



City of Woodland

300 First Street
Woodland, CA 95695

Meeting Agenda

City Council

Tuesday, September 20, 2016

5:00 PM

Council Chambers

**ADJOURNED CITY COUNCIL GENERAL PLAN MEETING
SEPTEMBER 20, 2016
5:00 P.M.**

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. COMMUNICATIONS-PUBLIC COMMENT

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

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

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

F. PUBLIC HEARINGS

1. [16-720](#) SUBJECT: Continuation of the Public Review Draft 2035 General Plan Update

Recommendation for Action: Staff recommends that the City Council:

- 1) Conduct a Public Hearing; and
- 2) Receive comments on the Draft 2035 General Plan Update

Attachments: [1- Comments from 9.6.16 to 9.13.16.](#)

G. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Special City Council General Plan Meeting of the City of Woodland scheduled for September 20, 2016 was posted on September 16, 2016 in the outside display case at City Hall, 300 First Street,

Woodland, CA, and was available to the public during normal business hours.

Ana B. Gonzalez, City Clerk

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

Legislation Text

1.

File #: 16-720, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL**DATE:** September 20, 2016**SUBJECT:** Continuation of the Public Review Draft 2035 General Plan Update**Recommendation for Action:** Staff recommends that the City Council:

- 1) Conduct a Public Hearing; and
- 2) Receive comments on the Draft 2035 General Plan Update

Staff Contact

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

Background

On September 13, 2016 the City Council held a noticed public meeting in order to receive and provide comment on the Draft 2035 General Plan. The City Council opened the public hearing and comments were provided on Chapters One through Four of the General Plan Public Review Draft. At 9:00 PM the City Council voted (4-0) to suspend the hearing upon conclusion of the discussion for Chapter Four and to continue the discussion of this item to the September 20, 2016 regular Council Meeting agenda.

The purpose of this meeting is to hold a public hearing to receive comments from the public and City Council regarding the Draft 2035 General Plan focusing primarily on Chapters Five through Nine (Public Facilities, Healthy Community, Conservation and Open Space, Safety, Housing) and the Appendices. Discussion concerning the Draft 2035 General Plan Update was continued from the September 13, 2016 special meeting.

Discussion

The staff report prepared for the September 13, 2016 meeting can be found on line at the following web link:

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

Comments received after September 6, 2016 and as of the date of preparation of this report have been included as Attachment 1.

Conclusion

Staff recommends that the City Council:

- 1) Conduct a Public Hearing; and
- 2) Receive comments on the Draft 2035 General Plan Update

Prepared by: Cindy A. Norris, Principal Planner

Reviewed by: Ken Hiatt, Community Development Director

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

Paul Navazio, City Manager

ATTACHMENTS:

Attachment 1- Comments received from September 6, 2016 through September 13, 2016

General Plan Update 2035



PUBLIC COMMENTS RECEIVED AFTER SEPTEMBER 6, 2016

RECEIVED AFTER SEPTEMBER 6, 2016

7

California Agriculture Museum & Event Center

Home of the Heidrick Tractor Collection

September 6, 2016

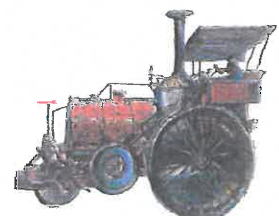
Cindy Norris, Principal Planner
Woodland City Community Development Department
300 First Street
Woodland, CA 95695
cindy.norris@cityofwoodland.org

Dear Ms. Norris,

Spreken ze dutch? Visitors at the California Agriculture Museum speak these languages and more. The California Agriculture Museum at 1962 Hays Lane, Woodland is currently located in an area that is dominated by industrial use. We request the planning committee make provisions that allow for more flexibility in the City of Woodland guided by the chapters that focus on Land Use, Economic Development, Transportation and Signs, and Healthy Communities to expand City support and tourism in the City of Woodland. The changes that have evolved at the California Agriculture Museum are evidence that the current board of directors, community, and regional partners can work together to follow a road map (recommended in a museum assessment by the American Alliance of Museums) to improve the perception and appreciation of the museum, focus on its mission and business model, and follow through to create the wow factor in museums for a very broad range of new visitors discovering the museum experience in Woodland.

The museum is not only a collection of many of the local family histories embodied within the collection, it is evidence of our community's core agriculture values in supporting each other. The new museum experience includes tours in Spanish and English. Museum guests enjoy the cultural festivities at the museums and are drawn to Mariachi bands and other cultural phenomena that regularly take place at the museum. The museum is a gathering place for the cultural of agriculture. It reinforces core agriculture values, such as helping your neighbors.

It is our belief that the museum is a key element in creating brand recognition for this area. City funding and support of the California Agriculture Museum will increase tourism, and neighboring sales tax revenue important to all areas of the City of Woodland. The museum should be considered when planning TOT fund distribution that promotes tourism and growth that will support hotel occupancy as it continues to become a destination event center for the region.



California Agriculture & Event Center

Home of the Heidrick Tractor Collection

The museum would like to create overall connectivity with Downtown Woodland, and we hope that the City will take the lead and create opportunity that fits with the museum budget, mission and its business model. The museum is often asked to participate in ways that are outside of these parameters and in a way that is costly and or risky to the collection. Some requests threaten to impede the ability of staff to carry out the day-to-day functions of a museum that is governed by pertinent and thoughtful protocols, and creation documents.

The museum would appreciate the City assisting in creating freeway signage. We are open to conversations on how to work within the system to make this happen. A broad promotional sign to support a few attractions, including the California Agriculture Museum, would support the culture and art of agriculture. Others signs pertinent to the California Agriculture Museum flowing on Interstate 5 and 113 would be significant contributions.

These comments are provided by a committee of the California Agriculture Museum. We respectfully request you expand the General Plan 2035 and include the California Agriculture Museum in the planning process. Because the plan spans two decades, language that supports a more inclusive approach to planning for the entire City of Woodland is appreciated. You have been successful in giving a financial boost to the Historic Down Town area. More areas in Woodland are also seeking assistance.

Following are our initial recommendations for specific chapters in the 2035 General Plan. We would appreciate adding additional language in the philosophy and goals driving the 2035 General Plan that would help the museum become part of the City's brand for recognition in the region.

CHAPTER 2 – Land Use

LU page 2-75 Historic Preservation

Please consider adding a paragraph that includes the California Agriculture Museum.

- Please add the California Agriculture Museum to **map 2-14** with a red dot or a separate color since the museum is not technically a historic building.
- Please include all of Woodland in historical language on LU page 2-75: Local history is everywhere. The California Agriculture Museum is located on I-5 and is an entry point to Woodland for international and regional travelers. It offers a rich historical perspective about early California and Woodland. The museum punctuates the relevance of

California Agriculture & Event Center

Home of the Heidrick Tractor Collection

agriculture as a main economic driver in the local economy. As agricultural innovation evolved, so did the comforts and community surrounding this area. The California Agriculture Museum presents early wagons, tractors, and harvesters that you'll only see in historical books. The majestic collection and interactive exhibits create experiences and provoke thought while encouraging people to linger in Woodland and enjoy the community -- making Woodland a weekend destination.

- Expand the existing language: Policies in the General Plan continue to promote historic preservation in Woodland through community education, coordination with historic preservation groups, **and museums.**

LU page 2-78 Goal 2.Q Historic Education and Awareness

- Please add new language: Promote community awareness and appreciation of Woodland's history, **agricultural roots**, and architecture.
- Please add a goal:
 - **Agriculture and History.** Recognize and promote the historical significance of the agricultural artifacts on display to the public throughout Woodland.

CHAPTER 4 Economic Development Element

ED page 4-4

- Please include the California Agriculture Museum:
 - **map 4-1 add California Agriculture Museum**
 - Please add a value to the end of the page:
 - **Agricultural Heritage and Value:** Retain and enrich the community by supporting the story, history, and long-time values rooted in agricultural communities. The California Agriculture Museum is a tourism draw for international and state-wide visitors. It has demonstrated a commitment to preserving artifacts that tell the story of innovation and entrepreneurship of early California pioneers and immigrants. Protect the culture of agriculture further by supporting historical agriculture venues pertinent to tourism.

ED page 4-6 Please include the California Agriculture Museum on this page.

California Agriculture & Event Center

Home of the Heidrick Tractor Collection

- Due to its proximity to agriculture, farming, UC Davis, and the **California Agriculture Museum**...Woodland has become an increasingly important manufacturing and distribution center....

ED page 4-31 Goal 4.F.2

- Please include the **California Agriculture Museum** where unique special facilities are listed in goal 4.F.2.

ED page 4-32

- Please include the California Agriculture Museum as a component of the 'brand,' to develop strong partnerships and promote regional organizations:

California Agriculture Museum. The mission of the California Agriculture Museum is dedicated to enhancing people's understanding and appreciation of California's rich cultural heritage through the presentation of vehicles and artifacts that represent the evolution of agricultural, transportation, and mechanization. The museum values protecting and preserving the collection. It also presents public programming for kids of all ages which is enhanced by audio stories in English and Spanish. Public programming at the museum is strengthened by its regional partnerships with the Sacramento Association of Museums, the Caterpillar Corporation, Farm to Fork entrepreneurs, agricultural businesses, and collectors from across the globe. We're highlighting the spirit of cooperation and the entrepreneurship that helped fuel the sciences, mechanization, and experimentation that had its beginnings from early California pioneers in the 1800s. In addition the California Agriculture Museum is creating field trip programs that will fuel school tours and attract new school age populations from northern California. As guardians of the California Agriculture Museum we value the mission, collections, intellectual property, and resources used to tell a rare and majestic story that spans over 90,000 square feet in two separate galleries.

HAPTER 6 Healthy Community, Arts & Culture (New)

HC page 6-28

- Please add a bullet:

California Agriculture & Event Center

Home of the Heidrick Tractor Collection

- **California Agriculture Museum and Event Center.** Wander through time as you explore the rarest collection of early California farm equipment in the WORLD! Antique tractors and artifacts, interactive agriculture history exhibits, kids' corner featuring down on the farm fun, and audio tours in English and Spanish are the setting for museum guests, and event consumers. You meet storytellers who drove teams of mules and operated old-time tractors and harvesters. The museum has developed public programming to engage students, travelers, and visitors year round. Guests are invited to attend special Saturday happenings, **cultural events** that often feature mariachi bands, and participate in old-time machine demonstrations.

HC page 6-33

- **We recommend including additional language and a philosophy that supports and promotes additional areas of the City of Woodland in addition to Woodlands Downtown Historic area in Chapter 6.** Now that the sales tax shows how successful that model was, additional areas of the City of Woodland should also benefit from the planning and financial support of a planning model that enriches more areas.
- Please add language for a new goal.
 - **Goal 6.D.2.a.**
 - **Historical Facilities.** Local historical facilities in Woodland are encouraged to promote community programs and events at facilities which recognize the importance of Woodland's agricultural history. Examples include the California Agricultural Museum, Yolo Archives, and Gibson Mansion.

Thank you for submitting these comments for the draft of the 2035 General Plan.

