William L. Marble, Council Member
Jim Hilliard, Council Member
Sean Denny, Council Member

ATTACHMENT C



Legal Services
of
NORTHERN CALIFORNIA

Yolo County Office
619 North Street
Woodland, CA 95695
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woodland-office@lsnc.net

July 29, 2013

Robin Huntley
Department of Housing and Community Development
Division of Housing Policy Development
1800 Third Street, Room 430
P.O. Box 952052
Sacramento, CA 94252-2052

Sent via email

Re: City of Woodland's Draft Housing Element

Dear Ms. Huntley,

Legal Services of Northern California provides civil legal assistance to low income households throughout Yolo County. We submit the following comments regarding the City of Woodland's Draft Housing Element ("Draft"). We did not have the opportunity to meet with City staff to discuss our comments but have copied the City on this correspondence.

These comments are intended to strengthen the commitment Woodland has made to affordable housing in its previous planning period and assure the Housing Element's compliance with state law.

Statement of Goals, Quantified Objectives and Programs

1. Quantified Objectives

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 draft Programs and Policies do not quantify any units. Instead, the City lists the quantified objectives in Table 1-1, stating their objective to construct 75 extremely low income units, 80 very low income units, 90 low income units, 349 moderate income units, and 864 above moderate income units. The planned development accounts for the entire Regional Housing Needs Allocation for moderate and above-moderate income units but a deficit of 205 extremely low and low income units and 159 low income units compared to the need. The City has not provided the basis for the conclusion that it can only produce a fraction of the need for extremely low, very low, and low income units. The City should include a quantitative analysis demonstrating its limited capacity based on assessments of current and anticipated economic conditions and available resources.

2. Programs

The City's proposed programs overall represent a watered down version of the previous programs, and contain very few required actions. As mentioned above, the City removed the quantified objectives in most of the proposed programs, which weakens the programs as a whole. The implementation actions also lack specificity. An adequate program should require a specific action by a specific date and have measureable outcomes. The proposed programs lack these important elements. The following is a list of the City's proposed programs and recommended revisions:

- 2.A.1— This program should be strengthened by adding back the higher densities and mixed uses in the innovative approaches consistent with the previous program that the City has indicated it will continue (2.1).
- 2.A.2—The City removed the multi-family language and added “any income group.” Land is not zoned by income group, so multi-family zoned land should be included, which is consistent with the previous program that the City said it would continue (2.6).
- 2.A.7—The City should add using financial assistance from the Housing Trust Fund as well as other federal and state sources.
- 2.A.10—The City eliminated contact with non-profit builders and agricultural stakeholders. Since there is no indication that this program is being discontinued, it should be added back to this program consistent with previous program 2.18.
- 2.A.11—The City should use the previous program's language addressing the affordable housing ordinance, as it is much stronger than this scaled back version. (See Previous Program 2.15)
- 2.A.12— This program should be strengthened by adding that the City participate in the County-wide Ten Year Plan to End Homelessness.
- 2.A.13—This program should be strengthened by including language about allocating funds from the Housing Trust Fund.
- 2.A.14— This program should be strengthened by adding that the City contract for the services of the Homeless Coordinator and eliminate the use of the vague term “support,” consistent with the previous program (2.13).
- 2.A.15—This program should be strengthened by stating the City will allow residential care homes with more than six mentally disordered or otherwise handicapped persons as a permitted use in the R-M zone. The City states on page 66 of the Draft that the City will need to amend the zoning ordinance to permit such use to remove the constraint but the current proposed program only states the City “shall consider options” to allow such homes.
- 2.B.1—In the evaluation of the previous program, the City indicated it will continue to fund repair and renovation programs. The proposed program, as written, does not require the set aside of funding to support this program.

- 2.C.3—The proposed program does not require an amendment of the Municipal Code, which was listed in the previous program. The evaluation should indicate whether or not it was amended during the previous planning period.
- 2.D.1—The proposed program uses discretionary language, unlike the previous program that the evaluation says the City will continue. As written, the program does not require the City to apply its energy conservation city-wide.

In addition, the City indicated it will continue program 2.33 but there does not appear to be a similar program in this Draft. The previous program required the City to initiate a change to the General Plan and Zoning Ordinance to allow for additional mobile home park units to be located in a mobile home park. The City also removed program 2.20, which required the City to amend the Municipal Code to allow SROs in certain districts but the City did not provide a rationale for its removal.

Analysis of Need

1. Disabled Households

The Draft identified 6,157 disabled households in the City but only 19 units to meet their needs at Summer House, Inc. and New Dimensions. The Draft did not discuss facilitating development or rehabilitation of units to accommodate disabled households, like fast-tracking the permit process for projects or waiving or deferring fees for disabled households since many are on a limited budget. Further, the Draft did not include an analysis of persons with disability by disability type, which is readily available through the County's Alcohol, Drug, and Mental Health Department, which compiles the information for its Mental Health Services Plan. The Draft also omits any viable program for meeting the need. Although the City lists Program 2.A.16, there is no such program in the Draft.

2. Elderly Households

According to the Draft, 2010 census data indicates a need in Woodland for additional programs to assist senior renters. (Page 32) However, the Draft omits any specific program to assist senior renters, nor does it contain a list of available resources or services addressing senior housing needs. The City cites program 2.A.16, which does not exist, and program 2.B.1, a home rehabilitation program, as an action to address the needs of older adults. The City should address the identified need of senior renters and draft a program or programs specific to the need.

3. Large Households

The Draft indicates that there are 439 rental units in the City with 4 or more bedrooms, while there are 1,463 renter occupied households with 5 or more persons. These numbers suggest that there is a deficit in units for large households. We commend the City for approving the Mutual Housing at Spring Lake project, which will provide 61 apartments and townhomes for agricultural workers and include some units for large families. However, the City has not provided any *programs* to address the need of large families. Further, the needs assessment is incomplete in that it does not include household size by income.

4. Farmworkers

The Draft quantifies the number of farmworkers, including seasonal and permanent workers who have different housing needs (3,953 and 1,928 respectively). The City also identified existing resources near Woodland for farmworker housing, including seasonal sites in Madison and Davis accommodating 152 farmworker households. The City did not include its Mutual Housing at Spring Lake multi-family farmworker housing project that will meet some of the need for permanent farmworker housing in Woodland. Full time agricultural workers have their housing needs best met through permanent affordable housing like Mutual Housing at Spring Lake. The program to amend the zoning code to facilitate farmworker housing as required by Health and Safety Code Section 17021.6 is a good start toward meeting the identified need, but the Draft should be strengthened by including other viable programs.

5. Homeless Persons

The analysis of special housing needs for families and persons in need of emergency shelter does not include a breakdown of the number of single males, single females, and families, all of which is available from the Homeless Poverty Action Coalition (HPAC), which serves as Yolo County's Continuum of Care. The analysis also omits important information relevant to identifying the needs of homeless persons, including the numbers of homeless persons who identify as mentally ill, substance abusers, victims of domestic violence, developmentally disabled, unaccompanied youth, and disabled. This information is available locally through HPAC and is imperative as the needs of each sub-group vary significantly. Further, the City's staff report covering a proposed Emergency Shelter Ordinance dated February 19, 2013 contains a detailed assessment of unmet need for shelters and bed count plus the sites that could support an emergency shelter by zoning, which should be included in the analysis of need.

