



City of Woodland

300 First Street
Woodland, CA 95695

530-661-5820

Meeting Agenda - Final Planning Commission

Thursday, September 19, 2013

6:30 PM

Council Chambers

1. **Call to Order**

2. **Roll Call**

3. **Approval of Minutes**

[13-247](#) September 5, 2013 Draft Minutes

Attachments: [DRAFT MINUTES 9.5.13.docx](#)

4. **Directors Report**

This an opportunity for the Community Development Department's Director or designee to provide the Commission with information on any items other than those listed on the Agenda.

5. **Public Comment**

This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.

6. **Communications**

Commission Statements and Requests: This is an opportunity for the Commission members to make comments and announcements to express concerns or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

7. **Subcommittee Reports**

8. **Public Hearing**

[13-244](#) SUBJECT: Findings of Denial for Golden State Reclamation CUP
RECOMMENDATION
Staff recommends that the Planning Commission review and adopt the findings for the denial of the Conditional Use Permit (CUP) for the Golden State Reclamation Project.

STAFF CONTACT

Paul Hanson, ACIP, Senior Planner, 530-661-5814,
paul.hanson@cityofwoodland.org

This item is continued from the July 18 & September 5, 2013 Planning Commission

*Public Hearings.**Applicant: Travis Brandt, Golden State Reclamation**Environmental Document: Initial Study and Mitigated Negative Declaration with a Mitigation Monitoring Reporting Plan**Staff Contact: Paul Hanson, AICP, Senior Planner -- Cindy Gnos, AICP, Contract Planner*[13-226](#)

SUBJECT: Zoning Interpretation for an Adult Day Care Use in the Industrial Zone

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. Hold a public hearing;
2. Review and take public comment; and
3. Approve a zoning interpretation that permits an adult day care use under the existing Conditional Use Permit at 1250 Harter Avenue.

STAFF CONTACT

Paul Hanson, AICP, Senior Planner, 530 661-5814,
paul.hanson@cityofwoodland.org

Attachments: [Attachment A.pdf](#)

[PC Approved List Of Uses In A Mixed \(Revised 9 10 13\).docx](#)

[CUP Conditions.docx](#)

*Applicant: Jack Kenealy, Harmony Daycare**Staff Contact: Paul Hanson, AICP, Senior Planner*[13-242](#)

SUBJECT: Adoption of the 2013 General Plan Housing Element (2013- 2021)

RECOMMENDATION:

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

- 1) Hold a public hearing
- 2) Recommend the City Council Approve a Resolution Adopting the California Environmental Quality Act (CEQA) Negative Declaration (Attachment "B") for the 2013 Housing Element
- 3) Recommend the City Council Approve a Resolution Amending the existing General Plan to replace the existing Housing Element with the final 2013 Housing Element (Attachment "A")
- 4) Direct staff to transmit the final document to the State Department of Housing and Community Development (HCD) pursuant to Government Code Section 65585(g)

Attachments: [Att A - Housing Element.pdf](#)
[Att B - Negative Declaration.pdf](#)
[Att C - Comment Letters.pdf](#)
[Att D - HCD Review Letter.pdf](#)

9. New Business

10. Old Business

11. Adjournment

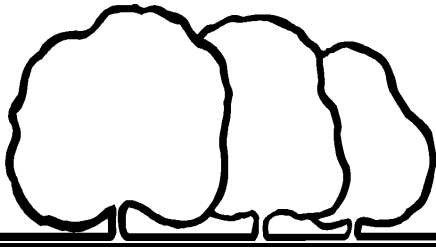
The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the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



Legislation Details (With Text)

File #: 13-247 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 9/12/2013 **In control:** Planning Commission
On agenda: 9/19/2013 **Final action:**
Title: September 5, 2013 Draft Minutes
Sponsors:
Indexes:
Code sections:
Attachments: [DRAFT MINUTES 9.5.13.pdf](#)

Date	Ver.	Action By	Action	Result
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City of Woodland

PLANNING COMMISSION AGENDA

September 5, 2013

CITY COUNCIL CHAMBERS

6:30 PM

DRAFT MINUTES

1. Call to order

2. Roll Call

Commissioners Present: Wells, Murray, Murphy, Holt, Lopez arrived late

Staff Present: Cindy. Norris, Principal Planner; Paul Hanson, AICP, Senior Planner

3. **Approval of Minutes for July 18, 2013**

Ayes: , Holt, Wells, Murray, Murphy,

No's:

Abstain:

4. **Director's Report:** This an opportunity for the Community Development Department's Director or designee to provide the Commission with information on any items other than those listed on the Agenda.

- *Upcoming GP meeting at CC on Sept 17; Draft Community Vision and Guiding Principles and Opportunities and Constraints report,*
- *October with possible 3 draft alternatives for Council discussion*
- *Stroll Through History this weekend*
- *SL – two project sites are experiencing some development activity – Have had a number of phone calls and questions. Parkview (108 lots) and Lennar homes (98 lots); Staff is experiencing a heightened interest in Spring Lake with properties indicating a desire be in a state of readiness for possible development activity.*

5. **Public Comment:** This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.

6. **Communication - Commission Statements and Requests:** This is an opportunity for the Commission members to make comments and announcements to express concerns or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

7. **Subcommittee Reports:**

PUBLIC HEARING:

8. **CONTINUED from July 18, 2013 - Golden State Reclamation Project Condition Use Permit** - Request to approve a Conditional Use Permit to allow the construction and operation of a concrete slurry processing facility. Included in the proposed project design are two reclamation ponds for the concrete slurry, one retention pond for leachate, one storage building for construction equipment, and one on-site mobile office trailer. The site (APN 027-350-058) is located in an industrial area in the northeastern portion of the City of Woodland, Yolo County. The proposed project site is located on a 17.56-acre property at 231 Hanson Way in the Industrial zone. The requested entitlements include a Conditional Use Permit, review of the proposed Initial Study and Mitigated Negative Declaration and the proposed adoption of the Mitigation Monitoring and Reporting Plan, and a review of the Site Plan and Design Review.

Applicant:	Travis Brandt, Golden State Reclamation
Environmental Document:	Initial Study and Mitigated Negative Declaration with a Mitigation Monitoring Reporting Plan
Staff Contact:	Paul L Hanson, AICP, Senior Planner Cindy Gnos, AICP, Contract Planner
Recommended Action:	Conditional Approval

Motion: ***Commissioner Wells made a motion that The Planning Commission Deny The Conditional Use Permit (CUP), for the Golden State Reclamation Project and directed staff to prepare the appropriate findings for denial for final action on the CUP***

which was seconded by Commissioner Lopez.

*Ayes: Commissioners: Holt,
Nos: Commissioner: Wells, Lopez, Murray, Murphy
Abstain:*

NEW BUSINESS:

9. NONE

OLD BUSINESS: NONE

10. Adjournment

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



Legislation Details (With Text)

File #: 13-244 Version: 1 Name:
Type: Public Hearing Item Status: Agenda Ready
File created: 9/11/2013 In control: Planning Commission
On agenda: 9/19/2013 Final action:
Title: SUBJECT: Findings of Denial for Golden State Reclamation CUP
RECOMMENDATION
Staff recommends that the Planning Commission review and adopt the findings for the denial of the Conditional Use Permit (CUP) for the Golden State Reclamation Project.

STAFF CONTACT
Paul Hanson, ACIP, Senior Planner, 530-661-5814, paul.hanson@cityofwoodland.org

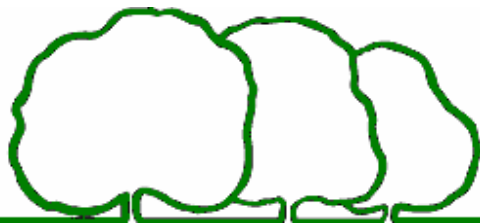
Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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City of Woodland

MEMORANDUM

TO: PLANNING COMMISSION MEMBERS

DATE: September 19, 2013

SUBJECT: Findings of Denial for Golden State Reclamation CUP

RECOMMENDATION

Staff recommends that the Planning Commission review and adopt the findings for the denial of the Conditional Use Permit (CUP) for the Golden State Reclamation Project.

STAFF CONTACT

Paul Hanson, ACIP, Senior Planner, 530-661-5814, paul.hanson@cityofwoodland.org

BACKGROUND

On July 18, 2013 and September 5, 2013, the Planning Commission reviewed a request for a CUP for the Golden State Reclamation Project, a concrete slurry recycling facility (**See Complete Staff Report online at www.cityofwoodland.org/gov/meetings & select the September 5, 2013 Planning Commission Agenda**).

On September 5, 2013, on a 4 to 1 vote, the Commission denied the Conditional Use Permit for the Golden State Reclamation Project. Staff has prepared the required findings for the Planning Commission's denial of the CUP.

MOTION #1 I move to approve the Findings for Denial for a Conditional Use Permit for Golden State Reclamation Project at 231 Hanson Way.

Findings

1. The proposed project is a concrete slurry processing facility on a portion of 17.5 acres in an Industrial (I) zone, which would be located at the east end of Hanson Way, just north of East Main Street at 231 Hanson Way.
2. The proposed project would receive only cured concrete slurry generated from local construction and improvement projects, particularly highway profile grinding. Tanker trucks would transport the concrete slurry from local projects and would dump the waste concrete into designated ponds.
3. The City of Woodland prepared a Mitigated Negative Declaration (MND) for the proposed project and concluded that the project, as mitigated, would not have a significant impact on the environment. A number of public agencies commented on the MND, including the Regional Water Quality Control Board, the Central Valley Flood Protection Board, and the Yolo Habitat JPA (among others). The Regional Water Quality Control Board raised issues regarding the depth of groundwater and that the volume of the ponds may be inadequate to accommodate the proposed volume of slurry.
4. PGP International also submitted comments about the proposed project. PGP operates a food processing plant and is concerned about dust and the possibility of food borne pathogens contaminating its products.
5. The City of Woodland's Planning Commission considered the proposed project on July 18, September 5, and September 19, 2013.
6. After considering comments from the applicant, various experts, agencies commenting on the MND, and the public and after considering how the proposed project would fit into the existing industrial area, the Planning Commission finds and determines that the proposed use is not consistent with the General Plan. The proposed project is not similar to, or compatible with, the existing adjacent uses and future possible uses. The proposed project is more similar to a waste processing facility than a manufacturing, storage, or food processing facility, which are the types of located in close proximity to the proposed project's location.
7. Similarly, the Planning Commission finds that the proposed project is not consistent with the City's Zoning Ordinance because it is more similar to a waste processing facility than a typical industrial facility and is not an industrial use similar to other adjacent industrial uses.
8. As such, the Planning Commission finds that, even as mitigated, the proposed project could result in adverse impacts (although perhaps not necessarily significant impacts under the California Environmental Quality Act) to adjacent properties and the City of Woodland. Thus, the proposed project has the potential to negatively and adversely affect the general health and welfare of the community and surrounding uses.
9. Further, the proposed project would be the first of its kind in the region. The Planning Commission heard sufficient concerns regarding the uniqueness of this operation that it did not want Woodland to be the first City in the region, and possibly the state, to experiment with the possible serious public health problems and impacts this project could cause.



Legislation Details (With Text)

File #: 13-226 Version: 1 Name:
Type: Public Hearing Item Status: Agenda Ready
File created: 9/19/2013 In control: Planning Commission
On agenda: 9/19/2013 Final action:
Title: SUBJECT: Zoning Interpretation for an Adult Day Care Use in the Industrial Zone
RECOMMENDATION
Staff recommends that the Planning Commission take the following actions:
1. Hold a public hearing;
2. Review and take public comment; and
3. Approve a zoning interpretation that permits an adult day care use under the existing Conditional Use Permit at 1250 Harter Avenue.

STAFF CONTACT

Paul Hanson, AICP, Senior Planner, 530 661-5814, paul.hanson@cityofwoodland.org

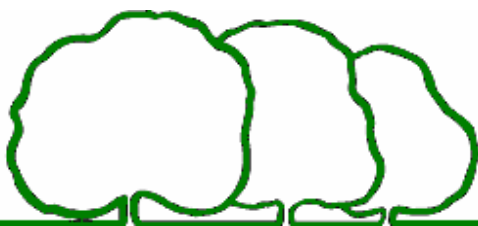
Sponsors:

Indexes:

Code sections:

Attachments: [Attachment A.pdf](#)
[PC Approved List Of Uses In A Mixed \(Revised 9 10 13\).pdf](#)
[CUP Conditions.pdf](#)

Date	Ver.	Action By	Action	Result
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City of Woodland

MEMORANDUM

DATE: September 19, 2013

TO: PLANNING COMMISSION MEMBERS

FROM: Paul L. Hanson, AICP, Senior Planner

SUBJECT: Zoning Interpretation for an Adult Day Care Use in the Industrial Zone

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. Hold a public hearing;

2. Review and take public comment; and
3. Approve a zoning interpretation that permits an adult day care use under the existing Conditional Use Permit at 1250 Harter Avenue.

STAFF CONTACT

Paul Hanson, AICP, Senior Planner, 530 661-5814, paul.hanson@cityofwoodland.org

BACKGROUND

On October 6, 1983 and again on June 6, 1984, the Planning Commission approved and modified a Conditional Use Permit for the Industrial Mixed Use Development at 460, 1230, and 1250 Harter Avenue. The CUP provided a list of approved uses for the development. The development consists of three buildings with the current CUP and list of approved uses which applies to all three buildings.

PROPOSAL

The applicant is requesting an interpretation from the Planning Commission that under the current CUP and the list of approved uses, an adult daycare use would be consistent with the intent of the industrial mixed-use permit in the Industrial zone (**See Attachment A - Application and Site Plan**).

The proposed Harmony Daycare Center is an adult daycare center for approximately 22 individuals (clients) who are non-ambulatory and non-verbal. The age range of the clients is 22 to 67 years. Clients are dropped off at the facility each morning between 8:30 and 9:15 am and leave in the afternoon between 3:00 and 4:00 pm. During these times, clients are assisted by staff (10 employees) into the daycare center. A van/shuttle delivers clients, making 4 separate stops, both in the morning and afternoon. The van/shuttle does not remain on site. While on-site, clients spend most of the day developing their sensory perceptions. An outdoor courtyard is being added to provide an outdoor space for clients.

REVIEW

The approved Industrial Mixed Use Conditional Use Permit provides a list of permitted or conditionally permitted uses, which allow for light industrial, commercial and office space (**See Attachment B - List of approved Uses**). The development consists of three (3) buildings with a total square footage of 124,784. The site has 306 parking spaces for a parking ratio of 1 parking space per every 408 square feet. Industrial parking ratio is 1 parking space per every 2000 square feet and commercial office is 1 parking space per every 400 square feet. The proposal for a 5,400 square foot adult daycare center with 10 employees providing services to 22 clients. The parking requirement for this type and size of business would be 10 parking spaces. The site has sufficient parking spaces for a mixed-use development. Access into the development is from Harter Avenue from eight (8) different driveways into the site.

The development currently has the following list of business:

Electric supply contractor	Honey Manufacturer
Coffee Distributor	Bakery
Lotions & Soaps Manufacturer	Refrigerator Equipment Business
Boat Repair	Contractors
Machine Shop	Olive Oil Business
Canning Equipment Business	Approx 30,000 sq. ft. vacant & available

Under the current CUP, each building is limited in the number of square footage allotted to office / retail uses (List of Approved Uses).

Location

Office/Retail Allowed

Building size sq. ft.

460 Harter Ave	4,000 sq. ft.	28,740
1230 Harter Ave	32,000 sq. ft.	42,062
1250 Harter Ave	16,000 sq. ft.	53,982

The proposed adult daycare center will be located at 1250 Harter Avenue, Suite G, highlighted in green on the attached site plan. The adult daycare center would be 5,400 square feet within the 1250 Harter Avenue building and will not exceed the 16,000 square foot office/retail limitation.

The owner has begun to renovate the development with site work, including new storm drains, sealing and stripping the parking lot, refreshing the landscaping, and repainting the buildings.

The conditions of approval for the development, approved by the Planning Commission in 1983 and 1984, will not change should the Planning Commission approve the zoning interpretation (**See Attachment C - Conditions of Approval**).

The Planning Commission and City Council in the past has requested that staff explore alternative uses for the numerous warehouses in Woodland. In the past, the Planning Commission has approved adult day care uses as part of an industrial mixed-use permit.

Similar Projects

- On May 1, 2003, the Planning Commission approved an Industrial Mixed-Use Permit for 1280 Santa Anita Court, which included an Adult Day Care Use.
- On April 15, 2004, the Planning Commission approved an Industrial Mixed-Use CUP for 1540 & 1542 Tanforan Avenue, which included an Adult Day Care Use.

RECOMMENDED ACTION

Staff recommends that the Planning Commission take the following actions:

1. Hold a public hearing;
2. Review and take public comment; and
3. Approve a zoning interpretation that permits an adult day care use under the existing Conditional Use Permit at 1250 Harter Avenue.

MOTION #1 I move to approve the Zoning Interpretation which allows an adult day care use under the existing Conditional Use Permit for 460, 1230, and 1250 Harter Avenue.

Findings

- The addition of an adult day care use to the existing Industrial Mixed-Use Conditional Use permit is consistent with the approved uses listed in the CUP.
- The Zoning Interpretation was reviewed the Woodland Planning Commission

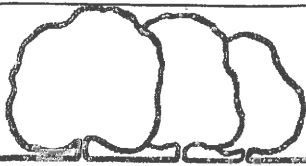
MOTION #2 I move to deny the Zoning Interpretation which allows an adult day care use under the existing Conditional Use Permit for 460, 1230, and 1250 Harter Avenue subject to the following findings:

Findings

- (Specify)

Attachments:

- A. Application & Site Plan
- B. List of Approved Uses
- C. Conditions of Approval



City of Woodland

Community Development Department
300 First St, Woodland CA 95695
(530) 661-5820 Fax (530) 406-0832
www.cityofwoodland.org

General Application Form

1. Owner/Applicant

PROPERTY OWNER:

ETHAN CONRAD

MAILING ADDRESS:

1300 NATIONAL DRIVE #100

CITY STATE ZIP CODE:

SACRAMENTO, CA 95834

PHONE NUMBER:

916-779-1000

E-MAIL ADDRESS:

ETHAN@ETHANCONRADPROP.COM

PROJECT APPLICANT

JACK KENEALY (DUANE THOMSON)

MAILING ADDRESS:

1381 E. GUM AVE

CITY STATE ZIP CODE:

WOODLAND, CA 95776

PHONE NUMBER:

530 312 1736

E-MAIL ADDRESS:

SKAL@YAHOO.COM / DRTAIA@
AOL.COM

2. Application Requested

- | | | |
|--|--|---|
| ☐ General Plan Petition | ☐ Zoning Amendment | ☐ General Plan Amendment |
| ☐ Tentative Subdivision Map | ☐ Tentative Parcel Map | ☐ Lot Line Adjustment |
| ☐ Site Plan Review | ☐ Design Review | ☐ Sign Design Review |
| ☒ Conditional Use Permit (CUP)
MODIFIED/PARTIAL | ☐ Zoning Administrator Permit | ☐ Variance |
| ☐ Public Convenience or Necessity | ☐ Other _____ | |

Is this request part of another application? ☐ Yes ☐ No If so, what? _____

3. Project Description

Project Name:

HARMONY DAYCARE

Total Acres or Square Feet

T.I. OF 5,400 SQ FT

Site address or location:

1250 HARTER AVE, SUITE G

Assessor's Parcel Number:

027 420 007

Is Your Project Located in a Flood Zone?

☒ Yes

☐ No

Does this request include signage?

☐ Yes

☒ No

4. Justification for Request



ATTACHED ARE JUSTIFICATION & DESCRIPTION OF DAILY USE.

On a separate sheet, explain in detail your request and why you believe your request is justified.

5. General Plan Amendment

Existing General Plan Designation	Gross Acres	Proposed General Plan Designation	Gross Acres
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6. Zoning Amendment

Existing Land Use Zone	Gross Acres	Proposed Land Use Zone	Gross Acres
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7. Residential Development

No. of residential units are being requested? _____ No. of lots will be created by this project? _____

Single Family _____ Half-plex _____

Do you intend to market the units for sale?

Duplex _____ Apartments _____

☐ YES ☐ No

Condominiums _____ Other _____

Do you intend to market the units for rent?

Townhomes _____ Total Units _____

☐ YES ☐ No

8. Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:

Indicate the gross and leasable square footage for each type of development:

9. Authority to File Application

Check one:

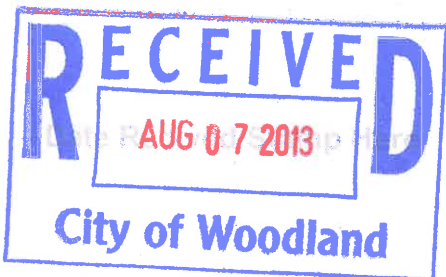
☐ Property Ownership ☐ Power of Attorney*

☐ Contract to Purchase* ☒ Other

Specify Lessee

* Attach Evidence of Authority

I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and acknowledge that the processing of this application may require additional fees and expenses for the preparation of necessary environmental documentation and planning studies. I certify that I have reviewed the current Hazardous Waste and Substances Site List, developed pursuant to AB 3750, and found that my project is not on the list.



APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT

[Signature] 7-10-13
Applicant: _____ Date

Legal Owner: _____ Date

Legal Owner: _____ Date

DEPARTMENT USE ONLY

Amount Paid: _____

Project No: _____

Amount Due: _____

Logged by: _____ Date: _____

GP / Zoning Designation: _____

Planner: _____ Date: _____

HARMONY DAYCARE

DETAILED DESCRIPTION OF DAILY USE:

HARMONY DAYCARE IS AN ADULT DAYCARE FACILITY FOR ABOUT 22 INDIVIDUALS ("CLIENTS") WHO ARE NON-AMBULATORY AND NON-VERBAL. THE AGE RANGE OF THE CLIENTS IS 22 TO 67 YEARS. THEY ARE DROPPED OFF AT THE FACILITY EACH MORNING BETWEEN 8:30 AND 9:15 AND LEAVE IN THE AFTERNOON BETWEEN 3:00 AND 4:00. DURING THESE TIMES THEY ARE ASSISTED BY STAFF (10 EMPLOYEES ON DUTY) INTO THE DAYCARE CENTER. THE UCP VAN/SHUTTLES THAT DELIVER THEM MAKE 4 SEPARATE STOPS BOTH IN THE MORNING AND AFTERNOON. THE VAN/SHUTTLES DO NOT REMAIN ON SITE.

MOST OF THE DAY IS SPENT DEVELOPING THEIR SENSORY PERCEPTIONS - VARIED ACTIVITIES ARE USED TO STIMULATE THEIR SENSES AND INCLUDE TOUCHING AND HOLDING BALLOONS, HOLDING FUZZY BUNNIES, OBSERVING STREAMERS, LAYING ON THE FLOOR EXPERIENCING FULL RANGE OF MOTION AND OTHER LIKE EXERCISES. CLIENTS DO NOT LEAVE THE FACILITY DURING THE DAY EXCEPT TO SPEND LIMITED TIME IN THE OUTDOOR COURTYARD OR TO MAKE OFFSITE TRIPS VIA SHUTTLES TO A PARK OR PERHAPS TARGET OR WALMART. WHEN THEY SPEND TIME IN THE OUTDOOR COURTYARD THEY CAN FEEL THE BREEZE, WARMTH OF THE SUN, ETC. WHEN THEY TAKE OFFSITE TRIPS IT IS USUALLY ONLY A COUPLE OF CLIENTS AT A TIME. IN ALL SITUATIONS, THE DAYCARE STAFF IS INTERACTING AND GUIDING THEM - INCLUDING HELPING THE CLIENTS USE THE RESTROOMS. NO FOOD IS PREPARED FROM SCRATCH ON SITE AS THE CLIENTS BRING THEIR OWN FOOD.

TO SUMMARIZE, A TYPICAL DAY IS FROM 8:30 AM TO 4:00 PM WHEN THE CLIENTS ARE DROPPED OFF AND PICKED UP IN VAN/SHUTTLES WHICH DO NOT REMAIN ON SITE. DURING THE DAY, THE CLIENTS SPEND THEIR DAY WITHIN THE BUILDING EXCEPT FOR OCCAISONAL VISITS TO THE EXTERIOR COURTYARD AND LIMITED DAY TRIPS BY SHUTTLES.

HARMONY DAYCARE

JUSTIFICATION FOR REQUEST:

CHOOSING THIS LOCATION FOR AN ADULT DAYCARE CENTER USE IS ATTRACTIVE FOR A NUMBER OF REASONS:

- THE EXISTING LEASE FOR THE CURRENT LOCATION WAS SOON TO BE UP AND THIS PARTICULAR SUITE G AT 1250 HARTER AVE HAD AN EXISTING LAYOUT AND SIZE THAT MET HARMONY DAYCARE'S NEEDS WITH LITTLE REMODEL – IT WAS HOPED THAT A TRANSITION BETWEEN THE TWO SPACES COULD BE MADE QUICKLY AND EFFECTIVELY. THIS ALSO HELPED MAKE IT COST EFFECTIVE.
- THERE WAS ALREADY A SIMILAR USE IN THE IMMEDIATE AREA, WCO – SO IT WAS FELT THAT THIS WAS A COMPATIBLE USE FOR THE GENERAL AREA.
- THE NEW SPACE HAS AN EXTERIOR COURTYARD WHICH IS AN IMPORTANT FEATURE FOR THIS USE.
- THIS LOCATION HAS LOW TRAFFIC IN FRONT OF THE TENANT SPACE MAKING IT SAFER FOR THE UNLOADING AND LOADING OF THE CLIENTS.
- THE AREA IN GENERAL IS RELATIVELY QUIET AND NOT BUSY.

Planning Commission Approved List of Uses – October 6, 1983

List of Uses for Mixed-Use Projects in the Industrial Zone

1. Professional offices for the following:

- A. Accountants, bookkeepers, auditors
- B. Engineering
- C. Planners
- D. Architects and Building Designers
- E. Landscape Architects
- F. Contractors - all categories
- G. Consultants such as:
 - 1. Business consultants
 - 2. Agricultural consultants
 - 3. Building construction consultants
 - 4. Building maintenance consultants
 - 5. Chemical recycling consultants
 - 6. Computer system consultants and designers
 - 7. Freight traffic consultants
 - 8. Geophysical companies and consultants
 - 9. Media consultants
 - 10. Elevator consultants
- H. Industrial designers for tool designers
- I. Geologists
- J. Arbitrators
- K. Auctioneer offices, but excluding auctioneer rooms
- L. Clothing and fashion design studios
- M. Real estate appraisers of only commercial and industrial properties

2. Business offices, retail sales (provided they are not the primary business) and personal service functions consisting of the following:

- A. Advertising agencies - billboard advertising
- B. Communications:
 - 1. Beeper and paging services
 - 2. Broadcasting stations (radio & TV) including sales offices and general offices
 - 3. Broadcast audience research and public opinion poll companies

Planning Commission Approved List of Uses – October 6, 1983

4. Cable television companies

C. Business services

1. Telephone answering service
2. Business and office furniture and machine including sales, rentals and services
3. Background music sales and services
4. Business systems companies
5. Clipping bureaus
6. Computing services
7. Computerized billing service companies
8. Calculating and statistical services
9. Confidential records and destruction companies
10. Inventory service firms
11. Security patrols
12. Electronic data processing tabulating and record keeping services
13. Digital instrumentation systems, equipment and supply companies
14. Office planning services
15. Credit reporting and collection agencies
16. Pension and profit sharing plan management companies
17. Glass sales, service and supply

D. Brokerage and investment firms such as:

1. Industrial and commercial real estate sales, development and management
2. Data processing time brokers
3. Food, frozen food, fruit and vegetable brokers
4. Foreign exchange brokers
5. Custom house brokers
6. Grain and meat brokers
7. Oil and land lease brokers
8. Lumber companies and brokers exclusive of project storage yard
9. Exporters and importers (no retail sales)
10. Manufacturers sales representatives
11. Gasoline and oil marketers and distributors
12. Logging and woodchipping companies exclusive of product storage yards

E. Publications, graphics and reproductions such as:

Planning Commission Approved List of Uses – October 6, 1983

1. Publishers
 2. Printing, engraving and stationary sales and services
 3. Business, periodical and architectural illustrators
 4. Display builders and designers
 5. Graphic designers
 6. Drafting, blueprinting and photo copying services
 7. Duplicating and mimeographing services
 8. Photographers and artists catering to industrial clients
 9. Record and microfilming service
- F. Medical, dental, biological and x-ray laboratories which do not serve the public
- G. Research and development, such as:
1. Agricultural laboratories, including testing and analysis
 2. Economic
 3. Electronics research and development
 4. Energy conservation research and development
 5. Oil and gas exploration and development excluding drilling for oil and gas
 6. Patent development and marketing
 7. Marketing analysis, research and consultation
- H. Transportation, such as:
1. Freight forwarding and freight consolidating companies
 2. Freight inspection services
 3. Courier service
 4. Package delivery
 5. Taxi cab service
- I. Government offices which do not provide direct public services except for those governmental agencies related to agricultural activities
- J. Surveyors, such as:
1. Land surveyors
 2. Marine surveyors
- K. Personal services
1. Management and business organizations
 2. Trade and labor organizations

Planning Commission Approved List of Uses – October 6, 1983

3. Hotel and motel reservation center - phone service only
4. Ambulance service
5. Bakery (wholesale only)
6. Equipment rental
7. Farm supply & implement sales and service
- L. Technical and vocational schools for industrially related trades:
 1. Industrial apprentice training schools
 2. Computer schools
 3. Drafting
- M. Corporate and regional headquarters occupying related less than 10,000 square feet
3. **The following and similar uses from which noise, smoke, dust, odors, and other such offensive features are confined to the premises of each use and all such uses are completely confined within enclosed buildings:**
 - a. Bookbinding, printing and lithography
 - b. Cabinet shops
 - c. Cartography
 - d. Communication equipment buildings
 - e. Data processing and computer operation
 - f. Editorial and design operations
 - g. Electrical products and appliance manufacturing
 - h. Janitorial services
 - i. Material testing laboratory
 - j. Photographic and film processing operations
 - k. Research institutes and laboratories
 - l. Wholesaling, general warehousing and distribution of materials from completely enclosed buildings
 - m. The following manufacturing uses:
 1. Bedding and pillows

Conditions Of Approval (1983 & 1984 CUP)

1. No outside storage except in the existing fenced area at the southwest corner of the property.
2. No outside repair or maintenance activities.
3. All uses to conform to occupancy requirements and other regulations of the uniform building and fire codes.
4. All uses subject to site plan approval by the Community Development Department.
5. Community Development Department approval of all lease or rental agreements to insure compliance with the conditions of approval.
6. No trucking activities in employee parking lot in assessor's parcel (27-420-09).
7. All complaints from tenants to be referred to Planning Commission for appropriate action. (i.e. revocation of Conditional Use Permit).
8. Warehousing permits required from A.P.C.D. when appropriate.
9. No nuisance activities
10. All uses not specifically included in the list of uses are subject to normal requirements of the zoning ordinance.
11. Maintain landscaping as approved and finalized by the Community Development Department.
12. Follow the approved Comprehensive Sign Plan.
13. Submit evidence of acceptable interior sound levels to be prepared by a certified acoustical engineer. To be submitted prior to occupancy.
14. Maintain three trash enclosures as approved and installed to the satisfaction of the Community Development Director.
15. Furnish all new tenants with copies of commission action on this project in advance of execution of lease or rental agreements
16. Secure approval of agencies of jurisdiction.



Legislation Details (With Text)

File #: 13-242 Version: 1 Name:
Type: Public Hearing Item Status: Agenda Ready
File created: 9/10/2013 In control: Planning Commission
On agenda: 9/19/2013 Final action:
Title: SUBJECT: Adoption of the 2013 General Plan Housing Element (2013- 2021)

RECOMMENDATION:

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

- 1) Hold a public hearing
- 2) Recommend the City Council Approve a Resolution Adopting the California Environmental Quality Act (CEQA) Negative Declaration (Attachment "B") for the 2013 Housing Element
- 3) Recommend the City Council Approve a Resolution Amending the existing General Plan to replace the existing Housing Element with the final 2013 Housing Element (Attachment "A")
- 4) Direct staff to transmit the final document to the State Department of Housing and Community Development (HCD) pursuant to Government Code Section 65585(g)

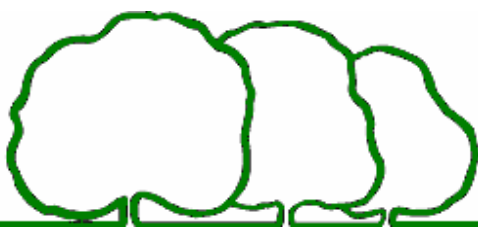
Sponsors:

Indexes:

Code sections:

Attachments: [Att A - Housing Element.pdf](#)
[Att B - Negative Declaration.pdf](#)
[Att C - Comment Letters.pdf](#)
[Att D - HCD Review Letter.pdf](#)

Date	Ver.	Action By	Action	Result
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City of Woodland

MEMORANDUM

DATE: September 17, 2013

TO: Members of the Woodland Planning Commission

FROM: Cindy A. Norris, Principal Planner
Heidi Tschudin, General Plan Project Manager
SUBJECT: Adoption of the 2013 General Plan Housing Element (2013- 2021)

RECOMMENDATION:

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

- 1) Hold a public hearing
- 2) Recommend the City Council Approve a Resolution Adopting the California Environmental Quality Act (CEQA) Negative Declaration (**Attachment “B”**) for the 2013 Housing Element
- 3) Recommend the City Council Approve a Resolution Amending the existing General Plan to replace the existing Housing Element with the final 2013 Housing Element (**Attachment “A”**)
- 4) Direct staff to transmit the final document to the State Department of Housing and Community Development (HCD) pursuant to Government Code Section 65585(g)

OVERVIEW:

The City of Woodland has made technical updates to its General Plan 2008 Housing Element, including extending the horizon year out eight years to 2021, updating the demographic data and land inventory, and updating the housing programs to reflect the loss of redevelopment funding and changes in City priorities since the previous Housing Element update.