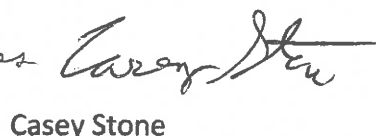
Sincerely,

Sincerely,

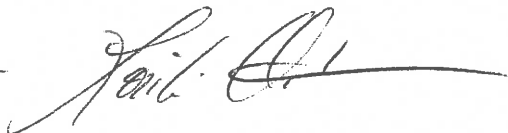
Sincerely,



Rich Jenness
Board President

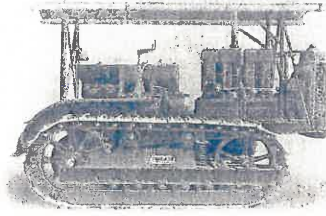


Casey Stone
Board of Director



Lorili Ostman
Executive Director

DAN BEST RANCH



P.O. Box 185 • 40734 Co. Rd. 14 • Woodland, CA 95776 • 530-735-6292 • Fax 530-735-6663 • best@yolo.net

September 6, 2016

Cindy Norris, Planning
Woodland City Community Development
300 First Street
Woodland, CA 95695

Dear Ms. Norris,

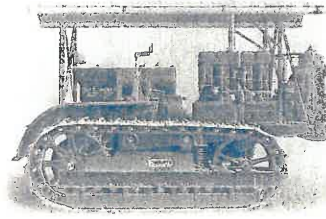
I'm concerned that the planning process for the 2035 General Plan seems to be rushing through process. I am or have been on several boards in the area and I would appreciate a thoughtful and inclusive approach in planning a document that will guide our City. Planning is important to improve the area the **California Agriculture Museum** is currently located in. Signage is significantly lacking that would help identify what I believe to be a world class museum.

I am a resident of Woodland, and like so many long-time families that are living in Woodland I support the museum. I'm reminded of how our economic growth is dependent on the entrepreneurship, lessons of cooperation, and innovation that are core to the community and are exemplified in the museum's presentation of history.

The museum has a world class collection (much of it donated by local Yolo County Families). It is visited by guests from around the world, nation and the state. It has morphed into a much different museum since the board of directors established protocols and a mission statement that makes the museum one of the best in the State. This is reinforced by the wide variety of guests, both local and international. The museum is one of the few special facilities that encourage cultural diversity.

I am involved in the changes and the implementation of the museum that has taken place over the last five years. The changes at the museum demonstrate the museum's ability to absorb and follow through with a planning guide (from the American Alliance of Museums) to improve upon the experiences at the museum. The fairly new roadmap for change, recommended by

DAN BEST RANCH



P.O. Box 185 • 40734 Co. Rd. 14 • Woodland, CA 95776 • 530-735-6292 • Fax 530-735-6663 • best@yolo.net

the museum assessment, is making a profound difference in the way the museum is perceived by guests, community, and the region.

The California Agriculture Museum and the area it inhabits at 1962 Hays Lane, Woodland, CA 95776 should be promoted by the City and supported throughout the 2035 General Plan. It is responsible for guests learning and appreciating the agricultural values that have evolved since the mid-1700s.

It is my belief that if the City highlights and funds the California Agriculture Museum, the area will increase its tourism and lengthy stays – supporting increased sales tax revenue by Woodland businesses and hotel occupancy. The museum should be a key recipient of TOT funds because it supports Woodland tourism and hotel occupancy.

I personally see how tirelessly our volunteers and staff are working to be leaders within the Sacramento museum culture and continue to draw in new regional and international guests. I see the change in the type of guests that return regularly to enjoy a majestic collection in two 45,000 s.f galleries surrounding a courtyard. I want you to know that this museum is driven by a thoughtful mission and protocols to safeguard important artifacts and exhibits – and experiences that you can find Woodland.

The museum deserves your support in the 2035 General Plan, and in future rulings to safeguard and improve the location and the museum experience at 1962 Hays Lane, Woodland CA 95776.

Sincerely,

Dan Best II
Board of Directors – California Agriculture Museum

TELL US ABOUT YOURSELF!

Responses to these questions are optional.

Please check all that apply to you:

☒ Resident

☐ Property/Business Owner

☐ Worker

☐ Other: _____

Contact Information:

Name: Jeanette Mok

Email: hyymok@yahoo.com

Phone Number: _____

COMMENTS

Please share any comments about the Woodland Public Review Draft General Plan:

make a wider, safer
bike lane between Davis
and Woodland.

For additional comment space, please see reverse.

General Plan Update 2035

CITY OF WOODLAND

TELL US ABOUT YOURSELF!

Responses to these questions are optional.

Please check all that apply to you:

☒ Resident

☐ Property/Business Owner

☒ Worker

☐ Other: _____

Contact Information:

Name: _____

Email: _____

Phone Number: _____

COMMENTS

Please share any comments about the Woodland Public Review Draft General Plan:

Please complete the parking
driveway with ADA access
at Jack Slaven Park!

For additional comment space, please see reverse.

General Plan Update 2035

CITY OF WOODLAND

September 11, 2016

Cindy Norris, Principal Planner
Woodland City Community Development Department
300 First Street
Woodland, CA 95695

Via email: cindy.norris@cityofwoodland.org

RE: General Plan Update comments

Dear Cindy,

I have the following comments on the Draft City of Woodland General Plan.

Section 2: Land Use, Community Design, Historic Preservation Element:

2.2 Growth & Change, New Growth Areas: I strongly support SP-1 with growth to the south. It will provide a connection to Spring Lake and I favor the development of a business park at the southern gateway.

2.A.4: I Strongly support Downtown as the city's sole civic, cultural, entertainment, and central business district. I also support mixed use downtown with more residential units.

2.A.6: I strongly support infill development with emphasis on quality architectural design, particularly contemporary design which speaks to the 21st century and less emphasis on "revival" styles which mimic Woodland's eighteenth century architecture. Woodland's outstanding architectural tradition needs to evolve and not be stuck in the past.

2.C.2: I strongly support ensuring that new development is consistent with the targets and objects of the Woodland Climate Action Plan. Tree planting should be encouraged throughout the City of Woodland with adequate city tree maintenance budgets. A master urban forest plan should be created by the city with adequate resources for implementation and management of the plan. Grants should be sought to help pay for the plan.

2.O.2 Historic Preservation. I strong encourage Adaptive Reuse of historic structures. I would like to see the city building department and the Historic Preservation Commission become much more assertive in saving buildings from benign neglect by irresponsible property owners. There needs to be aggressive code enforcement with derelict historic properties to save them from major damage and to avoid demolition. This should include city-funded repairs to stabilize derelict historic properties with liens placed on the property. City should also facilitate transfer of these properties to preservation-minded developers.

2.P.1: Historic Resources Inventory. Woodland's Historic Resources Inventory is very outdated. This should be a high priority of the Historic Preservation Commission. Historic Resources should be added that are good examples of mid-20th Century Modernism.

2.P.3: Historic Neighborhood Design Criteria. This needs to be emphasized with infill developers that construct new buildings or rehabilitate houses and buildings within the historic neighborhoods. Policies and procedures need to be implemented to eliminate shoddy or mundane buildings that

neither complement historic architecture nor enhance it. The City of Oakland's publication "Rehab Right" is an excellent example that should be emulated by the City of Woodland.

Also, the city should help create public-private partnerships to foster historic neighborhood efforts to install historic-looking streetlights for public safety and beautification. Beamer Park is a good example. The city should encourage the formation of assessment districts to finance streetlight districts by paying for engineering feasibility studies.

2.P.5: The City of Woodland should make it a high priority to become a Certified Local Government by recruiting or encouraging citizens with historic preservation expertise to join the Historic Preservation Commission. A CLG designation will lead to grants from the State Office of Historic Preservation. Woodland deserves this recognition, but it has alluded the city for many years. Make this a goal and priority.

Section 6 Healthy Communities Element

6.D.5: I strongly support ensuring the Woodland Public Library remains a vibrant downtown destination by supporting its preservation and expanding its operations and capital improvements budgets accordingly.

6.E.1: I strongly support an Arts in Public Places program. I would like to see larger budgets for more prominent public art, particularly downtown at public spaces like Heritage Plaza, the library, city hall, the courthouse and public parks. The art should be paid for by a fee placed on new development, with support from the general fund. The money should be placed in a fund to finance larger pieces of public art from accomplished regional artists. The art will provide vitality, excitement, and enhance our architectural resources.

Section 8 Safety Element

8.G.12: I strongly support the serious exploration of a Federal Railroad Administration Quiet Zone. These have been established in other cities whose quality of life is compromised by excessive railroad noise. The residents living in the older part of Woodland near the railroad tracks along East Street are bombarded with extremely loud train horn noise at the many East Street intersections late into the evening. I believe some of the RR traffic is single locomotives. Because there are existing railroad safety barriers with flashing lights when trains approach these intersections, I would like to see the elimination of train horns after 7 PM and before 8 AM-- or eliminated altogether.

Sincerely,

David Wilkinson
745 First Street
Woodland



Yolo County Office
619 North Street
Woodland, CA 95695
Phone: (530) 662-1065
Fax: (530) 662-7941
West Sacramento: (916) 447-5798
woodland-office@lsnc.net

September 9, 2016

Cindy Norris, Principal Planner
City of Woodland
300 First Street
Woodland, CA 95695

Re: Draft Amended Housing Element of the General Plan

Dear Ms. Norris,

We write to comment on the City of Woodland's Draft Amended Housing Element, submitted to the Department of Housing and Community Development on July 29, 2016 with revisions submitted on August 8 and August 12, 2016. As you know, Legal Services of Northern California provides civil legal assistance to low income households throughout Yolo County. These comments relate specifically to the City's programs and policies related to the City's obligation to provide adequate housing for all persons in the City and the City's sites inventory.

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 quantified objectives, listed at Table 1-1, have not changed since the City adopted its Housing Element on October 15, 2013. The City states its 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, and to rehabilitate 10 and 20 units for extremely low income and very low income households respectively. (Amended Draft Housing Element, page 3) The planned development accounts for more than the entire Regional Housing Needs Allocation for moderate and above-moderate income units while leaving a deficit of 205 extremely low and very low income units and 184 low income units compared to the need. The quantified objectives do not appear to be consistent with the City's revised programs and policies. Specifically, Table 1-1 does not include the information contained in Program 2.A.2. and Table 2-39 listing the City's residential development capacity and summary of recent rezones. If the City has determined that the housing needs exceed its ability to meet those needs for the lower income categories, it 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 adopted Housing Element identified a deficit of sites to accommodate the City's share of the regional housing need for 230 units affordable to low and very low income households (57 and 173 units respectively), while identifying a surplus of 1,164 units to accommodate above-moderate income households and 256 units for moderate income households. To remedy this deficit of low and very low income sites, the City's adopted Housing Element included Program 2.A.2, which committed the City to rezone at least 15 acres to R-25. The City set the deadline for this rezone as the earlier of twelve months following adoption of the 2035 General Plan or two years following the adoption of the 2013 Housing Element. Because the General Plan has not yet been adopted, the applicable deadline was two years following the adoption of the 2013 Housing Element, or October 15, 2015.