In addition, the inventory of existing resources for homeless persons is incomplete. The information is readily available from HPAC and is divided into resources for emergency housing, transitional housing, and supportive housing by geographic location in the County.

Further, the Draft's programs to meet the needs of homeless persons are insufficient. The City's proposed programs include providing support for the homeless coordinator and considering options for residential care homes with more than six mentally disordered or otherwise handicapped persons or dependent and neglected children as a permitted use in the R-M zone. While supporting the homeless coordinator is commendable and should be continued, other programs should also be implemented to address the needs of homeless persons in Woodland. The City could include the zoning codes allowing emergency shelters, transitional housing and supportive housing as programs to meet the identified need of homeless persons. In addition, programs that address long-term solutions to homelessness, like serving on the County's Ten Year Plan to End Homelessness and participating in HPAC, are also potential programs to address the needs of homeless persons in Woodland. Another recommended program is implementing zoning code provisions that permit SROs, which was a program in the previous housing element (Program 2.20) and omitted in the Draft for this planning period with no explanation of the basis for the omission.

Sites Inventory

Tables A.1 and A.2 contain the City's parcel inventory of vacant and redevelopable land zoned for residential and commercial use. There are multifamily sites that should be removed from the inventory because they are not available for immediate development and are inadequately sized for multifamily development. Also, neither the map provided nor the inventory identify the Spring Lake Specific Plan sites with sufficient detail to determine if they are available for development for housing affordable to a particular income group.

1. Site Designation

Most of the sites that are zoned for multi-family housing are in the Spring Lake Specific Plan area. The land inventory at Table A.2 lists the acreage of high density residential and estimated holding capacity of those four sites but does not include a unique reference or the requisite specificity required in order to evaluate the availability of sites for development. The sites map at Page 51 only shows vacant and developable parcels, not their zoning designation. Thus, it is impossible to determine whether the sites are contiguous or interspersed throughout the Spring Lake Specific Plan Area. To the extent possible, multi-family housing should be interspersed with lower density housing, which generates much less community opposition and fosters an integrated community.

2. Size and Occupied Sites

The City's land inventory by general plan designation and zoning district at Table 2-38 does not provide an accurate assessment of the residential holding capacity for multi-family housing. The City assumed very low and low income housing opportunities were provided by R-M and Spring Lake Specific Plan R-25 zones. (See Draft, Page 53) Yet, to arrive at the residential holding capacity, it appears that the City added up the size of all parcels located in each zone and multiplied by the maximum density, which provides an unrealistic assessment of the actual residential holding capacity. For example, in the ESD zone, the City added all ESD-zoned sites and multiplied the total acreage by 25, arriving at a residential holding capacity of 412. The City committed to not including 41 of the vacant and underutilized sites zoned ESD in its Draft at page 49 because they are not realistically developable during the planning period. The undevelopable parcels include all sites on the first page of Table A.1. Nonetheless, these sites were included in the realistic capacity assessment. Moreover, there are additional sites that should not be included in the sites inventory in the ESD zone. Parcel numbers 066-021-027-000, 063-060-001-000, 066-021-028-000, 066-021-004-000, 063-060-005-000 and 063-060-010-000 are listed as redevelopable but there is no analysis of the development potential of those occupied sites as required. The City must describe the extent to which the existing uses may impede residential development, recent development trends in the area and for similar sites, market conditions affecting development potential, and existing or proposed incentives to encourage residential development on the identified sites in order to count those sites as developable during the planning period. Consequently, there are currently no sites in the ESD zone that could realistically be developed for very low and low income households during the planning period.

The R-M sites should similarly be removed from consideration. As the City states in its Draft, 14 sites with R-M zoning are less than one acre and were removed from consideration, yet it appears that Table 2-38 includes those parcels. The only parcel that could potentially be considered is APN 066-030-033-000, although it is questionable whether it could support multi-family housing given its size of 1.09 acres. Affordable housing developers consider a site of five to ten acres to be ideal for an affordable multi-family development. A site of less than two acres is generally not feasible for development as a rental project. The size of the parcel is important because a project will need an economy of scale in order to be financially sound, especially with the limited funding sources available to support affordable housing projects.

3. Deficit in Very-Low and Low Income Sites

Even assuming the 1.09 acre parcel in the R-M zone is developable and adding the four unidentified R-25 sites in the Spring Lake Specific Plan Area, there is still a deficit in land suitable for development of housing for very-low and low income households within the planning period.

Page Seven
July 29, 2013

The realistic holding capacity of the R-M and Spring Lake Specific Plan Area sites is 584, leaving a deficit of 244 units for very-low and low income households. The City will need to take steps to address this issue including re-working the relevant tables and narrative in the draft.

Conclusion

The City of Woodland, like many jurisdictions, produced very few housing units during the last planning period as a result of economic conditions. Now that the economy, and in particular the housing market, is starting to recover, it is imperative that the City develop a housing element that furthers the goal of providing housing to all income levels in the 2013-2021 planning period. Although we would have appreciated the opportunity to meet with City staff to discuss our concerns prior to the Draft's submission to your office, we appreciate the opportunity to submit comments regarding the Draft Housing Element and thank you for considering them. We also welcome questions or comments from City staff.

With kind regards,

LEGAL SERVICES OF NORTHERN CALIFORNIA



Alysa Meyer
Managing Attorney

cc: Heidi Tschudin, General Plan Project Manager
Cindy Norris, Principal Planner
Ken Hiatt, Community Development Director

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177 / FAX (916) 327-2643
www.hcd.ca.gov



August 8, 2013

Congrats!

THS

Mr. Nick Ponticello, Director
Community Development Department
City of Woodland
300 First Street
Woodland, CA 95695

Dear Mr. Ponticello:

RE: Review of the City of Woodland's 5th Cycle (2013-2021) Draft Housing Element

Thank you for submitting Woodland's draft housing element received for review on June 11, 2013, along with additional revisions received on August 2, 5, 7, and 8, 2013. Pursuant to Government Code Section 65585(b), the Department is reporting the results of its review. A telephone conversation on June 20, 2013 with Mr. Dan Sokolow, Senior Planner; Ms. Cindy Norris, Principal Planner; Mr. Jeff Goldman, AECOM; and Mr. Drew Sutton, AECOM; and other communications facilitated the review. In addition, the Department considered comments from Legal Services of Northern California pursuant to Government Code Section 65585(c).

The Department conducted a streamlined review of the draft housing element based on the City meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance. The City also utilized SACOG's pre-approved housing element data.

The draft element meets the statutory requirements of State housing element law. This finding is based on, among other things, Program 2.A.2 committing to rezone at least 15 acres (at least 16 units per site) with minimum densities of 20 units per acre to accommodate a shortfall of 230 units for lower-income households. The element will comply with State housing element law (Article 10.6 of the Government Code) when adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

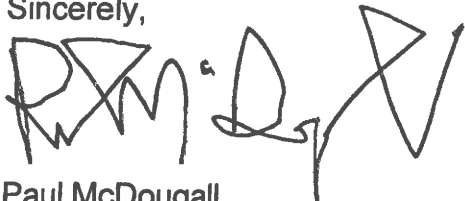
To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of October 31, 2013 for SACOG localities. If adopted after this date, the City will be required to revise the housing element every four years until adopting at least two consecutive revisions by the statutory deadline (Government Code Section 65588(e)(4)). For more information on housing element adoption requirements, please visit the Department's website at:
http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department is pleased to inform the City that prior 4th cycle housing element compliance makes the City eligible to meet one of the threshold requirements of the Housing Related Parks Program (HRP) that rewards local governments for approving housing affordable to lower-income households. The HRP Program, funded by Proposition 1C, provides grant funds to eligible local governments for every qualifying unit permitted since 2010. Grant awards can be used to fund park-related capital asset projects. More specific information about the Program is available on the Department's website at <http://www.hcd.ca.gov/hpd/hrpp/>.