The Housing Element is one of seven mandated elements of the City’s general plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the community through the housing elements. The current 2008 Housing Element was adopted March 24, 2009 and will expire October 31, 2013.

As specified under state law the 2013 Housing Element contains an identification and analysis of existing and projected housing needs for the City of Woodland, and a statement of goals, policies, qualified objectives, financial resources, and scheduled programs for preservation, improvements, and development of housing. The new Housing Element covers the 8-year statutory period from January 1, 2013 through October 31, 2021.

Because of the October 2013 deadline the Housing Element is out of synch with, and proceeding ahead of, the City’s current effort to update the citywide General Plan. This has been previously reported to the Commission and Council and is accounted for in the General Plan Update scope of work and schedule. Staff and consultants are moving forward with the Housing Element update independent of the rest of the General Plan Update process.

The full General Plan Update is expected to be before the Commission and Council for final action in February of 2015. Should it become apparent that modifications to the new Housing Element are necessary to ensure consistency between all elements of the General Plan prior to adoption of the rest of the Update, this will be addressed at that time.

BACKGROUND:

The Draft 2013 Housing Element was presented to the Planning Commission at their regular hearing held May 16, 2013. The Planning Commission voted unanimously to support the draft document and recommend that the City Council proceed with processing.

The document was presented to the City Council June 4, 2013. The City Council voted unanimously to direct staff to transmit the document to the State Department of Housing and Community Development (HCD) for review and comment and commence preparation of the appropriate environmental impact analysis.

The draft element was submitted to HCD June 10, 2013 for review and certification pursuant to state law. During the course of review by the State it was determined that the City would need to re-designate and ultimately rezone an additional 22 acres to the City's high density/R-25 designation in order to accommodate 463 units for households in the low, very low, and extremely low income categories. This action was added to Program 2.A.2 (see additional discussion below) and must be satisfied within 12 months of adoption of the 2035 General Plan or two years of adoption of the 2013 Housing Element, whichever occurs first.

On August 8, 2013, the City received notice from HCD (see **Attachment "D"**) that the revised draft housing element was found to meet the "statutory requirements of State housing element law".

HCD also informed that City that based on compliance with the prior cycle of housing element requirements, the City is now eligible for future grants through the Housing Related Parks Program (HRP) which rewards local governments for approving housing affordable to lower-income households. The HRP program, funded by Proposition 1C (Housing Emergency Shelter Trust Fund Act of 2006), provides grant funds to eligible cities and counties for every qualifying unit permitted since 2010. The grants are for the purpose of creating new parks or rehabilitation or improvements to existing parks. The City received a \$97,775 HRP grant in 2011 and the funds are being used for the Freeman Park project (irrigation, concrete walkways, etc.). The City may be eligible to apply for an HRP grant for 2015 assuming that additional low income units are constructed that are subject to a regulatory agreement.

A Negative Declaration and Initial Study for the element was prepared and released August 20, 2013 for a 30-day review and comment period which ends September 18, 2013. At the time of this writing two comment letters have been received. (**Attachment "C"**).

- Central Valley Regional Water Quality Control Board
- State of California Public Utilities Commission

The Planning Commission will be informed of any additional comment letters received at the time of the subject hearing. The City Council will be informed of all comment letters received during the comment period.

SUMMARY OF DRAFT 2013 HOUSING ELEMENT:

The Draft 2013 Housing Element consists of two sections:

- Section 1 -- Goals, Policies, and Implementation Programs
- Section 2 -- Background Data

Section 1 (Goals, Policies, and Implementation Programs) addresses four housing objectives:

1) Development of Housing

Key policies to which the City is committing under this objective:

- Ensuring flexibility in development standards
- Ensuring adequate sites to accommodate new housing needs
- Development of housing for all economic segments
- Ensuring housing for homeless, transitional, and special needs populations

Under State law, the Housing Element of every city and county must address the provision of a fair share of housing in various income categories. This fair share is established by the State and SACOG, and assigned to the City. It is known as the Regional Housing Needs Allocation (RHNA). The RHNA for the City is 1,877 units as shown below, with income limits shown based on the latest 2012 median family income:

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

Note: The four-person family median income for Yolo County for 2012 is \$76,900

The City has determined that there is enough land zoned in various existing higher density categories throughout the City to accommodate many of the fair share units. However, re-designation and rezoning of an additional 22 acres in the City's high density/R-25 designation is required in order to accommodate 463 units for households in the low, very low, and extremely low income categories.

This action was added to Program 2.A.2 and must be satisfied within 12 months of adoption of the 2035 General Plan or two years of adoption of the 2013 Housing Element, whichever occurs first. This objective will be satisfied, in part, by redesignating/rezoning some of the 11.5 acres of vacant land in the Spring Lake Specific Plan (SLSP) from R-20 to R-25 and a portion of the approximately 123 vacant acres, also in Spring Lake, from R-8 or R-15 to R-25. In addition, the City may also consider rezoning various vacant and underutilized properties within the Downtown Specific Plan and East Street Corridor Specific Plan areas to R-M (up to 25 units per acre).

The table below presents the City's quantified objectives for the 2013-2021 period. These numbers acknowledge that the number of units that are likely to actually be built may be lower than the RHNA fair share numbers.

Summary of Quantified Objectives						
<i>Program</i>	<i>ELI</i>	<i>VLI</i>	<i>LI</i>	<i>M</i>	<i>AM</i>	<i>Total</i>
New Constr	75	80	90	349	864	1,458
Rehabilitat	10	20	25			55
Conservatio	-	-	-	-	-	-
Total	85	100	115	349	864	1,513
RHNA	390		274	349	864	1,877

Note: There are no subsidized rental housing units at significant risk of conversion to market rate housing in Woodland during the next ten years.

2) Maintenance of Housing

Key policies to which the City is committing under this objective:

- Rehabilitation of housing
- Housing code compliance
- Retention of existing units
- Preservation of existing units

3) Equal Opportunity in Housing

Key policies to which the City is committing under this objective:

- Maintenance of equal opportunity in local regulations and programs
- Avoidance of economic segregation
- Support for fair housing programs
- Elimination of housing discrimination

4) Energy Conservation and Sustainable Housing Development

Key policies to which the City is committing under this objective:

- Encouragement of innovation
- Promotion of infill and denser uses
- Promotion of energy-conserving construction
- Promotion of energy-conservation education
- Promotion of solar energy
- Promotion of weatherization

Section 2 (Background Data) provides a housing needs assessment, resources inventory, identification of potential housing constraints, evaluation of existing programs, and other required information. This information has been summarized in prior staff reports and is not repeated here.

RECOMMENDED ACTIONS:

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

- 1) Hold a public hearing
- 2) Recommend the City Council Approve a Resolution Adopting the California Environmental Quality Act (CEQA) Negative Declaration (**Attachment “B”**) for the 2013 Housing Element
- 3) Recommend the City Council Approve a Resolution Amending the existing General Plan to replace the existing Housing Element with the final 2013 Housing Element (**Attachment “A”**)
- 4) Direct staff to transmit the final document to the State Department of Housing and Community Development (HCD) pursuant to Government Code Section 65585(g)

ATTACHMENTS:

- A Woodland General Plan 2013 Housing Element (August 2013)
- B Negative Declaration and Initial Study for 2013 Housing Element
- C Comment Letters

D August 8, 2013 Certification Letter from State Department of Housing and Community Development



Draft

City of Woodland General Plan 2013 Housing Element

Prepared for:

City of Woodland
Community Development Department
300 First Street
Woodland, CA 95695

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(916) 414-5800

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I Goals, Policies, and Implementation Programs

I.1 Introduction

The City of Woodland recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The housing element is one of the seven mandated elements of the local general plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

The purposes of the housing element are to identify the community's housing needs; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by the Sacramento Area Council of Governments (SACOG) for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special needs groups such as persons with disabilities, farmworkers, and homeless persons.

The City of Woodland Housing Element consists of two sections. The first section defines the goals, policies, programs, and quantified objectives of the Element. The second section is designed to meet housing element requirements and to provide the background information and analysis to support the goals, policies, programs and quantified objectives provided in Section 1.

The goals, policies and implementation programs in Section 1 are presented under four topics:

- Development of Housing;
- Maintenance of Housing;
- Equal Opportunity in Housing; and
- Energy Conservation and Sustainable Housing Development.

Each topic begins with a goal statement, followed by policies that amplify the goal statement. Implementation programs follow policies and describe briefly the proposed action, the City agencies or departments with primary responsibility for carrying out the program, and the timeframe for accomplishing the program. Several of the implementation programs also have quantified objectives.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element:

- Goal: Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.
- Policy: Specific statement guiding action and implying clear commitment.
- Implementation Program: An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated timeframe for its accomplishment. The timeframe indicates the calendar year in which the activity is scheduled to be completed. These timeframes are general guidelines and may be adjusted based on City staffing and budgetary considerations.
- Quantified Objective: The number of housing units that the City expects to be constructed, conserved, or rehabilitated; or the number of households the City expects will be assisted through Housing Element programs and based on general market conditions during the timeframe of the Housing Element (October 2013 through September 2021).

In this document, the term “affordable housing” means housing affordable to extremely low-, very low-, low-, and moderate-income households, as defined by the California Department of Housing and Community Development.

I.2 Development of Housing

QUANTIFIED OBJECTIVES

Table 1-1 presents the City's quantified objectives for construction, rehabilitation, and preservation for the 2013-2021 period that will be achieved through the policies and programs described below.

Table 1-1 Summary of Quantified Objectives

<i>Program</i>	<i>ELI</i>	<i>VLI</i>	<i>LI</i>	<i>M</i>	<i>AM</i>	<i>Total</i>
New Construction	75	80	90	349	864	1,458
Rehabilitation	10	20	25			55
Conservation / Preservation	-	-	-	-	-	-

Note: There are no subsidized rental housing units at-risk of conversion to market rate during the next 10 years.

GOAL 2.A

To promote the provision of adequate housing for all persons in the City, including those with special housing needs and to emphasize the basic human need for housing as shelter.

POLICIES AND PROGRAMS

Flexibility in Development Standards

Policy 2.A.1 The City shall continue to use the Planned Development Overlay Zone (P-D) to allow for flexibility in development standards.

Program 2.A.1 The City shall continue to cooperate with and advise developers in the use of the P-D Planned Development Overlay Zone to reduce housing costs by utilizing various techniques such as: zero lot lines, cluster development, private streets, parking and setback innovations and other creative development approaches.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Adequate Sites to Accommodate New Housing Needs

Policy 2.A.2 The City shall ensure sufficient land for residential development, consistent with the City's fair share obligation, that promotes efficient use of land and reduces significant environmental impacts.

Policy 2.A.3 The City shall ensure that there is sufficient land zoned for a variety of housing types, residential densities, and housing prices with convenient access by various travel modes to services, schools, parks, and other community amenities.

Policy 2.A.4 The City shall require, through specific plans, neighborhood design standards, and development review, a mix of housing types, densities, designs throughout the city

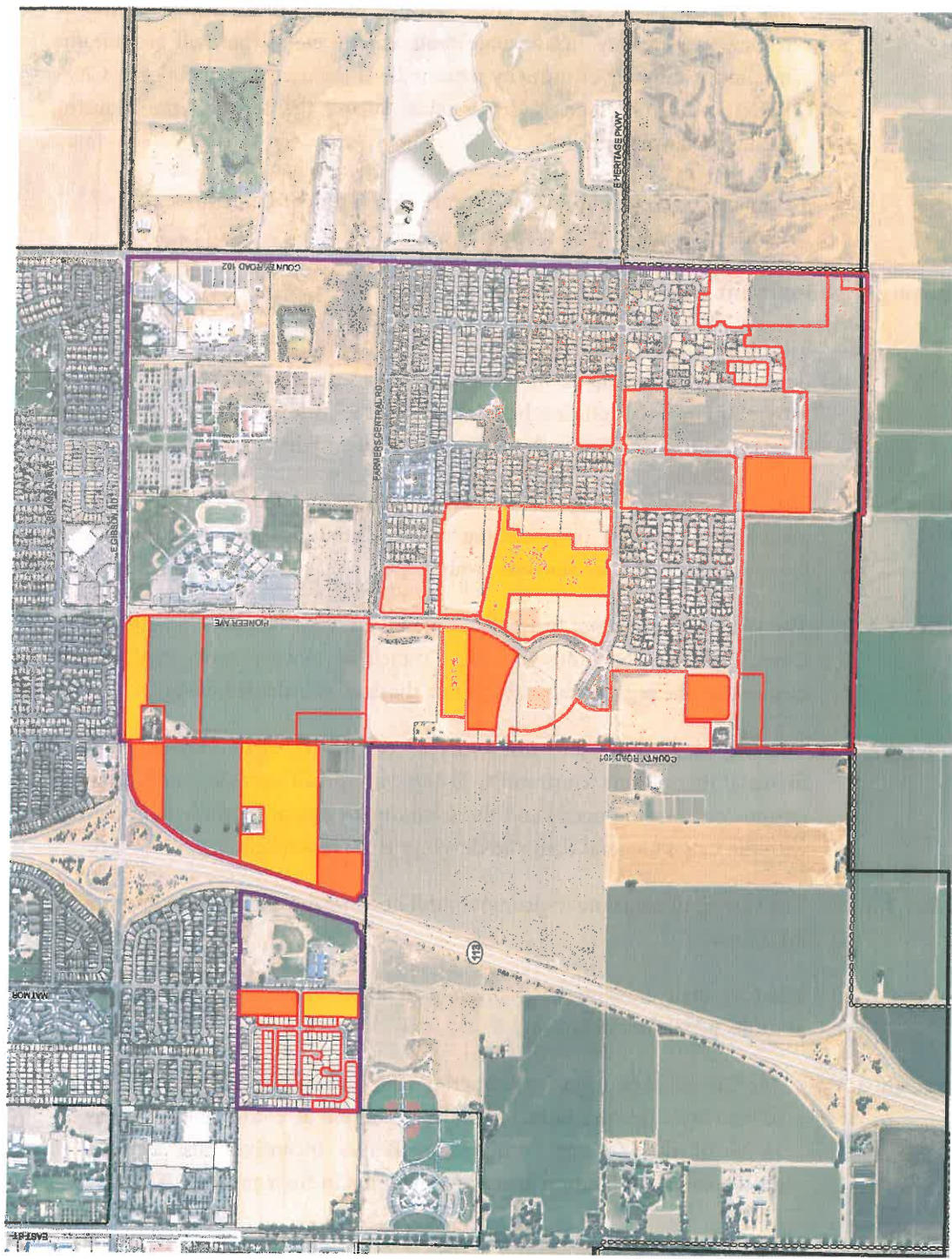
Program 2.A.2 As a part of the comprehensive General Plan update, the City will identify lands for housing that can be developed by 2021 and that accommodate Woodland's share of the regional housing needs by income category. The City shall rezone at least 15 acres to R-25 (20-25 units per acre) or equivalent zone that has a minimum density of 20 units per acre and meets the requirements of California Government Code Section 65583.2, paragraphs "h" and "i." This rezone will be in addition to lands currently zoned R-25 and is intended to accommodate the City's Regional Housing Need Allocation (RHNA) of 664 units affordable to households earning 80% or less of the Yolo County median household income.

The City has identified several properties with a total land area of more than 39 acres within the Spring Lake Specific Plan Area that will be considered for re-designation, consistent with the requirements of this program. In addition, there are various vacant and underutilized properties within the Downtown Specific Plan Area and East Street Corridor Specific Plan Area (see Appendix A.1 and Figure 1) that may be appropriate for re-designation and re-zoning to allow higher-density housing development, consistent with this program. Sites shall be a minimum of two acres in land area (or, in infill contexts, adjacent sites that together comprise at least two acres). The areas considered by the City for re-designation and re-zoning for Housing Element purposes within the General Plan update process are within existing City limits, near infrastructure, and without substantial environmental constraints.

If, at any time, the supply of sites zoned for housing falls below the quantity of land required to accommodate the City's remaining regional housing needs allocation for any income group during the Housing Element planning period, the City shall initiate redesignations and rezonings to provide additional land.

Primary Responsibility: Community Development Department
Time Frame: Within 12 months following adoption of the 2035 General Plan or within two years of the adoption of the 2013 Housing Element, whichever comes first.

**Figure 1:
Existing Conditions
Spring Lake Specific Plan
Area Redevelopable and
Vacant Parcels**



Date Source: City of Woodland, California, 2013;
 700 County, 2013; SACOG Mapping Center, 2013;
 adopted by AECOM, 2013; USGS, 2010; MAP 2012
 X:\mappers\02_03_13

Program 2.A.3 The City shall provide flexibility on the identification of sites for accommodating its Regional Housing Needs Plan (RHNP) Allocation as part of the General Plan update and subsequent comprehensive zoning code update. A request to lower the density of a site counted towards meeting the City's RHNP Allocation shall include findings that justify the rezone and identify an adequate replacement site(s) that will provide the minimum number of units by income level for accommodating the City's RHNP Allocation and is developable during the term of the Housing Element planning period.

Primary Responsibility: Community Development Director

Time Frame: Ongoing as needed

Housing Development for All Economic Segments

Policy 2.A.5 The City shall encourage private and nonprofit housing builders and developers to participate in federal, state or other programs that assist in providing and maintaining housing affordable to lower income and special needs groups consistent with the General Plan and development regulations.

Policy 2.A.5 The City shall participate, whenever eligible, in federal, state or other programs that assist in providing and maintaining housing affordable to lower income and special needs groups.

Policy 2.A.7 The City shall continue to work cooperatively with neighboring cities, Yolo County and the Sacramento Area Council of Governments (SACOG) to ensure that the region addresses its fair share of affordable housing.

Policy 2.A.8 The City shall cooperate with and seek the advice of developers, builders, financial institutions, community groups, nonprofit agencies, and interested citizens on housing needs and the solutions to housing problems consistent with the City's General Plan and development regulations.

Policy 2.A.9 The City shall continue to promote infill housing development in appropriate locations.

Policy 2.A.10 The City shall allow housing options that allow residents to age in place such as multi-generational housing.

Program 2.A.4 The City shall continue to cooperate with and advise developers in the use of the City's Density Bonus Incentive Program as contained in Section 25-21-25 of the Zoning Ordinance. Bonus incentives are available to developers for including lower income units in their projects. The City will

provide a one-page fact sheet that summarizes the Program and options of density bonuses for distribution to developers at the City's permit counter.

Primary Responsibility: Community Development Department

Time Frame: Prepare fact sheet within 90 days after adoption of Housing Element; otherwise, ongoing

Program 2.A.5 The City shall continue to cooperate with Yolo County, other cities in the County, and actively work with affordable housing developers interested in multi-family housing bonds.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Program 2.A.6 The Planning Commission shall hold a meeting each year to review accomplishments in implementing the Housing Element and document these accomplishments in a staff report or memo to the City Council.

Primary Responsibility: Community Development Department

Time Frame: Annually

Program 2.A.7 The City shall seek funds to provide financing to assist housing construction of lower income units, and moderate-income units that serve special needs groups. Funding sources may include HOME, CalHome, and other Federal and State sources.

Primary Responsibility: Community Development Department

Time Frame: Annually

Program 2.A.8 The City shall allocate CDBG funds for the provision of extremely low-income units, very low-income units, low-income units, and moderate-income housing units. The City shall identify sites, establish partnerships, and pursue CDBG funds.

Primary Responsibility: Community Development Department

Time Frame: Annually

Program 2.A.9 The City shall continue to offer incentives to developers of affordable housing such as: 1) waiver and/or deferral of all or a portion of City development fees; 2) waiver or modification of City development standards; or 3) assistance in obtaining federal, state, or local financing and/or subsidies, as codified in Section 6A-3-30 (Affordable Housing - Incentives) of the Municipal Code.

Primary Responsibility: Community Development Department

Time Frame: Ongoing on a case-by-case basis

Program 2.A.10 The City shall amend zoning consistent with Health and Safety Code Section 17021.5 and 17021.6 to further facilitate housing for farmworkers. Other programs to facilitate the development of affordable housing may include fee waivers and reduced development standards. Financial and technical assistance will be sought from HCD's Office of Migrant Services, the Joe Serna Jr. Farmworker Housing Grant Program, the California Tax Credit-Allocation Committee's Farmworker Housing Assistance Program, and the USDA Rural Development Program.

Primary Responsibility: Community Development Director

Time Frame: Within 12 months following adoption of the updated General Plan; provide financial and technical assistance annually, as needed

Program 2.A.11 The City shall continue to require the provision of affordable housing as a component of market-rate projects, as codified in Chapter 6A of the Municipal Code. The City shall continue to implement the affordable housing requirements of South East Area Specific Plan as applicable. The City shall continue to implement the affordable housing requirements of the Spring Lake Specific Plan as applicable. The City shall monitor and annually report on the number of affordable ownership units constructed and converted to unrestricted market-rate units.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Homeless, Transitional, and Special Needs Housing

Policy 2.A.11 The City shall periodically review homeless, transitional housing, and other special housing needs with Yolo County and other cities in the county, and participate in coordinated programs with other public agencies and nonprofit organizations to meet identified needs.

Program 2.A.12 The City shall continue to facilitate the provision of emergency shelter services through its participation in the countywide Homeless Coordination Project that provides services to the homeless in Yolo County. The Project includes Homeless Coordination and the Cold Weather Shelter.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Program 2.A.13 The City shall pursue grant and loan funding opportunities from federal, state, and other agencies and coordinate with other agencies and nonprofit

organizations for the provisions of different sizes, scales, and types of housing, including transitional housing, efficiency units, housing with supportive services, and other special-needs housing consistent with policies in the Land Use and Community Design Element.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Program 2.A.14 The City shall continue to support the services of Yolo County's Homeless Coordinator.

Primary Responsibility: Homeless Coordinator

Time Frame: Ongoing

Program 2.A.15 The City shall consider options to allow Residential Care Homes with more than six mentally disordered or otherwise handicapped persons or dependent and neglected children as a permitted use in the Multiple-Family Residential Zone (R-M).

Primary Responsibility: Community Development Director

Time Frame: Within 12 months following adoption of the updated General Plan

I.3 Maintenance of Housing

GOAL 2.B

To encourage the preservation, maintenance and improvement of existing housing and the replacement of unsafe or dilapidated housing.

POLICIES

Housing Rehabilitation

Policy 2.B.1 The City shall continue to support rehabilitation of substandard residential units using federal and state subsidies for lower income households.

Program 2.B.1 The City shall periodically review its eligibility for various federal and state programs that will provide rehabilitation and maintenance assistance for lower income units and special needs groups. The City shall submit applications for programs for which the City is eligible, as appropriate.

Primary Responsibility: Community Development Department

Time Frame: Annually

Housing Code Compliance

Policy 2.B.2 The City shall continue to implement a code compliance program to ensure repair, rehabilitation, or demolition of unsafe or dilapidated housing.

Policy 2.B.3 The City shall periodically conduct a sample survey of housing conditions in targeted neighborhoods based on code enforcement records to identify substandard residential units.

Program 2.B.2 The City shall continue to periodically gather information regarding the status of local housing conditions to determine the need for housing rehabilitation and/or the removal of unsafe units. A housing condition survey that meets the criteria of the state Department of Housing and Community Development will be conducted in targeted neighborhoods.

Primary Responsibility: Community Development Department

Time Frame: Every 5 years

Program 2.B.3 The City shall continue to include funds in its operating budget for code compliance and nuisance abatement programs.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Housing Retention

Policy 2.B.4 The City shall continue to support a mixture of residential and commercial uses in the downtown area that will allow housing to be retained or re-established.

Program 2.B.4 The City shall continue to implement the Downtown and East Street Corridor Specific Plans to encourage the preservation of existing housing in the downtown area and East Street Corridor, the conversion of underutilized upper floors of commercial buildings to housing, and construction of infill mixed-use housing projects with street-level commercial uses. The City shall monitor and annually report on the number of housing units constructed as part of infill and mixed-use projects in these specific plan areas.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Housing Preservation

Policy 2.B.5 The City shall continue to monitor and work with owners of subsidized rental housing projects to ensure that they remain affordable to lower-income households or are replaced if converted to market rate housing.

Program 2.B.5 No later than one year prior to expiration of affordability, the City will contact property owners of units at-risk of converting to market rate housing to discuss the City's desire to preserve complexes as affordable housing. The City will seek participation from agencies interested in purchasing and/or managing units at-risk. Funding assistance, which can be leveraged with outside sources by the developer to either transfer ownership, or provide rent subsidies to maintain affordability, shall utilize applicable federal, state, and local financing sources. Where properties are at risk of conversion, the City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Policy 2.B.6 The City shall promote greater energy conservation and efficiency in existing housing as a preservation strategy.

Program 2.B.6 The City shall continue to strive for greater energy conservation in existing residential development. CDBG monies are available for energy efficiency work as a part of the local housing rehabilitation program. Additionally, the City will continue to provide information to residents regarding available home rehabilitation programs, and increase public awareness of self-help and rehabilitation programs through outreach.

Primary Responsibility: Community Development Director

Time Frame: Ongoing

I.4 Equal Opportunity in Housing

GOAL 2.C

To assure that housing opportunities are open to all without regard to income, source of income, marital status, familial status, age, sex, sexual orientation, religion, creed, color, race, national origin, ancestry, or disability.

POLICIES

Policy 2.C.1 The City shall ensure that local regulations and programs related to equal opportunity in housing are consistent with state and federal law.

Program 2.C.1 The City shall continue to distribute Fair Housing brochures and booklets indicating what the Fair Housing laws are and where advice, assistance and enforcement activities can be obtained. The City will provide this information to any person who feels they have been discriminated against in acquiring housing within the City and to any housing provider who requests such information. Information will be made available at the City's website and at the City's Homebuyer Education Seminars. These efforts will also focus on special needs population groups that might face housing discrimination, such as farmworkers and persons with disabilities.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Policy 2.C.2 The City shall promote housing programs that maximize equal opportunity and avoid economic segregation.

Program 2.C.2 The City shall support an Annual Fair Housing Open House for rental property owners and various social services organization and agencies to discuss mechanisms to evaluate tenant applications according to fair housing law.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Program 2.C.3 The City shall continue to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing pursuant to the Reasonable Accommodations for Persons with Disabilities provisions of Section 25.21.85 of the Municipal Code

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Program 2.C.4 The City shall continue to implement measures to encourage developers to apply universal design principles in new housing developments so that housing units and the neighborhoods in which they are located are as accessible as possible to all individuals, regardless of age or abilities. Such measures include density bonuses, fee reductions/deferrals, or other incentives.

Responsibility: Community Development Department
Time Frame: Ongoing

Program 2.C.5 The City shall increase its educational outreach efforts by providing fair share housing information in English and Spanish whenever feasible. Financial and technical assistance may be sought from California Rural Legal Assistance, the Farmworker Justice Fund, the USDA Rural Development Program, and HCD's Office of Migrant Services.

Primary Responsibility: Community Development Department
Time Frame: Ongoing

Program 2.C.6 The City shall continue to ensure that relocation assistance is provided to tenant relocated as a result of removal of housing, in compliance with the federal Housing and Community Development Act of 1974

Primary Responsibility: Community Development Director
Time Frame: Ongoing as needed

Policy 2.C.4 The City shall continue to fund and support the City's Fair Housing Hotline Program.

Program 2.C.7 The City shall affirmatively further fair housing by contracting with the Fair Housing Hotline Project provided through Legal Services of Northern California.

Primary Responsibility: Community Development Department
Time Frame: Ongoing

Policy 2.C.4 The City shall support housing discrimination case processing and enforcement of Fair Housing laws through the State Department of Fair Employment and Housing.

Program 2.C.4 The city shall refer fair housing complaints to the Fair Housing Hotline Project provided through Legal Services of Northern California and State Department of Fair Employment and Housing for resolution.

Primary Responsibility: Community Development Department
Time Frame: Ongoing

I.5 Energy Conservation and Sustainable Housing Development

GOAL 2.D

To establish development and construction standards which encourage energy conservation and sustainable development practices in residential development.

POLICIES

Policy 2.D.1 The City shall encourage innovative site designs and orientation techniques, which incorporate passive and active solar designs and natural cooling techniques, low impact development practices, and water conserving features.

Policy 2.D.2 The City shall promote infill development, adaptive reuse, mixed-uses in new development, and densification where possible

Program 2.D.1 The City shall consider citywide application of energy conservation policies in the Spring Lake Specific Plan. These policies include but are not limited to the use of energy efficient air conditioners, light-colored roofing materials, photovoltaic energy systems, and Energy Star appliances. The City shall monitor and report on the number of housing units constructed with energy efficiency features that exceed the requirements of the CalGreen Code.

Primary Responsibility: Community Development Director

Time Frame: FY 2014 / 2015. Monitor and report to the City Council every five years, as a part of the implementation of the Climate Action Plan.

Program 2.D.2 Through its General Plan, Zoning Code, and Climate Action Plan, the City shall promote infill development, including affordable housing, in proximity to services, transit, pedestrian and bicycle facilities, and other urban amenities; mixed use of commercial areas – including upstairs spaces in the downtown area (e.g., uses including retail, entertainment, services, and residential); and redevelopment of vacant or underutilized lots with buildings, including second stories for retail, residential, or office uses.

Primary Responsibility: Community Development Director

Time Frame: FY 2014 / 15 and ongoing

- Policy 2.D.3** The City shall continue to promote energy-conserving construction pursuant to the CalGreen Code and Title 24 of the California Code of Regulations (California Building Code Standards).
- Policy 2.D.4** The City shall promote energy conservation through education and outreach programs.
- Policy 2.D.5** The City shall promote opportunities for use of solar energy.
- Program 2.D.3** The City shall continue to promote residential energy conservation practices pursuant to the Title 24 provisions of the California Building Code Standards, including the provisions for sustainable construction and development practices that are contained in the CalGreen Code.
Primary Responsibility: Community Development Department
Time Frame: Ongoing
- Program 2.D.4** The City shall coordinate with Pacific Gas & Electric, community-based organizations, other public agencies to provide public education and outreach on energy conservation. Specific actions related to energy conservation will be coordinated through the Climate Action Plan.
Primary Responsibility: Community Development Department
Time Frame: Ongoing
- Policy 2.D.5** The City shall promote a weatherization and retrofit program for existing housing units that fall below current state performance standards for energy efficiency.
- Program 2.D.5** The City shall encourage the continued affordability of both rental and ownership housing by encouraging energy conservation in all existing development.
Primary Responsibility: Community Development Director
Time Frame: Ongoing

2 Background Data

2.1 Introduction

State Housing Law (Government Code Section 65583) requires that a “housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community”.

Senate Bill 375 changed the housing element update schedule from five years to eight years to align with the update schedule for regional transportation plans, and includes new penalties for not meeting the mandated adoption deadline. This 2013-2021 Housing Element document is an update of the Housing Element previously adopted by the City of Woodland in 2009 and it also documents development that occurred during this period.

The assessment and inventory includes all of the following:

- Analysis of population and employment trends, documentation of projections, and a quantification of Woodland’s existing and projected housing needs for all income levels. This includes Woodland’s share of the regional housing need in accordance with Section 65584 of the Government Code.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning, public facilities, and city services to these sites.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

- Analysis of any special housing needs, such as those persons with developmental disabilities, elderly, large families, farm workers, the homeless, and families with female heads of households.
- Analysis of opportunities for energy conservation with respect to residential development.
- An evaluation of accomplishments under the 2009 adopted Housing Element.

The Background Data provided in Section 2 of the Housing Element includes demographic and employment information that is used to identify the City's housing needs. The Goals, Policies, and Implementation Programs presented in Section 1 describe the actions that the City will take to meet its housing needs.

Housing is influenced by local growth rates, interest rates, employment levels, and other economic variables. Affordable housing challenges have resulted as the gap between housing costs and household income levels widen. Traditionally, housing costs throughout California have increased at a rate greater than the household income levels. However, this trend changed in 2008 as the national economy and the housing market across the United States had undergone a dramatic turnaround. Due to the accessibility of credit and risky mortgage lending practices during the previous housing element report period, the country experienced insupportable home price inflation, and, subsequently, a rise in mortgage defaults and foreclosures nationwide, which has led to a current excess of available properties, and a tightening of the credit market.