Even though the City has rezoned some acreage to accommodate the deficit of sites for low and very low income units, the City still has a substantial shortfall and it has not completed the required rezone within the time frame required by its adopted Housing Element and state law. The City rezoned 4.4 acres for the Mercy Housing Project to high density residential in March of 2016. This project is anticipated to provide 35 units for very low income households and 44 units for low income households. In 2015, the City down-zoned the Spring Lake Central parcel of 7.6 acres that was zoned R-20, a site the City identified in its adopted Housing Element to accommodate 152 low and very low income units. At the same time, the City also rezoned three vacant parcels to R-25, including 3.5, 4.8, and 1.0 acre parcels, each of which is separated by a road. At best, this results in an increase of 1.69 acres. However, we do not think the City should count the 1.0 acre parcel toward its obligation to rezone because Program 2.A.2 requires that sites "shall be a minimum of two acres in land area (or, in infill contexts, adjacent sites that together comprise at least two acres)." (See 2013 adopted Housing Element, page 4). Although the 1.0 acre parcel is next to an existing apartment complex affordable to low income households, the size of the lot makes it infeasible to develop and it is too small to compete for the limited funding streams available for multi-family projects. Further, is not adjacent to another parcel that could be developed at the same time. We therefore believe the City has a deficit of 98 very low and low income units. The table below contains our calculation of the deficit.

Rezone Obligation

	Very Low	Low	Total
Total RHNA	390	274	664
2013 Adopted Housing Element Deficit	-173	-57	-230
Mercy Housing Project	+35	+44	+79
Spring Lake Central downzone of 7.6 acres included in adopted HE toward adequate sites obligation (p.121)	-76	-76	-152
Spring Lake Central rezone of 3.5 acres to R-25	+43	+43	+86
Spring Lake Central rezone of 4.8 acres to R-25	+60	+60	+120
Sacramento Mutual Housing Project	+25	-26	-1
Total Shortfall	-86	-12	-98

The City's rezone program, Program 2.A.2, should also be revised to identify specific parcels to be rezoned for higher-density residential development. The program states that the City has identified several properties with a total land area of approximately 45 acres within the Spring Lake Specific Plan Area that will be considered for rezoning, but those parcels are not identified by APN or other designation. It is not possible to determine the feasibility of rezoning sites that are not specifically identified. The City also references vacant and underutilized properties contained in Table A-1 as parcels that may be appropriate for rezoning. There are only five parcels larger than two acres in Table A-1, including a property identified as a parking lot, a vacant commercial space, a property with retail sales or service, a single family residence, and County property. The City should provide further analysis about the redevelopment potential of the parcels with existing uses and identify any governmental or environmental constraints impacting the potential for rezone for multifamily housing. Also, the shortfall program should identify specific parcels that will be made available for development

during the housing element period, are served by infrastructure, and are developable “by right.” (Government Code §65583)

We also believe the Amended Draft should be revised to require the rezone be accomplished either consistent with the time frame set forth in the adopted Housing Element, or in the time frame required by state law. In the Amended Draft, the City changes the re-zone deadline to within twelve months of adoption of the 2035 General Plan. State law requires the City to complete the rezone program within three years of adoption of the Housing Element. (Government Code §65583(c)(1)(A)) The City is not entitled to an extension, as the City’s inaction, combined with the very limited progress the City has made to comply with the requirement to accommodate the shortfall of sites for lower income households, prevent the City from meeting the state mandated requirements for an extension. (Government Code §65583(f)) The deadline to rezone should therefore remain consistent with the adopted Housing Element, which set the deadline as October 15, 2015, or state law, which would mandate a deadline of October 15, 2016.

Sites Inventory

As mentioned above, there is still a deficit in land suitable for development of housing for very-low and low income households within the planning period. The City assumed that land use designations with minimum densities of 20 or 25 units per acre would accommodate lower income housing opportunities. The land inventory at Table A-3 shows 4.17 acres zoned R-20 and 13.51 acres zoned R-25 in the Spring Lake Specific Plan Area. Four of the parcels listed as “Woodland Spring Lake Partnership” are less than two acres in size, and three have the same APN. It is difficult to determine where the 1.63 acre parcel with a different APN is located relative to the three other small acreage parcels with the same APN. If it is not contiguous to the other parcels, it should be removed from the land inventory because it is not feasible to develop housing for very low and low income households on a parcel of this size.

The acreage listed in the land inventory for households in the lower income categories is also difficult to reconcile with Table 2-39. The Amended Draft identifies the Spring Lake Central Rezone of 9.3 acres at 25 units per acre as suitable for housing for households with lower incomes. The 9.3 acre Spring Lake Central site is actually three separate parcels of 4.8, 3.5 and 1.0 acres respectively. The acreage listed in the land inventory zoned R-25 and identified as “Woodland Spring Lake Partnership,” which we assume is the Spring Lake Central Rezone, is 3.17, 1.65, 1.63, 1.18, and 1.07 acres, which combined is 8.7 acres. It is not possible to determine the suitability of

Page Five
September 9, 2016

these sites, and the total acreage that could accommodate housing for lower income households, given this discrepancy in acreage and description.

The other parcels identified in the land inventory account for 180 units for lower income households, including the 4.17 acre parcel identified as Merritt Murphy and the 4.81 acre parcel identified in the adopted Housing Element as Oyang. The City committed to not increase the capacity from its adopted Housing Element, to provide a more conservative idea of the capacity for housing within the City, although it updated the acreage of these parcels. (Amended Draft, Pages 60-61) However, the land inventory does not contain the more conservative estimate. The land inventory should be updated to use the realistic unit capacity of these latter two sites, consistent with the City's commitment to not overestimate capacity.

Conclusion

We appreciate the opportunity to submit comments regarding the Amended 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: Robin Huntley, Housing and Community Development Department

Comments on General Plan Update for City of Woodland -

Part 2 – South vs East

July 2016 Draft

Christine Shewmaker

September 12, 2016

When I submitted my first comments on August 16, I held off on the South vs East issue with the idea that the Draft EIR and Draft CAP might be available by 9/13 and I could incorporate some information from those documents in my discussion. As the CAP and EIR drafts will not be done by 9/13, I am submitting my comments on South vs East now so that comments are in by 9/13/2016.

A table with the differences between South vs East included in the GPU draft is attached. This is just what is in the General Plan document. It was a starting point for my discussion.

South vs East for the Woodland GPU 2035.

My preference is South and South slowly. The three driving reasons for this are sustainability, sense of community and maintaining/ improving downtown/core/existing Woodland

1. Maintaining and improving the downtown, core and existing Woodland.

The part of Woodland where I live was built in 1987 and before. It could use some attention and upgrading. If we keep just focusing on the next new development, we are left with a slowly, maybe not so slowly, crumbling core or existing Woodland. That serves no one

One of the positive things about the South alternative is that it has 4550 new residences in the infill, which is downtown (1000), corridor/other (950) and SLSP (2600). For the East alternative this number is 3590, about 1 thousand less. The difference is all in the downtown and corridor areas as the SLSP stays the same at 2600.

By slowly I mean concentrating on the infill first! Finish most of the DT/CO/SLSP residential development before even beginning SP-1A (which is in both alternatives). The development of areas in the south for a tech gateway could proceed while the infill is being emphasized for residential. So, I am definitely not a fan of eliminating phasing!

In the South alternative the Infill (4550) and SP-1A (1600) totals 6150 new residences. Concentrating on that for the next 20 years and not really worrying about SP-1B and SP-1C for the next 20 years seems a good approach to consider.

2. Sense of community

I am leery of a whole separate town across the way. We can build walkable neighborhoods in the downtown, existing core and SLSP. That is preferable.

The East alternative requires one more police beat and one additional new fire station. The impact on effectiveness of the whole system and not just the cost in dollars of this should be considered.

3. Sustainability

I will list three areas below – the specific impact of each of these will or should be made clearer by the EIR and the CAP

Emissions from transportation, etc. – The impact of the two alternatives on GHG emissions and thus our ability to meet the goals of our Climate Action Plan as well as statewide goals (AB32, SB32) should be thoroughly considered.

Ecological Effect of the Interchange – The East alternative requires a whole new interchange on I-5. This will cost significant dollars. But we need to also look at any ecological and environmental effect of the building and usage of the new interchange.

GHGs from tomato waste– The GHG inventory done in 2012 identified GHGs that arise from the tomato waste that is placed on acreage to the East. The GHGs from the tomato waste are a significant portion of the estimated municipal GHG emissions. The draft GPU states a new site for the tomato waste needs to be found for the East alternative. It is important to consider carefully the environmental impacts of an alternate site for the tomato waste. As it emits GHGs, we should not move it to an alternate site if that alternate site is in another municipality. That would just be moving something from one spread sheet to another. While I know it is not easy, long term alternate treatments that emit fewer GHGs or even produce energy should be considered.

COMPARISON SOUTH VS EAST WOODLAND GPU 2035

ITEMS ARE THOSE SPECIFICALLY MENTIONED IN JULY 2016 DRAFT

Item / Need / Feature	South	East
	SP1-A, <u>1-B, 1-C</u> , SP3-A, SP3-B	SP1-A, <u>SP-2</u> , SP3-A, SP3-B
Specifically Mentioned in GPU		
<u>Vehicle Transportation Needs</u> Figures 3-2 pages TC-19 and 20	Need short principal, minor and collector roads in SP 1-B and 1-C	Need significant minor roads and new freeway interchange in SP-2
<u>Police Needs</u> - Page PF 5-5 - Presently 4 FT and 1 PT beat	Six police beats plus additional staff and policing resources	Seven police beats plus additional staff and policing resources
<u>Fire and Emergency Services Needs</u> - Page PF 5-12 - Presently 3	Four fire stations (one new) Also may need to move one for SP-3	Five fire stations (two new) Also may need to move one for SP-3
<u>School Facilities</u> Pages 5-34 to 5-36		East alt. may require one new school not needed for South alt.
<u>Land Type</u> - Map Fig 7-4 (pg CO 7-27) - Acreages pg LU 2-61 to 2-63, 2-69	SP1-B (248ac) and 1-C (151 ac) mostly prime farm land	SP-2 – Mix of farmland of statewide imp, unique farmland and land classified as other. Max of 25% (265 ac) by 2035
<u>Residential Subtypes</u> - Appendix B - Infill inc downtown (DT), corridors/other (CO) ,Springlake Specific Plan(SLSP)	<u>Infill – 4,550</u> - DT – 1000 - CO- 950 - SLSP – 2,600 <u>New Growth – 2,450</u> - SP-1 – 2,200 - SP-3 - 250	<u>Infill – 3,590</u> - DT – 550 - CO- 440 - SLSP – 2,600 <u>New Growth – 3,410</u> - SP-1 – 1,600 - SP-2 – 1,600 - SP-3 - 250
<u>Flood plan solution</u> - Pages SE 8-19 - Pages LU 2-10, 2-69 - Flood solution for NE industrial area needed for both plans	Specific Plan for SP-3A cannot be approved before a comprehensive flood soln and supporting funding obtained.	Specific Plan for SP-2 and SP-3A cannot be approved before a comprehensive flood soln and supporting funding obtained.