The Department appreciates the cooperation of the City's housing element team throughout the course of our review. We are committed to assist Woodland in addressing all statutory requirements of housing element law. If you have any questions or need additional technical assistance, please contact Robin Huntley, of our staff, at (916) 323-3175.

Sincerely,

A handwritten signature in black ink, appearing to read 'P. McDougall', with a stylized flourish at the end.

Paul McDougall
Housing Policy Manager

Legislation Text

File #: 13-286, Version: 1

STAFF REPORT

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 15, 2013

SUBJECT: Resolution of Intention to change Section 20516 (Employees Sharing Additional Cost), from 4.00% to 4.887% for classic police members

Recommendation for Action

Staff recommends that the City Council approve the Resolution to change Section 20516 (Employees Sharing Additional Cost), from 4.00% to 4.887% for classic police members.

Staff ContactSheila McShane, Human Resources Manager - 661 5807, Sheila.mcshane@cityofwoodland.orgFiscal Impact

Currently all classic police members PERS Cost Share is at 4.887% consequently, there is no fiscal impact.

Discussion

All three police bargaining units agreed to increase the PERS Cost Share from 4.000% to 4.887% in July 2012. All three police bargaining units are currently contributing 4.887% as agreed. The first step is to approve a Resolution of Intention to amend the contract to reflect the 4.887% Employee Cost Share. The employees in the Bargaining Units will vote on the contract amendment. If approved, then an Ordinance will be presented to the Council for approval.

Conclusion

Staff recommends that the City Council approve the Resolution of intention to change Section 20516 (Employees Sharing Additional Cost) to increase the Employee Cost Share from 4.00% to 4.887%.

Prepared by: Sheila McShane
Human Resources Manager

Paul Navazio, City Manager

Attachment: Resolution of Intention to Amend PERS Contract
Exhibit: Amendment to Contract



EXHIBIT

California
Public Employees' Retirement System

AMENDMENT TO CONTRACT

Between the
Board of Administration
California Public Employees' Retirement System
and the
City Council
City of Woodland

The Board of Administration, California Public Employees' Retirement System, hereinafter referred to as Board, and the governing body of the above public agency, hereinafter referred to as Public Agency, having entered into a contract effective September 1, 1946, and witnessed August 5, 1946, and as amended effective January 1, 1956, June 1, 1960, April 1, 1963, August 1, 1964, November 1, 1968, July 1, 1973, October 4, 1973, May 1, 1974, January 1, 1977, February 1, 1979, September 1, 1979, January 1, 1980, October 1, 1980, July 1, 1991, July 31, 1992, January 1, 1993, June 6, 1993, July 5, 1996, June 30, 1997, July 23, 1998, December 4, 1998, March 21, 2001, June 26, 2001, December 1, 2003, April 1, 2005, May 17, 2005, March 1, 2006, June 1, 2006, September 1, 2010, June 1, 2012 and December 5, 2012 which provides for participation of Public Agency in said System, Board and Public Agency hereby agree as follows:

- A. Paragraphs 1 through 17 are hereby stricken from said contract as executed effective December 5, 2012, and hereby replaced by the following paragraphs numbered 1 through 17 inclusive:

1. All words and terms used herein which are defined in the Public Employees' Retirement Law shall have the meaning as defined therein unless otherwise specifically provided. "Normal retirement age" shall mean age 55 for local miscellaneous members entering membership in the miscellaneous classification on or prior to December 5, 2012 and age 60 for local miscellaneous members entering membership for the first time in the miscellaneous classification after December 5, 2012; age 50 for local fire members and for those local police members entering membership in the police classification on or prior to June 1, 2012 and age 55 for local police members entering membership for the first time in the police classification after June 1, 2012.
2. Public Agency shall participate in the Public Employees' Retirement System from and after September 1, 1946 making its employees as hereinafter provided, members of said System subject to all provisions of the Public Employees' Retirement Law except such as apply only on election of a contracting agency and are not provided for herein and to all amendments to said Law hereafter enacted except those, which by express provisions thereof, apply only on the election of a contracting agency.
3. Public Agency agrees to indemnify, defend and hold harmless the California Public Employees' Retirement System (CalPERS) and its trustees, agents and employees, the CalPERS Board of Administration, and the California Public Employees' Retirement Fund from any claims, demands, actions, losses, liabilities, damages, judgments, expenses and costs, including but not limited to interest, penalties and attorneys fees that may arise as a result of any of the following:
 - (a) Public Agency's election to provide retirement benefits, provisions or formulas under this Contract that are different than the retirement benefits, provisions or formulas provided under the Public Agency's prior non-CalPERS retirement program.
 - (b) Any dispute, disagreement, claim, or proceeding (including without limitation arbitration, administrative hearing, or litigation) between Public Agency and its employees (or their representatives) which relates to Public Agency's election to amend this Contract to provide retirement benefits, provisions or formulas that are different than such employees' existing retirement benefits, provisions or formulas
 - (c) Public Agency's agreement with a third party other than CalPERS to provide retirement benefits, provisions, or formulas that are different than the retirement benefits, provisions or formulas provided under this Contract and provided for under the California Public Employees' Retirement Law.

4. Employees of Public Agency in the following classes shall become members of said Retirement System except such in each such class as are excluded by law or this agreement:
 - a. Local Fire Fighters (herein referred to as local safety members);
 - b. Local Police Officers (herein referred to as local safety members);
 - c. Employees other than local safety members (herein referred to as local miscellaneous members).
5. In addition to the classes of employees excluded from membership by said Retirement Law, the following classes of employees shall not become members of said Retirement System:
 - a. **PERSONS HIRED ON OR AFTER OCTOBER 4, 1973, WHO ARE EMPLOYED AS "SLEEPERS" IN THE FIRE DEPARTMENT.**
6. Prior to January 1, 1975, those members who were hired by Public Agency on a temporary and/or seasonal basis not to exceed 6 months were excluded from PERS membership by contract. Government Code Section 20336 superseded this contract provision by providing that any such temporary and/or seasonal employees are excluded from PERS membership subsequent to January 1, 1975. Legislation repealed and replaced said Section with Government Code Section 20305 effective July 1, 1994.
7. The percentage of final compensation to be provided for each year of credited prior and current service as a local miscellaneous member in employment before and not on or after December 1, 2003 shall be determined in accordance with Section 21354 of said Retirement Law (2% at age 55 Full).
8. The percentage of final compensation to be provided for each year of credited prior and current service as a local miscellaneous member in employment on or after December 1, 2003 and not entering membership for the first time in the miscellaneous classification after December 5, 2012 shall be determined in accordance with Section 21354.5 of said Retirement Law (2.7% at age 55 Full).
9. The percentage of final compensation to be provided for each year of credited current service as a local miscellaneous member entering membership for the first time in the miscellaneous classification after December 5, 2012 shall be determined in accordance with Section 21353 of said Retirement Law (2% at age 60 Full).