The City of Woodland, along with the region, experienced the impact of the changing economy. The median home price in Woodland dropped substantially during the last planning period. New housing construction dropped to its lowest level in decades. The housing market is slowly improving in the Sacramento region, including Woodland, and is expected to continue to improve during the first half of this housing element cycle. At the same time, housing affordability has increased for ownership housing due to the drop in home values and historically low interest rates. Conversely, many former homeowners are now renters, and rental costs have not dropped significantly relative home prices.

At the state level, Redevelopment Agencies were eliminated as of February 1, 2012 as a way to help balance the State Budget. In June 2011, all new RDA activities were suspended and assets were to be liquidated. Some debts and remittances are managed by a successor agency. However, the successor agency cannot continue or initiate any new redevelopment projects or programs. The activities of this new successor agency are overseen by an oversight board, comprised primarily of representatives of other taxing agencies, until such time as the remaining debts of the former redevelopment agency are paid off, or all Agency assets liquidated and all property taxes are redirected to local taxing agencies. The 20% set aside funds for affordable housing purposes is no longer available. With the elimination of Woodland's Redevelopment Agency (RDA), funding housing projects will be more challenging this planning period.

2.2 Housing Needs Assessment

DEMOGRAPHIC AND EMPLOYMENT CHARACTERISTICS AND TRENDS

The 2013 City of Woodland Housing Element is an update to the 2009 Housing Element, which relied primarily on 2000 U.S. Census and State of California, Department of Finance (DOF) data. This update uses data from the previous Housing Element where applicable, along with the 2010 Census data and population, housing, and employment data published by DOF and the Sacramento Area Council of Governments (SACOG).

The data for Woodland is presented alongside comparable data for Yolo County and California where possible. This facilitates an understanding of Woodland's characteristics by illustrating how the City's demographics are similar to, or differ from, the county and state.

General Characteristics and Trends

As shown in Table 2-1, Woodland's population grew modestly, 12.9 percent between 2000 and 2010, compared to 19.1 percent for Yolo County (Table 2-1)

Woodland's median age was 33.7 in 2010, lower than the California median of 34.7 years but higher than Yolo County's median of 30.4 years. The higher median age is consistent with Woodland's larger percentage of family households with children compared to Yolo County as a whole.

Table 2-1 Population and Household Trends for Woodland and Yolo County 2000-2010

	City of Woodland			Yolo County		
	2000	2010	Increase 2000–2010	2000	2010	Increase 2000–2010
Population	49,151	55,468	12.9%	168,660	200,849	19.1%
Median Age	32.4	33.7	4%	29.5	30.4	3.1%
Total Households	16,751	18,721	11.8%	59,375	70,872	19.4%
Household Population	48,361	54,483	12.7%	161,145	194,140	20.5%
Group Quarters Population	790	985	24.7%	7,515	6,709	-10.7%
Persons Per Household	2.89	2.91	0.02	2.71	2.74	0.03
Housing Units	17,101	19,845	16%	61,587	74,224	20.5%

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Tables 1-3, 8-9)

Table 2-2 compares 2010 Census data for a variety of demographic characteristics including age, sex, and race and ethnicity for Woodland and Yolo. One notable demographic change in Woodland is the increase of the Hispanic population, 47.4% of the total population, up from 38.8% in 2000. By comparison, the Hispanic proportion of the County's population increased to 30.3% in 2010 from 25.9% in 2000.

Table 2-2 Woodland and Yolo County Age, Sex, and Race and Ethnicity

<i>2010</i>					
<i>Woodland</i>			<i>Yolo County</i>		
<i>Age distribution</i>	<i>Number</i>	<i>Percent</i>	<i>Age distribution</i>	<i>Number</i>	<i>Percent</i>
Under 5	4,360	7.9%	Under 5	12,577	6.3%
5-9	4,067	7.3%	5-9	12,235	6.1%
10-14	4,120	7.4%	10-14	12,693	6.3%
15-19	4,273	7.7%	15-19	19,318	9.6%
20-24	3,987	7.1%	20-24	27,185	13.5%
25-34	7,930	14.3%	25-34	28,168	14%
35-44	7,324	13.2%	35-44	23,913	11.9%
45-54	7,559	13.6%	45-54	24,830	12.3%
55-59	3,214	5.8%	55-59	11,193	5.8%
60-64	2,610	4.7%	60- 64	8,966	4.5%
65-74	3,083	5.6%	65-74	10,570	5.3%
75-84	1,888	3.4%	75-84	6,227	3.1%
85+	1,053	1.9%	85+	2,974	1.5%
Total	55,468	100%	Total	200,849	100%
Median Age	33.7	-	Median Age	30.4	-
<i>Sex</i>			<i>Sex</i>		
Male	27,317	49.2%	Male	97,935	48.8%
Female	28,151	50.8%	Female	102,914	51.2%
<i>Race/Ethnicity³</i>			<i>Race/Ethnicity³</i>		
Not Hispanic White	23,368	42.1%	Not Hispanic White	100,240	50.0%
Not Hispanic Black or African American	708	1.3%	Not Hispanic Black or African American	4,752	2.4%
Not Hispanic American Indian and Alaska Native	332	0.6%	Not Hispanic American Indian and Alaska Native	1,098	0.5%
Not Hispanic Asian	3,385	6.1%	Not Hispanic Asian	25,640	12.8%
Not Hispanic Native Hawaiian and Other Pacific Islander	141	0.1%	Native Hawaiian and Other Pacific Islander	817	0.4%
Not Hispanic Some other race	62	0.1%	Not Hispanic Some other race	443	0.2%
Not Hispanic 2Plus	1,183	2.1%	Not Hispanic 2Plus	6,906	3.4%

Table 2-2 Woodland and Yolo County Age, Sex, and Race and Ethnicity

2010					
Woodland			Yolo County		
Hispanic	26,289	47.4%	Hispanic	60,953	30.3%
Total	55,468	100.0%	Total	200,849	100%

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 4)

The U.S. Census divides households into two different categories, depending on their composition. Family households are those that consist of two or more related persons living together. Non-family households include persons who live alone or in groups composed of unrelated individuals. As shown in Table 2-3, Woodland had a larger percentage of family households (70.7 percent) than Yolo County (62.0 percent). Additionally, it also had fewer non-family households equaling 29.3 percent of the total units, compared to the County's 38.0 percent. In both Woodland and Yolo County, the percentage of non-family households increased. The change in household type may reflect the trend of non-family members living together due to the economy.

Table 2-3 Woodland and Yolo County Household Type

Woodland			Yolo County		
Household Type			Household Type		
Families	13,631	71%	Families	42,850	62%
Non-Families	5,683	29%	Non-Families	26,536	38%
Total	19,314	100%	Total	69,386	100%

Note: All figures have been rounded.

Source: U.S. Census Bureau 2006-2010 American Community Survey 5-Year Estimate

Table 2-4 shows the distribution of households according to their 2010 incomes for Woodland and Yolo County. Woodland's median income was about 97% of the median income countywide, and Woodland had a significantly lower percentage of households in the both the lowest and highest income categories.

Table 2-4 Household Income Distribution for Woodland and Yolo County

	Woodland		Yolo County	
	Households	Percent	Households	Percent
Less than \$24,999	3,818	19.8%	15,763	22.7%
\$25,000 to \$49,999	4,827	25.0%	14,945	21.5%
\$50,000 to \$74,999	3,882	20.1%	12,143	17.5%
\$75,000 to \$99,999	2,578	13.3%	8,202	11.8%
\$100,000 or more	4,209	21.8%	18,333	26.4%
Total Households	19,314	100.0%	69,386	100.0%
Median Household Income	\$55,406	-	\$57,077	-

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Tables 11 and 12)

Employment Characteristics

The City of Woodland estimates that its civilian labor force is approximately 28,000 workers. According to the data provided by SACOG (2006-2010 ACS data), the City of Woodland has 25,291 persons in the civilian labor force (age 16 years and over) employed (Table 2-5). Approximately 5% work in the Agriculture, forestry, fishing, hunting and mining category. The largest employment sector of 23% is in the Educational, health, and social services category which saw an annual increase of 2.5%. Between 2000 and 2010, Woodland saw declines in employment in the Wholesale, Information, and Manufacturing sectors (Table 2-5).

Table 2-5 Employment by Industry

	<i>2006-2010 Jobs of Resident Population</i>	<i>Percent</i>	<i>Annual Percentage Change from 2000 Census</i>
Employee Civilian population 16 years and over	25,291	100.0%	1.7%
Agriculture, forestry, fishing and hunting and mining	1,260	5.0%	3.7%
Construction	2,002	7.9%	2.1%
Manufacturing	1,258	5.0%	-3.1%
Wholesale	743	2.9%	-4.8%
Retail Trade	3,553	14.0%	2.2%
Transportation and warehousing and utilities	1,108	4.4%	-0.4%
Information	262	1.0%	-4.4%
Finance, insurance, real estate, and rental and leasing	1,612	6.4%	4.1%
Professional, scientific, management, administrative, and waste management services	2,391	9.5%	3.2%
Educational, health, and social services	5,793	22.9%	2.5%
Arts, entertainment, recreation, accommodation, and food services	2,130	8.4%	5.8%
Other services (except public administration)	1,239	4.9%	2.7%
Public administration	1,940	7.7%	4.0%

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 6)

According to the California Employment Development Department (EDD), Yolo County's labor force was 97,500 in June 2012 (EDD 2012). Of that total, EDD estimated that 86,900 were employed and 10,600 were unemployed. Yolo County's 10.8% unemployment rate was nearly the same as the state rate of 10.7%. The City of Woodland's December 2012 unemployment rate was 13.7 percent (BAE 2013).

Potential Population Change and Job Growth Impacts on Housing Need

Table 2-6 is the Sacramento Area Council of Governments (SACOG) summary of projected population, households, housing units, and employment for Woodland during the 2008-2035 period. The projected annual average growth rate for population, households, housing units and employment in Woodland during the 2008-2035 period is about 1 to 1.2 percent.

Table 2-6 Summary of Population, Employment, and Housing Projections for Woodland, 2008-2035

	2008	2020	2035	Projected Average Annual Change 2008-2035
Population	50,379	56,040	66,041	1.2%
Households	18,143	21,053	23,347	1.1%
Housing Units	19,238	21,518	24,452	1.0%
Total Employment	26,243	29,399	33,368	
Jobs/Household Ratio	1.3	1.4	1.5	-

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 6) and SACOG staff

EXISTING HOUSING NEEDS

Housing Stock Characteristics and Conditions

This section describes the housing characteristics and conditions that affect housing needs in Woodland. Important housing stock characteristics include housing type, vacancy rates, tenure, condition, age and affordability. Table 2-7 presents data on the housing stock in Woodland and Yolo County in 2010. The table breaks out the total housing stock by type. As shown in this table, the majority of housing in Woodland during 2010 was single-family detached housing, which accounted for 63 percent of all units. This is a larger proportion of the total in the State overall, where only 58 percent of all units are single-family detached. With 59 percent of single-family detached units in 2010, Yolo County has a higher proportion of single-family detached units than the State, but slightly lower than Woodland.

Multi-family units (units in structures that contain two or more units) comprised the next largest segment of Woodland's housing stock, approximately 28 percent of the total. This proportion of multifamily units is slightly lower than that in both Yolo County at 29 percent and the State at 30 percent. The proportion of mobile home units (2.6%) is higher than Yolo County (1.7%) as a whole, but lower than the State (4.1 percent).

Table 2-7 Housing Units by Units in Structure for Woodland and Yolo County

City/County	Total Housing Units	SF Detached	SF Attached	2-4 units	5+	Mobile Homes
Woodland	19,845	12,633	1,313	1,151	4,067	681
Yolo County	74,224	42,980	5,032	4,810	17,674	3,728

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 21) and Table E-5 City/County Population and Housing Estimates 1/1/2012

The proportion of the housing stock by unit type (e.g., single-family versus multifamily) does not equate to tenure (owner versus renter) because some single-family homes are renter-occupied and some multifamily units may be owner-occupied. The rate of home ownership in Woodland was 55.9 percent in 2010, slightly higher than the 52.8 percent in Yolo County (Table 2-8, below). Table 2-8 suggests that a significant portion of the single-family housing

stock in Woodland is rented, as there are few multifamily units in Woodland that are individually owned (such as Palmwood Condominiums). The percentage of homeownership in Woodland declined by 2.6 percent between 2000 and 2010, compared to a much smaller decline of 0.3 percent in Yolo County. The decline in Woodland may be due, in part, to foreclosure trends, in which some foreclosed homes became investor-owned rentals.

Table 2-8 Woodland and Yolo County Housing Tenure

Woodland			Yolo		
Household Tenure			Household Tenure		
Owner	10,472	55.9%	Owner	37,416	52.8%
Renter	8,249	44.1%	Renter	33,456	47.2%
Total	18,721	100.0%	Total	70,872	100%

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 9)

Table 2-9 shows the number of vacant units by vacancy status. It is important to note that these counts include all vacant units, including those units held vacant for seasonal use; not all of the vacant units are actually offered for sale or for rent. Woodland is shown as having an overall 5.5 percent vacancy rate in 2010, compared to 2.16 percent in 2006. Yolo County experienced a similar vacancy rate of 5.6 percent in 2010.

However an “effective” vacancy rate of approximately 5 percent for rentals and 2 percent for ownership is considered optimum for housing supply/demand pricing, taking into account the higher mobility rate for renters versus homeowners. The effective vacancy rate does not consider vacant housing units that are not available for sale or rent. When considering only vacant housing units being offered for sale or rent, the effective vacancy rate for owner-occupied homes was 2.1 percent, within the optimum range. The effective vacancy rate for rental dwellings was 6.5 percent, indicating that rental housing was readily available.

Table 2-9 Vacancy Status for Woodland and Yolo County

City/County	Total	For Rent	For Sale only	Rented or Sold, not occupied	For Seasonal, recreational, or occasional use	For migrant workers	Other Vacant
Woodland	1,085	534	218	67	49	0	217
Yolo County	4,182	1,774	734	279	454	76	865

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 22)

The U.S. Census provides only limited data that can be used to infer the condition of Woodland’s housing stock. In most cases, the age of a community’s housing stock is a good indicator of the likely condition of the housing stock. According to the 2010 Census data shown in Table 2-10 (below), 13.8 percent of Woodland’s 2010 housing stock was less than ten years old. Approximately 55 percent of the stock is less than 30 years old. As a general rule, structures older than 30 years begin to show signs of deterioration and require active

maintenance to maintain good condition and property value. Maintaining and improving housing quality is an important goal for the City.

In 2007, the City's Community Development Department contracted with Willdan to conduct a housing conditions survey as a part of the City's previous Housing Element update. The majority of the existing house stock was considered to be in good to fair condition, with about 24 percent of houses rated "poor" (significant structural and/or cosmetic repairs needed) or "needs improvement" (minor repairs needed).

Based on the age of the housing stock and the results of the previous study, the City estimates at least 25 percent of the housing stock (4,978 units) is in need of some type of rehabilitation.

Table 2-10 Age of Woodland Housing Stock

<i>Age of Structure</i>		
<i>Year Structure Built</i>	<i>All Housing Units</i>	<i>Category as Percentage of Total</i>
2005-2010	1,399	7.0%
2000-2004	1,345	6.8%
2000-2010 Sub-Total	2,744	13.8%
1999 to March 2000	265	1.3%
1995 to 1998	1,204	6.1%
1990 to 1994	1,250	6.3%
1980 to 1989	3,394	17.1%
1970 to 1979	4,485	22.6%
1960 to 1969	2,469	12.4%
1940 to 1959	2,624	13.2%
1939 or earlier	1,410	7.1%
Sub-Total 1900-2000	17,101	86.2%
TOTAL	19,845	100%

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profile (Table 17)

Overpayment

One of the major barriers to housing availability is the cost of housing relative to income levels. In order to provide housing to all economic levels in the community, a wide variety of housing types should be available at a range of prices. Housing affordability is dependent on income and housing costs. According to the US Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development, a household is considered to be overpaying when 30% or more of its gross income is spent on rental or mortgage costs. Severe housing cost burden occurs when a household pays more than 50% of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size.

Of the 22.8 percent of total occupied units with owners/renters paying 30-50 percent of their income for housing, 58.5 percent of the households were in the Extremely Low, Very Low and Low income categories. Of the 17.0 percent of the total occupied units with owners/renters paying 50 percent or greater of their income for housing, 89.3 percent of the households were in the Extremely Low, Very Low and Low income categories (Tables 2-11 and 2-12).

Table 2-11 Woodland Households Paying 30-50% of Income for Housing

	<i>Total</i>	<i>Owner</i>	<i>Renter</i>
All Occupied Units	18,445	--	--
Total Paying 30-50%	4,205	2,215	1,990
Extremely Low Income	405	90	315
Very Low Income	870	100	770
Low Income	1,185	460	725
Moderate Income	390	295	95
Above Moderate Income	1,355	1,270	85

SACOG Housing Element Data Profile Dec 2012 (Table 14)

Table 2-12 Woodland Households Paying More than 50% of Income for Housing

	<i>Total</i>	<i>Owner</i>	<i>Renter</i>
All Occupied Units	18,445	--	--
Total Paying 30-50%	3,140	1,450	1,690
Extremely Low Income	1,345	280	1,105
Very Low Income	765	320	445
Low Income	655	575	80
Moderate Income	220	190	30
Above Moderate Income	115	85	30

SACOG Housing Element Data Profile Dec 2012 (Table 15)

Overcrowding

SACOG provides overcrowding data, expressed as the number of persons per room in occupied housing units. The Census includes living rooms, dining rooms, bedrooms, kitchens, finished attics and basements, family rooms, offices and permanently enclosed porches in the definition of a "room". A housing unit with more than 1 person per room is considered overcrowded, and a housing unit with 1.5 or more people per room is severely overcrowded.

In Woodland, 93.8 percent of the occupied housing units had less than 1 person per room during the 2005-2009 period. 6.2 percent of units were overcrowded, including 360 owner-occupied and 620 renter-occupied units. 45 owner-occupied and 115 renter-occupied units

were severely overcrowded. While Woodland saw a 0.9 percent decrease overall in overcrowding from the previous planning period, the data indicates a need for additional adequately-sized units that are affordable particularly for renters. Table 2-13 presents overcrowding data for Woodland.

Table 2-13 Number of Households In Woodland by Tenure With Overcrowding Conditions

<i>Total Occupied Units</i>	<i>Owner occupied units</i>		<i>Renter occupied units</i>	
	<i>Over-crowded/Severely Over-crowded</i>	<i>Over-crowded/Severely Over-crowded</i>	<i>Over-crowded/Severely Over-crowded</i>	<i>Over-crowded/Severely Over-crowded</i>
18,445	360	45	620	115

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 16)

Large Families

According to Table 2-14, there were 3,086 large families (five or more members) living in family households in Woodland in 2010. This total accounts for 16.2 percent of the total number of family households. It is notable, that in 2000, 11.4 percent of families had five or more people. This increase may reflect the trend of extended family members sharing housing for reasons of economic need.

Table 2-14 2010 Tenure by Household Size Owner and Renter Occupied

		<i>1-person Household</i>		<i>2-person household</i>		<i>3-person household</i>		<i>4-person household</i>		<i>5-person household</i>		<i>6-person household</i>		<i>7+person household</i>	
#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Owner Occupied															
10,742	100%	1,914	18.3%	3,452	33.0%	1,784	17%	1,699	16.2%	851	8.1%	428	4.1%	344	3.3%
Renter Occupied															
8,249	100%	2,183	26.5%	1,904	23.1%	1,404	17%	1,295	15.7%	773	9.4%	394	4.8%	296	3.6%

SACOG Housing Element Data Profiles Dec 2012 (Table 8)

Housing Costs Compared to Ability to Pay

The ability to pay for housing is a function of housing cost and other essential living expenses in relation to household income. The State of California uses common definitions of income levels and affordability for various housing and community development programs to provide a uniform basis of measuring income and ability to pay. The State definitions closely align with federal definitions used by the Department of Housing and Urban Development, but include a different measure of “moderate income.” For the purpose of this Housing Element, the state definitions are used and shown below in Table 2-15. Since above-moderate income households do not generally have problems in locating affordable units, affordable units are frequently defined as those reasonably priced for households that are low- to moderate-income.

Table 2-15 Housing Income Limit Definitions

Extremely Low-Income Households have incomes less than 30% of the median income for Yolo County as established by HUD. A household of four is considered to be very low-income in Yolo County if its 2012 combined income is \$23,050 or less.

Very Low-Income Households have incomes between 30% and 50% of the median income. A household of four is considered to be very low-income in Yolo County if its 2012 combined income is \$38,450 or less.

Low-Income Households have incomes between 50% and 80% of the median income. A household of four is considered to be low-income in Yolo County if its 2012 combined income is \$61,500 or less.

The Median-Income is the point where half of households earn more and half earn less. Yolo County's 2012 median income for a household of four is \$76,900.

Moderate-Income Households have incomes between 80% and 120% of the median income. A household of four is considered to be moderate-income in Yolo County if its 2012 combined income is \$92,300 or less.

Above-Moderate-Income Households have incomes above 120% of the median income. A household of four is considered to have above-moderate-income if its 2012 combined income exceeds \$92,300.

Source: State Income Limits for 2012 Department of Housing and Community Development February 1, 2012 Memorandum

Table 2-16 shows the 2010 income limits for Extremely Low-, Very Low-, Low-, Median-, and Moderate-Income households, and compares these income limits to affordable rent and purchase prices. Tables 2-17 and 2-18 present recent rental cost information (median gross rents and apartment rental rates). These tables show that median gross rents are generally within the range of affordability for households earning 80 percent or more of the Yolo County median income, but are not affordable for low-, very-low or extremely low-income households.

Table 2-16 City of Woodland Ability to Pay for Housing for Very Low, Low, and Moderate Income Households, and Fair Market Rents

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number of Persons	1	2	3	4	5	6
Extremely Low-Income Households at 30% of 2012 Median Family Income						
Income Level	\$16,150	\$18,450	\$20,750	\$23,050	\$24,900	\$26,750
Max. gross rent ¹	\$404	\$461	\$519	\$576	\$623	\$669
Max. purchase price at 5% down ²	\$66,264	\$75,701	\$85,138	\$94,575	102,166	\$109,756
Max. purchase price at 20% down ³	\$79,685	\$91,033	\$102,381	\$113,729	\$122,857	\$131,985

Table 2-16 City of Woodland Ability to Pay for Housing for Very Low, Low, and Moderate Income Households, and Fair Market Rents

	<i>Studio</i>	<i>1 Bedroom</i>	<i>2 Bedroom</i>	<i>3 Bedroom</i>	<i>4 Bedroom</i>	<i>5 Bedroom</i>
Number of Persons	1	2	3	4	5	6
Very Low-Income Households at 50% of 2012 Median Family Income						
Income Level	\$26,950	\$30,800	\$34,650	\$38,450	\$41,550	\$44,650
Max. gross rent ¹	\$674	\$770	\$866	\$961	\$1,039	\$1,116
Max. purchase price ²	\$110,577	\$126,373	\$142,170	\$157,762	\$170,481	\$183,200
Max. purchase price at 20% down ³	\$132,972	\$151,968	\$170,964	\$189,713	\$205,009	\$220,304
Low-Income Households at 80% of 2012 Median Family Income						
Income Level	\$43,050	\$49,200	\$55,350	\$61,500	\$66,450	\$71,350
Max. gross rent ¹	\$1,076	\$1,230	\$1,384	\$1,538	\$1,661	\$1,784
Max. purchase price ²	\$176,636	\$201,869	\$227,103	\$252,337	\$272,647	\$292,752
Max. purchase price at 20% down ³	\$212,410	\$242,754	\$273,099	\$303,443	\$327,866	\$352,043
Median-Income Households at 100% of 2012 Median Family Income						
Income Level	\$53,880	\$61,553	\$69,227	\$76,900	\$83,072	\$89,244
Max. gross rent ¹	\$1,347	\$1,539	\$1,731	\$1,923	\$2,077	\$2,231
Max. purchase price ²	\$221,072	\$252,554	\$284,041	\$315,523	\$340,847	\$366,171
Max. purchase price at 20% down ³	\$265,845	\$303,704	\$341,568	\$379,427	\$409,880	\$440,332
Moderate-Income Households at 120% of 2012 Median Family Income						
Income Level	\$64,680	\$73,920	\$83,160	\$92,280	\$99,720	\$107,160
Max. gross rent ¹	\$1,617	\$1,848	\$2,079	\$2,307	\$2,493	\$2,679
Max. purchase price ²	\$265,384	\$303,296	\$341,208	\$378,628	\$409,155	\$439,681
Max. purchase price at 20% down ³	\$319,133	\$364,723	\$410,314	\$455,312	\$492,021	\$528,731

Based on Yolo HUD Metro FMR Area, FY 2012 Median Family Income; \$76,900: HUD FY 2012 Section 8 Income Limits.

Notes:

¹ 30% of income devoted to maximum monthly rent or mortgage payment, including utilities, taxes and insurance

² Assumes 95% loan (i.e., 5% down payment) @ 4.5% annual interest rate and 30-year term; assumes taxes, mortgage insurance, and homeowners insurance account for 21% of total monthly payments

³ Assumes 80% loan (i.e., 20% down payment) @ 4.5% annual interest rate and 30-year term; assumes taxes and homeowners insurance account for 20% of total monthly payments.

Table 2-17 Median Gross Rent

<i>Location</i>	<i>2000</i>	<i>2006-2010</i>
Woodland	\$655	\$935
Yolo County	\$687	\$1,041

SACOG Housing Element Data Profiles Dec 2012 (20)

Table 2-18 Rental Rates* in Woodland, 2013 Includes Apartments and Homes for Rent

<i>Craigslist Apartments for Rent</i>								
	<i>Studio</i>	<i>1-Bedroom</i>	<i>2-Bedroom</i>	<i>3-Bedroom</i>	<i>4-Bedroom</i>	<i>5-Bedroom</i>	<i>6-Bedroom</i>	<i>Total</i>
Number advertised	2	35	65	36	11	1	1	151
Mean	\$620	\$791	\$969	\$1,370	\$1,662	\$2,220	\$1,899	
Median	\$620	\$750	\$870	\$1,350	\$1,690	\$2,220	\$1,899	
<i>YCH Data (mean and median rates based on price range of each unit type)</i>								
	<i>Studio</i>	<i>1-Bedroom</i>	<i>2-Bedroom</i>	<i>3-Bedroom</i>	<i>4-Bedroom</i>			
Mean		\$612.5	\$683	\$837	\$1,157	\$1,310.5		
Median		\$612.5	\$675	\$850	\$1,117	\$1,310.5		

* Cost of Utilities are not included

Sources: Craigslist of Apartments for Rent 2/15/2013, Yolo County Housing 2/13/2013.

HUD provides housing needs data that identifies the number of housing units with one or more problems. The four housing unit problems that are included in the data include: lack of kitchen, lack of plumbing, more than 1 person per room (overcrowding) and cost burden greater than 30 percent (overpaying), as shown in Table 2-19, below. The information is broken down by HUD income category and home owner/renter. As shown in Table 2-19, 43.1 percent of households have one or more of four housing unit problems. Because Woodland's 2007 housing condition study found that 99.4 percent of the housing units contained complete plumbing facilities, overcrowding and overpaying are of greatest concern. Of the households having one or more housing unit problems, 72.3 percent fall into the extremely-low, and low and very-low income categories.

Table 2-19 Housing Need Data: Households with One or More Housing Unit Problem by Income Level

		Total		<=30% of Median		30-50% of Median		50-80% of Median		80-100% of Median		100% + of Median	
Total	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	
7,955	3,885	4,070	430	1,590	420	1,280	1,105	925	505	210	1,480	235	

Source: SACOG Housing Element Data Profile Dec 2012 (Table 18)

Housing Prices

The subprime mortgage crisis that hit in 2007 affected financial markets and eliminated the opportunity for many first-time homebuyers to secure financing for home purchases as money lending tightened. The result was tumbling home values, vexing the efforts of those holding subprime loans to refinance as loan rates adjusted upward. The inability to refinance many of these subprime loans led to a large increase in bank foreclosures and loan defaults. Interest rates at the present time are not a constraint to affordable housing and are at historic lows. However, many homeowners have suffered severe financial distress (job loss or hours

reductions, salary decreases, etc.), and cannot afford to stay in their homes or purchase a home, even with lower interest rates and the drop in housing prices.

Affordability of homes for purchase is affected by both the cost of the housing stock and the ability of potential buyers to fulfill down payment requirements. Conventional home loans typically require 5 to 20 percent of the sales price as a down payment, and this represents the largest constraint to first-time homebuyers. As reported by the Sacramento Bee, between February 2011 and February 2013, 1,592 homes sold in Woodland. The median home sale price was \$201,000 (Table 2-20). This median sale price represents a 54.7 percent drop from the median home price of \$367,343 in 2007. Much of this drop was driven by the predominance of distressed property sales (foreclosures and short-sales) in contrast to regular market sales. The sales prices decrease was further skewed by the tendency of owners of higher-priced homes who were not in a distressed situation and did not need to sell their homes immediately to keep their homes off the market until prices improved. While, the drop in home prices has made market rate homes affordable to some very low and low income households, it has also led to foreclosures which are quantified later in this report.

Table 2-20 Home Sale Prices by Number of Bedrooms

<i>Bedrooms</i>	<i>Number of Sales</i>	<i>Average Price</i>	<i>Median Price</i>
1	-	-	-
2	43	\$127,541	\$115,000
3	144	\$171,381	\$154,500
4	41	\$250,599	\$247,000
5	2	\$140,000	\$140,000
6	3	\$257,667	\$210,000
Not Specified	1,362	\$227,347	\$295,000
Total	1,592	\$220,149	\$201,000

Data for home sales between February 2011 and February 2013.

Source: The Sacramento Bee (<http://ssl.sacbee.com/onboard/homes.html>)

Table 2-21 illustrates the sale price distribution of single-family residences between September 2012 and February 2013. More than three quarters of the homes sold during that period had sale prices between \$100,000 and \$300,000.

Table 2-21 Sale Price Distribution

<i>Sale Price Range</i>	<i>Number of Units Sold</i>	<i>Percent of Total</i>
Less than \$99,999	13	4.5
\$100,000-\$199,999	115	39.7
\$200,000-\$299,999	112	38.6
\$300,000-\$399,999	39	13.4
\$400,000-\$499,999	7	2.4
\$500,000-\$599,999	0	0
\$600,000 or more	4	1.4
Total	290	100

Note: Based on all full and verified sales of single-family residences in the 95695 and 95776 ZIP Codes between 9/1/2012 and 2/28/2013.

Source: DataQuick, BAE 2013

Special Housing Needs

The following subsections discuss these special housing needs of six groups identified in State housing element law (Government Code, Section 65583(a)(7)). These groups, referred to in this document as “special needs groups,” include seniors, persons with disabilities, large households, farm workers, families with female heads of households, and the homeless.

Persons with Disabilities

As shown in Table 2-22, 6,157 Woodland residents over the age of five have some form of disability. Table 2-23 presents data on the types of disabilities among people in Woodland from the ACS. Based on these data, more than 50 percent of people in Woodland who have a disability are not in the labor force.

The statistics for the Supplemental Security Income (SSI) program also provide information on the number of persons with disabilities who may have housing needs because of their low incomes. As of December 2011, the total number of SSI recipients receiving disability benefits in the two ZIP codes serving Woodland (95695 and 95776) was 1,370. This total may include SSI recipients who live outside the Woodland city limits but within those ZIP codes.

The Alta California Regional Center coordinates services for persons with developmental disabilities (cognitive disability, cerebral palsy, epilepsy, autism, etc.). As of February 2013, there were 276 adult clients in Woodland. No information is available on their housing arrangements. While some live independently, it is likely that many are living with parents or other family members. The number of people with developmental disabilities is increasing in California, the population is getting younger, and the number of people desiring to live in their own home in the community is increasing. According to the Association of Regional Center Agencies, housing needs for persons with developmental disabilities include universal design concepts; individual rooms for each tenant in community care homes; a range of housing types, size, and locations; and the open opportunity for tenants of a residential facility to obtain services from other, unrelated providers.

Table 2-22 Residents with Disabilities

	<i>Total Civilian non-institutionalized population aged 5 and over</i>	<i>With a Disability (number of persons)</i>	<i>Percent</i>
Woodland	54,648	6,157	11.3%

Source: SACOG Housing Element Data Profile Dec 2012 (Table 24)

Table 2-23 Disability Types and Employment

	Total Population: 33,730		
	Population In labor Force: 26,800		
	<i>Employed: 24,254</i>	<i>Unemployed: 2,546</i>	<i>Not in Labor Force: 6,930</i>
With a disability	1,085	177	1,524
With a hearing difficulty	413	77	180
With a vision difficulty	284	0	298
With a cognitive difficulty	208	81	674
With an ambulatory difficulty	395	74	1,014
With a self-care difficulty	59	0	614
With an independent living	55	55	935
No Disability	23,169	2,369	5,406

Source: SACOG Housing Element Data Profile Dec 2012 (Table 25)

The Statewide Independent Living Needs Assessment prepared by the Department of Rehabilitation describes Yolo County as a formerly rural area that has undergone rapid population growth and urbanization over the past 20 years. The assessment concludes that growth has outpaced the expansion of Independent Living services, and human services of all kinds.