ITEMS ARE THOSE SPECIFICALLY MENTIONED IN JULY 2016 DRAFT

[illegible]



Yolo County Farm Bureau

P O Box 1556, Woodland CA 95776
530.662.6316 O * 530.662.8611 F
www.yolofarmbureau.org

PRESIDENT
Jeff Merwin
1ST VICE PRESIDENT
Joe F. Martinez
2nd VICE PRESIDENT
Nancy Lea
SECRETARY/TREASURER
Denise Sagara

September 12, 2016

Woodland Planning Commission
300 1st Street
Woodland, CA 95695

Re: City of Woodland Public Review Draft General Plan

Dear Chairman Wells and Planning Commission:

Yolo County Farm Bureau is a non-governmental, non-profit, voluntary membership, California corporation whose purpose is to protect and promote agricultural interests in Yolo County and to find solutions to problems of the farm, the farm home, and the rural community. On behalf of our members, I write to commend the City on its efforts to incorporate goals and policies which seek to protect and preserve agricultural land within and surrounding the City of Woodland. In particular, we note the following Draft General Plan goals and policies:

- **Goal 7.C Preserve Farmland.** Promote preservation and economic viability of agricultural land surrounding the ULL.
- **Policy 2.A.3 Agricultural Mitigation.** For impacts to agriculture within the ULL, require one acre to be permanently conserved for every acre converted to urban development.
- **Policy 7.C.1 Annexation.** Annex land to the City only as it is needed for development of designated growth areas. Annexation of agricultural land will not be permitted except in conjunction with approved urban development consistent with the General Plan.
- **Policy 7.C.2 Agricultural Uses Within the ULL.** Where agriculture exists within the ULL, support existing agricultural uses until urban development (consistent with the General Plan) occurs on these properties.
- **Policy 7.C.3 Surrounding Agricultural Land.** Encourage Yolo County to conserve agricultural soils, preserve agricultural land surrounding the ULL, and promote the continuation of existing agricultural operations.
- **Policy 7.C.4 Compatibility.** Ensure that urban development within the ULL does not affect the economic viability of adjacent agricultural practices located outside the ULL.

These goals and policies are, no doubt, a good start. However, as they are debated and refined, we hope the City will place a particular emphasis, and focus its efforts, on the preservation of Prime Farmland. Prime Farmland is the best of the best, and, as you well know, critical to our local and regional economy. Recognizing that the future growth areas within the voter-approved urban limit line include hundreds of acres of Prime Farmland, we urge the City, at a minimum, to prioritize development on non-Prime Farmland in order to preserve this unique resource for as long as possible.

Sincerely,

Jeff Merwin
President

cc: Paul Navazio, City Manager
Ken Hiatt, Community Development Director



3400 Douglas Blvd.
Suite 255

Roseville, CA
95661

916.787.5619
fax 916.787.5617

September 7, 2016

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

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

Dear Ken:

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

Policy 2.B.1 "Priority to Existing Specific Plan Areas. Amenities, services, and infrastructure in all existing Specific Plan areas must be substantially complete before approving a new Specific Plan". ***This comment should be modified to make clear that Policy 2B-1 relates to the Specific Plans for residential only.***

Page LU 2-56: Base Designation: Industrial. The goal of applying the Light Industrial Flex Overlay over an Industrial base designation is to minimize conflicts that potentially would have occurred with heavier industrial uses located adjacent to other sensitive uses. When applied over the Industrial base designation, the Light Industrial Flex Overlay provides for a mix of general, light, to custom industrial and manufacturing uses, including multi-tenant spaces with offices, contractor storage, agricultural processing, food producers, industrial technology, and other sensitive processing uses that require controlled performance standards. The larger, heavier uses that may create odors, particulates, dust, vibration, etc. are restricted. Outdoor storage will be screened or covered as appropriate. **The Light Industrial Overlay area should be expanded to or allowed to float over and include land located within the Knaggs/Adams land. This land is proximate to retail and other uses that could benefit from smaller applications in the event there is market demand for such a use. Our position is that this land could accommodate larger distribution uses or smaller uses.**

Policy 3.A.15 Designate County Road 102 as a state highway. Coordinate with Caltrans to consider including County Road 102 north of I-5 as part of the state highway system. **Please articulate what costs/benefits come with this designation (if any).**

Policy 2.K.3 Northeast Industrial Area. Promote clustering of industrial uses into areas that have common needs and impacts in order to maximize their efficiency and minimize conflicts. Provide for industrial uses that require a larger footprint on the east side of the northeast industrial area. Provide for smaller uses on the west side. See Figure 2-11. **As stated before, we believe the Light Industrial Overlay should be allowed to float or be expanding within the industrial zone.**

Policy 2.K.4 Light Industrial Overlay. Utilize the Light Industrial Overlay designation to transition between districts of different intensity, accommodate small incubator space, and promote a mix of agricultural, biotechnology and emerging technology companies. **Allow for the relocation or expansion of the Light Industrial Overlay to include the Knaggs and Adams properties.**

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

Sincerely,



Peter C. Thompson

Rubicon Partners Inc. on behalf of Knaggs Commercial Trust

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

Cindy Norris

From: doyle parker <doylerparker@gmail.com>
Sent: Tuesday, September 06, 2016 11:31 PM
To: Cindy Norris
Subject: Agriculture Museum

Cindy Norris, Planning

Woodland City Community Development

300 First Street

Woodland, CA 95695

Dear Ms. Norris,

I have recently visited The California Agriculture Museum at 1962 Hayes Lane, Woodland CA 95775. I was amazed at the collection of vintage agriculture machinery, history of the region, and artifacts. I myself being a son of a man that worked in the tomato fields in the area found the museum very interesting and it brought back many fond memories. However, there is something that bothers me, after giving it some thought it came to my concern about the lack of advertisement and signage.. I had seen the advertisement on the freeway and expected a little barn somewhere with some rusted old equipment but I was taken back by how well the equipment has been restored and preserved.

This museum needs to be better seen to the public and also needs the right to bring in their revenue being as they are a non-profit and depend on their right to advertise. When I exited the freeway I seen the other places of business had their signs advertising their locations but yet the museum has none and I believe this is a travesty. This museum needs to be a recognized treasure to the City of Woodland.

Sincerely,

Doyle Parker.

Cindy Norris

From: LAURIE WATSON <laurie_bmjs@yahoo.com>
Sent: Thursday, September 08, 2016 3:32 PM
To: Cindy Norris
Subject: California Agriculture Museum

September 6, 2016

Woodland City Community Development
300 First Street
Woodland, CA 95695

Dear Ms. Norris

My name is Laurie Watson; I am a volunteer at the California Agriculture Museum at 1962 Hays Lane, Woodland Ca 95776.

I have been a volunteer at the museum for about a month and I am in total amazement at the collection of agriculture equipment, the history that it represents, and the preservation of history that it houses. There seems to be something that I hear often from the visitors which is "I had no idea this place was here". I have researched this issue and it seems to me that it's from no advertisement seen from the road, or any other exploitation from the City of Woodland. Other businesses advertise and grow their revenue by community participation and annual growth. The museum is a non-profit organization and depends on donations and what we earn from visitors. Our success depends on community involvement, advertisement, and the involvement from the City of Woodland. Would you please consider us in your future planning?

Sincerely,

Laurie Watson
Volunteer at The California Agriculture Museum.

Cindy Norris

From: Steve & Amber <nevennamner@yahoo.com>
Sent: Friday, September 09, 2016 11:54 PM
To: Cindy Norris
Cc: lorili.ostman@gmail.com
Subject: letter of support

September 6, 2016

Cindy Norris, Planning
Woodland City Community Development
300 First Street
Woodland, CA 95695
Cindy.norris@cityofwoodland.org
Re: General Plan 2035 and the California Agriculture Museum

Dear Ms. Norris,

I am writing in support of the **California Agriculture Museum** in your 2035 General Plan.

My children are involved in 4-H, Opera House, and activities at the California Agriculture Museum. My son Collin worked tirelessly to write his 4-H presentation on the evolution of tractors and he spent considerable time with Lorili Ostman, the Executive Director, to create a presentation that he gave at the museum, 4-H events, and fairs. The museum has been generous by providing material and stories for Collin's tractor presentation. At age 12, he has become a personal advocate of the museum sharing his knowledge with anyone who will listen.

I encourage you to provide support and create a philosophy that furthers the museum's ability to protect and preserve the collection so that current and future generations will have an opportunity to learn about the innovative spirit of early entrepreneurs and create wonder. What was it like 100 years ago? So tractors explain how the combustion engine was developed from early agricultural steamers? It is a fascinating story and there are so many stories that deserve local, regional, and statewide support.

Our family supports the museum experience! It is a historically, culturally, and economically enriching experience. I hope you will be inclusive in your 2035 General Plan.

Sincerely,

Amber Robinson- Burmester

656 College St.

Woodland, CA 95695

Mr. Jim Hilliard - Mayor
City of Woodland, Ca. 95695

The attached seven pages(eight total) include additional comments with regard to the Woodland General Plan Draft document circulated in the Spring/Summer of 2016. I submit this document with the intent of continuing to communicate effectively with City staff, my fellow Council members, the Planning Commission and the Public. As the meetings are presently scheduled I will miss the Council meeting scheduled for September 13, 2016, focused on the General Plan. This meeting is to follow the same format as last week's Planning Commission meeting, where Public comment was followed by comments by each Council/Commission member by chapter. This paper provides the majority of my additional comments/questions by chapter. Please distribute to Council, Staff, etc..

Marlin H. "Skip" Davies

Woodland General Plan comments:

General Comments:

* The use of the word **Alternatives** is a bad choice because it sets up winners and losers when the choice is requested between East and South. Please frame this differently, possibly looking to **Future Opportunities!** **I submit that each Planning area (1A, 1B, 1C, 2 & 3) needs to be included in this General Plan.** Decisions regarding conditions and timing will be strengthened, in time, as community interests as well as conditions for specific areas are fully considered and met.

* Chapter 2. I believe their needs to be a Policy in the General Plan that clearly states that Prime Farm land within the ULL should only be developed when available/developable land consisting of Class 3 and Class 2 soils have been fully utilized. Knowingly Planning Areas equate to developable parcels(1A, 1B, 1C, 2 or 3) may have a mix of soil classes, thus the City would make decisions based on the majority soil classification of the parcels.

Sample - " When more than one planning area is ready/available for development, the City shall consider the approval of development on non-prime agriculture land, class 3 & 2 soils, before approving development on class 1 soil."

* The technology is available to reduce the Treatment Buffer area completely (C0-7-41), this is an obligation of all our residents. The current location was established in the 1980-90's, moved from the Beamer/102 site due to odor and size issues, all residents contributed. When moved the City created a similar problem in the current location, harming the value of the adjacent lands, all residents use the treatment facility and should share in updating the technology. Today an EIR would have been required and commented on the negative effects being created, the land owners compensated. It is not fair to put the burden of the upgrades completely on adjacent land owners or on new development. Let us remember that Gateway Center contributes over one million dollars in sales tax to the City, thus a very positive enhancement.