10. The percentage of final compensation to be provided for each year of credited prior and current service as a local fire member and for those local police members entering membership in the police classification on or prior to June 1, 2012 shall be determined in accordance with Section 21362.2 of said Retirement Law (3% at age 50 Full).
11. The percentage of final compensation to be provided for each year of credited current service as a local police member entering membership for the first time in the police classification after June 1, 2012 shall be determined in accordance with Section 21363.1 of said Retirement Law (3% at age 55 Full).
12. Public Agency elected and elects to be subject to the following optional provisions:
 - a. Section 21222.1 (One-Time 5% Increase - 1970). Legislation repealed said Section effective January 1, 1980.
 - b. Section 21222.2 (One-Time 5% Increase - 1971). Legislation repealed said Section effective January 1, 1980.
 - c. Section 20965 (Credit for Unused Sick Leave).
 - d. Section 21319 (One-Time 15% Increase for Local Miscellaneous Members Who Retired or Died Prior to July 1, 1971). Legislation repealed said Section effective January 1, 2002.
 - e. Section 20020.1 ("Local Police Officer" shall include employees of a police department who were employed to perform identification or communication duties on August 4, 1972 and who elected to be local safety members within six months of January 1, 1977). Legislation repealed said Section effective January 1, 1985.
 - f. Section 21325 (One-Time 3% to 15% Increase For Local Miscellaneous Members Who Retired or Died Prior to January 1, 1974). Legislation repealed said Section effective January 1, 2002.
 - g. Section 21326 (One-Time 1% to 7% Increase For Local Miscellaneous Members Who Retired or Died Prior to July 1, 1974). Legislation repealed said Section effective January 1, 2002.
 - h. Section 21327 (One-Time Increase For Local Miscellaneous Members Who Retired or Died Prior to January 1, 1975). Legislation repealed said Section effective January 1, 2002.

- i. Section 20042 (One-Year Final Compensation) for local fire members, local police members entering membership on or prior to June 1, 2012 and for those local miscellaneous members entering membership on or prior to December 5, 2012.
- j. Section 20903 (Two Years Additional Service Credit).
- k. Section 21024 (Military Service Credit as Public Service).
- l. Section 21574 (Fourth Level of 1959 Survivor Benefits).
- m. Section 21583 (Additional Opportunity to Elect 1959 Survivor Benefits) for local police members only.
- n. Section 21023.5 (Public Service Credit for Peace Corps, AmeriCorps VISTA, or AmeriCorps Service).
- o. Section 20516 (Employees Sharing Cost of Additional Benefits):

Section 21362.2 (3% @ 50 Full formula) and Section 21363.1 (3% @ 55 Full formula) for local police members.

From and after April 1, 2005 and until the effective date of this amendment to contract the police employees of Public Agency shall be assessed an additional 4% of their compensation for a total contribution rate of 13% pursuant to Government Code Section 20516.

Section 21362.2 (3% @ 50 Full formula) for local fire members.

From and after June 1, 2006 the fire employees of Public Agency shall be assessed an additional 4% of their compensation for a total contribution rate of 13% pursuant to Government Code Section 20516.

- p. Section 20516 (Employees Sharing Additional Cost).
4.887% for classic local police members.
- q. Section 21548 (Pre-Retirement Option 2W Death Benefit) for local safety members only.
- r. Section 20475 (Different Level of Benefits). Section 21363.1 (3% @ 55 Full formula) and Section 20037 (Three-Year Final Compensation) are applicable to local police members entering membership for the first time in the police classification after June 1, 2012.

Section 21353 (2% @ 60 Full formula) and Section 20037 (Three-Year Final Compensation) are applicable to local miscellaneous members entering membership for the first time in the miscellaneous classification after December 5, 2012.

13. Public Agency, in accordance with Government Code Section 20790, ceased to be an "employer" for purposes of Section 20834 effective on January 1, 1977. Accumulated contributions of Public Agency shall be fixed and determined as provided in Government Code Section 20834, and accumulated contributions thereafter shall be held by the Board as provided in Government Code Section 20834.
14. Public Agency shall contribute to said Retirement System the contributions determined by actuarial valuations of prior and future service liability with respect to local miscellaneous members and local safety members of said Retirement System.
15. Public Agency shall also contribute to said Retirement System as follows:
 - a. Contributions required per covered member on account of the 1959 Survivor Benefits provided under Section 21574 of said Retirement Law. (Subject to annual change.) In addition, all assets and liabilities of Public Agency and its employees shall be pooled in a single account, based on term insurance rates, for survivors of all local miscellaneous members and local safety members.
 - b. A reasonable amount, as fixed by the Board, payable in one installment within 60 days of date of contract to cover the costs of administering said System as it affects the employees of Public Agency, not including the costs of special valuations or of the periodic investigation and valuations required by law.
 - c. A reasonable amount, as fixed by the Board, payable in one installment as the occasions arise, to cover the costs of special valuations on account of employees of Public Agency, and costs of the periodic investigation and valuations required by law.
16. Contributions required of Public Agency and its employees shall be subject to adjustment by Board on account of amendments to the Public Employees' Retirement Law, and on account of the experience under the Retirement System as determined by the periodic investigation and valuation required by said Retirement Law.

17. Contributions required of Public Agency and its employees shall be paid by Public Agency to the Retirement System within fifteen days after the end of the period to which said contributions refer or as may be prescribed by Board regulation. If more or less than the correct amount of contributions is paid for any period, proper adjustment shall be made in connection with subsequent remittances. Adjustments on account of errors in contributions required of any employee may be made by direct payments between the employee and the Board.

B. This amendment shall be effective on the _____ day of _____, _____.

BOARD OF ADMINISTRATION
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

CITY COUNCIL
CITY OF WOODLAND

BY _____
KAREN DE FRANK, CHIEF
CUSTOMER ACCOUNT SERVICES DIVISION
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

BY _____
PRESIDING OFFICER

Witness Date

Attest: _____

Clerk

**RESOLUTION OF INTENTION
TO APPROVE AN AMENDMENT TO CONTRACT
BETWEEN THE BOARD OF ADMINISTRATION
CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM AND THE
CITY COUNCIL
CITY OF WOODLAND**

Whereas, the Public Employees' Retirement law permits the participation of public agencies and their employees in the Public Employees' Retirement System by the execution of a contract, and sets forth the procedure by which said public agencies may elect to subject themselves and their employees to amendments to said Law; and ;

WHEREAS, one of the steps in the procedures to amend this contract is the adoption by the governing body of the public agency of a resolution giving notice of its intention to approve an amendment to said contract, which resolution shall contain a summary of the change proposed contract ; and;

Whereas, the following is a statement of the proposed change:

To provide Section 20516 (Employees Sharing Additional Cost) 4.887% for classic local police members.

NOW, THEREFORE, BE IT RESOLVED that the governing body of the City of Woodland does hereby give notice of intention to approve an amendment to the contract between said public agency and the board of Administration of the Public Employees' Retirement system, a copy of said amendment being attached hereto, as an Exhibit and by the reference made a part hereof.

Marlin H. Davis, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

Kara Ueda, City Attorney

Legislation Text

File #: 13-262, Version: 1

STAFF REPORT

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 15, 2013

SUBJECT: Yolo County Visitor's Bureau Administrative Agreement

Recommendation for Action

Staff recommends that the City Council adopt the attached resolution authorizing the City Manager to execute the Administrative Agreement with Yolo County Visitors' Bureau ("Bureau") for the 2013-14 Woodland Visitor Attraction District ("BID") and establish a Woodland Visitor Attraction District 2x2 subcommittee.