Latinos, Asian Americans and Native Americans are the most frequently mentioned ethnic minority populations in the need of Independent Living services. Disabled participants identified housing as a critical issue:

1. Adequate, affordable, universal design and safe housing is a basic need for community living. Many respondents discussed the need for housing, especially housing located near transportation and services. The built environment, including the relationship between housing, and transportation systems, can create barriers to independent living. Seven of ten people said that they could afford \$500 or less per month for housing. Almost 35% of the survey respondents have to go without basic needs such as childcare, health care or food in order to pay the rent or mortgage.
2. Transportation is the second most unmet service need due to the rising cost of fixed-route public transportation and paratransit services and lack of available non-emergency medical transportation.

3. The third most discussed unmet service need was health care. Co-pays are increasing and access to specialists accepting Medi-Cal and/or Medicare is increasingly difficult.

In-Home Supportive Services (IHSS) is the program administered by the County. It helps disabled and elderly people who need assistance with personal care and/or housework to remain safely in their own homes with independence and dignity. IHSS pays providers to do household tasks such as cooking, shopping, and cleaning as well as personal care such as help with bathing, bathrooming, getting dressed, transferring, and hygiene. To be eligible for IHSS an individual must meet both income and program requirements.

As of February 27, 2013, IHSS was providing support services to 512 disabled persons in Woodland. Summer House, Inc. provides housing for developmentally disabled adults and has 4 units. New Dimensions was completed in 2004, and is a 15-unit project that serves very low-income residents who are chronically mentally ill.

Many of the needs of residents with disabilities are related to housing affordability and may be met by implementing the City's programs supporting construction, rehabilitation, and preservation of affordable units. Residents with disabilities have special needs related to in-home services, mobility, or reasonable accommodations of disabilities. Programs 2.A.16, 2.C.3, and 2.C.4 address these special needs.

Senior Households

Senior households are defined as households with one or more persons over the age of 65 years. Approximately 10.8 percent of Woodland's population is comprised of seniors. Commonly seniors own their own home, but due to limited income or disabilities, may need assistance to remain in their homes.

Table 2-24 shows the number of persons over the age of 65 years and the percent of change in 2000-2010 per age category. Table 2-25 provides information about seniors with incomes below the poverty level. 11.2 percent of the total seniors had incomes below the poverty level during this period. The highest poverty rate is among seniors 75 years of age or more, at 14.5 percent. This rate is well below the overall poverty rate of Woodland residents as a whole (17.2 percent) and the poverty rate of other special needs groups (such as persons with disabilities and single mothers with minor children).

As of 2010, the majority of senior households in Woodland were homeowners as shown in Table 2-26. Of all 2010 households headed by a person 65 years or older, 70.6 percent owned their homes and 29.4 percent rented.

Table 2-24 Senior Population and Percentage Change

	Total Pop 65+	65-69	70-74	75- 79	80- 84	85-89	90-94	95- 99	100- 104	105- 109	100+
Number of Persons	6,024	1,793	1,290	1,055	833	694	272	74	13	0	0
Percentage Change between 2000-2010	16.6%	38.0%	14.1%	-7.5%	6.1%	38.8%	18.3%	2.8%	62.5%	n/a	n/a

SACOG Housing Element Data Profile Dec 2012 (Table 26)

Table 2-25 Seniors with incomes below the poverty rate

<i>Total</i>		<i>Below Poverty</i>			
<i>65 to 74</i>	<i>75+</i>	<i>65 to 74</i>		<i>75+</i>	
2,876	3,380	210	7.3%	489	14.5%

SACOG Housing Element Data Profile Dec 2012 (Table 27)

Table 2-26 Housing Tenure of Woodland's Senior and Non-Senior Households

<i>Household Type and Tenure</i>	<i>Number</i>	<i>Percent</i>
Senior-Headed Households¹	3,678	100%
Renter	1083	29.4%
Owner	2595	70.6%
Households Headed by a Non-Senior Person¹	15,043	100%
Renter	7,166	47.6%
Owner	7,877	52.4%

¹ Based on 65+

Source: SACOG Housing Element Data Profile Dec 2012 (Table 28)

The 2010 census data indicates a need in Woodland for additional programs to assist senior renters. Although there are more senior homeowners, it is the renters who experience the greatest housing challenges because of fixed incomes and rising rental rates. Senior homeowners, however, do face the problem of maintaining their homes, often on fixed incomes as well.

According to statistics from the Social Security Administration, as of December 2011, there were 2,057 Supplemental Security Income (SSI) recipients 65 years and over in Yolo County. SSI is a needs-based program that pays monthly benefits to persons who are 65 or older, blind, or have a disability. Seniors who have never worked or have insufficient work credits to qualify for Social Security disability often receive SSI benefits. In fact, SSI is the only source of income for a number of low-income seniors. With the maximum monthly benefit of \$698 as of 2013, SSI recipients are likely to have difficulty in finding housing that fits within their budgets since they can only afford to pay \$209 a month for rent.

Many of the needs of senior households are related to housing affordability and may be met by implementing the City's programs aimed at providing, preserving, and rehabilitating affordable housing. Other needs include in-home services, and assistance in home rehabilitation or maintenance. Programs 2.A.16 and 2.B.1 include actions to address these needs.

Large Households

Large households are those with five or more household members. Large households require housing units with more bedrooms than housing units needed by smaller households. In

general, housing for these households should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child-care facilities. These types of needs can pose problems particularly for large families that cannot afford to buy or rent single-family houses, as apartment and condominium units are most often developed with childless, smaller households in mind. According to the 2010 Census, 3,086 households, or 16.5 percent of the total households in Woodland, had five or more members (Table 2-27, below).

Table 2-27 Tenure for Large Households

	<i>1-4 person household:</i>	<i>Percent</i>	<i>5-or-more person household</i>	<i>Percent</i>	<i>Total</i>	<i>Percent</i>
Total	15,735	83.5	3,086	16.5	18,821	100.0
Owner occupied	8,849	84.5	1,623	15.5	10,472	100.00
Renter occupied	6,786	82.3	1,463	17.7	8,249	100.00

Source: SACOG Housing Element Data Profile Dec 2012

The 2006-2010 ACS estimates that Woodland housing stock has 3,352 owner-occupied units and 439 rental units with 4 or more bedrooms. That is 30 percent of the owner-occupied housing unit stock and 5.4 percent of the rental unit stock. However, the majority of these larger homes are not affordable to lower-income large families, creating a gap in housing need for this group.

In July 2011, the City approved funding assistance for the Mutual Housing at Spring Lake affordable project. The project will result in the construction of 101 rental units for very low and low income households. More than 30 percent of the units will have 3+ bedrooms. The City will continue to implement programs to facilitate construction, rehabilitation, and preservation of affordable housing, including larger units.

Farm Workers

Farm Workers are generally considered to have special housing needs because of their limited income and the often unstable nature of their employment (i.e., having to move throughout the year from one harvest to the next).

Farm workers are historically undercounted by the census and other data sources. The USDA Census of Agriculture provides a count of the number of farms and ranches and of the people who operate them, for each county in the nation. The USDA Census of Agriculture includes farm labor categorized by number of farms, total workers, workers working less than 150 days, and workers working more than 150 days. The latest available data is from the 2007 Census as the 2012 data has not been released to the public at this time. Table 2-28 summarizes the USDA Census of farm labor for Yolo County in 2007 by farm operation size. Table 2-29 provides a summary of the total number of farm, and farmers by permanent and part-time (seasonal) labor.

Table 2-28 Yolo County Hired Farm Labor Workers

	<i>Farm Workers</i>	<i>Farms</i>
Farm operations with fewer than 10 employees		
Permanent	875	269
Seasonal (e.g., fewer than 150 days)	650	218
Total	1,525	487
Farm operations with 10 or more employees		
Permanent	3,078	99
Seasonal (e.g., fewer than 150 days)	1,278	50
Total	4,356	149
Grand Total Permanent Farms (fewer than 10 and more than 10 employees)	3,953	368

Source: USDA 2007 Census of Farm Workers Volume 1, Chapter 2: County Level Data.

Table 2-29 Yolo County Farms and Farm Labor Workers

	<i>Farms</i>	<i>Total Workers</i>	<i>Workers >150 days</i>	<i>Workers <150 days</i>
Yolo County	368	3,953	2,025	1,928

Source: USDA 2007 Census of Agriculture; SAGOG Assessment of Farm Data January 22, 2012

In 2007, agricultural employment for farm workers working 150 days or more resulted in a payroll of \$24,459 (Yolo County). For those working less than 150 days, earnings were reported to be \$5,591. According to the U.S. Department of Agriculture, hired farm labor in Yolo County accounted for an annual average of 3,953 jobs.

The supply of farm worker housing remains inadequate in Woodland. Table 2-30 summarizes farm worker housing. As of February 2013, there was no publicly owned farm worker housing in Woodland. Based on discussions with local community members, many of the permanent farm workers live at the Casa Del Sol Mobile Home Park

Table 2-30 Farm Worker Housing in and near Woodland

<i>Facility Name</i>	<i>Location</i>	<i>Number of Units</i>
Casa Del Sol Mobile Home Park	Woodland	156
Dixon Center	Dixon	85
Madison Migrant Center	Madison	90
Davis Center	Davis	64
Total Units		308

Source: Yolo County and City of Woodland

In addition to expanding the stock of housing permanently available and affordable to farm workers, it is important to retain the existing stock of affordable housing that has been financed by federal and state sources. The USDA Section 515 rental housing program, while not specifically targeted to farm workers, provides low-cost housing in rural areas.

Most farm worker housing needs are related to housing affordability, and the City's programs to facilitate construction, rehabilitation, and preservation of affordable units will help meet the needs of farm workers in this area. In addition, Program 2.A.10, requires that the City amend its zoning code to facilitate farm worker housing, and that the City consider fee waivers and reduced development standards to encourage farm worker housing.

Female-Headed Households

Female headed households are another special needs group defined by state law. These households often have special needs due to their family or lower income status. Of particular concern are single female-headed households with children, as this group tends to have lower incomes and high dependency on social services. The U.S. Census provides household information regarding single female-headed households with children under the age of 18. Children living in female-headed households are more likely than others to live below the poverty level. Single mothers have a greater risk of falling into poverty than single fathers, due to such factors as the wage gap between men and women, limited training, required education for higher-wage jobs, and inadequate child support. According to the United States Bureau of Labor Statistics, in 2011, California women who were full-time wage and salary workers had median weekly earnings of \$751 or 89.9 percent of the \$835 median weekly earnings for their male counterparts.

As shown in Table 2-31, of the 13,548, households in 2010, females headed 19.6 percent of the City's households. Further examination shows that 34.9 percent had children under 18, and 1.7 percent had no children under the age of 18. Table 2-31 shows that of the 7.8 percent of Woodland's families living below the poverty level, 45.2 percent are female-headed households.

Table 2-31 Female-Headed Households

<i>Householder Type</i>	<i>Number</i>	<i>Percent</i>	<i>Percent Change from 2000-2010</i>
Total Households	13,548	100%	10.3%
Total Female-Headed Householders	2,649	19.6% of total families	22.2%
Female Heads with Children under 18	1,804	68.8% of female headed families	34.9%
Female Heads without Children under 18	845	31.9% of female headed families	1.7%
Total Families Under the Poverty Level		7.8% of total families	
Female-Headed Households Under the Poverty Level		20.8% of total below poverty	
Female-Headed Households Under the Poverty Level with children under 18		24.4% of total below poverty	

Note: All percentages have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Tables 32 and 33)

Historically, mothers receiving welfare benefits have been unable to rent decent housing in the private market. As of 2013, a CalWORKS (formally known as Aid for Dependent

Children [AFDC]) family, which receives \$725 (family of 4) per month, is not able to afford the 2013 Fair Market Rent of \$850 for a 2 bedroom apartment in Woodland).

The housing need for this special needs group is also demonstrated by the fact that as of March 2013, 460 households in Woodland were receiving rental assistance from the Housing Choice Voucher Program (formerly known as Section 8). Although Yolo County Housing (YCH) does not track recipients by gender, the agency reported that the larger percentage of this total is received by female-headed households. YCH administers affordable housing programs for Woodland, Winters, West Sacramento, Davis and unincorporated communities in Yolo County, which are funded by HUD. The program subsidy pays the difference between 30% - 40% of income at initial move-in.

YCH owns and operates three affordable housing developments in Woodland: Yolano Village (60 units) Donnelly Circle (72 units), Cottonwood Meadows (48 units), and Crosswood Apartments (47 units). YCH also owns and operates 4 transitional housing units. As of April 24, 2013 there were 3,060 households on the waiting list for Yolano-Donnelly units.

The difficulty that female heads of households encounter in obtaining affordable housing has often led to homelessness for both them and their children (see Table 2-32, below). The Yolo County Homeless and Poverty Action Coalition (HPAC) conducted a biannual count of the homeless in Woodland in January 2013 and reported 186 people to be homeless, including 45 women and 39 children.

The housing needs of female-headed households are similar to those of other groups, although these households are more likely to have lower incomes or to live in poverty. The City's programs to construct, rehabilitate, and preserve affordable housing, as well as programs supporting emergency shelters and homeless services address many of the needs of female-headed households.

Homeless Persons

Table 2-32 shows the estimated homeless population in Yolo County from the 2013 Yolo County Homeless Census, including the number of chronic homeless, homeless veterans, and homeless families with children.

Table 2-32 2013 Homeless Census

	<i>Sheltered</i>	<i>Unsheltered</i>	<i>Total</i>	<i>Chronic Homeless</i>	<i>Veterans</i>	<i>Persons in Households with children</i>
Woodland	146	40	186	16	18	60
Yolo County Total	276	198	474	134	44	129

Source: Yolo County Homeless Census Data Report 2013

The current federal definition of a chronically homeless person does not include persons in families. Many service providers believe that the definition should be expanded to include persons that meet the other conditions of chronic homelessness but are part of a family unit.

These family members may face many of the same challenges as single individuals, while also dealing with family maintenance issues.

The City of Woodland recognizes the needs of the homeless population and is committed to the countywide 10-year plan to end homelessness. The adopted plan is called *One at a Time: Ending and Preventing Homelessness in Yolo County (2010-2020)*. Local Ten-Year Plans to End Homelessness are encouraged by the U.S. Interagency Council on Homelessness and are result-oriented plans that incorporate cost-benefit analyses, prevention, housing and services innovations, and best practices.

Six Key Action Steps in the Ten-Year Plan are:

- Create and expand Housing Resource Centers in each City to improve system coordination, reduce duplication, and increase access to available services, housing, and homeless services.
- Identify and access funding for extremely affordable permanent housing and services to access and maintain housing.
- Increase availability and access to mental health and substance use services.
- Make transportation assistance available to improve access to services and employment opportunities.
- Create or assign a staff position to support plan implementation and move the plan forward.
- Maximize use of the Homeless Management Information System (HMIS) to collect and analyze data on homelessness and program outcomes and to facilitate inter-agency case management and information sharing and to increase efficiency.

The City of Woodland supports and funds (when possible) an array of special services for the homeless. The City participates in the countywide Homeless Coordination Project that provides services to the homeless in Yolo County. The Project includes Homeless Coordination and the Cold Weather Shelter. The intent of the Homeless Coordination Project is to improve and expand services to the homeless and very low-income individuals, increase funding for local agencies serving these individuals, and increase the efficiency with which grant funds are obtained and managed. The Cold Weather Shelter provides shelter to homeless individuals during the four coldest months (120 nights) from November through February. There are beds for 24 persons each night and provisions for overflow. The City of Woodland provides funding for the shelter.

The City amended the East Street Corridor Specific Plan in March 2013 to add emergency shelters as permitted uses in Areas C and E. In these two zones alone (Areas E and C), there are six vacant parcels and 10 vacant and substantially underutilized parcels (where at least 80% of the site, or two acres, is undeveloped). There is more than seven acres of vacant land available in these Specific Plan zones (7.017 acres) and almost 13 acres of substantially underutilized land (12.88 acres). In addition, the City amended its zoning code to include emergency shelters as a conditional use in the Multiple Family Residential (R-M) Zone. These

parcels have no significant environmental or infrastructure constraints that would impede their use for homeless shelters and supportive service facilities.

Based on the estimated number of homeless persons in Woodland (see Table 2-32, previous page), the acreage available to accommodate homeless facilities is more than adequate to meet the City's unsheltered homeless needs.

City of Woodland's programs for homeless services include the following:

Yolo Wayfarer Center (Cold weather shelter services): The singles' shelter program provides 14 transitional beds and 30 beds for residential treatment. The family shelter program provides 10 apartments, 4 three-bedroom duplexes, and a 5-bedroom women's house.

Walnut House: This program, operated by the Woodland Youth Services, provides shelter services to females ages 12 through 21 that are in the foster care system and also for AB12 non-minor dependents who are disabled or temporarily homeless after being abandoned, neglected, or abused. The home is licensed for 6 residents. Due to the current budget constraints, the City is unable to commit funding to this program as it had in the past.

Shelter Home: This program is also operated by the Woodland Youth Services and provides shelter services to male children ages 12 through 21 that are in the foster care system and also for AB12 non-minor dependents who are disabled or temporarily homeless after being abandoned, neglected, or abused. The home is licensed for 10 residents. Due to the current budget constraints, the City is unable to commit funding to this program as it had in the past.

Short Term Emergency Aid Committee (STEAC): This non-profit organization provides assistance to low income families with moving into long-term housing by paying first month's rent, assisting with utility costs, food and/or clothing throughout Yolo County

Countywide Homeless Coordinator: The City provides funds annually to support the activities of the Homeless Coordinator. Through 2012 to 2013, the City continued to contract for the services of Yolo County's Homeless Coordinator.

The City implements programs 2.A.14, 2.A.14, and 2.A.15 to provide emergency shelter services, fund transitional and special needs housing for homeless residents, and support the services of Yolo County's Homeless Coordinator.

PROJECTED HOUSING NEEDS

Regional Fair Description of Criteria for Identifying Housing Sites

Share Allocation

The Sacramento Area Council of Governments (SACOG) issued its Final Regional Housing Needs Plan (RHNP) and Regional Housing Needs Allocations (RHNA) on September 20, 2012 for the Housing Element compliance period of January 1, 2013 through October 31, 2021. The RHNP is part of a State-wide mandate to address housing issues that are related to future growth in the SACOG region, and is required by State law. The RHNP allocates to

cities and counties their “fair share” of the region’s projected housing needs by household income group over the planning period of each jurisdiction's housing element.

The core of the RHNP is a series of tables which indicate for each jurisdiction the distribution of housing needs (RHNA) for each of four household income groups, and the projected new housing unit targets by income group for the ending date of the plan. These units are considered the basic new construction need to be addressed by individual city and county housing elements. The allocations are intended to be used by jurisdictions when updating their housing elements as the basis for assuring that adequate sites and zoning are available to accommodate at least the number of units allocated.

The total number of units allocated to each jurisdiction for the 2013-2021 planning period are derived from regional allocations based on population forecasts produced by the California Department of Finance. SACOG also took each jurisdiction’s draft percentage share of growth forecasted in the Metropolitan Transportation Plan (MTP) adopted on April 19, 2012 and multiplied that percentage by the overall regional housing needs determination provided by HCD.

As shown in Table 2-33, SACOG allocated Woodland a total of 1,877 housing units for the 8-year planning period between January 1, 2013 and October 31, 2021. The allocation is equivalent to an average yearly need of 235 housing units. While the RHNA does not include an allocation for extremely low, Government Code Section 65583(a)(1) requires that a jurisdiction’s housing element include a calculation on the subset of extremely low income (ELI) households either using existing data or presume that 50 percent of the very low income (VLI) households qualify as ELI households. The City has calculated its ELI at 195 units or half of the VLI.

The City of Woodland must demonstrate that it can accommodate a total of 1,877 new housing units by October 2021.

Table 2-33 Woodland Regional Housing Needs Allocations (RHNA) by Income, 2013-2021

<i>Total</i>	<i>Extremely Low (ELI)*</i>	<i>Very Low* (VLI)</i>	<i>Low (LI)</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>Combined Lower Income (ELI, VLI, and LI)</i>
1,877	195	195	274	349	864	664
100%	10.4%	10.4%	14.6%	18.6%	46.0%	35.4%

* The very low income housing need allocation provided by SACOG was 380 units, and the City has chosen to distribute 50 percent of this total into the extremely low income category.

Source: Sacramento Area Council of Governments (SACOG), 2013-2021 Final Regional Housing Needs Allocations

Since the Housing Element planning period starts on January 1, 2013, the City may count housing constructed beginning January 1, 2013, or housing approved for construction as of that date, toward its RHNA for this planning period. For the period of January – March 2013, the City issued building permits for the construction of 30 single-family homes ranging in price from \$177,278 - 319,911, including homes set aside for purchase by lower-income households pursuant to the City’s Affordable Housing Ordinance (6A).

Units At-Risk of Conversion

Assisted Rental Housing Eligible for Conversion

California housing element law requires jurisdictions to include a study of all low-income housing units, which may at some future time be lost due to the expiration of affordability restrictions. The law requires that the analysis and study cover a ten-year period, and be divided into two periods, coinciding with updates of the housing element. There are three general cases that can result in the conversion of public assisted units:

- **Prepayment of HUD Mortgages:** Section 221(d) (3), Section 202, and Section 236 — Section 221 (d) (3) is a privately owned project where HUD provides either below-market interest rate loans or market-rate loans with a subsidy to the tenants. With Section 236 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. Section 202 assistance provides a direct loan to non-profit organizations for project development and rent subsidy for low-income elderly tenants. It also provides assistance for the development of units for physically handicapped, developmentally disabled, and chronically mentally ill residents.
- **Opt-outs and Expirations of Project-Based Section 8 Contracts** — Section 8 is a federally funded program that provides subsidies to the owner of a pre-qualified project. Subsidies make up differences between what the tenants are able to pay, and the actual cost of contract rent. Opt-outs occur when the owner of the project decides to opt-out of a contract with HUD by pre-paying any remaining mortgage. Usually the likelihood of opt-outs increases as market rents exceed contract rents.
- **Other** — Expiration of the low-income use period of various financing sources which may include one or more of the following: Low-income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CALHFA), Community Development Block Grant (CDBG), and HOME funds. Generally, bond-financing properties expire according to a qualified project period or when the bonds mature. The qualified project period in the City's bond financed multifamily properties is 15 years. Density bonus units expire in 30 years, depending on the level of incentives. No density bonus property was found with a 10-year affordability term. Also, properties that were funded through the City of Woodland's redevelopment agency required an affordability term of 45 years for owner-occupied or 55 years for rental properties.

Table 2-34 lists all government assisted rental properties in the City. Generally, the inventory consists of HUD, the City of Woodland, and Yolo County multifamily bonds and density bonus properties. Target levels include the very low- and low-income groups. A total of 1,488 assisted housing units were identified in Woodland. Table 2-34 contains the total number of units in each building, the number that are subsidized, and the source of the information by address. The inventory was compiled from federal, state, and jurisdiction information.

As a part of the work for SACOG's HUD grant, SACOG staff compiled information from a number of sources to build an inventory of public housing units and affordable rentals built with some form of public subsidy in each jurisdiction.

SACOG staff also compiled information obtained from the California Housing Partnership Corporation on subsidized rental housing at risk of conversion to market rate and made that data available on January 18, 2013. Three projects, Greenery, Crosswood Apartments and Cherry Glen, were, initially, identified as “moderate” or “very high” risk. YCH staff states it has successfully preserved Crosswood Apartments and that Cherry Glen is being preserved by another party, so neither project is considered at risk. Greenery has been preserved with the use Tax Credits and LMSA funding. Another project, New Dimensions, is considered low-risk because it is owned and managed by the nonprofit Community Housing Opportunities Corporation of Fairfield and is dedicated to maintaining the affordability of the project.

Table 2-34 Assisted Housing

Assisted Rental Units								
Project Name	Address	Owner/Contact	Total Units	Total Assisted Units	Type	Expiration Date- Restrictive Clause Expiration Date	Subsidy	Type of Conversion Risk
Cherry Glen	762 W Lincoln Avenue		44	44	Family	Preserved ¹	HHFA Tax-Exempt Bonds, 8 NC, Deferred Developer Fee	Not-At-Risk
Crosswood Apartments	646 3rd Street	YCH	48	48	Family	Preserved ²	HUD Section 236 Section 8	Not-At-Risk
Hotel Woodland Apartments	436 Main Street	Community Housing Opportunities (CHOC)	76	76	Individuals/ Couples	--	RDA, CDBG, LIHTC Tax Credits	Not At-Risk
The Greenery	505 W. Cross Street	AF Evans	95	95	Family	Preserved	Tax Credits LMSA	Not At-Risk
Terracina Spring Lake Family Apartments		USA Properties/ USA Multi-Family Management	156	156	Family	--	LIHTC HOME	Not At-Risk
Heritage Oaks	186 Muir Street		120	120	Family	--	Tax-Exempt Bonds LIHTC	Not At-Risk
Eaglewood Apartments	1975 Maxwell Ave	American Property Development	156	40	Family	--	Density Bonus	Not At-Risk
Skylark Apartments	--	--	29	7	Family	--	--	Not At-Risk
Sycamore Point Apartments	521 Pioneer Ave	--	136	135	Family (Section 8 available)	--	Density bonus, LIHTC Tax Credits and HOME	Not At-Risk

Table 2-34 Assisted Housing

Assisted Rental Units									
Project Name	Address	Owner/Contact	Total Units	Total Assisted Units	Type	Expiration Date- Restrictive Clause Expiration Date	Subsidy	Type of Conversion Risk	
Woodmark Apartments	7000 Kincheloe Court	--	173	171	Family	--	Tax Credits	Not At-Risk	
925 North Street	925 North Street	Development Assistance Corp. (DAC)	7	7	Family	--	CDBG, LIHTC Tax Credits Tax-Exempt Bonds	Not At-Risk	
Summertree Apartments	555 Community Lane	--	93	91	Disabled	2011	SEC 8 NC	Not At-Risk	
Fair Plaza East Senior Apartments	35 West Clover Street	USA Properties	68	67	Senior	--	CALHFA HELP, Bonds, LIHTC Tax Credits	Not At-Risk	
Lincoln Gardens	800 West Lincoln Avenue	PCC Properties	86	32	Senior	2012	Tax-Exempt Bonds, Density Bonus Section 8	Not At-Risk	
Cottonwood Meadows	120 N. Cottonwood Street	New Hope CDC (YCH)	47	14	Senior	--	State RHCP	Not At-Risk	
Courtside Towers/Village	320 West Court Street	--	102	102	Senior (Section 8)	--	Density bonus	Not At-Risk	
Acacia Glen Senior Apartments	615 Acacia Way	--	41	8	Senior	--	--	Not At-Risk	
Fowler Commons	135 Third Street	--	5	5	Senior	--	In perpetuity	Not At-Risk	
Summer House Inc. Project		--	3	3	Persons with Disabilities	--	CDBG	Not At-Risk	

Table 2-34 Assisted Housing

Assisted Rental Units								
Project Name	Address	Owner/Contact	Total Units	Total Assisted Units	Type	Expiration Date- Restrictive Clause Expiration Date	Subsidy	Type of Conversion Risk
New Dimensions	580 Kentucky Avenue	--	15	15	Persons with Disabilities	10/31/2012 ³	PRAC/811	Low Risk
Stella Senior Apartments – 25 West Lincoln Avenue	--	--	24	24	Senior	--	--	Not At Risk
Leisureville Mobile Home Park	1313 E Gibson Road	Resident-owned	150	76	Senior	--	CDBG/ HOME	Not At-Risk
Casa Del Sol Mobilehome Park	709 East Street	CHOC	156	156	Family	--	HCD MPROP, HELP funds Tax-Exempt Bonds CalHOME, Serna, CalHFA, AWHHP, RDA, CDBG	Not At-Risk
Rochdale Grange	2090 Heritage Parkway	Rochdale Grange, L.P.	44	43 (7 Accessible Units)	Family	2065	LITHC, HOME, AHP	Not At-Risk
Yolano Village	0 Lemen Ave	Yolo County Housing	60	60	Family		Public Housing	Not At Risk
Donnelly Circle	0 Lemen Ave	Yolo County Housing	72	72	Family		Public Housing	Not At Risk

Source: ¹ Conversation with YCH, specific data was not yet available or was unattainable.² YCH is new owner³ SACOG January 18, 2013 Data on SACOG Region-Preservation Units lists a Low Risk Level

To address subsidized housing units that may be at risk in the future, the City will keep its program that implements the following: monitoring of at-risk units, ensuring compliance with noticing requirements, establish partnerships with entities qualified to acquire and manage at-risk units, and provide assistance and education to tenants. Further, the City of Woodland is strongly committed to the preservation of affordable housing units and therefore has identified the following resources in an effort to save such at-risk units.

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources that include organizational and financial assistance. Qualified non-profit and for-profit entities need to be made aware of the possibilities of units becoming at-risk. Groups with whom the City has an ongoing association are the logical entities for future participation. There are several non-profit and for-profit organizations active in the Yolo County region and other areas that have the managerial capacity to own and manage affordable housing. These groups have expressed an interest in being notified when assisted rental housing becomes available. In addition to YCH and its subsidiary New Hope CDC, Table 2-35 lists 12 additional non-profit and 13 for-profit organizations that are or have been interested in affordable rental housing in Woodland.

Table 2-35 Non-Profit and For-Profit Housing Organizations Interested in Acquiring At-Risk Rental Housing

<i>Name</i>	<i>Address</i>	<i>City</i>
Non-Profit		
ACLC, Inc.	42 N. Sutter St., Suite 206	Stockton
C. Sandidge and Associates	143 Scotts Valley	Hercules
Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Suite 201	Oakland
Community Housing Opportunities Corporation	5030 Business Center Drive, Suite 260	Fairfield
Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael
Jamboree Housing Corporation	17701 Cowan Ave, Suite 200	Irvine
Mercy Housing California	3120 Freeboard Drive, Suite 202	West Sacramento
Nehemiah Progressive Housing Development Corp.	1851 Heritage Lane, Suite 201	Sacramento
Mutual Housing California	8001 Fruitridge Road, Suite A	Sacramento
Senior Housing Foundation	1788 Indian Wells Way	Clayton
Solano Affordable Housing Foundation	2400 Hillborn Rd, Lower Level	Fairfield
For-Profit		
Gala Construction	269 Technology Way, Suite B1	Rocklin
Neighborhood Partners	516 Rutgers Drive	Davis
Pacific Housing, Inc.	1801 L Street, Suite 245	Sacramento
Pacific West Builders	8700 Technology Way	Reno, Nevada
St. Anton Partners	1801 I Street, Suite 202	Sacramento

Table 2-35 Non-Profit and For-Profit Housing Organizations Interested in Acquiring At-Risk Rental Housing

<i>Name</i>	<i>Address</i>	<i>City</i>
Simpson Housing Solutions	320 Golden Shore, Suite 200	Long Beach
USA Properties Fund	2440 Professional Drive	Roseville
Wasatch Advantage Group	26522 La Alameda, Suite 260	Mission Viejo
Cyrus Youssefi	1001 Sixth St. Suite 200	Sacramento

Source: City of Woodland, 2013. HCD, September 2008.

Strategies to Retain Affordable Units. The following is a list of potential financial resources considered a part of the City's overall financial plan to deal with retaining affordable units. The number and availability of programs to assist cities and counties toward increasing and improving their affordable housing stock is limited, and public funding for new projects is unpredictable. Listed below are some federal, state, and local programs.

- **City Funds Deferred Fee and Developer Pass:** The City Funds Deferred Fee and Developer Pass is a program ran by the City. The City has deferred the payment of a portion of City development fees for a number of affordable housing projects. The City collects an affordable housing fee for each single family, market-rate unit in the Spring Lake Specific Plan. The funds collected are used to support affordable housing projects. The City on a case-by-case basis has approved the payment of affordable housing in-lieu fees and used these funds to support multifamily affordable housing development.
- **HOME Program:** HOME funds are made available to the City of Woodland on an annual competitive basis. These funds help make it possible to develop and support affordable rental housing and home ownership assistance. Activities include acquisition, rehabilitation, construction, and rental assistance. The City of Woodland has primarily used HOME funds for first-time homebuyers (down payment assistance) and new construction of multifamily projects. HOME funds may be used also for owner-occupied rehabilitation and acquisition/rehabilitation of multifamily projects.
- **Housing Enabled by Local Partnerships (HELP):** HELP funds are made available to the City of Woodland as an unsecured loan from CalHFA for up to 10 years at a simple interest per annum, and carry minimal restrictions and conditions. HELP funds are intended to help the City address its unmet affordable housing needs. The City has received HELP loans for three multifamily projects: Casa Del Sol Mobile Home Park, Heritage Oaks, and Fair Plaza East Senior Apartments.
- **Tax Credit Allocation Committee (TCAC):** TCAC funds are made available from federal tax credits to the City of Woodland.
- **YCH:** The YCH administers the Housing Choice Voucher Program (HCV) that is formerly known as Section 8 Rental Assistance. This is a federally funded rental assistance program for low-income families. Very low-income persons and/or families are defined as having income at or below 50% of the area median income as established by HUD. The program's primary purpose is to provide rental assistance

to very low-income families for affordable, decent, safe, and sanitary housing. Recipients of the assistance receive a voucher, either a project-based voucher tied by contract to a particular unit, or to rent homes in the private market, or to assist with mortgage payments. The voucher covers a portion of the rent (or mortgage) and the tenant is expected to pay the balance. The tenant's share of the rent is an affordable percentage of their income, which is generally between 30% to 40% of the monthly income for rent and utilities. The program is based on income. As of April, 2013, 460 households in Woodland were receiving rental assistance from this program.