Comments by Chapter

Chapter 2

Page -2-3 Green shaded area at I-5 and West, as well as 113, makes little sense, one is now commercial and the other holds great potential.

Page -2-9" Policy 2A-3 : Ag mitigation within ULL should be changed and have some relationship to soil quality. Suggest scale based quality, as follows: Example: Class 1 = 2 acres, Class 2 = 1 acres, Class 3 = 0 acres per acre of development. Soil categories and acres of each could be quantified within the proposed

parcels(1A,1B,1C,2 & 3) and mitigation requirements determined. (Class 3 soil is where development should be directed, cost of mitigation takes away from the amenities that can be provided.)

Page -2-10: Policy 2B-1: Words should be changes to say" existing Specific Plan areas approved for Development must be fully designed before approving a new Specific Plan area" . Current wording very limiting.

Policy 2B.2 :(fourth line) replace word "secured" with "Identified" and refer to the State Law as the guiding factor. Laws may be changed and we need to accommodate these changes!

Page -2-19: Policy 2E-8 : Should read "...ordinances to prevent properties from becoming poorly maintained ..." omit words "that are".

Page -2-40: Policy 2H.7: Change first word from Activate to **Promote**.

Page -2-47: Policy 2I.5: End policy after the word Mall in fourth line, leave all options on the table.

Page -2-62: Reference to SP-2 in blue at the bottom of the page. The sentence relating to the goal of achieving "zero net energy at the building level" must be applied to all development not just one area.

Page -2-67: Chart sets up false triggers, if needed?? Then place SP-2 as 2028 and beyond. Also in comments to right remove word "**Comprehensive**" leave those decisions to future Councils.

Page - 2-68: Chart again places triggers that I do not believe are needed. However I could accept the year 2028 on all Phasing including SP 2 & SP 3. Also disagree with use of word "Comprehensive" in Restrictions column.

Page - 2-69: Policy 2L-5: Needs to be rewritten. Same comments on Energy as I made previously(Page 2-62, above to all development), I agree "Development should bear their fair share of Costs" not sure why chose the word all, and why the limit of 25% at this time, that decision is a decade away??? Dates should

reflect consistency of 2028 if dates are needed??

Page - 2-70: Policy 2M-4 Reads as if "Seamless Greenbelt/Trail system is required", I believe it is a desired option but Woodland is not Davis and the City should not place all these dreams(costs) on the price of the home buyer, our income level needs to be considered. Look at the income levels of Woodland residents in Chapter 9, pages E4 - E15 to reaffirm my point. Design needs freedom to provide acceptable options for safe vehicle, pedestrian and bike travel!

Page - 2-71: Map identifies I-5 and West as well as 113 as Green Space. One is now Commercial and the other holds great potential. Mentioned previously.

Page - 2- 73: Flood Study Area : Wording should be modified to mean that further building is prohibited until a Flood solution is reached, funding identified, in place, etc..

Page - 2 -74: Policy 2N.2: Should be omitted or modified to be an option. Greenbelt land comes from the Park allocation. Greenbelts should not be required but a design option.

Again these costs are passed on to the home buyer. Again I refer you to the income levels of our residents in Chapter 9, pages E4 - E15 to demonstrate my point of affordability. You could change wording from "Require to Utilize" in last sentence.

Chapter 3

Page - 3- 3: Suggest Section 3.10 be added dealing with **Rail Relocation**.

Page -3-11: Policy 3A.2: Suggest wording to read in line two "...assess feasibility and facilitate relocation of..."

Page -3-11: Policy 3A,3: Suggest substitute word "when" for the word "if" near end of line two.

Page -3-16/17: Suggest adding Policy to the effect: **Schools** - *Effectively work with Public and Private schools to guarantee a high level of vehicle, pedestrian and bicycle traffic safety in all adjacent areas.*

Page -3-17: Policy 3D.4: The concept that Developers Provide is incorrect. These cost are passed on to the home buyer. These Pathways should not be required, a system to achieve safe travel should be required. This could be in the "complete Streets" package, leave the design to the architects and our planners. Do not require your proposed solution on the future.

Page -3-25: Policy 3F.4: Change first word to : "**Encourage**" May not be possible in existing areas or on streets.

Chapter 4

Page -4-23: Policy 4C.3: Delete the first word "**Development**" This should be the attitude for all Permit processes add last sentence " Continue to provide exemplary customer service."

Page -4-29: Policy 4E.2: Add "...by supporting public and private school and college programs that produce a..."

Chapter 5

Pages - 5-10/11: Policies should be added to encourage **1. Inter-Jurisdictional Cooperation & 2. Review of Planned Parks and School construction.** These departments (Fire & Police) need to be brought in to the processes early and not left to deal with poorly designed areas.

Pages ?? - Where in the General Plan should we or do we deal with Community issues such as Gangs and Homelessness? The Homeless issue is discusses briefly in Chapter 9 (page HE 9-13) under housing, however a Policy regarding research and analysis of the issue leading to options may be appropriate in the General Plan.

Page -5-26: Policy 5C.7: Linear Park System. What is it? How can we establish if it does not exist in existing developed areas? Explain??

Page 5-37: Policy 5E.5: Add WCC to Joint Use concept.

Page 5-62: Add Policy - Evaluate feasibility of upgrading the Wastewater Treatment Plant to reduce Odor Buffer Area to Zero.

Chapter 6

Page -6-13: Add Policy - *"Encourage WJUSD to implement an effective Physical Education program that requires daily exercise by all students in grades K-12, as well as instruction regarding nutrition and healthy lifestyles."*

Chapter 7

Page 7-13: Add Policy - *"Work with Woodland's Public and Private schools to initiate curriculum that focuses on conservation of all resources and wise water use."*

Page 7-27: Verify the accuracy of the map that identifies categories of farmland. Please include soils quality designations, (1,2 or)

Page 7-30: Policy 7.C.2: Should be modified to read: Where agricultural uses exist within the ULL, support existing uses on Prime Agricultural land by directing development towards developable non prime agricultural land. Maintain consistency with the General Plan when development occurs on all agricultural land.

Page 7-41 . reevaluate odor buffer to East and West. Prevailing winds are North and South.

Page 7.47: Policy 7.56 I agree with the policy direction. However I submit that the odor problem is a problem created by all residents and we all have an obligation to pay for the study and the technology improvements, now available,

to reduce the odor buffer to zero. The Wastewater Treatment facility was move to this area from Beamer & 102 for odor and size issues, there was harm done to surrounding land owners, we did not pay them for that harm, we can now fix the situation and need to step up and do it.

Chapter 8

Page 8-17: Paragraphs 3 & 4 refer to Cache Creek South Levees as well as the West Bypass Levee. Where else in the General Plan is this discussed? Are our proposed policies reflective of our continuing efforts to resolve these issues? Where?

Page 8-19: Paragraph two, last part in blue. I suggest the depth discussion be omitted, why argue about how deep the water may be at this point, the plan needs only to insure a flood solution!

Page 8-25: Policy 8B.3 Wording seems in conflict, the word "unless" in line three and then below items a & e. It Would be more appropriate to phrase this policy in positive terms, i.e. "New Development may be approved when the following conditions are satisfied" Then identify conditions.

Chapter 9

Page HE 9-7: Of the 1513 total goal set for the period from 2013-2021, how much of the goal has been accommodated as of 2016? Are we on Track to meet goal?

Page HE 9-14: Policy 9A.11: Excellent beginning, solutions to the situation will be varied, needing patience and collaboration of numerous agencies.

Page HE 9-17: Policy 9B.6 Is noted for existing housing and the Conservation/Efficiency principals are repeated throughout the Housing Element. Very Positive! Should set Goal of Zero Net Energy balance at the building level.

Pages E-5 - E-15: These data speak to the income levels of Woodland residents and the housing market affordability. This needs to be kept in mind when planning developments. Our present residents should be our primary concern when planning

Page E-26: Table E-33 provides the RHNA housing needs allocation through 2021. What progress has been made to date towards these goal numbers. Similar to question above Page HE 9-7.

Pages E-75 - E-77: These tables identify the Development Impact Fees for Spring Lake. I need assistance understanding the Total amount for each housing type. The fees due at Building Permit, Fees due at Final Map and Non-City Fees, all added together as the Fee charge for each? \$73k for Single Family unit?? Other types of housing have different fee structure. Is the Affordable Housing costs accommodated above these amounts?

Page E-79: Table E-53: Is our present staff able to meet these timelines?

Page E-87; Table E5: Demonstrates good progress between 2006 & 2013, have last three years helped significantly?

From: Janet Ruggiero [<mailto:jmruggiero@sbcglobal.net>]
Sent: Tuesday, September 13, 2016 3:40 PM
To: Ana Gonzalez; Tom Stallard; Jim Hilliard; Sean Denny; Skip Davies; Angel Barajas
Cc: Cindy Norris; Ken Hiatt
Subject: Woodland General Plan

Members of the Woodland City Council
300 First Street
City Hall
Woodland Ca 95695

September 13, 2016

Dear Members of the City Council,

We are sending you our comments on the Woodland General Plan 2035. Thank you to the staff and the consultants for the work they have put into the Plan especially their attention to emerging planning issues such as healthy communities, VMT, climate change and resilience and disadvantaged communities.

We have lived in Woodland since 1973 and seen Woodland double in size since we moved here. One of the important qualities of Woodland has been the attention to compact growth and preservation of our neighborhoods while not sacrificing the quality of new development. The community has tried to protect prime agricultural land but has also recognized that there are times where development will occur in prime agricultural areas so as to not sacrifice the kind of community we are. So in keeping with these ideals, there are changes to the General Plan we would like to see made.

A. The retention of Neighborhood Preservation Designation and /or the Medium-Low Designation

a. The removal of these designations has the potential of seeing regular single family neighborhoods change with the addition of the smaller multi-family units with possibly little oversight and management. This is what occurred in the area south of Main Street in the 1970's which resulted in the development of the Neighborhood Preservation Designation and Zone. The home improvements made to that neighborhood with the NP Zone has been impressive. Changes such as occurred in the 1970's could also happen in the single family neighborhoods north of Main Street between West Street and East Street – several residences in this neighborhood are also shown in the General Plan as historic resources. Drive through this neighborhoods and you will find that the overwhelming majority of the units are single family homes with some duplexes. We would urge you to re-look at this area and possibly the area north of Beamer Street where it is also predominantly single family homes and retain the medium – low density designation or a neighborhood preservation designation and reduce the density to a smaller figure.

B. Goal 2.G Traditional Neighborhoods

- a. For Policy 2.G.3 – Include "density" and scale in existing older neighborhoods to provide for preservation of existing older neighborhood districts. We would also urge the expansion of this zoning to those properties north of Main Street.
- b. For Policy 2.G.4 – Please be specific regarding code enforcement in these older neighborhoods.

C. Community Design

a. There should be a clear policy integrating the design of commercial adjacent to residential neighborhoods. This is important relative to height, mass and setbacks of commercial development adjacent to residential neighborhoods. A reduction relative to the height and mass of the projects would be important.