Staff Contact

Wendy Ross, Economic Development Manager-530 661-5921, wendy.ross@cityofwoodland.org

Council Goal

Strengthen Downtown -promotes the revitalization of the Downtown District as the Heart of the City, and the center of civic activity.

Economic Development-enhances the opportunities to provide for a diversified economic base by supporting growth of existing businesses and leveraging existing community and regional assets.

Fiscal Impact

The renewal of the 1% assessment is expected to generate approximately \$95,000 during the 2013-2014 Fiscal Year, but these funds have minimal direct fiscal impact on the City. Hoteliers submit their 1% assessment to the City quarterly. City staff processes the assessment and passes it through to the Bureau. Annual staff cost to process the assessment is estimated to be approximately \$250. The assessment is used to provide visitor attraction services, market the Woodland community and promote activities to benefit the BID members, in accordance with state law.

Background

On July 2, 2013, the City Council held a Public Hearing and unanimously adopting Resolution 6171

authorizing the renewal of the assessment for the BID for the next year. However, at that meeting Council did not approve the adoption of a Resolution to authorize the City Manager to sign the Administrative Agreement with the Yolo County Visitor's Bureau. Instead, staff was requested to develop a Scope of Work for the next program year. Councilmember Hilliard and staff met with Bureau members to develop the 13/14 Scope of Work and establish a 2x2 subcommittee to further develop promotional opportunities for Woodland. Attached for Council's consideration is a revised Administrative Agreement, Scope of Services, and associated Resolution.

Discussion

Visitor Attraction District . On July 6, 2004, the City Council unanimously supported the adoption of a Resolution of Intention to establish the Woodland Visitor Attraction District ("BID") pursuant to the Parking and Business Improvement Area Law of 1989. On July 27, 2004, Council held a public hearing to approve Ordinance No. 1404 establishing the District. Ordinance No. 1404 authorized the levying of a 1% assessment on room occupancy, in addition to the Transient Occupancy Tax (TOT), upon all hotel/motels establishments in the City of Woodland. Council has annually adopted the Renewal of the BID since that time.

The following hotels are currently part of the District:

America's Best Value	Best Western Shadow Inn
Budget Inn	Days Inn
Dunton Motel	Econolodge
Hampton Inn & Suites	Holiday Inn Express
Motel 6	Quality Inn & Suites
Valley Oaks	

Historically, the assessment has gone to the Visitors' Bureau, which promotes tourism and visitor attraction. The Bureau, which is governed by a Board of Directors that include hoteliers from Woodland, is a non-profit entity. It covers Woodland, Davis, and Winters, although it also highlights many attractions of interest to visitors throughout the County. In Woodland, city staff estimates the assessment will generate roughly \$95,000 for the 13-14 Fiscal Year.

Administration Agreement with Yolo County Visitors Bureau. In order to ensure the funds from the BID are utilized appropriately, the City maintains a formal agreement with the Visitor's Bureau. This agreement spells out the roles and responsibilities of both parties. Staff recommends the Council authorize the City Manager to sign the agreement.

Per the attached Administrative Agreement, the Yolo County Visitor's Bureau will continue to be the designated recipient of the BID funds generated in Woodland. The Visitor Bureau's Scope of Work continues to focus on marketing the community, assisting with citywide events to attract visitors and maintaining and increasing overnight hotel stays in the City. This year, a major emphasis will be placed on determining a best strategy to increase the annual assessment. The Visitor's Bureau maintains a website (www.yolocvb.net) that provides information about and links to local hotels and visitor attractions.

The City will establish a subcommittee with representatives of the Woodland City Council (ideally, a member from the Downtown Subcommittee and a member from the Economic Development Subcommittee) to engage the designated Bureau representatives and participate in quarterly 2x2 meetings. The subcommittee will work to strategize and develop a comprehensive marketing program for Woodland hoteliers and visitor attractions/events throughout the BID.

Conclusion

Staff recommends that the City Council adopt the attached resolution authorizing the City Manager to execute the Administrative Agreement with Yolo County Visitors' Bureau ("Bureau") for the 2013-14 Woodland Visitor Attraction District ("BID") and establish a Woodland Visitor Attraction District 2x2 subcommittee.

Prepared by: Wendy Ross, Economic Development Manager

Reviewed by: Ken Hiatt, Community Development Director

Paul Navazio, City Manager

Attachments:

1. Administrative Agreement/Memorandum of Understanding
2. Scope of Services Addendum
3. Resolution

Woodland Visitor Attraction District Administration Agreement

This agreement is made and entered into between the CITY OF WOODLAND, a municipal corporation, hereinafter called CITY, and the YOLO COUNTY VISITORS BUREAU, a California non-profit corporation, hereinafter called YCVB.

WHEREAS, there was formed and established by the City a Visitor Attraction District, hereinafter call District, pursuant to Ordinance 1404, "An Ordinance of the City Council of the City of Woodland Establishing a Business Improvement District Pursuant to the Parking and Business Improvement Law of 1989", and

WHEREAS, the District includes all hotels, motels and bed and breakfast establishments located within the boundaries of the city of Woodland; and

WHEREAS, under the terms of the said Ordinance, a fee is levied on the businesses within the District for the following purposes:

- (a) Promotion of business activities and visitor-oriented programs within the District;
- (b) Promotion of public events which are to take place on or in public places within the District;
- (c) Furnishing of music in any public place in the District;
- (d) Decoration of any public place in the District;
- (e) Promotion and participation in conferences, activities and sporting events at the Community Center and sporting facilities to promote visitor attraction within the District.

WHEREAS, it is the desire of the City that the primary uses of the revenues reflect the point of view of the businesses within the Visitor Attraction District; and

WHEREAS, the City finds that the YCVB is best able to determine the preference of the District businesses to administer the expenditure of the District revenues, the City Council has directed preparation of a contract for administration of the revenue proceeds of the Visitor Attraction District by the YCVB; and

WHEREAS, the City has considered and approved recommended budget for use of the estimated revenues from the District for annual operations beginning July 1, 2013.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the parties hereto agree as follows:

1. City agrees that it will provide the YCVB in writing an estimate of anticipated fee revenues expected to be collected from the Visitor Attraction District for the 2013-2014 fiscal year, July 1 through June 30.
2. YCVB agrees that based on such estimate it shall prepare and submit to the City a report setting forth in general terms the planned activities, programs and events, promotions and the budget for estimated expenditures therefore, for the ensuing year.

After approval of said report and projected budget by the City Council, the City agrees to disburse receipts collected from the Visitor Attraction District to the YCVB as hereinafter set forth.