As previously mentioned, with the dissolution of the Redevelopment Agency in 2012, Woodland lost its ability to set aside 20% of the gross tax increment revenues into a low- to moderate- income housing fund for its affordable housing activities. Projects that were funding before the elimination of the RDA included \$67,000 toward the acquisition/rehabilitation of the Fair Plaza East Senior Apartments.

The City Council allocates Community Development Block Grant (CDBG) entitlements funds on an annual basis. Funding allocations during the period of FY 2008-2009 through 2012-2013 have included the City's First Time Homebuyer Assistance Program, a foreclosure prevention project with Legal Services of Northern California (LSNC), the City's CDBG Owner-Occupied Rehabilitation Program, the Fair Housing Hotline operated by LSNC (multiple funding years), the Yolo Wayfarer Center emergency shelter (multiple funding years), New Dimensions Supportive Housing for mentally ill adults (multiple funding years), the Sexual Assault and Domestic Violence Center emergency shelter (multiple funding years), Short Term Emergency Aid Committee (homeless prevention), Yolo County Care Continuum's supportive housing rehabilitation (mentally ill adults), Habitat for Humanity Yolo County's Heidrick Ranch Duplex Build (payment of development fees), Summer House Accessible Entrance (developmentally disabled adults), Playgrounds at Yolano Village, the TANA Art Center, and ADA improvements at Cottonwood Meadows.

2.3 Resource Inventory

AVAILABILITY OF LAND AND SERVICES

Inventory of Regulatory Requirements and Incentives

General Plan Designation and Zoning

Table 2-36 shows the General Plan land use designations that allow residential development. These eight designations permit a range of residential development types from Rural Residential development (density of up to two units per acre) up to High Density Residential (density of 16 to 25 units per acre). The Central Commercial designation also allows residential units above the ground floor at 5 to 12 units per acre.

Table 2-36 General Plan Land Use Designations Permitting Residential Development

<i>General Plan Designation</i>		<i>Residential Use</i>	<i>Density Range</i>	<i>Corresponding Zoning Districts</i>
Rural Residential	RR	Single family detached homes, second units.	0-2.0 units/ gross acre	Used outside city limits
Very Low Density Residential	VLDR	Single family detached homes, second units.	1.0-4.0 units/ gross acre	Used in the R-3 Land Use Category in the Spring Lake Specific Plan Area
Low Density Residential	LDR	Single family detached and attached homes, second units.	3.0-8.0 units/ gross acre	R-1 R-2
Neighborhood Preservation	NP	Single family detached and attached homes, duplexes, existing triplexes and fourplexes, existing multifamily units.	3.0-8.0 units/ gross acre	N-P
Medium-Low Density Residential	MLDR	Single family detached and attached homes, second units.	5.0-12.0 units/ gross acre	R-1 R-2
Medium Density Residential	MDR	Single family detached and attached homes, duplexes, triplexes and fourplexes, multifamily units, group quarters, mobilehome parks.	8.0-15.0 units/ gross acre	R-2 R-M
High Density Residential	HDR	Triplexes, fourplexes, multifamily units, group quarters, mobilehome parks.	16.0 to 25.0 units/gross acre	R-M
Planned Neighborhood	PN	Single family detached and attached homes and multifamily units.	1.0-25.0 units/ gross acre. Overall average residential density shall not exceed 7.0 units/ gross acre	Replaced with primary land use designation prior to annexation.
Central Commercial	CC	Residential units above the ground floor.	5.0-12.0 units/ gross acre	C-2

Source: City of Woodland General Plan.

As shown in Table 2-37 below, there are four residential zoning districts in Woodland. The table shows the residential uses permitted in each district, as well as the minimum lot sizes for each district.

Table 2-37 Residential Zoning Districts

<i>Zoning District</i>		<i>Residential Uses Permitted</i>	<i>Minimum Lot Area</i>
Single Family Residential	R-1	Single family dwellings, second attached residential unit, duplexes on corner lots, mobilehome parks.	6,000 sq. ft. – corner lot (single-family (SF)) 5,000 sq. ft. – interior lot (SF) 7,000 sq. ft. – corner lot (duplex) coverage: 50%
Duplex Residential	R-2	Single family dwellings, duplexes, mobilehome parks.	6,000 sq. ft. – corner lot (SF) 5,000 sq. ft. – interior lot (SF) 7,000 sq. ft. – corner lot (duplex) 6,000 sq. ft. – interior lot (duplex) coverage: 50%
Neighborhood Preservation	N-P	Single family dwellings, duplexes, mobilehome parks, existing apartments and multiple family dwellings.	6,000 sq. ft. – corner lot (SF) 5,000 sq. ft. – interior lot (SF) 7,000 sq. ft. – corner lot (duplex) 6,000 sq. ft. – interior lot (duplex) coverage: 50%
Multiple Family Residential	R-M	Single family dwellings, duplexes, apartments, multiple family dwellings and mobile home parks.	6,000 sq. ft.= lot area 1,500 sq. ft. max. lot area per dwelling unit 4,000 sq. ft. min. lot area per dwelling unit coverage: 50%

Source: City of Woodland Zoning Ordinance.

Survey of Available Land

In 2012, the Sacramento Area Council of Governments (SACOG) Board approved the 2013-2021 Regional Housing Needs Plan (RHNP). Woodland was assigned a portion of the regional housing need for a total of 1,877 new housing units distributed in the following household income groups:

- 390 very low-income units,
- 274 low-income units,
- 349 moderate-income units, and
- 864 above moderate-income units,

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to accommodate the needs of all household income levels.

This section provides an analysis of the land available within the City of Woodland for residential development. In addition to assessing the quantity of land available to accommodate the City's total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

Description of Criteria for Identifying Housing Sites

The City identified vacant and potentially redevelopable (as of January 2013) land that could accommodate residential development within Woodland's City Limits (see Figure 2).

All identified developable land designated for residential use (all residential land use designations in the General Plan) is considered available for residential development. Additionally, land within the Central Commercial (CC) designation is available for residential development. The General Plan permits residential uses above the ground floor in the CC designation. The Zoning Ordinance also permits single-family dwellings, duplexes, and multi-family units in the C-2 district (General Commercial Zone) – which implements the General Commercial (GC) designation – by use permit. A conditional use permit is required in C-2 and C-3 zoning district for most residential use types except single-family developments and duplexes, which require a Zoning Administrator permit.¹

Inventory of Vacant and Underdeveloped Sites

Table 2-38 provides a summary of estimated developable land within the City limits. Also shown are the residential density ranges for each designation and the holding capacity for residential units based on 80% of the maximum density for each designation (and 100% for the Spring Lake Specific Plan). The table breaks down the developable land into two categories: (1) vacant parcels and (2) underutilized parcels that are considered “redevelopable” for residential development. All of the sites summarized below are within the City limits and served by backbone infrastructure for water, sewer, roads, and drainage. Basic municipal services such as police and fire are also available in all of these areas. As shown in the table, there is a total theoretical holding capacity of 4,096 units. However, as discussed in the material that follows, the City has made certain adjustments to this estimate in order to provide a more conservative estimate of the capacity to accommodate housing during this planning period. The capacity estimates for the Spring Lake Specific Plan Area use the assumption of 100% of the allowable density. This is based on recent history for multi-family projects in Woodland (which has been an average of 103 percent of the allowable density). This is also based on the Spring Lake Financing Plan, which requires residential projects to be developed at 100 percent of the allowable density (maximum density) or pay the difference in fees between maximum density and the actual developed density.

Density for Lower-Income Housing

The City of Woodland's highest-density residential zone district (HDR) has a density range of 16 to 25 units per acre. In cases where a city does not have residential sites zoned at 30 units per acre or more to meet their RHNA allocation for lower income households, State law allows alternative analysis of feasibility for construction of affordable units on sites zoned for less than 30 units per acre. The City recently approved three affordable housing developments at less than 30 units per acre: the Terracina at Spring Lake project (completed in 2007 at 25 units per acre), the Rochdale Grange apartments (completed in 2011 at 16 units per acre) and

¹ Please refer to the Zoning Ordinance, which is available online, for more details: <http://www.cityofwoodland.org/civica/filebank/blobdload.asp?BlobID=6143>.

the Mutual at Spring Lake apartments (construction beginning this year at 20 units per acre). Additional details for these projects are provided in Appendix D.

The average density of the Terracina at Spring Lake, Rochdale Grange, and Mutual at Spring Lake projects demonstrates that the City can accommodate housing affordable to lower income households at less than 30 units per acre, with per-unit gap financing of \$9,010 to \$90,909. With the exception of manager units, all units are restricted to low- or very low-income households. Based on this analysis, the City concludes that parcels zoned HDR, R-M, R-20, and R-25 can accommodate housing affordable to lower income households (based on the allowable densities).

A 2012 study of affordable housing projects in San Diego County constructed since 2009 provides additional evidence that constructing affordable housing is feasible at densities less than 30 units per acre. The report found that surface-parked garden-style apartments had the lowest financing gap when compared to lower-density townhomes and higher-density stacked flats. The overall median density of projects in the study was 22.1 units per acre.

Residential Development Capacity

As noted, although the C-2 and C-3 zones allow residential development with a conditional use or zoning administrator permit, they have been removed from the total estimate of the City's housing development capacity. The City also reviewed project sizes for projects that included very low- and low-income units, which ranged from 10 units to 663 units. Although, based on the recent history of development proposals, it appears that relatively small projects could be viable in Woodland in infill contexts, certain sites were removed from further consideration to ensure that the inventory is realistic and conservative. The site with CBD zoning of 0.18 acre is not included in the sites inventory when calculating total development capacity for housing. The 41 vacant and underutilized sites with ESD zoning that are less than one acre were also removed from consideration. The 14 sites with R-M zoning of less than one acre in land area were also removed when calculating total development capacity for housing.

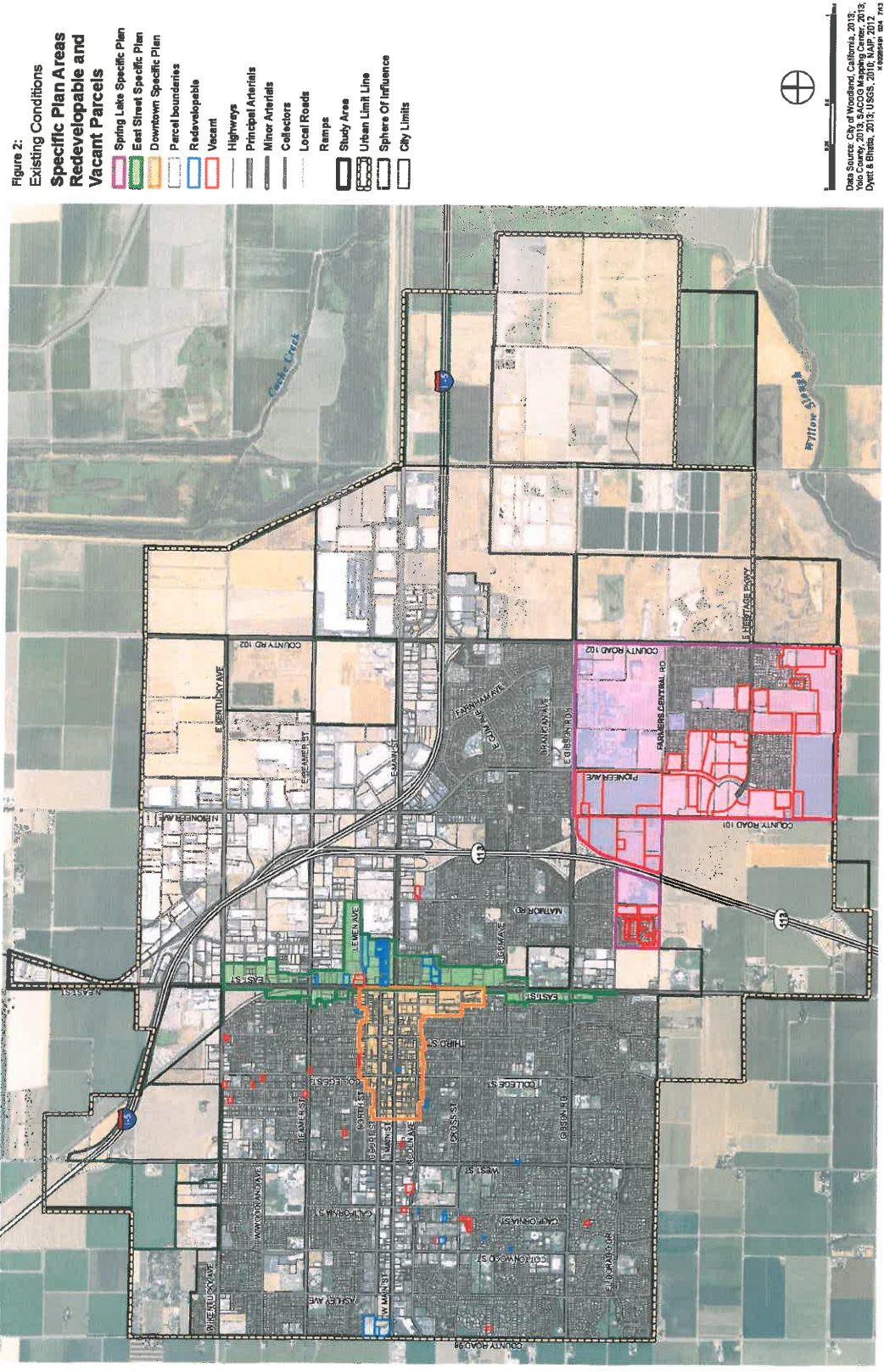
Table 2-38 Residential Capacity by General Plan Designation and Zoning District

<i>GP Designation</i>	<i>LU²</i>	<i>Zone (2)</i>	<i>Maximum Density (Units/Acre)</i>	<i>Vacant Acreage</i>	<i>Redevelopable Acreage</i>	<i>Total Acreage</i>	<i>Residential Holding Capacity (Units)¹</i>
Central Commercial	CC	CBD	12	0	0.18	0.18	2
East Street Corridor Specific Plan (ESCSP)	ESD	ESD	25	2.47	18.13	20.60	412
General Commercial	GC	C-2	n/a	1.90	9.09	10.99	0
High Density Residential	HDR	RM	25	3.22	1.82	5.04	101

Medium Density Residential	MDR	R-2	16	2.16	n/a	2.16	28
Medium-Low Density Residential	MLDR	R-1	12	0.68	0.59	1.27	12
Neighborhood Commercial	NC	C-1	n/a	0.46	n/a	0.46	0
Neighborhood Preservation	NP	N-P	8	0.34	0.59	0.92	6
Service Commercial	SC	C-3	n/a	0.51	n/a	0.51	0
Spring Lake Specific Plan (SLSP)	SLSP	R-25	25	9.1	n/a	9.1	201
Spring Lake Specific Plan (SLSP)	SLSP	R-20	20	11.6	n/a	11.6	232
Spring Lake Specific Plan (SLSP)	SLSP	R-15	15	40.4	n/a	40.4	605
Spring Lake Specific Plan (SLSP)	SLSP	R-8	8	82.7	n/a	82.7	598
Spring Lake Specific Plan (SLSP)	SLSP	R-5	5	188.1	n/a	188.1	922
Spring Lake Specific Plan (SLSP)	SLSP	R-4	4	42.1	n/a	42.1	168
Spring Lake Specific Plan (SLSP)	SLSP	R-3	3	112.0	n/a	112.0	339
Total	-	-	-	497.74	30.4	528.13	3,626

Note: Vacant/redevelopable parcels in all residential and commercial land use designations are included in this inventory.

- 1 Numbers for the Residential Holding Capacity have been rounded. The residential yield was calculated at 80% of maximum density except for the Spring Lake Specific Plan Area, which has developed at approximately 100% of the density allowed. The average density for recent multi-family projects in Woodland has been at 103% of the allowable density (Terracina- 156 units = 125% of density [R-20]; Rochdale - 44 units = 107% of density [R-15]; and Sacramento Mutual - 101 units = 80% [R-25]). For certain vacant properties within the Spring Lake Specific Plan, a tentative map has been approved, so the proposed density was used, rather than the density allowed by the Specific Plan.
- 2 Residential units are allowed within the C-2 and C-3 Zones with a conditional use permit. Since there are certain criteria and restrictions that must be met to obtain a use permit, the projected unit count was not included with this survey.



Sites Inventory

Although the City is specifically examining opportunities to encourage infill development and reinvestment as a part of the 2035 General Plan Update, to provide a more conservative estimate for the purposes of the Housing Element, the parcels identified as “redevelopable” have been removed from the final estimate of housing development capacity.

Although theoretically, each of the parcels identified in Table 2-38 could be developed with housing at the highest densities allowed by the City’s zoning, in the case that either some of the parcels are not developed with housing during this planning period or some of the parcels are developed at lower densities, the City wanted to ensure that there were enough sites available to accommodate Woodland’s share of the RHNA. Table 2-38 represents the total housing development capacity and Table 2-39 represents a reduced version of housing development capacity that only includes areas within the Spring Lake Specific Plan Area, for the purposes of this Housing Element sites inventory. The housing unit totals in Table 2-38, then, are lower than those shown in Table 2-39 (and the totals shown in Appendix A) for the reasons articulated here.

The City conducted a comprehensive review of development standards and on-site improvement requirements, and other potential governmental constraints. As noted in the constraints section of this report, the City’s development standards, procedures, and fees do not pose undue constraints on the development of housing in Woodland.

The City assumes that the R-20 and R-25 zones provides lower-income housing opportunities (assuming a 50%-50% split between very low and low income); the R-2 and Spring Lake Specific Plan R-15 zones provide moderate-income housing opportunities; and the R-1, N-P, and Spring Lake Specific Plan R-3, R-4, R-5, and R-8 zones provide above moderate-income housing opportunities. Although the R-M zone would also provide lower-income housing opportunities, these properties are located in infill locations and the City did not include these sites in the sites inventory. Table 2-39 provides a summary of residential development capacity in Woodland compared to the City’s assigned housing need.

As shown, the City has demonstrated the capacity to accommodate a total of 3,066 dwelling units within the existing City limits during the planning period. For very low-income households, the City has a shortfall of 173 units, while for lower-income households, the shortfall is 57 units. Please see Program A.2.2, which addresses the City’s redesignation/rezoning commitment. For moderate-income units, the City’s surplus is 256 units, while for above moderate-income households, the surplus is 1,164 units. Please refer to Tables A.1 and A.2 in the Appendix for more detail.

Table 2-39 Residential Development Capacity

	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>Total</i>
Total RHNA	390	274	349	864	1,877
Capacity	217	217	605	2,028	3,066
Surplus (Shortfall)	(173)	(57)	256	1,164	1,290

Source: City of Woodland Community Development, 2013.

Land Available for Other Types of Housing and Shelter

State law (Government Code Section 65583(c)(a)) requires that local land use regulations accommodate a range of housing types, as well as facilities for people in need of emergency shelter and transitional housing. The following is a brief analysis of the availability of land for other types of housing.

Manufactured Housing

Manufactured homes on permanent foundations are allowed in all residential zoning districts and the A-1 and CBD zones. Mobile home parks are allowed in all residential zoning districts and the A-1 zone. The Zoning Ordinance establishes standards for mobile homes in Section 25-21-50.

In November 2001, Woodland voters approved a mobile home rent control ordinance (Measure T). Under the ordinance current rents were rolled back to 1996 levels and then increased by adding 3 percent per year, or 75 percent of the annual increase in the Consumer Price Index (CPI), whichever is lower. The measure restricts annual rent increases to the CPI or a cap of 3 percent.

Transitional Housing

The City amended its zoning code in March 2013 to treat transitional housing as a residential use, subject to the same requirements as a similar residential development.

The City's transitional housing facilities are listed below. Woodland also provides funding or has provided funds for several programs (listed in the "Programs Section") that help the homeless as well as low-income families.

Summer House – (CDBG) The City allocated \$11,000 in CDBG funds during Fiscal 2010-2011. The funding was used to construct an ADA accessible entrance. Summer House serves adults with traumatic brain injuries.

Safe Harbor House – (CDBG) A total of \$180,000 in CDBG funds were allocated for Safe Harbor House from 2001 to 2003. The project added 15 new low-income "supportive housing" apartments for adults with mental illness. Additional CDBG funds, in the amount of \$38,683, were allocated to help complete the project during 2006 to 2007.

Cache Creek Lodge Women's Residential Treatment and Housing Facility – (CDBG) During 2004 to 2005, the City committed \$90,000 in CDBG funds for Phase I of the Cache Creek Lodge Women's Residential Treatment and Housing Facility. Phase I included the demolition of three structures and construction of a 6,000 square foot building to house services for women, and a 5-plex to house those undergoing drug/alcohol treatment at the facility.

New Dimension Supportive Housing – (CDBG current planning period) The City provided funds for the operations of the New Dimension Supportive Housing project.

Family Transitional Housing – This facility provides transitional housing for families.

Emergency Shelters

The City amended the East Street Corridor Specific Plan in March 2013 to add emergency shelters as permitted uses in Areas C and E. In these two zones alone (Areas E and C), there are six vacant parcels and 10 vacant and substantially underutilized parcels (where at least 80% of the site or two acres is undeveloped). There is more than seven acres of vacant land available in these Specific Plan zones (7.017 acres) and almost 13 acres of substantially underutilized land (12.88 acres). In addition, the City amended its zoning code to include emergency shelters as a conditional use in the Multiple Family Residential (R-M) Zone.

The City's emergency shelters are listed below. Woodland also provides funding or has provided funds for several programs (listed in the "Programs Section") that help the homeless as well as low-income families.

Friends of the Mission – (CDBG) During 2003 to 2005, a total of \$89,450 in CDBG funds were allocated to Friends of the Mission for the construction of a year-round homeless shelter (Yolo Wayfarer Center) in Woodland. The City provided an additional \$90,000 in CDBG funds for the program in Fiscal Year 2005-2006. The homeless shelter project also received \$65,992 in CDBG funds in Fiscal Year 2006-2007. Construction of the shelter was completed in Fall 2006. The shelter features a 5,000 plus square foot facility with a cold weather shelter area/dining room for over 100 homeless individuals.

Yolo Wayfarer Center Homeless Shelter (cold weather shelter services): (CDBG) The facility is licensed for 73 beds, but is funded for only 50 beds. The City has provided CDBG funds for the operation of the shelter on multiple occasions during the period of Fiscal Years 2008-2009 through 2012-2013. The City has also received Continuum of Care (CoC) transitional housing grant funds from HUD to support the Wayfarer Center. The City received a \$165,920 grant award for 2012.

Wallace and Vannucci Domestic Violence Shelter (Sexual Assault and Domestic Violence Center) – (CDBG) This shelter opened in 1999, to provide domestic violence shelter services for women and children. Emergency shelter includes 98 days of comprehensive programs for battered women and their children. The facility currently has 25 beds. The City has provided CDBG funds for the operation of the shelter on two occasions during the period of Fiscal Years 2008 – 2009 through 2012-2013.

Shelter Home – The facility contains 10 beds and provides emergency housing for young male victims of abuse and abandonment. .

Programs

The City supports and funds an array of special services for the homeless. The City has partnered with the other cities in Yolo County and the County since July 1996 to support the countywide Homeless Services Coordinator and Cold Weather Shelter Program. The project contracts for a coordinator to seek State, Federal, and private grants for countywide homeless services and provides funding assistance for the Yolo Wayfarer Center's cold weather shelter for the homeless. City programs for homeless services include the following:

1. Yolo Wayfarer Center: The City sponsored the Day Services Program at the Friends of the Mission Yolo Wayfarer Center to serve the homeless population of Woodland.
2. Crossroads House and the Shelter Home: This program is operated by Woodland Youth Services and provides shelter services to children who are temporarily homeless after being abandoned, neglected, or abused. The Crossroad House provides services for females and can house up to 6 individuals. Shelter Home provides services for males and can house up to 10 individuals.
3. Short Term Emergency Aid Committee (STEAC): This organization provides a Rental Assistance Program, an Emergency Shelter Program, and an Eviction Prevention Program. STEAC offers several other services including Free Food and Clothing Programs.
4. Countywide Homeless Coordinator: The City provides funds to support the activities of the Homeless Coordinator.

Second Units

The City permits second units in all of the General Plan residential land use designations and in the following zoning districts:

- Single Family Residential Zone (R-1)
- Duplex Residential Zone (R-2)
- Neighborhood Preservation Zone (N-P)
- Multiple Family Residential Zone (R-M)

Second attached residential units are also allowed in the A and C Zones of the East Street Specific Plan at a maximum of 10% of the existing living area.

Sites Suitable for Redevelopment for Residential Use

As described previously, the analysis of developable land includes both vacant land and land that is classified as "underdeveloped" and is available for redevelopment for residential uses.

Adequacy of Public Facilities and Infrastructure

Roads

The General Plan states that all new development projects are required to construct or fund improvements necessary to mitigate any traffic impacts resulting from the project. In

addition, the 1998 City of Woodland Street Master Plan Update identifies roadway improvements required through 2020 to accommodate growth as proposed under the General Plan. The City has adequate existing and planned roadway capacity to accommodate the new units included in its RHNA.

The City is in the process of updating its 1998 Master Plan with its update of the General Plan. The Master Plan uses revised traffic counts to update the traffic model, which projects future traffic patterns based on buildout land use estimates and resulting level of service (LOS), and develops a future project list and evaluates policy considerations and project priority.

Water

The City of Woodland is the only provider of water for domestic, commercial, and industrial use within the city limits with groundwater as the City's sole source of water supply. There are a total of 19 groundwater wells located throughout the City, and an elevated water tank is located at Beamer and Walnut Streets. According to the Woodland Public Works Department, the City pumped approximately 4.535 billion gallons of groundwater (or 13,921 acre-feet) in 2010. In 2000, the City pumped approximately 5.376 billion gallons of groundwater (or 16,500 acre-feet). As new development has occurred new wells have been drilled to provide capacity for growth. However, as existing wells have failed, replacement wells have not been provided.

While the City's groundwater currently meets State requirements, its decreasing water quality will soon require major improvements to several wells, the drilling of new wells, use of storage tanks with booster pumps, and/or nitrate treatment to stay in compliance. Similar actions are also caused by the aging of wells. The Davis/Woodland Water Supply project will provide treated surface water from the Sacramento River to the Woodland and Davis communities and UC Davis. In November 2007, the City Council adopted and certified the EIR for the Water Supply Project (after the Davis City Council adopted and certified the EIR in October 2007). In 2009, the City entered into a Joint Powers Authority named the Woodland-Davis Clean Water Agency; with the City of Davis as a partner and UC Davis as a participating agency. The new JPA will finalize planning, and design, construct, own and operate the new water supply.

Phase 3 Water Meter Project is scheduled to begin in April 2013. Phase 3 will install approximately 300 ¾-inch to 2-inch meters and several 3-inch and 8-inch meters. This is the final phase of the water meter installation project and will mostly include a number of condominium communities and several meter installations that were missed during Phases 1 & 2 of the project. This will complete the City's water meter installation project and bring the City into compliance with the State's water usage requirements. Water development fees, including fees for the surface water project were updated in 2011. Woodland has adequate existing and future water supply and water conveyance infrastructure to meet the needs of the additional housing units identified in the RHNA.

Sewer

The City of Woodland maintains the collection system facilities that distribute wastewater to the City's wastewater treatment plant (WWTP), which is located in the southeastern portion of Woodland. The wastewater collection system consists of pipelines ranging from 6 to 48 inches in diameter. There are three main collection systems controlled by gravity flow to the Woodland WWTP: the Kentucky Trunk System, Beamer Trunk System, and Gibson Trunk System. The Beamer Trunk sewer system has adequate capacity until the City reaches buildout in 2020. According to the Wastewater Collection System Master Plan Report, while the Kentucky and Gibson Trunk Systems had adequate capacity as of 2000, these systems may reach capacity in the future because of new development occurring on the City edges.

The City completed the WWTP Stage 2 Expansion, Tertiary Treatment Improvements, and Flood Protection Projects in 2008 at a construction cost of more than \$27 million. The expansion project increased the average dry weather flow capacity of the WWTP from 7.8 million gallons per day (mgd) to 10.4 mgd, the tertiary treatment improvements included the installation of a ultraviolet disinfection system and new cloth-disc filters, and the flood protection work resulted in the construction of levees around the WWTP Mechanical Plant site and Overflow Pond to provide flood protection from a 100-year Cache Creek flood event as well as the improvement of levees around the remaining ponds to protect against a localized 100-year flood event. Development impact fees funded all of the work associated with the WWTP expansion in order to address new growth. Woodland has adequate existing and approved wastewater conveyance and treatment infrastructure to meet the needs of the additional housing units identified in the RHNA.

Infrastructure Financing

Existing master plans are being updated or completed to cover major capital facilities. The City's Capital Improvement Program (CIP), which schedules projects through 2020, is based on existing development impact fees. The development impact fee is updated periodically to ensure that sufficient funds are generated to finance new development's share of the CIP.

Environmental Constraints

The City of Woodland is in an area of California with relatively low hazards from seismic activity, slope, and wildfire; these potential environmental constraints do not affect housing development in Woodland. Although some areas within the City are subject to flood hazards, the City has excluded lands in flood hazard areas from its residential land inventory. Finally, the City has not identified individual environmental issues for any of the parcels on the land inventory based on their past use and related potential for residual soil or groundwater contamination.

INVENTORY OF LOCAL, STATE, AND FEDERAL HOUSING AND FINANCING PROGRAMS

Current Programs

The City of Woodland utilizes local, State, and Federal funds to implement its housing strategy. Because of the high cost of new construction, more than one source of public funds is required to construct an affordable housing development. The City does not act as a

developer in the production of affordable units, but relies upon the private sector to develop new units with the assistance of various funding sources.

As an entitlement community under the Community Development Block Grant (CDBG), the City of Woodland receives an annual grant from HUD to use to meet the objectives of the CDBG program. Between 2009 and 2012, the City received approximately \$2.15 million in CDBG funds.² These funds are used to fund a variety of housing and community development related activities. The City does not have entitlement status under the HOME, ESG, and HOPWA programs. However, in the past the City has applied for and received HOME grants from the State. These funds have been used to fund the construction of affordable multifamily housing projects as well as to assist first-time homebuyers purchase single-family homes.

The Woodland Redevelopment Agency and Successor Agency were historically an important source of funds for the City's housing programs. In the absence of Redevelopment funding, the City will have to consider a more limited scope of housing programs that can be achieved with available funds. The City currently funds or has funded a number of housing programs that are summarized below:

- HOME, First Time Homebuyer Program – In 2011, the City received a grant of \$800,000 and to date has closed four loans for low-income households.
- HOME, First Time Homebuyer Program – In 2007, the City received a grant of \$800,000 and closed 26 loans for low-income households.
- HOME, Multi-Family Construction – In 2005, the City received a HOME grant in the amount of \$4,000,000 and used the grant and \$189,000 in HOME Program Income funds for the Terracina Spring Lake Family Apartments project. The project resulted in the construction of a 156-unit multifamily development with 85 units for very low- and 71 units for low-income households. The City received a \$4,000,000 HOME grant in 2007 for the 44-unit Rochdale Grange multifamily development. The project includes 43 units for very low-income households. Terracina and Rochdale are located in the Spring Lake Specific Plan area.
- CalHome, First Time Homebuyer Program – In 2007, the City received \$600,000 in first time homebuyer funds. The City closed 21 loans for low-income households with the CalHome funds.
- CDBG Housing Rehabilitation Program – The City offers assistance to low-income households to rehabilitate existing single-family units. This program, which is funded by CDBG funds, is designed to correct health and safety hazards in deteriorated owner-occupied units. The maximum loan amount for the program is \$75,000 per housing unit. Over the past decade the City has approved and conducted over 85 housing rehabilitation loan projects for qualified households. The source of funding for the housing rehabilitation loans comes from program income generated through

² http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/about/budget

the repayment of these loans as well as through direct funding from the CDBG program. In 2009-2010, the City dedicated \$88,988 to three housing rehabilitation loans.

- Fair Housing Services – CDBG funds are used to contract with Legal Services of Northern California to provide fair housing services, including counseling related to tenant/landlord rights and responsibilities, fair housing complaint process, investigation and referral, and fair housing workshops. While the fair housing services are available to residents of all income categories, the majority of Legal Services' fair housing clients are from low-income households.
- Homeless Prevention Program – The Short Term Emergency Aid Committee received CDBG funds from the City of Woodland in Fiscal Year 2008-2009 for rental payment assistance to low-income households.
- Emergency Shelters – The City provided CDBG funds this planning period for operations of the Yolo Wayfarer Center and Sexual Assault and Domestic Violence Center.
- BEGIN Program – In January 2008, the City identified 18 units in the Spring Lake Specific Plan area that met the BEGIN Criteria and received \$540,000 for homebuyer activities. To date, the City has committed funding for thirteen loans in the amount of \$390,000 for low and moderate-income households.
- Spring Lake Specific Plan Inclusionary Units Production (Single-Family) – To date, 62 units have been closed with deeds of trust totaling \$4,408,917 (silent seconds) for low-income households in Spring Lake and the Stonehaven and Starlyn Park Subdivisions which are located in the Southeast Area Special Plan as a result of the City's Inclusionary Housing Program.
- Mutual Housing at Spring Lake Project – The City in 2013 approved a \$910,000 loan through the Spring Lake Affordable Housing Fund for the 101-unit multifamily project that will include 100 units for lower-income households. Previously, in 2011, the City approved a \$350,000 pre-development loan for the project and to date nearly all the loan funds have been disbursed.