D. Park System

a. The reduction of the park acreage standard from 6.0 acres of park to 5.0 acres may not seem as a major reduction but if we are to see smaller lots for residential development due to the increase in density being proposed for single family residences and a desire to be a healthy community then this seems to be counter to what we want for the City of Woodland. We would strongly urge you to continue to require 6.0 acres per 1000 residents. The reduction as proposed is exactly why people oppose new development and infill.

E. New Growth Areas

a. We strongly urge you not to consider SP-2 as any possible area for new development especially residential. This is so counter to who we are as a community. One just has to look at the map and wonder why this land is even being considered. There is no connectivity to the rest of the community with a commercial center and

water and wastewater facility separating this property from the rest of the City. The environmental consequences of this eastern area developing in relationship to VMT, odors, flooding, noise and air quality just do not make it viable. Poorer soil type is not the reason alone the land should be developed. We should be looking at land to the south SP 1 A and 1B and also to the north (SP3A). This would provide the City with more than enough for residential development as well as job producing development for the next 20 years and more importantly there would be a greater connection to the existing city compact form.

Thank you for your consideration of our recommendations. If you have any questions about our recommendations please do not hesitate to contact us.

Stephen and Janet Ruggiero
164 North Street
Woodland Ca 95695

Cindy Norris

From: Melanie Mathews <melanie_mathews@springlakedevelopment.org>
Sent: Tuesday, September 13, 2016 7:16 PM
To: Cindy Norris; Ken Hiatt; Heidi Tschudin
Subject: General Plan Comment for Healthy Community Element

Hi All,

Pauly VanMuyden asked that I make sure that her comments regarding prioritizing and identifying the aquatic center as a way to meet the goals listed in this chapter.

Thanks,

Melanie

Sent from my iPhone

**Woodland League of
Women Voters
County & Local League
Positions**

Evelia E. Gnera

County Positions

1. County Government -- 1975

~~Support of policies which promote efficient structure,
administration and financing.~~

2. Planning - Yolo County - Adopted 1977

Objectives:

- a. Orderly and contiguous development of urban area.
- b. Preparation and adoption of a long- range capital improvement program.
- c. Provisions for green belts and open space, with easements as one way of obtaining them.
- d. Encouragement of agricultural preserves through implementation of provisions of the California Land Conservation Act of 1965.
- e. Coordinated regional bus transportation system with centralized planning body.
- f. Encouragement of inter-community bike routes through implementation of Yolo County Bike Plan. (2/28 draft)

3. WATER - Adopted 1989

Support for prudent management of water resources, both surface and underground to insure quality of water in the Cache Creek watershed, one of Yolo County's major resources of ground water.

Objectives:

a. Communications: improved communications and coordination among water agencies to resolve water issue problems.
b. Water Supply

1. Continued recharge of ground water from Cache Creek.
2. On-going monitoring and study of chemicals, including boron, in the water supply.
3. Protection of the aquifer is our highest priority. All activities including mining, must establish that they will not endanger the aquifer. Each new mining area must have a Site Specific Environmental Impact Report (EIR) before permits are issued. Funding for monitoring to maintain EIR standards should be borne by the industry involved.

5. Pollution

1. Control release of effluent upstream on Cache Creek or its tributaries; i.e. Clear Lake communities.
2. Monitoring, testing, and enforcement of regulations regarding release of contaminants in ground water; i.e. agricultural, industrial and commercial uses, and septic tanks.
3. Strong monitoring and testing for chemicals in water runoff from mining operations, including Homestake.
- d. Erosions and Flooding: a policy that preserves farmlands from erosion and flooding.
- e. Riparian and Wildlife.

1. Effective planning to conserve wildlife and riparian habitats and species, including wildlife statuary along Cache Creek.
2. Gravel reclamation plans that include provisions for riparian and wildlife preservation.

f. Support measures to ensure future quality and quantity of surface and ground water in Yolo County for agricultural, urban and environmental issues.

1. Initiation by Yolo County of storing interagency cooperation for the purpose of:

a. Protection of County surface and ground water resource based on a county water management policy.

b. Coordinated data collection and analysis, which is made available to the public, including but not limited to: subsidence, compaction, quality and quantity of supply, pollution and ground water recharge.

c. Development of a Yolo County ground water management plan involving all surface and groundwater users; agricultural, Iran industrial, environmental, private and public.

2. Requirement of an environmental impact report which identifies environmental, hydrologic, economic and third party effects, as well as mitigation measures, prior to evaluating proposal for short or long term transfers of water into or out of the county.

3. The Board of Supervisors should be involved in evaluation and permitting of transfers.

4. Requirements that agreements established responsibilities for third party effects in the county prior to any transfers of water.

g. Water - Yolo County Injection Wells - Adopted 1988 (Incorporated under Water Pollution 1995)

Support the county ordinance providing regulations on injection wells in Yolo County in addition to the regulations established by the State Division of Oil and Gas (DOG).

Such an ordinance and accompanying regulations should provide for citizen input; offer maximum protection to the county's underground aquifers; and contain strong provisions to protect the health, safety, and welfare of county residents. The permitting process shall provide that the California Environmental Quality Act (CEQA) requirements be followed to ensure site specific EIR's and that alternatives be considered. All costs of administering the ordinance and accompany regulations shall be borne by the injection well operators and/or responsible authority.

- **Supporting Measures**
 - Conservation tillage (use minimum tillage).
 - Increase consumption of local agriculture products.
 - Conserve agricultural lands
 - ❖ Provide adequate funding to restore the Williamson Act
 - ❖ Maintain conservation easements between cities.
 - Use local data and local input prior to the adoption of any regulations.
 - Add voluntary measures and incentives to ensure that these directives will happen.

Forestry / Urban Forests

- Encourage flexible approaches for forest management
- Replant areas destroyed by fire with plants appropriate for a changed climate
- Develop options to help ecosystems adapt to new conditions
- Encourage urban forests within communities
 - Monitor the city's role in maintaining and improving urban forests within its jurisdiction
- Increase tree planting on lands not currently in the forest
 - Restore riparian forests and establish hedgerows
- Encourage the planting of trees to modulate heating and cooling costs
 - Recycle wood products
 - Use native species where appropriate
- Support the Urban Forest Protocol, adopted by California Air Resources Board and the California Climate Action Registry

Water

- Encourage conservation and storage of water
 - This should include floodwater and reclaimed water
 - Have a comprehensive water conservation strategy
 - Encourage conservation in each household/establishment by having residents/owners examine

9. Climate Change Position

The LWV Woodland supports efforts throughout Yolo County to adapt to climate change and to reduce (mitigate) greenhouse gas emissions in the following sectors:

Agriculture

- Apply fertilizer according to soil and tissue tests
 - Reduce nitrogen fertilizer applications rates
 - Follow a nutrient management plan.
- Reduce fossil fuel consumption in field equipment.
- Reduce energy use in agricultural irrigation pumping.
 - Use high efficiency pumps and/or solar powered pumps.
 - Use water more efficiently.
- Use integrated pest management (I.P.M) to reduce pesticide applications.
- Sequester (or store) carbon in agricultural landscapes.
 - Grow high residue producing crops.
 - Grow cover crops and install buffers to prevent runoff from going directly into lakes and streams.

6. Bicycle Transportation - Adopted 1988

Support for the increase use of bicycling as a quiet, economical, healthful and significant alternative to auto use as a means of improving air quality, traffic flow, energy conservation and efficient use of parking facilities.

Objectives:

- a. Expansion and/or improvement of bicycling facilities, including bike routes and paths, storage and enterprise.
- b. Citizen education for all ages on bicycle laws, rights and privileges, safe bicycling habits, bicycle maintenance and repair.
- c. Strict enforcement of vehicle and bicycle laws.
- d. Coordination of efforts of interested groups for bicycle safety.
- e. Planning efforts to regularly update and review the master bicycle circulation plan and to provide budget moneys for capital improvements as needed.
- f. Consideration of parking ordinances with provisions for bicycle parking.
- g. Prioritization and implementation of Goals, Objectives, Policies and Implementation Measures (GOPIMS) of the Circulation Element by the City Council.

September 13, 2016

To whom it may concern

From Vicki Bourn

Why California Ag Museum Deserves City Recognition

My name is Vicki Bourn. I have been a resident of Woodland for 58 years. My father, Gilbert A. Bourn, was raised in Woodland; my Grandfather, Ernest Bourn, was raised in Zamora (Black Station) and Woodland; he farmed just outside of Woodland; My Great-grandfather and Great-grandmother Bourn traveled in a covered wagon from the east coast of the United States to Black Station (Zamora) in the 1870's...the Bourn side of my family has watched Woodland grow and prosper from the very beginning. I am very proud of this wonderful heritage. I am proud of the fact I was able to listen to stories told by my Grandmother Bourn and my father about the names of Woodland that brought life and industry to the town. The most important point that was always made in the stories was that agriculture was the key corner stone to Woodland's development and wealth. Woodland and the surround area has some of the riches farmland that has been able to supply the world with food. It was the early area farmers and grain barons that brought the wealth to Woodland, turned Woodland from a small trading post into a wealthy agricultural community.

It was the farmer working the fertile soils of Woodland that supported the merchants and the financial capital. The farmers grew into agri-business men. These early agri-business men were able to build beautiful customer homes to reflect their social standing within the community.

To build such beautiful homes, as evidenced in Woodland's historic neighborhood and other various location within Woodland, addition professions were required such as, architects, mills, clay mines for making bricks, and builders. Woodland attracted all of these professions as well as other affluent businesses. The diversity of architecture styles in Woodland's historic homes include but not limited to Gothic Revival, Queen Anne, Stick, Bungalow, Colonial, Mission, Cape Cod, Ranch, and Monterey. Anyone walking, riding a bicycle, or driving the streets of College, First, Second, and Third will see magnificent examples of these various styles. These homes are what Woodland so deeply treasures and value. I believe my father told me it was during the 1920s when Woodland was, per capita, the wealthiest agricultural community in the world.

From this strong agricultural wealth came some dynamic inventions from Woodland residents that had a worldwide impact in the agriculture industry. Dan Best was the creator of Caterpillar tractors; Dan Best was also involved with Holt tractors; the Hershey brothers and the Gable brothers were great farmers and ranchers and their harvests supplied many areas with food. Mr. Barrow, (I am sorry I do not remember his first name) invented a critical devise for irrigation. Joe and Fred Heidrick, two brothers who loved to fix tractors, developed a huge agricultural business in Woodland and wanted to share their love of farming and tractors with the community of Woodland.

Every year Woodland proudly hosts The Stroll Through History, which features walking tours of the town, alleys, old barns, and the incredible homes originally built by many original Woodland farmers. Woodland needs to also proudly include the agricultural cornerstone within the historic celebration. California Ag Museum, originally known as Heidrick Ag Museum, provides so much of this wonderful history, but yet it is a well-kept secret which I do not understand. Why? Why don't the City leaders find ways to promote and educate the Woodland residents on this amazing history. Why don't the city leaders participate in the functions held at the museum? Why don't the city leaders have Woodland's agriculture history worked into every planning process and piece of literature. Why don't the city leaders want to see this amazing museum thrive and become a sustainable part of all Woodland's future?