3. YCVB agrees that the report shall include the actual and projected balance of expenditures and activities for the preceding budget year and a description of activities, events and promotions completed for the preceding budget year.
4. YCVB agrees that it will develop, implement, promote and administer programs within the purposes authorized by the said Ordinance and consistent with the attached Scope of Work for the benefit of the said Visitor Attraction District.
5. YCVB agrees to meet with the City of Woodland on a regular basis to coordinate on the execution of the activities outlined within the Scope of Work.
6. Pursuant to the terms of said Ordinance, the City shall collect the said fee at the same time as the transient occupancy tax, depositing such collections in a special fund to be known as the "Visitor Attraction District". Disbursements shall be made by City to YCVB in quarterly payments upon receipt of the fees.
7. YCVB agrees to keep all necessary books and records in connection with the services performed under this Agreement, and agrees to make them available to a designated representative of the City at all reasonable times for audit purposes.
8. The term of this Agreement shall be for one year, from July 1, 2013 through June 30, 2014 (term) and thereafter shall be subject to renewal for additional one-year terms upon approval of the City Council, unless one of the parties gives written notice to the other of its desire not to renew at least thirty (30) days before the end of the term. Provided, however, that the Agreement may be terminated by either party after sixty (60) days written notice to the other. In the event of such termination, YCVB shall account to the City no later than thirty (30) days prior to the termination date, and simultaneously therewith remit to the City any unexpended funds in its possession.

IN WITNESS THEREOF, the parties hereto have executed this agreement on the date set forth opposite their respective signatures.

Date: _____

City of Woodland

By: _____

Paul Navazio
City Manager

Date: _____

Yolo County Visitors Bureau

By: _____

Alan Humason
Executive Director

Woodland Visitor Attraction District 2013-2014 Scope of Work

Yolo County Visitors Bureau Scope of Work: Below are initiatives and continuing efforts the Yolo County Visitors Bureau (Bureau) will undertake in partnership with the City of Woodland to promote the City of Woodland during FY 13/14.

New initiatives:

- The Yolo! Blog (to include visits to people, places, events, dining out, uniquely Woodland attractions)
- Yolo Visitor Newsletter (to include events news, hotel discount offers or other specials, spotlight attractions, video links)
- Visitor Guides offer ("Please Send Me" brochure request form)
- Search Engine Marketing (SEM) campaign with specific landing pages to events and locations
- "Weddings" category on YCVB website: listing of venues, services, contact information, photos
- Advertising: Sunset Magazine Travel Directory, Via Magazine Wine County (possibly other co-op), Visit California Road Trips, Visit California Annual Visitor Guide, Bicycling Magazine, other targeted publications (electronic and hard copy)
- Videos: professional production and new technology (example: Vidiolicious application (App)) on locations, to post to website, social media; press release distribution for each new work

Venues Promotion:

- Heidrick Agriculture History Center (venue and public events)
- Woodland Opera House (venue and events)
- Gibson House Mansion / Museum
- Woodland Farmers Market (in season)
- Woodland Senior/Community Center (as location for events and meetings)
- Woodland Sports Park and Community Parks and Ballfields
- Brooks Pool
- Antique Shops of Downtown Woodland
- "Now Open for Business": as they occur (example: Poppies)
- Velocity Island Park (2014)-water cable park
- Dead Cat Alley Historic Tour
- Nor Cal Indoor Sports events and activities
- Reiff's Gas Station

Events Promotion:

- First Friday Art Walk (and other art related events/venues)
- Yolo County Fair (and other fairgrounds events as they occur)
- Historic Woodland Gibson Mansion Mayfest
- Historic Stroll Through History
- Woodland (Farmer's Market) Tomato Festival
- Sacramento Area Free Museum Day
- Luna Vista Rotary Woodland Microbrewfest (replacing Oktoberfest)
- Yolo County Fair
- Woodland Chamber of Commerce Holiday Parade
- Dynamite Chili Cook-Off
- Annual Scottish Festival and Games
- Reiff's Street Bash
- Mojo's/Kitchen428 events as they occur
- Music in the Courtyard (in season) in Downtown Woodland
- 4th of July celebrations
- Antique & Die-Cast Toy Show
- Annual Rhythm & Ribs benefit

- Halloween Pumpkin Smash and 2nd Saturday events (Heidrick)
- Woodland Tree Foundation Arbor Day
- Waterwise Landscape Tour
- Proposed Heritage Plaza performances by Yolo Arts

Promotional engagements:

- Wedding event planner “familiarization tour” (FAM) (August 2013)
- Event and meeting planner FAM (May 2014)
- Visit CA staff FAM (planning session to come July)
- Bay Area Travel Writers monthly meeting (invite to Heidrick and tour of Woodland)
- Farm To Fork (F2F) representation: Heidrick, dining guide, antique store guide, other venues
- CA Film Commission: listing locales for possible commercial and film production
- San Francisco Travel Association FAM (staff exposure, part of “Beyond the City” education)
- Representing Woodland meeting venues at Connect Marketplace trade show (Milwaukee WI, August 22-24 2013)

Revenue Enhancement

The Bureau will work with City of Woodland staff to develop strategies for enhancing revenues for tourism promotion; assess needs; develop plans for more extensive marketing of Woodland hotel properties; include engagement with other key stakeholders while growing the Bureau’s involvement in Woodland promotions.

Potential Other Collaborative Projects:

- Historic audio walking tour (modeled on Oroville program)
- Update Woodland Map & Guide (current edition © 2009)
- nxtbook digital visitor guide to Woodland (<http://www.nxtbookmedia.com/>)
- Woodland Hotelier Roundtable ~ including dialog with new leadership of HWDBA
- YCVB - HWDBA – Chamber co-sponsored seminars: social media, press releases, requested topics
- Research: what is the visitor experience in Woodland? What is the visitor’s perception of Woodland?
- Feasibility study: a Main Street wine-tasting venue; perhaps a co-op of local vintners (Simas, Route 3, Marr, Satiety) and others in region
- Develop “The Beer-Muda Triangle” ~ Black Dragon, Sudwerk, Berryessa Gap (bike map, t-shirts, etc.)
- Return of “Combines, Bovines, and Fine Wines” tour: Heidrick, Yolo Land & Cattle, local winery (suggest Route 3)
- Woodland Tree Foundation “Downtown Tree Walk” self-guided tour and map
- Participation in conception and creation of additional new events
- Increased presence of Bureau commitment to success of Woodland

RESOLUTION NO.
RESOLUTION AUTHORIZING THE CITY MANAGER TO
EXECUTE ADMINISTRATIVE AGREEMENT
WITH YOLO COUNTY VISITORS BUREAU

WHEREAS, the City of Woodland wishes to promote visitor attraction and seeks assistance with citywide events that attract visitors; and

WHEREAS, the Yolo County Visitors Bureau has been designated as the recipient of the Visitor Attraction District funds and is positioned to assist the District with visitor attraction; and

WHEREAS, the City of Woodland wishes to engage designated Bureau representatives to further develop promotional opportunities for Woodland.

NOW, THEREFORE, BE IT RESOLVED that the Woodland City Council authorizes the City Manager to execute an Administration Agreement (Exhibit A) with the Yolo County Visitors Bureau for provision of visitor attraction services and to administer the Visitor Attraction District funds; and

FURTHER RESOLVED that the City Council will establish a Woodland Visitor Attraction District 2x2 subcommittee and hold regular meetings with designated Bureau members to facilitate increase collaboration to promote Woodland.

PASSED AND ADOPTED by the City Council of the City of Woodland this ____ day of _____, 2013 by the following vote:

AYES:

NOES:

ATTEST:

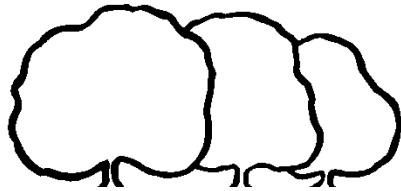
Marlin ("Skip") H. Davies, Mayor

Ana Gonzalez
City Clerk



Legislation Text

File #: 13-280, Version: 1



City of Woodland

STAFF REPORT

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 15, 2013

SUBJECT: Adopt a Resolution Approving First Amendment to Deferral Agreement between
City and M&S LLC for Continued Deferral of Connection to City's Sewer System

Recommendation for Action

Staff recommends that the City Council adopt a resolution approving the first amendment to the deferred water and sewer connection agreement between the City of Woodland and M&S LLC regarding the continued deferral of the connection to the City's sewer system.