Woodland residents may benefit from affordable housing programs administered by YCH, which are funded by the United States Department of Housing and Urban Development (HUD). The Housing Choice Voucher Program (formerly known as Section 8) provides rental assistance through private landlords. As of March 1, 2013, 500 households in Woodland were receiving rental assistance from this program. As of April 24, 2013, there were 4,429 households on the waiting list throughout Yolo County for these units which range in size from one to six bedrooms.

YCH owns and operates three affordable housing developments in Woodland: Yolano Village (60 units), Donnelly Circle (72 units), Cottonwood Meadows (47 units), and Crosswood Apartments (48 units). Yolano Village, Donnelly Circle, and Crosswood provide family housing while Cottonwood is for senior citizens. YCH also owns and operates 4 transitional housing units.

YCH has used \$727,977 in CDBG and other funds for rehabilitation at Yolano Village, Donnelly Circle, and Cottonwood, including window and HVAC improvements, new playgrounds, and ADA site improvements at Yolano Village and Donnelly Circle in 2009 and 2010; and ADA bridge, sidewalk, and driveway repairs at Cottonwood in 2013.

Assisted/Affordable Housing Projects

In June 2004, the City adopted an amendment to its citywide inclusionary housing ordinance (Chapter 6A. Affordable Housing). This amendment requires any new housing project, for-sale or rental, produced anywhere in the City to provide affordable units, thereby implementing a “scattered sites” (affordable units shall be located (scattered) throughout the plan area to the greatest feasible extent) policy citywide. In the Spring Lake Specific Plan area, a Scattered Site Program also requires the development of each market rate unit to pay an “offsite” fee of \$1,100 per market rate unit. This fee will be used to assist with an additional 74 units of affordable housing.

Subsidized housing projects in Woodland, except those operated by YCH, are summarized in Table 2-34.

Other Funding Programs

There are several local, state, and federal funding programs that can be used to assist first-time homebuyers, build affordable housing, and help special needs groups. Because of the high cost of new construction, more than one source of funds is usually required to construct an affordable housing development. Funds provided may be low-interest loans, or in some instances, grants are provided that do not require repayment.

In most cases other entities, including for-profit and non-profit developers, apply for funds or other program benefits. For example, developers apply directly to HUD for Section 202 and Section 811 loans or to the California Tax Credit Allocation Committee (TCAC) for low-income housing tax credits. The City of Woodland does not act as a developer in the production of affordable units, but relies on the private sector to develop new units with the assistance of these various funding sources, such as the Rochdale Grange affordable housing project, which received low income housing tax credits and a \$4,000,000 HOME loan from the City.

The City can help sponsor grant and loan applications, provide matching funds, or furnish land at below-market cost. However, there are also programs, such as CalHFA’s HELP program, to which the City applies directly. Finally, there are a few programs, such as the Mortgage Credit Certificate (MCC) Program or the Lease Purchase Program which is available directly to households. City funding may help satisfy a local match requirement for a funding program. Or, in other instances such as the awarding of low income housing tax credits through TCAC, the City’s assistance may be counted as local leverage and enhance the competitive advantage of a funding application.

ENERGY CONSERVATION OPPORTUNITIES

State housing element law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and many times must choose between basic needs such as shelter, food, and energy.

Pacific Gas and Electric (PG&E) provides gas and electricity services for the City of Woodland. PG&E assists low-income, disabled, and senior citizen customers through several programs and community outreach projects that include the following:

- CARE (California Alternate Rates for Energy) – The CARE program provides a 20 percent discount on monthly bills for qualified low- or fixed-income households and housing facilities. Qualifications are based on the number of people living in the home and total annual household income.
- FERA (Family Electric Rate Assistance) – Family Electric Rate Assistance is PG&E's rate reduction program for large households of three or more people with low- to middle-income.
- Energy Partners Program – The Energy Partners Program provides qualified low-income customers free weatherization measures and energy-efficient appliances to reduce gas and electricity usage.
- Medical Baseline Allowance – Residential customers can get additional quantities of energy at the lowest (baseline) price. To qualify for Medical Baseline, a California-licensed physician must certify that a full-time resident in the home has a serious medical condition such as being dependent on life-support equipment while at home.
- Low-Income Home Energy Assistance Program (LIHEAP) – The program is funded by the federal government and the State Department of Community Services & Development (CSD) administers LIHEAP. The federal Department of Health and Human Services distributes funds to states annually to assist with energy bills and offset heating and/or cooling energy costs for eligible low-income households. California's annual share is approximately \$89 million which CSD distributes to contracted community energy service providers.
- Relief for Energy Assistance through Community Help (REACH) – This is a one-time energy-assistance program sponsored by PG&E and administered through the Salvation Army from 170 offices in Northern and Central California. Those who have experienced an uncontrollable or unforeseen hardship may receive an energy grant of up to \$300. Generally, recipients can receive REACH assistance only once within a 12-month period, but exceptions can be made for seniors, the physically challenged, and the terminally ill.

All new buildings in California must meet the standards contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations were established in 1978 and most recently

updated in 2010, including CalGreen standards to increase energy efficiency and water conservation. The City adopted the 2010 California Building Standards Code and the 2010 California Green Building Code. Energy efficiency requirements are enforced by local governments through the building plan check and inspection process. All new construction must comply with the standards in effect on the date a building permit application is submitted.

Solar Access

The California Subdivision Map Act (Government Code Sections 66473-66498) allows local governments to provide for solar access as follows:

66475.3. For divisions of land for which a tentative map is required pursuant to Section 66426, the legislative body of a city or county may by ordinance require, as a condition of the approval of a tentative map, the dedication of easements for the purpose of assuring that each parcel or unit in the subdivision for which approval is sought shall have the right to receive sunlight across adjacent parcels or units in the subdivision for which approval is sought for any solar energy system, provided that such ordinance contains all of the following:

- (1) Specifies the standards for determining the exact dimensions and locations of such easements.
- (2) Specifies any restrictions on vegetation, buildings and other objects, which would obstruct the passage of sunlight through the easement.
- (3) Specifies the terms or conditions, if any, under which an easement may be revised or terminated.
- (4) Specifies that in establishing such easements consideration shall be given to feasibility, contour, configuration of the parcel to be divided, and cost, and that such easements shall not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or a structure under applicable planning and zoning in force at the time such tentative map is filed.
- (5) Specifies that the ordinance is not applicable to condominium projects, which consist of the subdivision of airspace in an existing building where no new structures are added.

As previously mentioned, the City adopted the 2010 California Green Building Code. Fees for Solar projects have been reduced and plan review times have been shortened.

The Rochdale Grange project was completed in 2011 and includes solar panels on the Community Center to help supply energy to the complex. New homes built by Standard Pacific in Spring Lake are required to have a minimum of 5 percent of their homes utilizing solar panels. The Pulte development in the Southeast Area offers solar on all of its 79 homes.

Planning and Land Use Energy Conservation:

The City's Community Design Standards address site planning for new residential development and modifications to existing buildings, as well as provide standards for landscaping and screening techniques to enhance the streetscapes. The intent of the Design Standards is to create better neighborhoods, reduce emphasis on the automobile and encourage alternative modes of transportation. The Spring Lake Specific Plan (SLSP) area development design guidelines are patterned around the Neo-Traditional neighborhood. The SLSP also allows for residential compact development, requires that the maximum number of residential dwelling units to be oriented in a north or south direction (within 30 degrees), and provides for the installation of roof-mounted photovoltaic energy or alternative energy systems for a portion of the residential units. The landscaping requirements stipulate the use of drought tolerant plant species and the planting of a shade tree canopy for all streets within the SLSP.

Opportunities for Energy Conservation

The City is currently preparing a Climate Action Plan (CAP), which will include a more comprehensive program for residential energy efficiency. The following list details the draft strategies and actions from the CAP:

- Reduce per capita energy consumption and overall energy demand
 - Require that natural factors, such as cross ventilation, solar access, wind protection, and shade, be considered in site and building design for new construction.
 - Promote participation in Energy Upgrade California, Yolo Energy Watch, and other state, federal, and PG&E incentive programs for improving home energy efficiency, including lighting, appliance, insulation, roof, and other energy efficiency upgrades.
 - With other local jurisdictions, establish and/or promote a local turn-key PACE program, group purchasing discount programs such as Energy Benefits Yolo, and other available financing programs that can be used by homeowners for affordable residential energy efficiency retrofits.
 - Promote energy efficiency upgrades for historical structures that are consistent with maintaining historical integrity.
 - Conduct and support educational outreach on the energy-saving benefits of new lighting technologies such as CFLs, LEDs, and solar tubes, and support the establishment of improved industry standards for lighting technologies.
 - Provide targeted outreach and continue City rebates for the planting of shade trees that help reduce energy demand, and provide information to support proper tree maintenance.
 - Provide new homeowners with information on energy and water efficiency tips and assistance programs.
- Increase renewable energy generation and procurement

- Increase the percentage of homes in new development that are solar ready and/or that have solar water heaters.
- Encourage builders to install EV charging stations in new developments.
- Promote participation in state, federal, and PG&E financing, incentive, and rebate programs for solar installations.
- With other local jurisdictions, establish and/or promote a local turn-key PACE program, group purchasing discount programs such as Energy Benefits Yolo, and other available financing programs that can be used by homeowners for affordable solar PV installations.
- Support the establishment of community solar opportunities to expand access to solar power for renters, those with shaded roofs, and those who choose not to install a residential system on their home for financial or other reasons.
- Reduce per capita water demand
 - Continue to promote water conservation through targeted leak-detection assistance, landscape water reduction guidance, rebates and incentives, workshops, and additional education and outreach programs.
 - Provide new homeowners with information on energy and water efficiency tips and assistance programs.
 - Continue to provide information on water use patterns and comparative water use in utility bills to help water users understand consumption patterns and adjust water use.
- Reduce the number of vehicle miles travelled within and outside of Woodland
 - Encourage pedestrian and bicycle-oriented design in the allocation of space, building size and placement, site enhancement, open space design, connection to pedestrian/bikeways and site amenities such as plazas, courtyards, and breezeways.
 - Design new neighborhoods so that daily shopping errands can generally be completed within easy walking and biking distances.
 - Encourage telecommuting and live/work arrangements to reduce commuting through policies and regulations that allow home occupations, home offices, and live/work uses, provided they are compatible with surrounding neighborhood uses and do not cause significant negative impacts.
- Promote infill development, adaptive reuse, and densification where possible
- Promote a mix of uses in new development and redevelopment projects
 - Promote mixed use of commercial areas – including upstairs spaces in the downtown area (e.g., uses including retail, entertainment, services, and residential).
 - Encourage the redevelopment of vacant or underutilized lots with buildings including second stories for retail, residential, or office uses.

In addition, the City will consider additional actions, some of which would be included in the CAP:

- Apply for or support applications for affordable housing funds from agencies that reward and incentivize good planning. Examples include the HCD's Multifamily Housing Program (MHP) and California Tax Credit Allocation Committee resources which provide competitive advantage for affordable infill housing and affordable housing built close to jobs, transportation, and amenities.
- Promote Location Efficient Mortgage (LEM) and Energy Efficient Mortgage (EEM) programs. These programs provide homeowners with affordable mortgage assistance if they purchase a home in specified location efficient areas or by meeting certain energy conservation standards.
- Promote broad public outreach, including educational programs and the marketing of energy-saving incentives.
- Target local funds, including CDBG, to assist affordable housing developers incorporate energy efficient designs and features.

A CAP, or similar strategy, can serve as a mitigation strategy under CEQA for GHG/climate change impacts associated with a proposed project. A suite of greenhouse gas reduction strategies, including strategies for energy efficiency, and a framework for implementation will be finalized in the adopted CAP.

2.4 Potential Housing Constraints

POTENTIAL GOVERNMENTAL CONSTRAINTS

Land Use Controls – General Plan Land Use Designations and Zoning

Permitted Uses and Development Standards

By definition, local land use controls constrain housing development by restricting housing to certain sections of the City and by limiting the number of housing units that can be built on a given parcel of land. The City of Woodland General Plan establishes land use designations for all land within the City's boundaries. These designations specify the type of development that the City will permit. The General Plan includes seven designations that permit a range of residential development types (see Table 2-40), from Rural Residential development (density of 2 units per acre) up to High Density Residential (density of 16 to 25 units per acre).

Table 2-42 lists which housing types Woodland's zoning districts allow. The Planning Commission considers uses that require a Conditional Use Permit (CUP).

Special Needs Housing

City Municipal Code Section 25-3-10 defines a "Residential Care Home" as a state authorized, certified or licensed family care home, foster home, or group home serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children on a twenty-four-hour basis. The City currently allows "Residential Care Homes" in the R-1, R-2, N-P, and R-M zones as a permitted use without further discretionary entitlements.

Currently, “Residential Care Homes” with more than six mentally disordered or otherwise handicapped persons or dependent and neglected children are allowed in the R-1, R-2, N-P, R-M, and ESD zones with a conditional use permit (CUP). To remove this constraint, the City will need to amend the zoning ordinance to permit a “Residential Care Home” that allows more than six guests in its R-M zone.

Table 2-40 City General Plan Residential Land Use Designations

<i>General Plan Designation</i>	<i>Description</i>
Rural Residential (RR)	Single family detached homes and second units at a maximum density of 2 units per acre.
Very Low Density Residential (VLDR)	Single family detached homes and second units with a density range of 1 to 4 units per acre.
Low Density Residential (LDR)	Single family detached and attached homes and second units with a density range of 3 to 8 units per acre.
Neighborhood Preservation (NP)	Single family detached and attached homes, duplexes, triplexes and fourplexes, existing multifamily units (as of 1979), with a density range of 3 to 8 units per acre.
Medium-Low Density Residential (MLDR)	Single family detached and attached homes and second units with a density range of 5 to 12 units per acre.
Medium Density Residential (MDR)	Single family detached and attached homes, duplexes, triplexes and fourplexes, multifamily units, group quarters, and mobile home parks with a density range of 8 to 15 units per acre.
High Density Residential (HDR)	Triplexes, fourplexes, multifamily units, and group quarters with a density range of 16 to 25 units per acre.
Planned Neighborhood (PN)	Single family detached and attached homes, multifamily units, and second units at a maximum density of 7 units per acre.

Source: City of Woodland General Plan.

Table 2-41 City Zoning Designations

Zoning Designation outlined within section 25.4.10 Table 1															Specific Plans			
	A-1	O-S	R-1	R-2	N-P	R-M	C-1	CBD	C-2	ESD	C-3	C-H	I	Down-town	Spring lake	East Street Corridor		
Requires a Use Permit for Residential	No	N/A*	No	No	No	No	N/A*	Yes(m)	Yes(l)	Yes(n)	Yes(l)	N/A*	N/A	****	No	****		
Minimum Lot Width																		
Corner Lot	-	-	60'	60'	60'	60'	-	-	-	-	-	-	-	-	-	-		
Interior Lot	125	-	50'	50'	50'	-	-	-	-	-	-	-	-	-	-	-		
Min. Lot Area/Unit	2 1/2		6000	6000	6000	6,000/1,500												
Corner/interior acres	-	-	5,000	5,000	5,000	per unit	-	-	-	***	-	-	-	-	-	-		

* Residential use not permitted.

*** Requirement depends on zone within the specific plan

**** Permitted within certain zones within the specific plan; see Specific Plan

Note: The following special conditions apply to those land uses indicated by corresponding letter in Table

- (a) Existing uses in N-P zone on December 6, 1979. These uses may be replaced with new structures containing the same number of, but no additional, dwelling units, rooms or beds than existed on December 6, 1979. Nursing and convalescent homes may be expanded or enlarged by conditional use permit;
- (b) Conditional use permit required if for more than six guests or persons;
- (c) Permitted on corner lots only. Each entrance must front on a separate street;
- (d) Conditional use permit required;
- (e) Accessory use, incidental to principal use;
- (f) See Section 25-7-50;
- (g) Conditional use permit subject to Section 25-21-30;
- (h) Subject to Section 25-21-50;
- (i) Residence must be located in the building of the use. If use is open storage that has no buildings, a mobile home is permitted;
- (j) Office must be converted to residences when sales activity ceases;

Zoning Designation outlined within section 25.4.10 Table 1															
A-1	O-S	R-1	R-2	N-P	R-M	C-1	CBD	C-2	ESD	C-3	C-H	I	Specific Plans		
													Down-town	Spring lake	East Street Corridor

(k) Conditional use permit required. Only allowed in neighborhood preservation/transitional overlay zone (NP/T);

(l) Zoning administrator permit required;

(m) Refer to downtown specific plan and the land use area matrix contained in Article 14.5;

(n) Conditional use permit required and subject to the following restrictions:

(1) Such use must be located more than one thousand feet from any other such use.

(o) Refer to East Street corridor specific plan and the land use area matrix contained in Article 15.5;

(p) Permitted use if in compliance with zoning requirements and community design standards, site plan and design review by the planning commission is required. (Ord. No. 1024, § 2; Ord. No. 1050, § 1; Ord. No. 1147, § 10; Ord. No. 1157, § 1 (part); Ord. No. 1180, § 2; Ord. No. 1238, § 1 (part); Ord. No. 1254, § 4; Ord. No. 1314, § 4; Ord. No. 1372, § 2; Ord. No. 1394, § 3 (part).)

Table 2-42 Housing Types Permitted by Zoning District

Residential Use	Zone								
Conditional Use = C	A-1	R-1(1)	R-2(2)	N-P	R-M(3)	CBD	C-2	ESD	C-3
Permitted Use =X									
Single-Family/Duplex (4)	X	X	X	X	X	(5)	(6)	(7)	(8)
3 + DU	-	-	-	(9)	X	(10)	C	(11)	C
Residential Care <6P	-	X	X	X	X	-	-	(12)	-
Residential Care >6P	-	C	C	C	C	-	-	(13)	-
Emergency Shelter	-	-	-	-	-	C	-	(14)	-
Manufactured Homes/Mobile-Homes on Permanent Foundations	X	X	X	X	X	X	-	(15)	-
Mobile Home Parks	X	X	X	X	X			(16)	
Transitional Housing	(17)	(17)	(17)	(17)	(17)	(17)	(17)	(17)	(17)
Farm Worker Housing (18)	-	-	-	-	-	-	-	-	-
Supportive Housing	(17)	(17)	(17)	(17)	(17)	(17)	(17)	(17)	(17)
2nd Unit	X	X	X	X	X	-		X	-

Notes: (1) This Zone District is consistent with Land Use Categories R-4, R-5, and R-8 in the Spring Lake Specific Plan.

(2) This Zone District is consistent with Land Use Categories R-5, R-8, R-15, R-20, and R-25 in the Spring Lake Specific Plan.

(3) This Zone District is consistent with Land Use Categories R-15, R-20, and R-25 in the Spring Lake Specific Plan.

(4) Duplexes not permitted in A-1, permitted on corner lots of R-1.

(5) Permitted use in District C (of CBD) and permitted use in Districts D and E (portion of district). If performance standards cannot be met, conditional use in Districts D and E.

(6) Zoning Administrator Permit (ZAP) required.

(7) Permitted use in Zone A (of ESD) and ZAP required for Zones C – F.

(8) ZAP required.

(9) Existing uses as of December 6, 1979 are permitted. These uses may be replaced with new structures containing the same number of, but no additional, dwelling units, rooms or beds than existed on December 6, 1979. Nursing and convalescent homes may be expanded or enlarged by CUP.

(10) Permitted use in Districts A, B, D, and E if minimum standards met. Otherwise, CUP required.

(11) Existing uses as of December 6, 1979 are permitted in Zone A. These uses may be replaced or expanded with CUP. Conditional use in Zone C.

(12) Permitted use in Zone A.

(13) Conditional use in Zone A.

(14) Emergency shelters are allowed by right in Zones C and E.

(15) Permitted use in Zones A and B.

(16) Permitted use in Zone A and ZAP required for Zone B.

(17) Transitional Housing and Supportive Housing are defined as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone

(18) Currently, the City has no public farm worker housing.

Source: City of Woodland, 2013.

The State has removed any city discretion for review of small group homes for persons with disabilities (six or fewer residents). The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law.

The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements.

Farm worker housing is not permitted in any zone district. This represents a constraint to the provision of housing for this special needs group, and is addressed through Program 2.A.10, which requires that the City propose an amendment to the Zoning Code to permit farm worker housing.

Supportive housing and transitional housing are defined in the code, and permitted as a typical residential use. Emergency shelters are permitted in the CBD and R-M zone with a use permit, or by right in Zones C and E of the East Street Corridor Plan subject to development standards defined in the code. The development standards applied to emergency shelters include:

- At least 300 feet from an existing emergency shelter
- Maximum of 40 beds
- One off-street parking space for each employee or volunteer plus one space per family sheltered and 0.35 space for each non-family bed. Planning Director can grant modifications to parking requirements. Bicycle parking must also be provided, and may be used to reduce automobile parking requirements.
- Size and location of indoor and intake and waiting areas, including minimum of 10 square feet per bed and two private offices/cubicles. Outdoor security lighting is required.
- On-site management must be present at all times during operation. Annual management plans must be filed with the City.
- Maximum stay is six months in a 12 month period.
- Central cooking, dining, and laundry facilities must be adequate for the maximum number of residents. A designated outdoor smoking area must be provided, and must not be visible from the street.

As of 2013, sheltered and transitional housing are available in the City of Woodland as described in the discussion of the Homeless special needs group in Section B.6.

Development Standards

Through its Zoning Ordinance, the City enforces minimum site development standards for new residential uses. These include: maximum number of dwelling units, minimum lot size, lot width, setbacks, and lot coverage; maximum building height; and minimum parking standards. These standards are comparable to those in other communities, and do not pose undue constraints on the development of housing in Woodland. Tables 2-43 through 2-45 below summarize the basic standards for the City's residential zoning districts.

Table 2-43 City of Woodland Zoning Ordinance Development Standards

Zone Description	Zone	Setbacks (Front/Rear/Side) (ft.)	Coverage	Height (ft.)	Parking (spaces per unit)
Single Family Residential	R-1	25/20/5	50%	30	2 approved off-street
Duplex Residential	R-2	25/20/5	50%	30	2 approved off-street
Neighborhood Preservation	N-P	25/20/5	50%	40	2 approved off-street
Multiple Family Residential	R-M	20/20/7.5	50%	4 stories/40 feet	1.5 spaces/unit + 1 space per every 5

Note: Front yard setbacks of 20 ft. are permitted in the R-1, R-2, and N-P zones when the garage is equipped with roll-up doors and under other conditions.

Source: City of Woodland, Community Development Department.

Table 2-44 City of Woodland Southeast Area Specific Plan Development Guidelines

Zone Description	Land Use Category	Setbacks (Front/Rear/Side) (ft.)	Coverage	Open Space	Height (ft.)
Single Family Residential	LDR-4	20/20/5	50%	-	30
Single Family Residential	LDR-5	20/20/5	50%	-	30
Single Family Residential	LDR-7	20/20/5	50%	-	30
Multiple Family Residential	MDR-20	20/20/10	-	25%	40

Source: City of Woodland, Community Development Department.

Table 2-45 City of Woodland Spring Lake Specific Plan Development Guidelines

Zone Description	Land Use Category	Setbacks (Front/Rear/Side) (ft.)	Height (ft.)
Single Family Residential	R-3	20/25/5	35
Single Family Residential	R-4	17/20/5	35
Single Family Residential	R-5	15/20/5	35
Single Family Residential	R-8	12/15/5	35
Multiple Family Residential	R-15	10/10/5	35
Multiple Family Residential	R-20	10/20/5	35
Multiple Family Residential	R-25	10/20/5	35

Source: City of Woodland.

Development standards are similar across all residential zoning districts. One exception to note is that the minimum lot area per unit decreases as allowable development intensity increases from the R-1, single family residential zone to the R-M, multiple family residential. Likewise the front setback requirement becomes less restrictive as permitted density increases. That is the R-1 front yard is 25 feet while the R-M zone required front setback is reduced to 20 feet. In addition, some specific plans, such as the Spring Lake Specific Plan and Downtown Specific Plan, allow greater unit density and less restrictive setbacks for mixed use and multi-family residential projects.

The maximum building height for all residential zoning districts is between 30 to 40 feet. This allows for development to exceed two stories in all zones for all residential housing types. The zoning code also contains a provision for exceeding the maximum height limit for architectural features and projections such as domes and cupolas. Parapet walls can extend four feet above the maximum height limit.

Residential parking standards in the City of Woodland are based on the number of units for both single and multi-family developments. All single-family residences and duplex dwelling units are required to provide a minimum of two parking spaces for each unit. Apartments and multiple-family dwellings are required to provide 1.5 parking spaces plus one guest parking space for each five units. Qualified senior citizen housing requires one parking space for each two dwellings. The parking requirement for a second unit is one space for each bedroom not to exceed two spaces, which do not have to be covered. The zoning code requires one space per two beds (with a minimum of two spaces) for boarding houses, rooming houses, and group quarters, which do not have to be covered.

The downtown parking standards encourage and promote mix-use in the downtown. The ordinance reduced parking standards (one space per live/work unit, one space for studio and one-bedroom apartments, 1.75 spaces per two-bedroom apartment, and 2 spaces for apartments with 3 or more bedrooms). The City Council also established a parking in-lieu fee for the downtown area.

While all of the base residential development standards are listed above, the City's zoning code contains other provisions that provide flexibility for many of the base standards, which allows property owners and developers to maximize development on their lots without requiring discretionary action. For instance, certain architectural features may project into required yards and courts such as canopies, chimneys, cornices, eaves, rain gutters and other architectural features supported from the structure may project twenty-four inches into a required yard or court. Also, balconies, fire escapes, handicapped ramps and outside stairways may project into a required yard. The zoning code also allows patio covers, sunshades and similar structures attached to the main building, may utilize up to twenty percent of the required rear yard area.

Other provisions that provide flexibility include: second-story additions may be constructed in the side yard, relocation of rear yard setback for corner lots, and reduced setbacks for accessory structures.

The city's residential development standards—including setbacks, minimum lot sizes, building height limits, and parking requirements—have not served as constraint to the provision of housing as a number of residential housing projects, ranging in size from smaller 3-unit developments in the R-3 zone to the 156-unit Terracina multifamily development located in the Spring Lake Specific Plan area, have achieved the maximum permitted densities.

The City of Woodland has adopted numerous provisions in its Zoning Ordinance that facilitate a range of residential developments types and encourage affordable housing:

Density Bonus

The City's Bonus Density Ordinance is consistent with Government Code Section 65915. In summary, applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for construction of one of the following:

- a. Ten percent of the total units of a housing development for lower income households as defined by Health and Safety Code Section 50079.5; or
- b. Five percent of the total units of a housing development for very low income households; or
- c. A senior citizen housing development as defined in Sections 51.3 and 51.12 of the Civil Code; or
- d. Ten percent of the total dwelling units in a common interest development (condominium) for persons and families of moderate income.

The amount of density bonus to which the applicant is entitled varies according to the amount by which the percentage of the affordable housing units exceeds the minimum percentage established in this section, but generally ranges from 20-35 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting. The incentives are offered:

- a. Use of federal, state or local affordable housing funds to subsidize the cost of the qualifying project;
- b. Waiver or reduction of city building permit, plan check and inspection fees (excluding re-inspection fees);
- c. Waiver and/or deferral of city impact fees until issuance of a certificate of occupancy for the qualifying project;

- d. Reduction of local zoning standards that indirectly increase housing costs, including, but limited to, to off street parking requirements, minimum square footage, height limitations or setback requirements;
- e. Construction by the city of such public improvements as streets, sewers and sidewalks, street name and traffic signs, water mains, storm drains and street lights in association with the project;
- f. Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial or other land uses will reduce the cost of the housing development and if the commercial, office, industrial or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located;
- g. For projects that are composed exclusively of affordable housing units, averaging of development impact fees due for the number of units permitted prior to calculation of the density bonus and such fees are averaged over the total number of units in the project including both the original units and the density bonus units;
- h. Other regulatory incentives or concessions proposed by the developer or the city that result in identifiable, financially sufficient and actual cost reductions.

Inclusionary Zoning

The City of Woodland has had an inclusionary (affordable) housing requirement since the mid-1990s. Under inclusionary zoning, market-rate developers of projects exceeding a specified unit threshold (e.g., 5, 10, 15, or 20 units) are required to provide some percentage of these units at affordable prices or rents.

The requirements of the City's Affordable Housing Ordinance are based on both the type of housing, for-sale or multifamily rental units, and the geographic location, defined as Phase I and all other areas. Phase I is the area within the city limits at the time of adoption of the ordinance, including the Southeast Area. The ordinance applies to projects of eight or more for-sale units and at least ten units for multifamily rental projects.

The Affordable Housing Ordinance requires that 10 percent of all multifamily rental units shall be affordable to low-income households and 20 percent shall be affordable to very low-income households; or 25 percent of the units shall be affordable to very low-income households. These requirements apply to all multifamily rental projects of at least 10 units. The Affordable Housing Ordinance has a separate requirement for for-sale residential units. Under the Ordinance, ten percent of all units in new subdivisions of eight units or greater need to be set aside for low- or moderate-income households.

The City requires that all inclusionary units must be built on the site of the residential project, unless approved otherwise by the City Council and Planning Commission. Where the City determines that a development is not suitable for inclusionary units because of various

factors, the developer may contribute in-lieu fees or dedicate land that may be suitable for development of inclusionary units.

The City of Woodland has had its 10 percent inclusionary requirement in place since the mid-1990s, and the requirement has not served as constraint to development. The City's ordinance provides an effective mechanism to integrate affordable units within market rate developments. The City grants density bonuses, regulatory relief, and/or other financial incentives for projects to meet their inclusionary requirements. Since 2004, 456 multifamily rental units have been built or existing units preserved for people with very low- and low-incomes. Included in this total is 43 very low-income units constructed at the Rochdale Grange development. More than 60 owner-occupied units have been constructed for low-income households since 2004.

In December of 2007, the Woodland City Council approved revisions to the Affordable Housing Ordinance allowing for the affordable low-income units to be sold to households earning median income (100% AMI) as well as moderate-income (120% AMI) if the City was not able to identify low-income households within 90 days of the units being made available for sale. If the City is not able to identify a buyer after 210 days of the unit being available, the developer is then allowed to sell the unit on the open market and is seen as meeting their requirements under the Plan and/or Ordinance.

Condominium Conversions

As a means of maintaining the supply of rental units and preserving the affordable housing stock, the City requires a Conditional Use Permit for conversion of existing dwelling units to condominiums and new condominium construction. The conversion requirements mandate relocation assistance for eligible tenants and anti-discrimination policies in the sale of converted units. The conversion also requires an economic report on availability of comparable rental units at similar rental rates remaining within the city, including vacancy rate information. Several reports are required for condominium conversion: a report outlining the available low and moderate income housing within the city; a report on the feasibility of providing all or a portion of the conversion units for sale to low and moderate income individuals or families; and a report on the feasibility of retaining a portion of the total units for rental occupancy.

Small Lot Development

The Spring Lake Specific Plan provides standards for small lot developments (lots less than 4,000 square feet). The standards act as an alternative to attached housing in multi-family districts. They apply to all small lot subdivisions, whether the tentative map is designed with single or multiple units per lot (condominium). By providing greater development flexibility and allowing smaller lot sizes, the ordinance facilitates development and reduces development costs. Development standards for small lot development are summarized in Table 2-46.

Table 2-46 Small Lot Development Standards

<i>Specific Plan Land Use</i>	<i>Minimum Lot Size (Gross)</i>	<i>Lot Dimensions</i>	<i>Front Setback House/Garage</i>	<i>Side Setback Interior/Street</i>	<i>Rear Yard Setback</i>	<i>Height</i>
R-15	2904	40 x 76	10'/20'	5'/10'	10'	35'
R-20/R-25	2178	30 x 62	6'/6'	3.5'/10'	10'	35'

Source: City of Woodland, Community Development Department.

Growth Controls/Growth Management

The City of Woodland manages growth primarily through the specific plan process and the requirement for development to be consistent with General Plan goals and policies. In addition, the General Plan defines an urban limit line where urban development can occur until 2020 (time frame of the 1996 General Plan). The City does not have a specific growth control ordinance which could serve as a constraint to affordable housing. The City's General Plan policy 1.A.7 states that residential growth shall occur at an even and reasonable pace so that single family residential construction in new planned residential neighborhoods does not exceed 5,000 houses by the year 2020 per approved Specific Plans. The intent is to encourage growth to progress at a reasonable and even pace, but not to limit infill and multi-family development. A balance of 3,056 units remains until the cap of 5000 is reached. Through the fiscal year 2020, this results in a possible annual unit rate of 382. New multifamily homes and infill units are exempted from the cap.

The growth policy, therefore, does not represent a constraint on Woodland meeting its RHNP housing allocation.