As I stated earlier, I am a proud Woodland resident, but I feel disappointed that our true history is being over looked and abandoned. Woodland is still very much an agricultural community. Our Woodland farmers are extremely important in the collaboration of the world's agricultural production. Please City Leaders, hold close and embrace the rich and fertile history that created our city, Woodland, California.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Vicki Bourn", followed by a horizontal line extending to the right.

Vicki Bourn

*Feedback - California Agriculture
Museum*

Please tell us...

Dear Friends,

If you value the California Agriculture Museum, please send us a letter of support before September 10, 2016 describing why you appreciate and support the museum. Please address the letter to: California Agriculture Board of Directors, 1962 Hays Lane, Woodland, CA 95776 or email <mailto:%20development@aghistory.org>. Your personal comments reinforce the need to support our mission and our value statement.

Mission

The California Agriculture Museum is dedicated to enhancing people's understanding and appreciation of California's rich cultural heritage through

development@aghistory.org. Your personal comments reinforce the need to support our mission and our value statement.

Mission

The California Agriculture Museum is dedicated to enhancing people's understanding and appreciation of California's rich cultural heritage through the presentation of vehicles and artifacts that represent the evolution of agricultural, transportation, and mechanization.

Protect Preserve Educate!

We value protecting and preserving the collection while educating kids of all ages. We're expanding educational opportunities that highlight the spirit of cooperation and the entrepreneurship that helped fuel the sciences, mechanization, and experimentation that had its beginnings from early California pioneers in the 1800s.

*It's a rare and majestic story that spans
over 90,000 square feet in two separate galleries.*

From: doyle parker <~~mailto:doyleparker@gmail.com~~>
Sent: Tuesday, September 06, 2016 11:35 PM
To: development@aghistory.org
Subject: Ag museum

Cindy Norris, Planning

Woodland City Community Development

300 First Street

Woodland, CA 95695

Dear Ms. Norris,

I have recently visited The California Agriculture Museum at 1962 Hayes Lane, Woodland CA 95775. I was amazed at the collection of vintage agriculture machinery, history of the region, and artifacts. I myself being a son of a man that worked in the tomato fields in the area found the museum very interesting and it brought back many fond memories. However, there is something that bothers me, after giving it some thought it came to my concern about the lack of advertisement and signage.. I had seen the advertisement on the freeway and expected a little barn somewhere with some rusted old equipment but I was taken back by how well the equipment has been restored and preserved.

This museum needs to be better seen to the public and also needs the right to bring in their revenue being as they are a non-profit and depend on their right to advertise. When I exited the freeway I seen the other places of business had their signs advertising their locations but yet the museum has none and I believe this is a travesty. This museum needs to be a recognized treasure to the City of Woodland.

Sincerely,

From: ~~mgv2@out.com~~
Sent: Thursday, September 08, 2016 4:08 PM
To: development@aghistory.org
Subject: California Agricultural Museum Visit

Board of Directors
California Agriculture Museum
Woodland, CA

Dear Board of Directors,

Thank you for maintaining the fine California Agriculture Museum in Woodland. Its the largest and most comprehensive display of agricultural machinery that I have seen, including the Smithsonian Museum. I've been interested in the history of farming equipment ever since I first saw an old Cletrac by the side of the road outside Porterville, back in the 1970's. I had already moved to Spokane, WA when I first visited your establishment back in 2014.

I also was glad that you had preserved the old Lincoln Highway Marker, which is another part of history of great interest to me. The staff was also helpful when I made a followup contact after my visit. Keep up the good work!

I appreciate your time and effort in this endeavor - - - I'll be back for another visit soon.

Sincerely,

Rick Donaldson
Spokane, WA

~~mgv2@out.com~~

From: homie.naomi@gmail.com [mailto:homie.naomi@gmail.com]
Sent: Wednesday, September 07, 2016 3:41 PM
To: development@aghistory.org
Subject: We appreciate and support the California Ag Museum!

Dear California Agriculture Board of Directors,

I am a resident of Woodland with a 1.5 year old son. We truly appreciate and support the Ag Museum for several reasons.

1. I love the kids play area! Not only can he take in history stored in the building but he can also play (necessary with a toddler who needs to touch things and move).
2. We don't have enough museum or history related activities in Woodland and are so glad this museum is here!
3. Woodland started as an agricultural community and still is so what better place to have the Ag Museum?
4. My husband is a spare time mechanic (has his own project cars) and really enjoys the old machinery.

It's really a great outing for our whole family to come to the Ag Museum. We all learn something and have fun there. We are so grateful that it's right here in town.

Thanks!

Naomi Scher

From: Stephen Ho [mailto:stephenho33@gmail.com]
Sent: Wednesday, September 07, 2016 3:58 PM
To: development@aghistory.org
Subject: Re: Please tell us why you appreciate the CalAgMuseum

Oh dear,

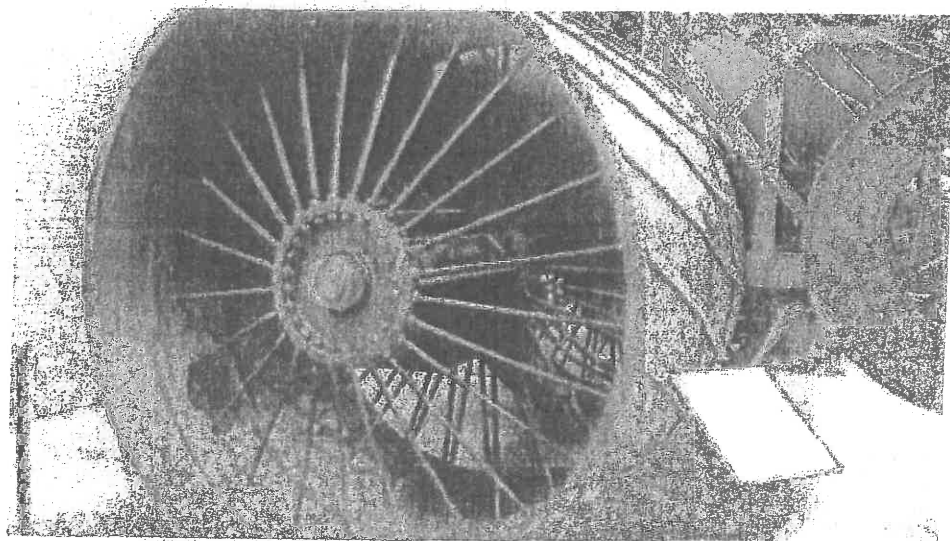
Where do I start? This is such a rare and valuable museum, nowhere can be found but in Woodland the center of all California farmland. I visited AG Museum in Feb 2015 while I was restoring a duplex in Woodland. I took 269 photos, spent 5 hours exhausted there, you can download and use my pictures if you like.

Here is the link. <https://goo.gl/photos/P5jHYUba9EN9gJmZ9>

This is the most comprehensive AG Museum anywhere in the world! All grade-school students 100 miles to Woodland must visit.

Some suggestions since you are open to listen:

- Coffee stand, \$1 a cup. And others like lemonade, snack etc.
- Some music of the past, AG related, on the PA system, has to be very fade so that people can talk/learn
- A docent, pay (2 hours) and free (15 min).
- A (multiple) bill board at the freeway, with a Tractor photo.
- Cooperate with local tour guides, bring visitors. (The place is not fully used, I was alone that day. The cost of running it will reduce per visitor if we have more traffic).
- Flat TV, and sitting area, shows farmland history, folk dance, life style of the AG community.



From: Walt Speelman [mailto:waltspeelman@comcast.net]
Sent: Thursday, September 08, 2016 11:43 AM
To: development@aghistory.org
Cc: Walt Speelman
Subject: AG museum

On a whim one day, as I am not nor have ever been, involved in farming, (except to eat) my wife and I stopped on our way home from the north.

We fell in love with the museum and went back on a hot rod show day and again for a guys day with some buddies. I do have an interest in trucks but they were previously removed.

However, this museum and it's fine display of equipment was extremely informative. The explanation plaques solved some mysteries and the knowledgeable staff completed the story with personal experiences.

The vast fields in the west were fascinating to me when I came west in 1970. I was a New Yorker then. Small farms were all I knew. Being young and in a hurry, I just passed right by taking a mental note to look into the machines I saw at a distance. In the days before computers, this was difficult. I had a career in aviation to grow.

I step into your museum and what do you know? There thy are!

This museum is rich in history and the feel of farm and times live right here.

Keep up the good work.

Thank you
Walt Speelman
8500 Wyndrush Way
El Dorado Hills, CA 95762

Come and see us at the California Aerospace Museum! We too love talking about history.

From: EDWIN C BEZANSON [mailto:edwin_c_bezanson@calagmuseum.org]
Sent: Wednesday, September 07, 2016 9:03 PM
To: development@aghistory.org
Subject: Re: Please tell us why you appreciate the CalAgMuseum

Dear Agriculture Museum: I have been to your great national treasure many times and it was a joy on each one. I am an Agricultural Historian and spend a great deal of time researching many tractors in your collection. I have been writing "The Yankees Attic" for "Antique Power Magazine" for 24 years and several of my articles are based on tractors in your collection. The last time I visited was during the reception held before the Heidrick Tractor Sale. I just hope that you have a big enough endowment to keep this great museum open forever. Many of us in this great hobby understand how important it is but I wonder if the general public feels the same. I truly believe the collection and preservation of all the old agricultural equipment is very important. This past weekend [Labor Day] I attended the biggest tractor show in America at Rollag, MN and saw nearly 1000 beautiful early machines along with 70,000 others. It was proof the hobby is alive and presently doing well. Keep up your great work and I plan on visiting again when I come to California next year.
Ed Bezanson 85 Dayton Rd. Waterford, CT 06385

On Wednesday, September 7, 2016 5:03 PM, Tatianna <development@aghistory.org> wrote:

From: Chris Dreith [mailto:~~kitmd@earthlink.net~~]
Sent: Wednesday, September 07, 2016 3:13 PM
To: development@aghistory.org
Subject: RE: Please tell us why you appreciate the CalAgMuseum

This museum is unlike any other and should be valued and maintained in Woodland! This weekend my cousin from So. Cal will be visiting me to 1. Go to the Stroll and 2. Visit the CAM. He belongs to a tractor club in So. Cal and has been wanting to visit here for years.

From: ~~development-133288@getresponse.com~~ [mailto:~~development-133288@getresponse.com~~] **On Behalf Of** Tatianna
Sent: Wednesday, September 07, 2016 2:02 PM
To: Friend
Subject: Please tell us why you appreciate the CalAgMuseum

From: doyle parker [mailto:doyleparker@comcast.net]
Sent: Wednesday, September 07, 2016 12:20 AM
To: development@aghistory.org
Subject: From Laurie Watson

September 6, 2016

Woodland City Community Development

300 First Street

Woodland, CA 95695

Dear Ms. Norris

My name is Laurie Watson, I am a volunteer at the California Agriculture Museum at 1962 Hays Lane, Woodland Ca 95776.