Staff Contact

Wendy Ross, Economic Development Manager-530 661-5921, wendy.ross@cityofwoodland.org

Council Goal

Economic Development -Provide for a diversified economic base with a range of employment opportunities by supporting growth of existing businesses, and providing expanded opportunities for new businesses through targeted infrastructure investments and leveraging existing community and regional assets

Fiscal Impact

There is no immediate fiscal impact to the city by approving the continued deferral of connection fees. However, once the connection to the service is provided the city will receive sewer connection fees.

Report in Brief

The property at 1680 East Main Street is owned by Mr. Mark Lasher (M&S LLC) and leased/occupied by the Woodland Motors Auto Dealership. The site is within City Limits but served by septic systems instead of City sewer as required under City Ordinance. In 2009, the property owner abandoned their private domestic wells and connected to city water service in response to Yolo County Health Department concerns with high levels of coliform. However, due to the cost of construction in addition to the connection fees, Mr. Lasher requests an extended deferral of sewer tie-in and postponement of and sewer impact fees for an additional two years or upon change in property use or ownership.

Background

In May 2009, City Council approved a water and sewer connection deferral agreement between the City of Woodland and M&S LLC for a period of 4 years at which time the property would abandon the existing septic system and domestic water wells and connect to city water and sewer services. In 2009, following Council approval of the connection deferral, the property owner abandoned their private domestic wells, paid the required connection fees and tied-in to city water service in response to Yolo County Health Department concerns with high levels of coliform. However, due to the cost of construction in addition to the connection fees, Mr. Lasher deferred the abandonment of the septic system.

Discussion

The driving issue behind the lessee's request for an extension (on behalf of the property owner) continues to be the property owner's stated intent to pass the costs for utility tie-in and impact fees on to the lessee, Woodland Motors. Woodland Motors maintains that the impact would force the consideration of other options including possibly relocating out of Woodland. Construction costs are stated by the property owner to be more than \$100,000 for sewer. The sewer connection fee is greater than \$91,000. Other costs include encroachment permit and inspection fees, and septic abandonment/construction costs.

Staff proposes to allow owner the continued use of the septic system and leach fields and deferral of debt upon the earlier of the following: (i) 2 (two) years from the execution of this Amendment; (ii) in conjunction with an application for any discretionary or ministerial permit or entitlement for the Property, including but not limited to an application for rezoning, a site plan, conditional use permit, or building permit; or (iii) upon an application to connect the Property to the City sewer system. Nothing in the Agreement and this first Amendment shall relieve Owner of the obligation to pay any increased fees or charges owed as a result of a change or expansion in the use of the Property at any time during or subsequent to the term of this Agreement and First Amendment.

Upon completion of the amended two (2) year period, owner shall fully abandon all septic system components in accordance with standards in place at that time and connect all sewers to the City's system. Upon connection to the City sewer system, owner will incur a wastewater impact fee debt obligation no less than \$91,000 due and payable a maximum of two (2) years from the execution of the first amendment to the agreement. The debt obligation will increase if fees increase or if a redevelopment proposal for the property warrants higher fees. The agreement will be recorded on the property title at owner's expense.

As a condition of the two year extension, Woodland Motors was required to have the septic system inspected by a certified c-42 inspector. Mr. Vanderbeek, owner, has provided a report that both systems are in working order. System #1 is in good working order. System #2 water levels were high due to toilets leaking. Recommendations by contractor are to repair or replace leaking toilets on both systems and monitor system #2 weekly until the water levels regain normalcy. It was recommended that a septic bacterial supplement (high bacterial/low enzyme) be used weekly in septic system #2 and monthly in septic system #1. Staff has requested that the site comply with the recommendations within 90 days of Council approval of the attached amendment. Sufficient evidence was provided of domestic water well abandonment and inspected by the city. The water connection fees were paid to the City in September 2013.

Staff believes that the attached first amendment to the agreement will protect public health, is consistent with City ordinances and policies and recognizes the current economic challenges facing property owners and businesses. The draft first amendment to the agreement prepared by the City Attorney is attached.

Conclusion

Staff recommends that the City Council adopt a resolution approving the first amendment to the deferred water and sewer connection agreement between the City of Woodland and M&S LLC regarding the continued deferral of the connection to the City's sewer system.

Prepared by: Wendy Ross, Economic Development Manager

Reviewed by: Ken Hiatt, Community Development Director

Paul Navazio, City Manager

Attachments: 1. Resolution
2. First Amendment to Agreement to Defer Sewer Connection

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE FIRST AMENDMENT TO
DEFERRED WATER AND SEWER CONNECTION AGREEMENT
BETWEEN THE CITY OF WOODLAND AND M&S LLC REGARDING
THE CONTINUED DEFERRAL OF CONNECTION TO THE
CITY'S SEWER SYSTEM**

WHEREAS, the City of Woodland and M&S LLC entered into an agreement on or around August 28, 2009 for the purpose of establishing terms and conditions for the connection of certain real property in the City of Woodland to the City's water and sewer systems and the abandonment of private wells, the septic system, and leach fields; and

WHEREAS, M&S LLC abandoned the wells and paid all appropriate fees for connection to the City's water system; and

WHEREAS, M&S LLC desires to further extend the deferral of its connection to the City's sewer system, and City is agreeable to such extension for an additional two years.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby approves the First Amendment to Deferred Water and Sewer Connection Agreement between the City of Woodland and M&S LLC.

PASSED AND ADOPTED by the City Council of the City of Woodland on this 15th day of October, 2013 by the following vote:

AYES:

NOES:

ABSENT:

Marlin H. "Skip" Davies
Mayor

ATTEST:

Ana Gonzalez
City Clerk

FIRST AMENDMENT TO DEFERRED WATER AND SEWER CONNECTION AGREEMENT

This First Amendment to Deferred Water and Sewer Connection Agreement ("First Amendment") is entered into as of this _____ day of October, 2013 (the "Effective Date") by and between the City of Woodland, a municipal corporation of the State of California ("City") and M&S, LLC, a California limited liability company ("Owner"). City and Owner shall individually be referred to herein as a "Party" and together as the "Parties."

RECITALS

A. Owner owns certain real property more commonly known as 1680 E. Main Street in Woodland, California with Yolo County Assessor's Parcel Numbers 027-860-001-000 and 027-860-002-000 (the "Property").

B. City and Owner entered into the Deferred Water and Sewer Connection Agreement ("Agreement") on or around August 28, 2009 for the purpose of establishing the terms and conditions for the connection of the Property to the City's water and sewer systems, and the abandonment of private wells, the septic system, and leach fields.

C. The Agreement provided that Owner would connect to the City's water and sewer system within four years from the effective date of the Agreement. Owner has not connected to the City's sewer system, and the Parties now desire to further amend the Agreement to extend certain portions of the Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained in this Agreement, the Parties agree as follows:

1. Amendment to Section 1. The Parties agree that Owner's obligations in Sections 1.1 and 1.2 concerning abandonment of the wells on the Property, and the receipt of all proper permits for such abandonment, have been fully satisfied. Sections 1.1, 1.2 and 1.3 shall have no further force and effect. Section 1 is hereby deleted in its entirety.