Building Codes and Enforcement

New construction in Woodland including additions must comply with the 2010 California Building Codes (CBC) and the City of Woodland Floodplain Ordinance. The City of Woodland adopted the 2010 CBC with no major revisions, meaning that there are no extraordinary building regulations that would adversely affect the ability to construct housing in Woodland.

With regard to existing residences, the Fire Department inspects all apartment buildings annually to ensure that the units comply with life safety requirements, such as having appropriate smoke detectors and emergency exits. Other than the inspections of apartments, City inspectors will only inspect existing residences in response to complaints of substandard housing or life safety conditions received from the public. In these cases, the City takes enforcement action only in cases where the dwelling in question does not comply with the Uniform Housing Code, which specifies minimum standards for the health, safety, and welfare of residents. These standards are less stringent than the current CBC for new construction.

Existing residences may be remodeled or expanded provided that the existing structure has no obvious sanitary or safety hazards, all building code requirements have been met, and the necessary permits have been issued. Additions must comply with the current building codes.

On/Off Site Improvement Requirements

The City of Woodland requires that developers complete certain minimum site improvements in conjunction with new housing development (Table 2-47). Required improvements include the installation of water mains, fire hydrants, sewer mains, storm drainage mains, and streetlights and the construction of streets, curbs, gutters, and sidewalks. These standards are typical of many communities and do not adversely affect the provision of affordable housing in Woodland.

Table 2-47 2008 Lot Improvement Costs for the City of Woodland

Lot Width	Curb & Gutter	Side-walk	Water (lot)	Water (st)	Storm Drain (st)	Sewer (lot)	Sewer (st)	Street Lights	Land-scape	Road	Total
30'(1)	916	999	400	1243	1709	400	1320	983	750	1130	\$9850
50'	1527	1665	667	1243	1709	667	1320	1639	1250	1884	\$13,571
60'	1832	1998	800	1243	1709	800	1320	1967	1500	2261	\$15,430
70'	2137	2331	933	1243	1709	933	1320	2295	1750	2638	\$17,289

Notes: Cost data is derived from the Beeghly Ranch Subdivision which is located in the Spring Lake Specific Plan area and is assumed to represent the average lot improvement costs for a detached single family development. Costs assume a front setback of 25 feet and a street width of 35 feet.

(1) Small lot product.

(2) Includes easements.

Source: City of Woodland (*Standard Specifications and Details 2007*), 2008.

Development Fees and Other Exactions Required of Developers

Table 2-48 indicates the development impact fees for a typical 1,200 square foot single family home outside of the Spring Lake Specific Plan area, while Table 2-49 shows what it would cost inside the SLSP area. A 1,200 square foot home was used for comparison as an example of a modestly-sized three-bedroom home, more likely to be affordable to a wider range of income levels and suitable to a range of household types. The City Council approved an urgency ordinance in December 2008 to allow the deferral of development impact fees (MPFP fees) for residential and non-residential projects and extended through June 30, 2013 for residential projects. This program allows the City to defer seven development impact fees (General City, Library, Police, Water, Roads, Administration, and Storm Drain) for a maximum period of 12 months. The City Council may extend the deferral period. For residential projects, the deferred fees are due at final inspection, but no later than the maximum deferral period, whichever occurs first. Residential deferrals do not incur interest charges. The City Council on May 7, 2013 will consider a City staff recommendation to extend the deferral program for an additional two years.

A comparison of the fees shows a \$37,887 difference between the SLSP area and non-SLSP locations for a typical 1,200 square foot single family home. This difference is attributable to the payment of the Spring Lake Infrastructure Fee (SLIF) and a Fiscal Deficit Fee at building permit issuance. The comparison of fees does not include the payment of other Spring Lake-related fees (fire operations & maintenance fund fee, habitat education fee, offsite affordable housing fee, and public transit fee), a total of \$2,170, which are due at final map. In addition,

the comparison does not include the payment of the Storm Drainage Fee at building permit issuance for areas outside of Spring Lake. The area outside of Spring Lake is divided into 10 different fee zones for payment of the Storm Drainage Fee. The SLIF was established as a financing mechanism for the common, backbone infrastructure required for the SLSP. Because of the SLSP area's distant location from existing City infrastructure, a significant amount of infrastructure was installed to connect the SLSP area to the existing City infrastructure. Developers who have financed and constructed SLIF facilities are able to take fee credits against nearly 70% of the SLIF fees at building permit issuance. As a result, using fee credits would reduce the payment of fees due at permit issuance. It should be noted that SLIF credits can be transferred.

Table 2-48 Development Impact Fees Outside of Spring Lake Specific Plan Area

<i>City Development Impact Fees for Single Family Unit</i>	
General City	\$794
Fire	\$1,224
Library	\$49
Police	\$1,047
Wastewater	\$5,744
Water	\$527
Parks & Recreational Facilities	\$6,594
Roads	\$5,292
Major Projects Financing Plan Administration Fee	\$160
Surface Water	\$2,742
Surface Water Administration Fee	\$21
Total Fees Due at Building Permit Issuance	\$24,194
<i>Non-City Development Impact Fees</i>	
Yolo County Facilities & Services Authorization Fee	\$3,141.60
Woodland Joint Unified School District Fees (based on 1,200 square foot home)	
Southeast Area Specific Plan Area	\$6,946.21
All other areas of City (not including Spring Lake Specific Plan Area)	\$3,840

Notes: Total does not include the Storm Drain Facilities Impact Fee which ranges from \$1,487 to \$8,347 per acre for single family development. Plan Check and Building Inspection Fees not included in table.

Table 2-49 Development Impact Fees for Spring Lake Specific Plan Area

<i>City Development Impact Fees for Single Family Unit</i>	
General City	\$794
Fire	\$1,224
Library	\$49
Police	\$1,047
Wastewater	\$5,744
Water	\$527
Parks & Recreational Facilities	\$3,627
Roads	\$5,292
Surface Water	\$2,742
Major Projects Financing Plan Administration Fee	\$158
Total Development Impact Fees	\$21,204
<i>Spring Lake Infrastructure Fees (SLIF) (Due at Building Permit Issuance)</i>	
Roadway*	\$15,601
Water*	\$2,157
Sewer*	\$3,359
Drainage*	\$10,157
Parks	\$6,591
On-going Administration Costs	\$1,512
Total SLIF Fees	\$39,377
Fiscal Deficit Fee (Due at Building Permit Issuance)	\$1,500
Total Fees Dues at Building Permit Issuance	\$62,081
<i>Fees Due at Final Map</i>	
Fire Operations & Maintenance Fund Fee (per unit)	\$771
Habitat Education Fee (per unit)	\$56
Offsite Affordable Housing Fee (applies only to market-rate single family)	\$1,100
Public Transit Fee (per unit)	\$243
Total Fees Due at Final Map (per unit)	\$2,170
Non-City Development Impact Fees	
Yolo County Facilities & Services Authorization Fee	\$3,141.60
Woodland Joint Unified School District Fees (based on 1,200 square foot home)	\$5,688

Notes: *Allowed to be used for SLIF credits. No Storm Drain Development Impact Fees for Spring Lake. Plan Check and Building Inspection Fees not included in table.

Table 2-50 lists the development impacts fees for construction of a multi-family development. Similar to fees for single-family developments (Tables 2-48 and 2-49), the cost is higher within the Spring Lake Specific Plan Area. The total development impact fees within Spring Lake are \$41,653, while those outside are \$18,110. These fees are due at building permit issuance; however, a portion of MPFP fees (General City, Library, Police, Water, Roads,

Administration, and Storm Drain) can be deferred. The difference between the multi-family development impact fees in Spring Lake and outside of Spring Lake is attributable to the payment of the Spring Lake Infrastructure Fee (SLIF) and payment of a Fiscal Deficit Fee at building permit issuance. The comparison of fees does not include the payment of other Spring Lake-related fees (fire operations & maintenance fund fee, habitat education fee, and public transit fee), a total of \$750, at final map. In addition, the comparison does not include the payment of the Storm Drainage, Surface Water, and Surface Water Administration Fees at building permit issuance for areas outside of Spring Lake. The area outside of Spring Lake is divided into 10 different fee zones for payment of the Storm Drainage Fee. For Surface Water, the fees are based on the meter size.

Table 2-50 Development Impact Fees for Multi-Family Development

<i>City Development Impact Fees for a Multi-Family Unit in Spring Lake Specific Plan Area</i>	
General City (per unit)	\$662
Fire (per unit)	\$917
Library (per unit)	\$41
Police (per unit)	\$873
Wastewater (per unit)	\$4,788
Water (per unit)	\$323
Parks & Recreational Facilities (per unit)	\$3,022
Roads (per unit)	\$3,862
Surface Water	per project
Major Projects Financing Plan Administration Fee (per unit)	\$127
Storm Drainage Facilities Fee (per unit)	\$0
Spring Lake Infrastructure Fee (per unit)	\$25,988
<u>Fiscal Deficit Fee (per unit)</u>	<u>\$1,050</u>
Total Fees Due at Building Permit Issuance (Spring Lake Specific Plan Area)	\$41,653
<u>Fees Due at Final Map</u>	
Fire Operations & Maintenance Fund Fee (per unit)	\$540
Habitat Education Fee (per unit)	\$40
Public Transit Fee (per unit)	\$170
Total Fees Due at Final Map (Spring Lake Specific Plan Area)	\$750
<i>City Development Impact Fees for a Multi-Family Unit outside of Spring Lake Specific Plan Area</i>	
General City (per unit)	\$662
Fire (per unit)	\$917
Library (per unit)	\$41
Police (per unit)	\$873
Wastewater (per unit)	\$4,788
Water (per unit)	\$323
Parks & Recreational Facilities (per unit)	\$5,494
Roads (per unit)	\$3,862

Table 2-50 Development Impact Fees for Multi-Family Development

Major Projects Financing Plan Administration Fee (per unit)	\$127
Surface Water Fee	See below
Surface Water Administration Fee	See below
Storm Drainage Facilities Fee (per acre)	\$2,231 - \$12,521
Total Fees Due At Building Permit Issuance (Outside Of Spring Lake Specific Plan Area, Doesn't Include Storm Drainage Facilities Fee, Surface Water Fee, and Surface Water Administration Fee)	\$17,087
<i>Non-City Development Impact Fees</i>	
Yolo County Facilities & Services Authorization Fee (per unit)	\$2,307.80
Woodland Joint Unified School District Fees	
Areas Outside of Southeast Area Specific Plan & Spring Lake Specific Plan Area (per square foot)	\$3.20
Southeast Area Specific Plan (per unit)	\$2,911.13
Spring Lake Specific Plan Area (per square foot)	\$4.74

Table 2-51 identifies the estimated fees and development costs per unit that would be collected for a new 1,200 square foot home and a 156 unit multi-family complex. The single-family home is counted as one unit for comparison. In 2007, the Terracina at Spring Lake Family Apartments development was completed at a cost of \$32 million. The 156unit development provides 85 units for very low-income and 71 units for low-income households.

The total estimated development impact fees per unit for a single-family home inside the Spring Lake area is \$62,801 and the typical estimated cost of development per unit is \$267,318. The estimated development impact fee per a multi-family unit in the Spring Lake Area is \$41,653, and the typical estimated cost of development per unit is \$205,128 (based on the Terracina at Spring Lake Family Apartments). The overall cost of developing a multi-family unit is \$83,338 less than a single-family unit.

Table 2-51 Impact Fees and Development Costs Per Unit for Single-Family and Multi-family Developments in the Spring Lake Area

<i>Development Cost for a Typical Unit</i>	<i>New Single-Family</i>	<i>New Multi-family</i>
Total estimated development impact fees per unit	\$62,801	\$41,653
Typical estimated cost of development per unit	\$267,318 ¹	\$205,128 ²
Estimated proportion of fee cost to overall development cost (development impact fees and construction costs) per unit	17.6%	16.3%

Note: Total estimated development impact fees per unit were taken from the total development impact fees due at building permit issuance (Tables 2-48 to 2-50).

¹ Typical estimated cost of development per unit for New Single-Family was derived from taking \$330,119 from Table 2-55 (inside the Spring Lake area), subtracting estimated fees per unit (\$62,801) = \$267,318.

² Typical estimated cost of development per unit for the New Multifamily is based on the development cost for Terracina at Spring Lake Family Apartments (2007).

Source: City of Woodland, 2013.

Table 2-52 details the Community Development Department's processing fees for common planning entitlements. One or more of the entitlements would be required to process a residential project.

Table 2-52 City of Woodland Planning Fees, 2012

Permits/Entitlements	
Conditional Use Permit	\$3,807
General Plan Petition	\$588
General Plan Amendment	\$5,540
Variance	\$2,075
Zone Change	\$5,340
Site Plan Review (Multifamily)	\$2,287
Design Review (Multifamily)	\$1,186
Design Review (Single Family)	\$363
Design Review (Subdivision >10 units)	\$2,528
Environmental	
Categorical Exemption	\$514
Initial Study	\$6,155
Negative Declaration	\$1,922
Mitigated Negative Declaration	\$3,974
Land Division	
Certificate of Compliance	\$276
Lot Line Adjustment	\$651
Lot Merger	\$942
Tentative Parcel Map	\$3,353
Tentative Subdivision Map	\$8,014 + \$27/lot

Notes: Each fee represents the total processing fee for planning, public works, fire, police, and parks.

Some development projects will be deemed "major projects" and will be charged time and materials.

Major projects include projects requiring an EIR.

Source: City of Woodland Community Development Department, 2013.

Spring Lake Specific Plan Development Fee Reduction

The Spring Lake financing and development plan was set up based on a building unit allocation process and a payback system assuming development would occur in three releases. The intent at the time was to moderate growth and ensure development of key oversized infrastructure while also providing a method to pay back the original developers who had to install much of the early infrastructure. With the economic downturn however, the strategy is not working and has become an impediment to growth.

The City worked with the Spring Lake development community to find ways to facilitate development despite the unavailability of bond financing. To that end, the City Council has approved modifications of the building unit allocation for Spring Lake to facilitate continued

development in Spring Lake. However, cost of infrastructure improvements and the building unit allocation in Spring Lake has functioned as a constraint in the past. Although fees in Spring Lake are a potential constraint on the provision of housing, these fees are necessary to provide the infrastructure that enables development in this area, and the City has taken actions to reduce this constraint to the extent feasible.

Processing and Permit Procedures

Permit Processing

The time required to process a project varies greatly from one entitlement to another and is directly related to the size and complexity of the proposal, as well as the number of actions or approvals needed to complete the process. Table 2-53 identifies the typical processing times for most entitlements followed by the reviewing body. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with general plan and zoning designations do not generally require Environmental Impact Reports (EIR)), General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. The City also encourages the joint processing of related applications for a single project. For example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative tract map, and any necessary variances. These procedures save time, money, and effort from both the public and private sector and could decrease the costs for the developer by as much as 30%.

Table 2-53 Timelines for Permit Procedures (Estimates)

Type of Approval or Permit	Processing Time	Reviewing Body
Site Plan Review	2 - 6 weeks	City Staff (Planning Commission if CUP required and then 8 to 12 weeks)
Zoning Administrator Permit	6 - 8 weeks	Community Development Director
Conditional Use Permit	8 - 12 weeks	Planning Commission
Variance	8 - 12 weeks	Planning Commission
Zone Change	12 - 24 weeks	City Council
General Plan Amendment	12 - 24 weeks	City Council
Architectural/Design Review – minor	2 - 6 weeks	City Staff
Architectural/Design Review – Major	8 - 12 weeks	Planning Commission
Final Subdivision Map	6 weeks	City Council
Tentative Subdivision Map	10 - 16 weeks	Planning Commission
Parcel Map	8 - 12 weeks	Planning Commission
Negative Declaration	8 - 16 weeks	Planning Commission
Final Parcel Map	6 weeks	Community Development Director/City Engineer
Environmental Impact Report	4 - 6 months	Planning Commission

Source: City of Woodland.

City staff avoids any unnecessary timing constraints on development by working closely with developers to expedite approval procedures. For a typical project, an initial pre-consultation meeting is arranged with the involved departments to discuss the development proposal. The

next step in the process usually includes submittal of an application for the proposed entitlement. The application includes instructions that are meant to simplify the process for the applicant by providing steps on how to proceed. Once staff is satisfied that all required information has been submitted to the City, and the application is consistent with Woodland's General Plan and Zoning Ordinance, an initial study is prepared. During the initial study period, commenting departments will review the project and provide comments. At the same time, planning staff will prepare other documents to expedite the process as previously mentioned. All scheduling, noticing, and correspondence with interested parties usually coincides with this period. After the project is approved, the building department performs plan checks and issues building permits. Larger projects requiring minor use permits are sent to the Community Development Director. Minor use permit hearings are publicly noticed and take place at the discretion of the Community Development Director. Throughout construction, the building department will perform building checks to monitor the progress of the project. This process does not put an undue time constraint on most developments because of the close working relationship between City staff, developers, and the decision-making body. Table 2-54 outlines typical approval requirements for a 30-unit subdivision and a 50-unit multi-family project.

Table 2-54 Typical Processing Procedures by Project Type

	<i>Subdivision</i>	<i>Multifamily Units</i>
	Tentative Subdivision Map	Site Plan
	Final Map	-
	Initial Study	Initial Study
		Design Review
	Site Plan Review	Variance
	Design Review	Negative Declaration
Estimated Total Processing Time	6 months	6 months

Source: City of Woodland.

Second-Unit Ordinance

Woodland's Second-Unit Ordinance includes guidelines for residents who wish to construct a second-unit on their property. In accordance with State law, applications are reviewed ministerially, and approved at the staff level. The ordinance set forth criteria for the application of second units including the definition of a second-unit, the maximum allowable square footage, and the development standards for these units. Criteria for second units include:

- No more than one additional dwelling unit is allowed on any one legal lot or parcel.
- Second units must conform to setback requirements of the zoning district applicable to primary residence.
- The second dwelling unit shall incorporate the same or similar architectural features as the primary residence.
- One on-site parking spot (uncovered) is required per unit.

These criteria are comparable to the requirements for other residential uses, and do not represent a constraint on the production of second units.

Residential Design Guidelines

The City of Woodland's Community Design Standards (adopted in 1998 and updated in 2004) were prepared to aid designers, the public, and decision-makers by expressing the community's shared vision for the level of quality and attractiveness expected from new development. The City's Community Design Standards include specific design objectives that serve as standards by which staff evaluates residential development. Residential projects must obtain approval from the Planning Commission or City staff depending on the project. Figures 2 and 3 illustrate the City's design review process. Figure 2 lists the steps for projects that require a discretionary permit, such as a conditional use permit. Figure 3 lists the process for projects that require only building permit approval. As with all other development-related matters in Woodland, design review is handled by the Community Development Department. Anyone considering a development project is instructed to make an appointment to discuss the project and design standards with a member of the Community Development Department staff. The staff member will help explain the City's development procedures and determine if design review is required. The staff member can also provide an approximate timetable for the processing of the project and describe any other permits or approvals that may be required.

Design review is not a separate process apart from other discretionary approvals such as site plan review or a conditional use permit. To the extent allowed by the City's codes and ordinances, any additional planning or building permits are processed concurrently.

The guidelines include objective parameters for both single-family and multi-family projects including emphasizing entryways, deemphasized garages, using appropriate window forms, varying roof styles, and emphasizing the appropriate use of trim, materials, and colors where appropriate. Multi-family projects are required to use a variety of materials and colors with architecture variations. Staff works closely with the architects to ensure designs conform to existing guidelines.

One of the goals of the City's design review process is to preserve and enhance buildings and districts that have historical value by virtue of its architecture, historic association, or age. For example, when converting a Victorian house to offices, it would be unacceptable to replace wood-sash windows with modern materials such as aluminum, and signage would need to respect the style of the building and neighborhood.

Design review approval typically takes 2-6 weeks for minor projects and 8-12 weeks for major projects, which require more of staff's time. Major building projects, such as large scale commercial or subdivisions over 100 units require hearings before the Planning Commission and can take 8-12 weeks. The Commission meets twice a month. The purpose of the review is to determine compliance with adopted design guidelines that are intended to enhance the appearance and value of property and the livability of neighborhoods. These design standards do not represent a constraint to development.

Reasonable Accommodation

Persons with disabilities normally have a number of housing needs that include accessibility of dwelling units; access to transportation, employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive services. Woodland ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility.

The City's Municipal Code includes Section 25-21-85, "Reasonable Accommodation for Persons with Disabilities." The Code establishes a process and provides criteria for reviewing reasonable accommodation requests for persons with disabilities. Section 25-21-85 states "A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the site, development, and use of housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice."

Woodland implements and enforces Chapter 11, of the 2010 California Building Code. The City provides information to all interested parties regarding disabled accommodations within the zoning ordinance, the permitting processes, and the application of relevant building codes for housing for persons with disabilities.

Zoning and Other Land Use Regulations

As part of Woodland's previous housing element update, the City conducted a comprehensive review of its zoning laws, policies and practices for compliance with fair housing laws. The City has not identified any zoning or other land-use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals.

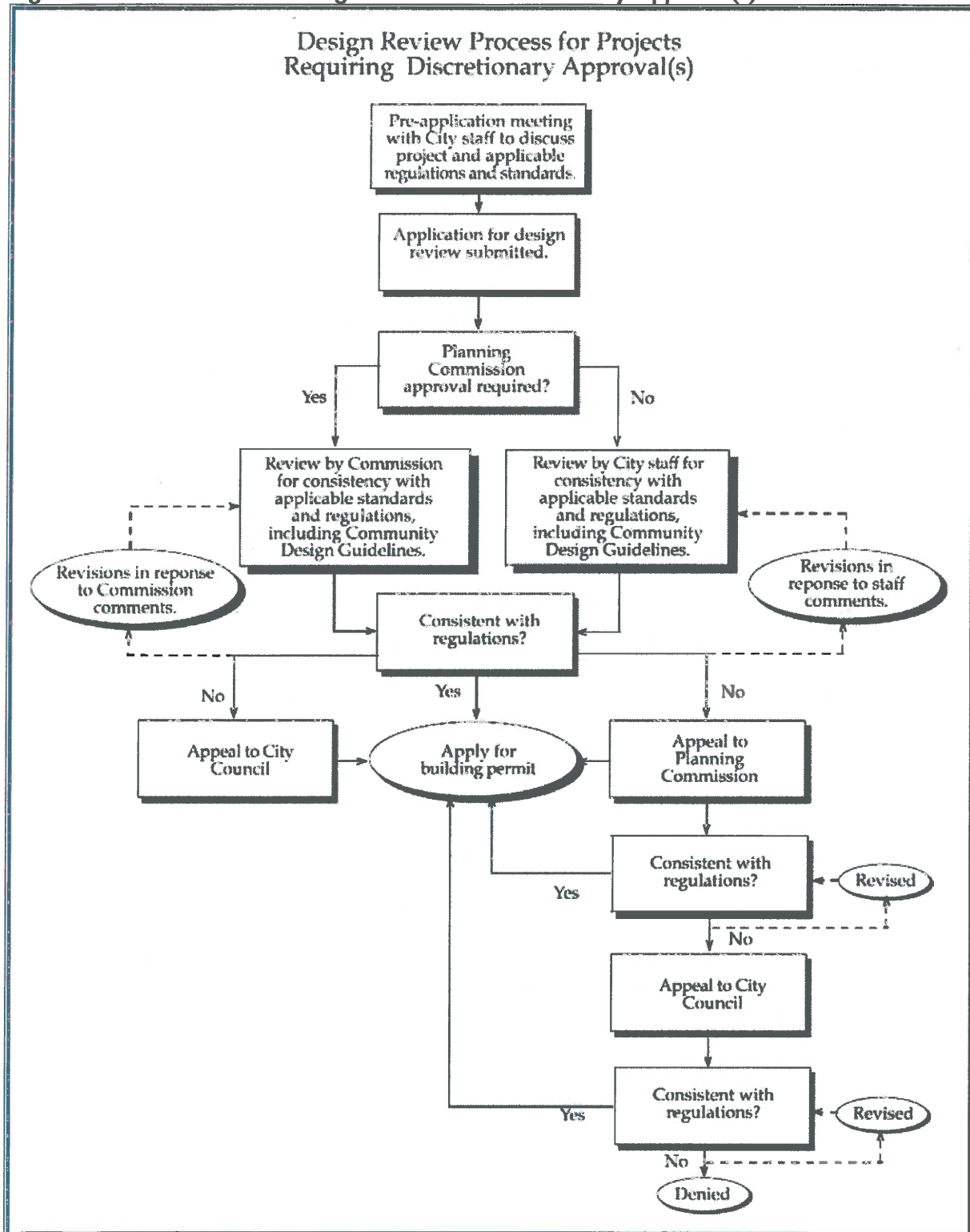
The City permits housing for special needs groups—which includes the disabled—without regard to distances between such uses or the number of uses in any part of the City. The Land Use Element of the General Plan does not restrict the siting of special needs housing.

The Woodland Zoning Ordinance provides the following definition of "family."

One (1) or more persons occupying a premise and living as a single housekeeping unit, as distinguished from a group occupying a boarding house, lodging housing, or hotel, as herein defined.

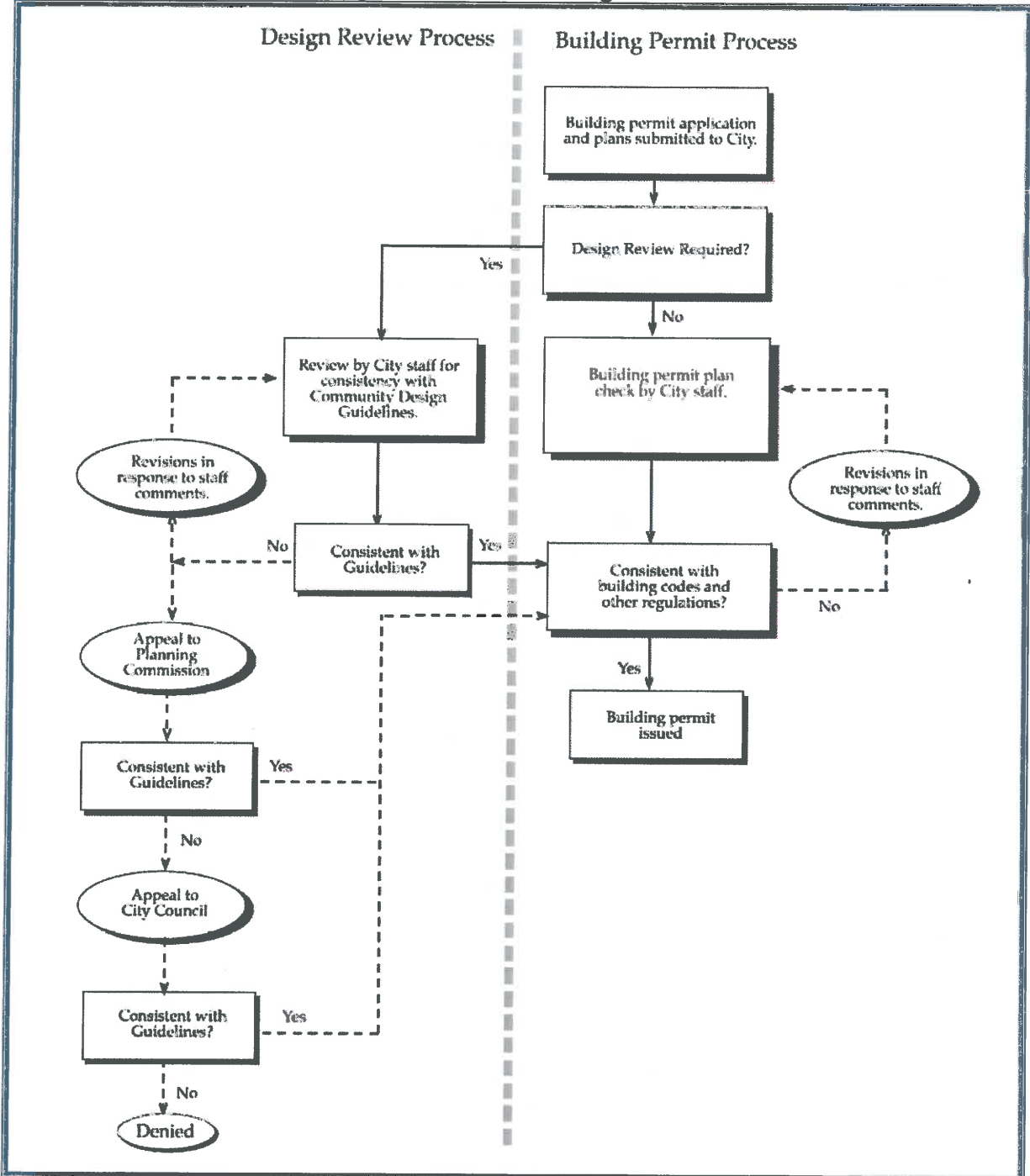
The Zoning Ordinance's definition of family does not constrain housing for persons with disabilities.

Figure 2 Woodland's Design Review for Discretionary Approval(s)



Source: City of Woodland.

Figure 3 Woodland's Design Review and Building Permit Process



Source: City of Woodland.

As discussed above, the City allows group homes of six or fewer persons by right, as required by State law. The City does not require a CUP or other special permitting requirements for group homes of six or fewer persons. The City does; however, require a CUP for “Residential Care Homes” that house more than six mentally disordered or otherwise handicapped persons or dependent and neglected children in the R-1, R-2, N-P, R-M, and ESD zones. To remove this constraint, the City will need to amend its zoning code to permit a “Residential Care Home” that allows more than six guests in its R-M zone.

POTENTIAL NON-GOVERNMENTAL CONSTRAINTS

Availability of Financing³

The availability of financing for residential development and home mortgages in Woodland is partly a function of local conditions but mostly dependent on the nationalized home mortgage market. Since the start of the Great Recession in October 2008, the federal government has largely assumed responsibility for the American home mortgage market. Banks and other for-profit financial services companies lend money to homeowners, but mostly based on guarantees and other support the government provides through Fannie Mae, Freddie Mac, and other government institutions. During the turmoil of 2009 – 2010, home loans were difficult to obtain as lenders tightened credit requirements. Refinancing was even more difficult for homeowners with high interest fixed loans or adjustable / indexed rates. This credit tightening contributed to the home foreclosure crisis.

Fannie Mae and Freddie Mac guaranteed nearly 70 percent of new mortgages in 2012, accounting for \$5 trillion, or about half, of the nation’s mortgage market. Most of the balance (21 percent) is financed by the Federal Housing Authority and the Department of Veteran's Affairs. The large presence of these federal agencies, in combination with the Federal Reserve’s ongoing efforts to keep interest rates low, means that home mortgage rates have been at historic lows for several years, reaching the mid-3 percent range in late 2012 and early 2013 for 30-year fixed home loans to buyers with good credit ratings and significant down payments. Homebuyers with good credit and the ability to make a down payment have better access to home loans compared to the period between 2008 and 2011.

On the homebuilding side of finance, the near collapse of the nation’s financial system in 2008 meant that commercial credit for residential construction nearly shut down. The greatest barrier to increased commercial lending for residential development in recovering markets is that banks, because of federal restrictions, are limited in their ability to lend money for land development. These restrictions have impacted small and medium-sized builders that depend on commercial credit in contrast to larger, publicly held companies that raise funds in equity markets.

³ Sources for this section include Jesse Eisinger, We’ve Nationalized the Home Mortgage Market. Now What? ProPublica, Dec. 18, 2012; and CNBC at www.cnbc.com/id/48690097/US_Home_Builders_Begin_to_See_Credit_Thaw

Nevertheless, financing for home builders is slowly improving. During the timeframe of this Housing Element, both home loans and commercial lending for residential development is expected to become more readily available but will remain an impediment to accommodating the region's housing needs.

Land Costs

A search of residential land for sale in late March 2013 found a range parcel sizes and costs. The cost of undivided land for a five-acre parcel zoned residential was \$290,000 (\$58,000 / acre). Another lot of 0.45 acres was listed for \$300,000. Buildable lots subdivided for single-family homes with stubbed out utilities ranged in cost from \$59,000 to \$99,000 for lots sizes ranging from 7,000 square foot to quarter-acre parcels. Individual lots of approximately one acre ranged in cost from \$118,800 to \$122,400.⁴

Development Costs

Required Site Improvement Costs (Finished Lots)

Upon securing the raw land, a residential developer would have to make certain site improvements to "finish" the lot before a home could actually be built on the property. Such improvements would include the installation of water mains, fire hydrants, sewer mains, storm drainage mains, and street lights and the construction of streets, curbs, gutters, and sidewalks. In addition, the developer is required to provide a deposit for street trees pursuant to the City fee schedule for a lot's street frontage. Site improvement costs for a single-family lot in Woodland are estimated at \$25,000 to \$30,000. This estimate does not include the cost of land.

Construction Costs

According to the City, construction costs in the region have increased over the past several months due to increases in building materials costs. However, labor costs in general have actually remained stable. In 2013, construction costs (including materials and labor) range from \$100 to \$150 per square foot (\$120,000 - \$180,000) for a typical 1,200 square foot single-family home in Woodland.

Total Housing Development Costs

As shown in Table 2-55, the total of all housing development costs discussed above for a typical entry-level single-family home (1,200 square feet), including land, site improvements, construction costs, fees and permits (as shown in Tables 2-48 to 2-50). This figure does not include developer profit, marketing, or financing costs.