I have been a volunteer at the museum for about a month and I am in total amazement at the collection of agriculture equipment, the history that it represents, and the preservation of history that it houses. There seems to be something that I hear often from the visitors which is "I had no idea this place was here". I have researched this issue and it seems to me that it's from no advertisement seen from the road, or any other exploitation from the City of Woodland. Other businesses advertise and grow their revenue by community

1

participation and annual growth. The museum is a non-profit organization and depends on donations and what we earn from visitors. Our success depends on community involvement, advertisement, and the involvement from the City of Woodland. Would you please consider us in your future planning?

Sincerely,

Laurie Watson

Volunteer at The California Agriculture Museum



September 8, 2016

Subject: California Agriculture Museum

To Whom It May Concern:

This is a letter of support for the California Agriculture Museum in Woodland, CA, from Visit Yolo (Yolo County Visitors Bureau). The Cal Ag Museum is one of the jewels of Yolo County, and one of the most outstanding collections of vintage farm machinery in the nation. It is here that visitors can learn about and appreciate the state's long history of leadership, innovation, and entrepreneurship in farming, engineering, and economics.

The collection is a fascinating assemblage of tractors, harvesting equipment, autos and trucks, cultural artifacts, and changing exhibits, all helping to tell the story of California's most enduring and important industry, demonstrating the evolution of machinery from the 19th Century to more modern times. To visit here is both educational and entertaining. The staff and docents are highly knowledgeable; the programs for bringing youth to the museum are especially rewarding; and the recently added Guide-By-Cell tour greatly enhances every visitor's experience.

The museum also serves as a regional resource for business conferences, group meetings, banquets and special events, providing unique backdrop for a variety of users throughout the year.

The Cal Ag Museum is an important draw to Woodland and Yolo County for many reasons, attracting visitors literally from around the world. It engages people of all ages who share a love for history, an interest in the complex technology of farm machinery, and the joy of seeing a wealth of visually stunning treasures all under one roof. That's why the Visit Yolo loves the Cal Ag Museum!

Sincerely,

Alan Humason
Executive Director
Visit Yolo (Yolo County Visitors Bureau)

From: Carole Decosmo [mailto:codeco@aghistory.org]
Sent: Thursday, September 08, 2016 10:06 AM
To: development@aghistory.org
Subject: California Agricultural History Museum

Gentlemen:

Your museum is an example of what should be a movement across the country to preserve and present our agricultural history. As Mark Killian, Director of Agriculture for the State of Arizona said, "most people don't know where their food comes from. It is our job to tell them." This is so true in Arizona as it is in California.

I first visited there in 1998 and received a tour from your executive director. I still remember and sent a board member, James Truman there this summer.

He was also impressed and took pictures to create a PPT for our board of directors.

The Arizona Farm and Ranch Experience is developing a 30 acre ag education site in Avondale, Arizona. We will build a Tractor Museum, Conference Center, Cattle Corral and Seating area with a Black Smith Shop attached and a separate Ag Education Building. This is a big undertaking, but extremely important to Arizona as your wonderful museum is to California.

Regards,

Carole De Cosmo
Founder/Executive Director
Arizona Farm and Ranch Experience
Arizona Farming and Ranching Hall of Fame
codeco@aghistory.org

From: wayne meier [mailto:bradfordn@californiaagriculturemuseum.org]
Sent: Wednesday, September 07, 2016 2:51 PM
To: development@aghistory.org
Subject: RE: California Agriculture Museum

My brother and I have been members for a few years now and marvel at the detail and magnificent arrangement of tractors and Steam equipment. It is the most complete collection I've seen in years and the last time we were there it was expanding which is what brings people back again and again. So my vote is for it to keep adding to what they have and we'll be back next year to see it again.

Yours truly

Wayne B Meier &
Jonathan P Meier

From: James Scott [mailto:afjs97@wd...]
Sent: Thursday, September 08, 2016 3:36 PM
To: development@aghistory.org
Subject: Re: Please tell us why you appreciate the CalAgMuseum

It is a great establishment that directly and accurately helps illustrate this farming areas' management, variety and production. We are honored to have it situated right here in Woodland, Yolo County, even without the trucks and their related industry. Thanks.

On Wednesday, September 7, 2016 2:01 PM, Tatianna <development@aghistory.org> wrote:

Steve & Amber

9/9/16 11:53 PM
(10 hours ago)

to Cindy.norris, me

September 6, 2016

Cindy Norris, Planning
Woodland City Community Development
300 First Street
Woodland, CA 95695
Cindy.norris@cityofwoodland.org
Re: General Plan 2035 and the California Agriculture Museum

Dear Ms. Norris,

I am writing in support of the **California Agriculture Museum** in your 2035 General Plan.

My children are involved in 4-H, Opera House, and activities at the California Agriculture Museum. My son Collin worked tirelessly to write his 4-H presentation on the evolution of tractors and he spent considerable time with Lorili Ostman, the Executive Director, to create a presentation that he gave at the museum, 4-H events, and fairs. The museum has been generous by providing material and stories for Collin's tractor presentation. At age 12, he has become a personal advocate of the museum sharing his knowledge with anyone who will listen.

I encourage you to provide support and create a philosophy that furthers the museum's ability to protect and preserve the collection so that current and future generations will have an opportunity to learn about the innovative spirit of early entrepreneurs and create wonder. What was it like 100 years ago? So tractors explain how the combustion engine was developed from early agricultural steamers? It is a fascinating story and there are so many stories that deserve local, regional, and statewide support.

Our family supports the museum experience! It is a historically, culturally, and economically enriching experience. I hope you will be inclusive in your 2035 General Plan.

Sincerely,

Amber Robinson- Burmester

656 ~~College St~~

Woodland, CA 95695

From: Meg Stallard [mailto:megstallard@woodland.org]
Sent: Thursday, September 08, 2016 11:28 AM
To: California Agriculture Museum
Cc: Tom Stallard
Subject: Note to Board of Directors

To the Board of Directors of the California Agriculture Museum:

We are long-time members and supporters of the Museum and appreciate its role in sharing the rich agricultural history of our community, region and state.

Currently, I come regularly with our grandchildren to play with the toy trucks and tractors, to ride the small carousel and to walk through and talk about the many different tractors and other equipment on display. Our 4-year-old grandson often asks to go to the 'tractor museum,' and the staff recognizes us when we come. A special favorite of his is the Best Steamer - I think because of it's size. Boy, are those wheels big! There are many other special things to look at - the squirrels on a tractor, the crop duster, the delivery wagons. And we always walk through the barn to say hello to the milk cow.

The Museum truly is a treasure, and we appreciate all that you as a board and the staff do to keep it fresh and interesting. Thanks so much!

With gratitude,
Tom and Meg Stallard
Woodland

-----Original Message-----

From: Wayne Ginsburg [mailto:waynemg6@gmail.com]

Sent: Thursday, September 08, 2016 10:17 PM

To: development@aghistory.org

Subject: Re: Please tell us why you appreciate the CalAgMuseum

Hope this is useful. Edit as you see fit.

Wayne

There are many valuable aspects to great museums. They appeal to the visitors' senses and stimulate thoughts about the forces or people who created what the museum portrays, be it natural or human history, art, music, or other human achievements.

The California Agricultural Museum is a great museum precisely because it does appeal to many of our senses and transports us to the relatively recent human achievements of ordinary people developing machines through the technology of their times to provide the food and fiber necessary for human life to thrive.

The colors, shapes, textures, and even smells (real or imagined) of the Museum's tractors and farm equipment allow visitors to escape the environment of modern cities and to connect to the productive land of California's central valley. Through the interpretive aspects of the museum, visitors can grasp the way everyday farmers, machinists, and manufacturers used the truth of "necessity being the mother of invention," time and time again.

That all of this is right here in my town, Woodland, CA, motivates me to support the California Agriculture Museum year after year.

Wayne Ginsburg

Woodland, CA 95695
(530) 666-0678

> On Sep 7, 2016, at 2:02 PM, Tatianna <development@aghistory.org> wrote:

>

>

> California Agriculture Museum

>

> Please tell us...

From: Jim Hilliard [<mailto:Jim.Hilliard@cityofwoodland.org>]
Sent: Wednesday, September 07, 2016 2:54 PM
To: development@aghistory.org
Cc: Jim Hilliard
Subject: Re: Please tell us why you appreciate the CalAgMuseum

The California Agriculture Museum is an incredible collection of history located in our wonderful town. I was first introduced to this amazing display by my father who was a docent. He and my grandfather could explain how every piece of equipment was used whether on a farm or in industry or mining. I have been able to take my children and grandchildren to the museum since then and am so proud to be able to experience their excitement. The California Agriculture Museum is a jewel in this rich valley that should be experienced by every local and traveler.

Jim Hilliard
Mayor, City of Woodland
530-949-1429

Sent from my iPad

On Sep 7, 2016, at 2:01 PM, Tatianna <development@aghistory.org> wrote:

September 6, 2016

Cindy Norris, Planning
Woodland City Community Development
300 First Street
Woodland, CA 95695

Dear Cindy,

I have learned of the fast response required to make comment on the new 2035 General Plan, and I am concerned because growth should be supported to the south east part of Woodland. This area is a poor quality for agriculture. Staying within our agriculture values we must preserve our agriculture land which is to the west, north, and south of woodland and retain it in the Williamson Act.

I am in support of the City supporting the **California Agriculture Museum**, a nonprofit that punctuates the innovation and core values of hard work and personal drive and ingenuity. The museum has a world class collection (much of it donated by local Yolo County Families). It is visited by guests from around the world, nation and the state. The comments from guests, young and old, male and female, are impressed with not just the collection but the surrounding areas. As a California Agriculture Museum docent, I've personally seen our guest attendance increase, broaden, and diversify – especially since the museum installed audio tours in English and Spanish. There are days we move to the lobby just to see Mariachi bands play and stroll through the museum. The museum is one of the few special facilities that encourage cultural diversity.

I am involved in the changes and the implementation of the museum that has taken place over the last five years and will continue for the next five years. The changes at the museum demonstrate the museum's ability to absorb a planning guide (from the American Alliance of Museums) and work through several areas of recommendation to improve the perception and experiences of the museum. Performed by the American Alliance of Museums, the fairly new roadmap is making a profound difference in the way the museum is perceived by guests, community, and the region. This area at 1962 Hays Lane should be promoted by the City and supported throughout the 2035 General Plan. It is responsible for more guests learning and appreciating our agricultural values and supports those core values described in the General Plan.

It is my belief that if the City highlights and funds the California Agriculture Museum, the area will increase its tourism and lengthy stays – supporting increased sales tax revenue and hotel occupancy. The museum should be a key recipient of TOT funds to support Woodland tourism and fuel hotel occupancy.

I personally see how tirelessly our volunteers and staff are working to be leaders within the Sacramento museum culture and continue to draw in new regional and international guests.

The museum deserves your support in the General Plan, and in future rulings regarding entities located in the City of Woodland.

Sincerely,



Gene Muhlenkamp

Community and Volunteer Leader

120 E. Dorado Dr, Woodland, CA 95695