2. Amendment to Section 2. Owner has provided documentation to City that the existing septic system and leach fields are in good working condition and that no groundwater contamination has occurred as a result of Owner's private septic system.

a. Given that the existing septic system remains in good working condition, the parties hereby agree to amend Section 2.1 to provide for an additional 2 (two) years from the Effective Date of this Agreement for the Owner to continue to use the existing private septic system and leach fields. All other terms and conditions of section 2.1 shall continue to apply.

b. Section 2.2 concerning payment of connection fees and capacity charges is hereby amended to read as follows: Upon connection of the Property to the City sewer system, Owner shall be indebted to the City for the greater of: (i) \$90,957; or (ii) the city wastewater impact fees in place when the debt is paid, as those fees are calculated for the then-current use of the Property at the time the fees are paid. This debt shall be due and payable upon the earlier of; (i) 2 (two) years from the execution of this Amendment; (ii) in conjunction with an application for any discretionary or ministerial permit or entitlement for the Property, including but not limited to an application for rezoning, a site plan, conditional use permit, or building permit; or (iii) upon an application to connect the Property to the City sewer system. Nothing in the Agreement and this first Amendment shall relieve Owner of the obligation to pay any increased fees or charges owed as a result of a change or expansion in the use of the Property at any time during or subsequent to the term of this Agreement and First Amendment.

c. All other terms and conditions of section 2 of the Agreement that have not amended in this Section 2 shall remain in full force and effect.

3. Term and Termination. This First Amendment shall be effective upon the Effective Date and shall continue for two (2) or Owner's connection to the City's sewer system and payment of the sewer connection fee, whichever occurs first.

4. Existing Agreement. All terms and conditions set forth in the existing Agreement, unless expressly amended by this First Amendment, shall remain in full force and effect.

IN WITNESS WHEREOF, the representatives of the parties hereto have executed this First Amendment to the Deferred Water and Sewer Connection Agreement as of the date first above written.

CITY:

OWNER:

CITY OF WOODLAND

M & S, LLC

Marlin H. Davies, Mayor

Mark Lasher

ATTEST:

Ana Gonzalez, City Clerk

Legislation Text

File #: 13-294, Version: 1

STAFF REPORT

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 15, 2013

SUBJECT: Executive Negotiating Agreement with RCI Development - State Theatre, 322
Main StreetRecommendation for Action

Staff recommends that the City Council adopt the attached resolution approving an Exclusive Negotiating Agreement (ENA) with RCI Development, Inc. for rehabilitation and re-use of the State Theatre.

The ENA language was still being finalized at the time of posting of the Agenda and will be provided under supplemental memorandum to the City Council prior to the October 15th meeting.

Staff Contact

Ken Hiatt, Community Development Director - 530 661-5930, ken.hiatt@cityofwoodland.org

Fiscal Impact

The City purchased the State Theatre for \$275,000 with Measure E revenue in 2012. The city has expended roughly \$20,000 since acquiring the building on minor building maintenance and preparation of hazardous materials and building condition assessment analysis. The FY 2013/14 budget includes \$100,000 for costs for anticipated costs associated with the city's ownership during the budget year including needed, repairs, maintenance, and utility expenses. Staff and legal costs to prepare the ENA were minimal.

The ENA will not obligate the city to any expenses other than its own staff and legal costs associated with City's review of the developer's materials and negotiation of the Disposition and Development Agreement (DDA). These costs will be paid for through the city's FY 2013/14 budget allocations. The developer will be required to pay for all costs to prepare plans and reports required under the ENA. Funding from the City toward the development of the project is ultimately anticipated. The amounts and terms of the City's financial participation will be discussed as part of the ENA period and will subject to review and approval by the City Council, and the Successor Agency, in conjunction with the DDA.

Background

At the September 3rd, 2013 meeting, the City Council received the Building Condition Assessment and Conceptual Cost Estimates Report prepared for the State Theatre. Council considered several options pertaining to future re-use and renovation of the building based on this information. After deliberation, the City Council voted unanimously to direct staff to enter into an (exclusive negotiating) agreement with Mr. Caceres, stabilize the building using the \$100,000 budgeted for the maintenance of the building. The direction from City Council in the approved motion also included putting the building up for sale if negotiations with Mr. Caceres did not progress.

Stabilization Work

Staff is proceeding with repairs to the roof to prevent further water damage to the front of the building. Concurrently with the roof work, the front metal mansard sign façade will be removed to expose the original building façade. These repairs will be funded by the city through the FY 2013/14 budget allocation for maintenance of the building.

Agreement to Exclusively Negotiate

Staff, in consultation with the City Attorney, has been preparing an Agreement to Exclusively Negotiate with Ron Caceres as RDI Development, Inc. for the disposition and development of the State Theatre. At the time of this staff report, the agreement language was still being finalized. The ENA will be provided under supplemental memorandum to the City Council and posted with the October 15th meeting agenda materials prior to meeting. Consistent with City Council direction, the ENA will provide a limited (180 day) negotiating period. Within this negotiating period both the City and Developer will have specific milestones required to be met to ensure progress is being made toward the objective of defining terms for the disposition and development of the State Theatre to allow the rehabilitation and reuse of the building as a viable entertainment venue with supporting retail and/or restaurant space.

Conclusion

Staff recommends that the City Council adopt the attached resolution approving an Exclusive Negotiating Agreement with RCI Development, Inc. for rehabilitation and re-use of the State Theatre.

Prepared by: Ken Hiatt, Community Development Director

Paul Navazio, City Manager

Attachment: Resolution

RESOLUTION NO. _____

**RESOLUTION APPROVING AGREEMENT TO NEGOTIATE EXCLUSIVELY WITH
RCI DEVELOPMENT, INC. FOR STATE THEATRE, 322 MAIN STREET**

WHEREAS, the City Council's Priority Goals for 201-14 call for revitalizing the Downtown District as the heart of the City, and center of civic activity, by enhancing a mix of residential and commercial activity, while preserving its historic and cultural resources and small-town character; and

WHEREAS, the City of Woodland owns the State Theatre building at 322 Main Street, which is a prominent building in Downtown Woodland; and

WHEREAS, the Downtown Woodland Specific Plan identifies the renovation and expansion of the State Theatre as a recommended project to advance the City's vision for Downtown as outlined in the Plan; and

WHEREAS, RCI Development, Inc. has expressed interest in working with the City to develop public/private partnership to renovate and re-use the State Theatre as an entertainment and retail/restaurant venue; and

WHEREAS, at its September 3rd, 2013 meeting the City Council approved direction to enter into negotiations with Ron Caceres (President of RCI Development, Inc.) for the reuse and renovation of the State Theatre.

NOW, THEREFORE, BE IT RESOLVED by the City of Woodland that it hereby approves the AGREEMENT TO NEGOTIATE EXCLUSIVELY by and between the City of Woodland and RCI Development, Inc., as attached to this Resolution.

PASSED AND ADOPTED by City Council of the City of Woodland on this 15th day of October, 2013 by the following vote:

AYES:

NOES:

ABSTAIN:

Marlin H. Davies, Mayor

ATTEST:

Ana Gonzalez, City Clerk