⁴ Source: <http://template.metrolistmls.com/sacramentobee>, March 24, 2013 search.

Table 2-55 Estimated Single-Family Housing Development Costs

¹ Finished Lot Price	\$25,000 - \$30,000
Land Costs Spring Lake Specific Plan Area	\$86,667
Land Costs Remaining Areas	\$61,667 - \$66,667
Total Construction Cost	\$150,000 - \$180,000
Total Development Impact Fees Spring Lake Specific Plan Area +Yolo County Development Impact Fees	\$62,801 + 3,141.60 = \$65,942.60
Total Development Impact Fees Remaining Areas + Yolo County Development Impact Fees	\$24,194 + 3,141.60 = \$27,335.60
Permit Fees (Plan Check & Building Inspection)	\$2,592
Developer Fees (School) Spring Lake Specific Plan Area	\$5,688
Developer Fees (School) Southeast Specific Plan Area	\$6,946.21
Developer Fees (School) All Other Areas of City	\$3,840
Spring Lake Area Total Development Cost	\$335,890 - \$370,890
Southeast Area Total Development Cost	\$273,541 - \$313,541
Remaining Areas Total Development Cost	\$270,435 - \$310,435

Notes: Prices based on a new 1,200 square foot single-family residence with 450 square foot garage. Total Housing Development Costs for the Southeast Specific Plan Area and other areas of the City do not include the Storm Drainage Fee which ranges from \$1,487 to \$8,347 per acre for single family development; the Spring Lake Specific Plan Area does not pay the fee.

¹ Finished Lot Price does not include cost of land.

² Total numbers have been rounded off to the nearest dollar.

Source: City of Woodland Community Development Department, Remax Realty.

2.5 Evaluation of Existing Programs

EFFECTIVENESS OF THE ELEMENT

The following section reviews and evaluates the City's progress in implementing the 2009 Housing Element. Table 2-56 presents the difference between projected housing need and actual housing production. Table 2-57 contains a review of the results and effectiveness of programs, policies, and objectives from the previous Housing Element planning period which covered the period of 2008 to 2013.

Table 2-56 Woodland Progress towards RHNA 2006-2013

	Very Low	Low	Moderate	Combined Very Low, Low, and Moderate	Above Moderate	Total
Total RHNA Allocation (2006-2013)	425	266	238	929	942	1,871
Units Built/Under Construction	85	71	0	156	44	200
Approved/On-Line Units	278	245	23	546	1,224	1,770
Total Units Built or Approved	363	316	23	702	1,268	1,970

Source: City of Woodland Community Development (March 5, 2013)

Table 2-57 Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
2.1	The City shall continue to cooperate with and advise developers in the use of the P-D Planned Development Overlay Zone to reduce housing costs by utilizing various techniques such as: zero lot lines, cluster development, private streets, higher densities, mixed uses, parking and setback variations and other innovative approaches. The City shall establish guidelines to promote alternative land use development.	Community Development Department, City Manager, Planning Commission, City Council	Ongoing		The City continues to work with developers on the use of Planned Development Overlay Zones to reduce housing costs.	While residential construction slowed significantly during the planning period, and the overall program success cannot be measured, the City continues to work with developers on this program.	The City should continue this program. During the General Plan update, guidelines to promote alternative land use development will be established to encourage innovative designs to reduce overall housing development costs. Established Guidelines will enhance and improve the program.
2.2	The City shall continue to cooperate with and advise developers in the use of the City's Density Bonus Incentive Program as contained in §25-21-25 of the Zoning Ordinance. Bonus incentives are available to developers for including lower income units in their projects. Housing projects with 5 or more units are eligible by reserving 10 percent of the total number of proposed units for lower-income households; 5 percent of the total number of proposed units for very low-income households; a senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code; or at least 10 percent of the total dwelling units in a condominium project as defined in subdivision (f) of the Civil Code Section 1351 or in a planned development as defined in subdivision (k) of Civil Code Section 1351, for persons and families of moderate, and defined in Health and Safety Code Section 50093.	Community Development Department, City Manager, Planning Commission, City Council	Ongoing		No additional bonus incentive projects have been constructed since the Terracina Spring Lake Family Apartments in 2008.	While no additional bonus incentive projects have been constructed since Terracina in 2008, it is a viable option for the development of affordable units.	The City should continue this program and provide a one page fact-sheet to advise developers regarding its availability and applicability.
2.3	The City shall continue to cooperate with Yolo County, other cities in the County, developers and builders and with financial institutions to secure tax-exempt mortgage revenue bonds.	Community Development Department, City Council, Planning Commission	Ongoing		No projects were funded with tax-exempt mortgage revenue bonds this housing period. The City continues to work with developers on the use of this funding option for the delivery of affordable housing units.	Residential construction slowed significantly during the planning period and the overall program success should not be measured as a failure due to the housing collapse. Several affordable projects were partially funded with tax-exempt mortgage revenue bonds during the previous cycle and bonds are considered a viable financing option.	This program has been successful in providing funding for affordable rental housing projects in the past. The City should continue this program and actively work with affordable housing developers interested in multi-family housing bonds.

Table 2-57 Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-is, Modify, or Remove this Program and Why?
2.4	The City shall annually review its eligibility for various federal and state programs that will provide rehabilitation and maintenance assistance for 238 low-income units and special needs groups. The City shall submit applications for programs for which the City is eligible, as appropriate.	Community Development Department	Annually		City of Woodland CDBG funding allocations during the period of FY 2008-2009 through FY 2012-2013 have included the City's First Time Homebuyer Assistance Program for low-income households, a foreclosure prevention program with Legal Services of Northern California (LSNC), the City's CDBG Owner-Occupied Rehabilitation Program, the Fair Housing Hotline operated by LSNC (multiple funding years), the Yolo Wayfarer Center emergency shelter (multiple funding years), New Dimensions Supportive Housing for mentally ill adults (multiple funding years), the Sexual Assault and Domestic Violence Center emergency shelter (multiple funding years), Short Term Emergency Aid Committee (homeless prevention), Yolo County Care Continuum supportive housing rehabilitation (mentally ill adults), Habitat for Humanity Yolo County's Heidrick Ranch duplex build (payment of development fees), and Summer House accessible entrance (developmentally disabled adults).	The program has been effective to support rehabilitation and maintenance assistance for existing affordable housing stock.	The City should continue this program and will submit applications for funding programs as appropriate.
2.5	The Planning Commission shall hold a meeting each year to review the Housing Monitoring Report and make a report to the City Council.	Community Development Department, Planning Commission, City Council	Annually		Quantified results are listed below in other program accomplishments. Housing staff continues to monitor affordable projects and has produced semi-annual reports for the Planning Commission and City Council. Due to limitation of staff availability there have been gaps in formal annual Housing Monitoring Reports. Formal reports for two public meetings are a challenge to prepare annually with staff constraints.	An annual report with two public meetings may be too onerous for the City staff. The housing report information can be conveyed by a less time consuming method such as a staff memorandum or "report card".	The City should continue the annual evaluation component of this program, but the program should be modified to allow for flexibility of how the information is presented. Staff can prepare a report or memo to the Planning Commission and the City Council on an annual basis.

Table 2-57 Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
2.6	The City shall accommodate development of at least an additional 34 units at densities that will facilitate production of housing affordable to moderate-income households by redesignating sufficient vacant land as Medium Density Residential (MDR: 8-16 units/gross acre). If, at any time, the supply of sites zoned for multi-family housing falls below the quantity of land required to accommodate the City's remaining need for sites to accommodate higher density multi-family housing during the Housing Element planning period, the City shall initiate redesignations and rezonings to provide additional land. The City shall ensure that future sites designated for higher-density housing are large enough to provide for economies of scale in construction and are located near transit stops or arterial streets by maintaining an inventory of potential sites that meet those criteria. Procedures to increase residential densities in the Spring Lake Specific Plan shall be reviewed for possible city-wide application. The Redevelopment Agency will also consider rezones from commercial districts to mixed-use districts to allow for residential densities. Where feasible and appropriate, the City shall also consider the redesignation of vacant land as High Density Residential (HDR: 16-25 units/gross acre).	Community Development Department, Redevelopment Agency, Planning Commission, City Council	Ongoing Monitoring of Availability of Sites	Accommodate development of at least an additional 34 units at densities that will facilitate production of moderate-income affordable to moderate-income households by redesignating sufficient vacant land as MDR 8-16 units per acre.	City has sufficient amount of vacant land zoned for moderate-income housing with 32.7 acres of R-15 sites in Spring Lake, providing capacity to accommodate 34 moderate-income households. The City has sufficient multifamily zoning in the Spring Lake Specific Plan area to meet its remaining RHNA need during the Housing Element planning period.	Due to the slowdown in development during this housing period, the supply of sites for multifamily did not fall below the quantity of land needed to accommodate the City's RHNA. The Spring Lake Specific Plan project contains vacant land at densities that can accommodate production of 34 moderate-income units. The program has been an effective safeguard to facilitate accommodation.	The specific rezoning portion of this program has been completed. This program should continue, with modifications to reflect the revised land inventory for the 2013-2021 RHNA period.
2.7	The City shall seek financial assistance from and cooperation with the City of Woodland Redevelopment Agency to provide financing to assist housing construction of very low-income units, low-income units, and moderate-income units that serve families and special needs groups using its 20 percent housing set-aside funds, HOME, CalHome, and other Federal and State funding sources.	Community Development Department, City Manager, City Council, Redevelopment Agency Board of Directors	Annually	21 very low-income units, 27 low-income units, and 5 moderate-income units	The Redevelopment Agency was dissolved by February 2012 and associated RDA housing funds are no longer available. RDA low-moderate income housing funds were not used in FY 2010-11. The City actively pursues applications to augment the affordable housing stock of Woodland. The program has contributed to: 29 VLI units in Casa Del Sol Mobile Home Park - YCH Crosswood Apartment acquisition of 48 affordable units 43 VLI and LI units in the Rochdale Grange housing project (completed in 2011). The City was awarded an \$800,000 HOME grant in 2011 to assist lower income first time homebuyers	Program will be less effective because the RDA has been dissolved and the 20 percent RDA funds are no longer available. The City will not be able to provide staff resources to fill the role of the former Redevelopment Agency and therefore the scope of the program should be smaller during the 2013-2021 planning period.	The City should modify this program to remove references to the Redevelopment Agency and associated funding, but should continue to submit applications for appropriate programs as staff time permits.

Table 2-57 Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
2.8	The City shall allocate CDBG funds for the provision of extremely low-income, very low-income units, low-income units, and moderate-income housing units. The City shall support the Redevelopment Agency in the identification of sites, the establishment of partnerships, and the pursuit of CDBG funds.	Community Development Department, Redevelopment Agency, City Manager, City Council	Annually	8 extremely low-income units, 7 low-income units, and 3 moderate-income units	29 VLI units at Casa Del Sol were added using in part CDBG funds. The City allocated CDBG funds for First Time Homebuyer loans in the amount of \$19,900 and three housing rehabilitation loans in the amount of \$88,988.	The CDBG funds contributed to construction of 29 VLI units and funded two different housing loan programs during this housing period. The program currently references provision of units which does not reflect the flexibility the City needs to address its housing program needs and/or funding availability year to year.	The City should continue this program with modifications to remove references to the Redevelopment Agency. The City should continue to allocate CDBG funds for the provision of ELI, VLI, LI, and moderate-income housing units or to fund housing programs.
2.9	The City shall allocate funds for transitional housing and other special-needs housing.	Community Development Department, City Council	Ongoing	7 low-income units	The City provided CDBG funds for operations of the New Dimension Supportive Housing, for the purchase of an emergency generator to serve the St. John's Retirement Village, and for the operations of the Sexual Assault and Domestic Violence Center's Shelter program.	The City was able to provide improvements to existing housing programs, but it did not meet the goal of providing 7 additional low-income units with this program. The program currently references funding transitional housing or special-needs housing which does not reflect the flexibility the City needs to address its housing program needs and/or funding availability year to year.	The City should continue this program, with modifications to include funding for transitional housing and other special-needs housing programs in addition to funding units serving these populations.
2.10	The City shall continue to implement §6A-3-30 (Affordable Housing - Incentives) of its Municipal Code that states that the City Council may, after review by the Planning Commission, grant incentives to developers of affordable housing that it deems appropriate, including but not limited to the following: 1) waiver and/or deferral of all or a portion of City development fees; 2) waiver or modification of City development standards; or 3) assistance in obtaining such federal, state, or local financing and/or subsidies.	Community Development Department, City Council, Planning Commission	Ongoing on a case-by-case basis		In July 2011, the City Council approved up to \$910,000 in funding assistance through its Spring Lake Affordable Housing fund for the Mutual Housing at Spring Lake affordable housing project. The project will result in 101 rental units for very low and low income households. During this planning period, 156 units have been built or existing units preserved for people with very low- and low-incomes.	The Affordable Housing Incentives provide a menu of possible inducements to meet inclusionary housing requirements which has successfully facilitated the construction of affordable units. The success of the program is limited by the development of market rate units.	The City should continue this program.
2.11	The City shall continue to facilitate the provision of emergency shelter beds through its participation in the countywide Homeless Coordination Project that provides services to the homeless in Yolo County. The Project includes Homeless Coordination and the Cold Weather Shelter.	Community Development Department	Ongoing		The City has maintained its contract with the Yolo County Homeless Coordinator. The City participates in events hosted by the Homeless Coordinator, such as the annual Yolo County Homeless Summit and semiannual homeless count that is required by HUD for Continuum of Care assistance.	The program has been successful in terms of efficiently sharing resources and services with Yolo County.	The City should continue this program.

Table 2-57 Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
2.12	The City shall review the HUD Section 8 voucher program administered by Yolo County Housing and encourage the Housing Authority to raise its payment standard to 110 percent of HUD Fair Market Rent (FMR)	Community Development Department	Ongoing		Along with Yolo County, the City has adopted the "One at a Time: Ending and Preventing Homelessness in Yolo County (2010-2020)" 10-year plan to end homelessness. No action was taken.	With CDD staff positions eliminated due to budget cuts, staff time was not available to address the work program. It is unlikely that staff will have time to champion this program during the next planning cycle.	The City should not continue this program.
2.13	The City shall continue to contract for the services of Yolo County's Homeless Coordinator. Program to be funded through the General Fund and Housing Monitoring Funds.	Homeless Coordinator, Redevelopment Agency, City Council	Ongoing		The City has maintained its contract with the Yolo County Homeless Coordinator. The City participates in events hosted by the Homeless Coordinator, such as the annual Yolo County Homeless Summit and semiannual homeless count that is required by HUD for Continuum of Care assistance. Along with Yolo County, the City has adopted the "One at a Time: Ending and Preventing Homelessness in Yolo County (2010-2020)" 10-year plan to end homelessness. CDBG funds were allocated for early literacy activities for children at Wayfarer Center.	General Fund funding as a funding source is not absolute, but the City recognizes the benefit of the program and its success in terms of efficiently sharing resources and services with Yolo County.	The City should continue this program and modify the reference that the funding source may include, but is not limited to General Fund and Housing Monitoring Funds.
2.14	The City shall require relocation assistance in compliance with State law to tenants relocated as a result of removal of housing by the City or the RDA.	Community Development Director, Redevelopment Agency	Ongoing as needed		N/A	No housing was removed by the City (or Redevelopment Agency).	The program should continue, but should be modified to remove the reference to RDA.
2.15	The City shall continue to enforce the provisions of its Affordable Housing Ordinance (Chapter 6A of the Municipal Code) that require that 10 percent of all new for-sale units in any residential project consisting of eight or more units shall be affordable to low-income households. For multifamily rental projects with ten or more units, 10 percent of all new units shall be affordable to low-income households, and an additional 20 percent shall be affordable to very low-income households. In the alternative, a developer may elect to make 25 percent of the multifamily rental units affordable to very low-income households. The City shall continue to enforce the provisions of the Southeast Area Specific Plan that require corner lots to provide split-lot duplex housing with an overall goal of	Community Development Department	Ongoing	155 very low-income units, 177 low-income units, and 91 moderate-income units	The Spring Lake "offsite" fee of \$1,100 per market rate unit has yielded 74 affordable units dispersed throughout the City. Approved Standard Pacific and Pulke Homes subdivisions will yield 20 low income and 4 moderate units of which 3 low income have been provided.	This program has made progress in implementing this program, but has not reached the quantified objective because the success of the program is limited by the development of market rate units, and housing development occurred at a slower rate than projected. The program yields affordable units when new housing development occurs.	The City should continue to implement this program.

Table 2-57 Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
	providing 10 percent of the for-sale units affordable to moderate-income households, 25 percent of multi-family units shall be affordable to low-income households with 10 percent reserved for very low-income households. To the extent the affordable housing requirements in the Southeast Area Specific Plan differ from the requirements of Chapter 6A, the provisions of the specific plan shall govern. The City shall enforce the provisions of the Spring Lake Specific Plan that require that 10 percent of the units in a for-sale residential project shall be affordable to low-income households. For multifamily rental projects, 20 percent of the units shall be affordable to very-low income households, and 10 percent of the units shall be affordable to low-income households. In the alternative, a developer may make 25 percent of the units affordable to very-low income households. To the extent the affordable housing requirements in the Spring Lake Specific Plan differ from the requirements of Chapter 6A, the provisions of the specific plan shall govern.						
2.16	The City shall amend Chapter 25 of the Municipal Code to permit transitional and supportive housing as a residential use and only subject to those requirements that apply to other residential uses of the same type in the same zone as required by Senate Bill 2, which took effect in 2008.	Community Development Director, Planning Commission, City Council	Within one-year of Housing Element Certification		On March 3, 2013, the City Council approved a zoning amendment to the Woodland Municipal Code to include transitional and supportive housing as residential uses, only subject to those restrictions that apply to other residential uses of the same type in the same zone.	Program was completed successfully.	The objective of this program has been achieved. The program should not be continued.
2.17	The City shall amend East Street Specific Plan to allow emergency shelters as a permitted use in the Mixed Use Residential/Commercial (Area C) and the General Commercial (Area E) Areas of the East Street Corridor Specific Plan (ESCSP). Emergency shelters will be subject to the same development and management standards as other permitted uses in the Areas C and E of the ESCSP. Sufficient land is available for at least 1 emergency shelter and objective standards to regulate emergency shelters shall be developed as provided for under SB 2.	Community Development Director, Planning Commission, City Council	Within one-year of Housing Element Certification		On March 3, 2013, the City Council approved a zoning amendment to the East Street Corridor Specific Plan to allow Emergency Shelters as permitted uses in Areas C and E. Sufficient land is available for at least 1 emergency shelter and objective standards are provided to regulate emergency shelters.	Program was completed successfully.	The objective of this program has been achieved. The program should not be continued.
2.18	The City shall contact non-profit builders and agricultural stakeholders to identify suitable and available sites for the development of migrant and seasonal farm worker housing in the Multiple-Family Residential Zone (R-M), the Duplex Residential Zone (R-2), and the Agricultural Zone (A-1). In addition, the City shall amend zoning consistent with Health and Safety Code Section 17021.5 and 17021.6 to further facilitate housing for farm workers. Other programs to facilitate the development of affordable housing may include fee waivers and reduced development standards. Financial and technical assistance will be sought from HCD's Office of Migrant Services, the Joe Serra Jr. Farm worker Housing Grant Program, the California Tax Credit-Allocation Committee's Farm	Redevelopment Agency	Annually		The City Council approved funding of up to \$910,000 for the Mutual Housing at Spring Lake affordable rental project on July 20, 2011. The project also received funding through the Serra Farm worker Housing Grant Program and will include units reserved for households employed as agricultural workers.	The program has had moderate success and provides opportunity for the development of farm worker housing. In addition, new FEMA floodplain maps were issued in 2011 that have removed a large section of the City out of the floodplain making additional land available for the possibility of farm worker housing at the time the General Plan and	The City should continue this program, with modifications to propose an amendment to the zoning code to make the code consistent with Health and Safety Code Sections 17021.5 and 17021.6 during the comprehensive zoning update.

Table 2-57 Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
	worker Housing Assistance Program, and the USDA Rural Development Program.					comprehensive zoning update. The zoning code was not amended to be consistent with Health and Safety Code Sections 17021.5 and 17021.6 due to limited staff availability.	
2.19	The City shall consider options to allow Residential Care Homes with more than six mentally disordered or otherwise handicapped persons or dependent and neglected children as a permitted use in the Multiple-Family Residential Zone (R-M).	Community Development Director, Planning Commission, City Council	Within one-year of Housing Element Certification		No action.	Due to staff decreases and budget reductions, the City will address this program at the time of the General Plan and comprehensive zoning update in 2013-2014. The program cannot be evaluated at this time.	The program should continue, but should be modified to indicate that the City will address this objective during the on-going General Plan and comprehensive zoning update.
2.20	The City shall amend Chapter 25 of the Municipal Code to allow single-room occupancy (SRO) in the A2, A3, and E2 Districts of Downtown Specific Plan (DSP). Development standards will be established that will allow and encourage the construction of new SROs.	Community Development Director, Planning Commission, City Council	Within one-year of Housing Element Certification		No action.	Due to staff decreases and budget reductions, the City will address this program at the time of the General Plan and comprehensive zoning update in 2013-2014. The program cannot be evaluated at this time.	The substance of this program should be addressed during the on-going General Plan and comprehensive zoning update, but the program should be revised to include a focus on pursuing funding for this type of housing, also known as "efficiency units," as well as compliance with the Land Use and Community Design Element policies.
2.21	The City shall provide flexibility on the identification of sites for accommodating its Regional Housing Needs Plan (RHNP) Allocation. A rezone request of a site counted towards meeting the City's RHNP Allocation shall include findings that justify the rezone and identify an adequate replacement site(s) that will provide the minimum number of units by income level for accommodating the City's RHNP Allocation and is developable during the term of the Housing Element planning period.	Community Development Director, Planning Commission, City Council	Ongoing as needed		N/A	No rezoning actions governed by this program were undertaken. The program effectiveness cannot be evaluated at this time.	The program should continue, with modifications to reflect the new RHNA allocation sites and the General Plan and comprehensive zoning update in process.
2.22	The City shall continue rehabilitation and replacement (where required) of substandard residential units using the CDBG program and other available government programs, continue to provide information to all residents regarding available home rehabilitation programs, and increase public awareness of self-help and rehabilitation programs through outreach programs.	Redevelopment Agency	Ongoing	12 extremely low, 12 very low, and 20 low-income units	The City provided CDBG funds for two housing rehabilitation projects in FY 2008 – 09.	The City provided funding for housing rehabilitation, but did not meet the quantified objective of 12 ELI, 12 VLI, and 20 LI units.	This program should be continued, with modifications to reflect the absence of redevelopment funding.
2.23	The City shall continue to include funds in its operating budget for building code and blight enforcement programs.	Community Development Department, City Council	Ongoing		The City has a half-time code enforcement officer. Code enforcement actions have been reduced as a result of staff budget reductions. The Community	The City continues to include operating funds for code enforcement, but at a lower level.	The City is implementing this program. The program should continue.

Table 2-57 Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
					Development Department has requested funding as part of the FY 2013-14 budget to increase code enforcement to a full-time position.		
2.24	The City shall review its eligibility for Federal and State home repair, renovation, and replacement programs annually and apply for programs, as appropriate.	Community Development Department	Ongoing		The City provided CDBG funds for two housing rehabilitation projects in FY 2008 – 09.	The City continues to fund repair, renovation, and replacement programs.	The City is implementing this program. The program should continue.
2.25	The City shall continue to periodically update the status of housing conditions to determine the need for housing rehabilitation and the removal of unsafe units.	Community Development Department, Code Enforcement, Building Inspection	Ongoing		The City employs a half-time code compliance officer. A housing conditions study was prepared as part of the 2008 Housing Element Update.	The City continues to include operating funds for code enforcement to monitor housing conditions, but at a lower level.	The City is implementing this program. The program should continue.
2.26	The City will commit assistance to the renovation and rehabilitation of existing mobile home parks in the East Street Corridor through a rezoning to eliminate their non-conforming status, for the purposes of preservation and maintenance of affordable housing for very low-, low-, and moderate-income households.	Community Development Department	Ongoing		The City has completed the rehabilitation/renovation and the rezoning of the 156-unit Casa del Sol mobile home park. The City worked closely with the Community Housing Opportunities Corporation (CHOC) to close the final financing for the project. The final funding for the project, a HOME loan, was approved for CHOC in 2011 and 30 new coaches (residential units) were installed during the same year. To date, the new coaches have been rented to lower income houses with the exception of manager's unit and two coaches that remain vacant.	The City has successfully completed this program.	This program should not be continued.
2.27	The City will contact property owners of units at-risk of converting to market rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing. Participation from agencies interested in purchasing and/or managing units at-risk will be sought. Funding assistance, which can be leveraged with outside sources by the non-profit or for-profit developer to either transfer ownership, or provide rent subsidies to maintain affordability, shall utilize all available federal, state, and local financing sources. Property owners are required to give a nine-month notice of their intent to opt out of low-income use restrictions. The City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.	Community Development Department, Redevelopment Agency	Ongoing	144 extremely low, 145 very low-income units	The City continues to monitor affordable housing projects at-risk of converting to market rate housing and offer assistance to maintain the projects as affordable. The City continues to review HUD's information on potential opt-outs and attempt to preserve them. In August 2010, the City Council approved a HOME application for an expiring Section 8 project. While the application was not successful, the City continues to work with Yolo County Housing on preserving affordable units.	287 units in Woodland have been preserved since 2009. YCH preserved affordability at Crosswood Apartments. Cherry Glen is being preserved by another party. Greenery has been preserved with the use Tax Credits and LMSA funding. Another project, New Dimensions, is considered low-risk because it is owned and managed by the nonprofit Community Housing Opportunities Corporation of Davis and is dedicated to maintaining the affordability of the project.	This program should be continued, but modified to reflect the absence of redevelopment funding.

Table 2-57 Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
2.28	The City shall continue to strive for greater energy conservation in residential development. Through the Redevelopment Agency, CDBG monies are available for energy efficiency work through their housing rehabilitation program for lower-income households. Additionally, the City will continue to provide information to all residents regarding available home rehabilitation programs, and increase public awareness of self-help and rehabilitation programs through outreach programs.	Redevelopment Agency	Ongoing		The Rochdale Grange project was completed in 2011 and includes solar panels on the Community Center to help supply energy to the complex. Also through the City's CDBG housing rehab program, energy efficiency upgrades are encouraged. These include installing dual paned windows, new insulation and other items that can positively affect energy consumption. The new homes being built by Standard Pacific in Spring Lake are required to have a minimum of 5% of their homes have solar. The Pulte development of 79 homes which is under construction intends to offer solar on 100% of their homes.	The City is making progress in implementing this program.	This program should continue, but should be modified to reflect the absence of redevelopment funding.
2.29	The City shall continue to distribute Fair Housing brochures and booklets indicating what the Fair Housing laws are and where advice, assistance and enforcement activities can be obtained. The City will provide this information to any person who feels they have been discriminated against in acquiring housing within the City and to any housing provider who requests such information. Information will be made available at the City's website and at the City's Homebuyer Education Seminars.	Fair Housing Specialist	Ongoing		Information such as Fair Housing brochures are published in English and Spanish and are on display at the Fair Housing kiosk located at the City's Community Development Department office.	The City is making progress in implementing this program.	This program should continue.
2.30	The City shall affirmatively further fair housing by contracting with the Fair Housing Hotline Project provided through Legal Services of Northern California	Community Development Department, City Council	Ongoing		Legal Services of Northern California is contracted by the City to provide the Fair Housing Hotline Project. Quarterly updates are reported by Legal Services of Northern California.	The City is making progress in implementing this program.	This program should continue.
2.31	The City shall facilitate an Annual Fair Housing Open House for rental property owners and various social services organization and agencies to discuss mechanisms to evaluate tenant applications according to fair housing law.	Community Development Department	Ongoing		Legal Services of Northern California, Yolo County Housing, and the City jointly held a Fair Housing Workshop in April 19, 2012. Speakers from Legal Services and California Department of Fair Employment and Housing provided an overview of State fair housing laws, disability discrimination, reasonable accommodations and modifications, and legal rights for victims of domestic violence and stalking in voucher housing to housing tenants, landlords, and other	The City has participated in an open house, in 2012.	This program should continue.

Table 2-57 Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
2.32	The Community Development Department shall refer fair housing complaints to the Fair Housing Hotline Project provided through Legal Services of Northern California and State Department of Fair Employment and Housing for resolution	Community Development Department	Ongoing		Interested individuals and organizations.	The City is making progress in implementing this program.	This program should continue.
2.33	The City shall initiate a change to the General Plan and Zoning Ordinance to allow for additional mobile home units to be located in a mobile home park.	Community Development Department, Planning Commission, City Council	Ongoing		No action was taken in FY 2010-11.	No actions governed by this program were undertaken. The program effectiveness cannot be evaluated at this time.	The program should continue, with modifications to reflect the new General Plan and comprehensive zoning update in process.
2.34	The City shall affirmatively further fair housing by contracting with the Fair Housing Hotline Project provided through Legal Services of Northern California	Community Development Director, City Council	Ongoing		Legal Services of Northern California is contracted by the City to provide the Fair Housing Hotline Project. Quarterly updates are reported by Legal Services of Northern California.	The City is making progress in implementing this program.	This program should continue.
2.35	The City shall review and amend its Municipal Code as necessary to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The purpose of this is to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City.	Community Development Department, City Council	Ongoing		Reasonable Accommodation for Persons with Disabilities was added to the Municipal Code in 2004 (\$2521.85).	The City is making progress in implementing this program.	This program should continue.
2.36	The City shall develop measures to encourage developers to use barrier-free design in new housing developments. Such measures could include density bonuses, fee reductions or other incentives. The City shall develop and make available information showing recommended barrier-free design features for residential projects.	Community Development Department, City Council	FY 2009		Barrier-free design is governed by accessibility law and incorporated with all designs. All apartments are required to comply with Chapter 11B of the California Building Code. Construction of the Rochdale Grange affordable housing project was completed in 2011 and a number of the first floor units include accessible features. The City Council approved up to \$910,000 in funding for the Mutual Housing at Spring Lake affordable housing project on July 20, 2010. A number of the first floor units planned for the project will include accessible features.	The City is making progress in implementing this program.	This program should continue.

Table 2-57 Evaluation of Existing City of Woodland Housing Element Policies

Program	Action	Responsibility	Timeframe	Objective (quantified/qualified)	Result	Evaluation	Should the City Continue As-Is, Modify, or Remove this Program and Why?
2.37	The City shall increase its educational outreach efforts by assuring that all flyers are available in both English and Spanish regarding fair housing issues as related to migrant and seasonal farm workers. Financial and technical assistance may be sought from California Rural Legal Assistance, the Farm Worker Justice Fund, the USDA Rural Development Program, and HCD's Office of Migrant Services	Community Development Department	Ongoing		Fair Housing brochures are published in English and Spanish and are on display at the Fair Housing kiosk located at the City's Community Development Department office. In addition, the Fair Housing Hotline Project can accommodate Spanish speakers.	The City is making progress in implementing this program.	This program should continue.
2.38	The City shall enforce Title 24 provisions of the California Administrative Code for residential energy conservation measures.	Community Development Department	Ongoing		The City adopted the 2010 California Building Standards Code and the 2010 California Green Building Code. Fees for Solar projects have been reduced and plan review times have been streamlined.	The City is making progress in implementing this program.	This program should continue.
2.39	The City shall encourage the continued affordability of both rental and ownership housing by encouraging energy conservation in all existing development. The City will make available an informational fact sheet for distribution that will describe the measures that can be instituted in homes for little cost and will save energy and utility expenses.	Community Development Director, Building Division	Ongoing		No action was taken during FY 2010-11.	No actions governed by this program were undertaken. The program effectiveness cannot be evaluated at this time.	The program should continue, with modifications to reflect the new CAP. General Plan and comprehensive zoning update in process.
2.40	The City shall apply its energy conservation policies in the Spring Lake Specific Plan citywide. These policies include but are not limited to the use of energy efficient air conditioners, light-colored roofing materials, photovoltaic energy systems, and Energy Star appliances.	Community Development Director, Public Works Director, Building Division	FY 2009		No action was taken in FY 2010-11; however, it should be noted that the California Building Standards Commission approved a "green" building code in July 2008. The code imposes new, increased requirements in the areas of energy efficiency, water conservation, indoor air quality, and moisture control. The code will be phased in between 2009 and 2011 for cities and counties. The requirements of the code are similar to if not more stringent than the energy efficiency provisions of the Spring Lake Specific Plan.	The City has not taken action to implement this program; however, changes in the California Building Code accomplish the goals of this program without action required on the part of the City.	This program should be continued.

PROGRESS TOWARDS RHNA

Table 2-56 shows the previous RHNA allocation by income and the units built and under construction in Woodland from January 1, 2006 through June 2013 under the 2009 Housing Element Planning period 2006-2013. A total of 85 units built since 2006 fall into the very low-category, 71 units fall into the low-category, and 44 units fall into the above-moderate category.

2.6 Other Requirements

PUBLIC PARTICIPATION

State law requires cities and counties to make a “diligent effort” to achieve participation by all segments of the community in preparing a housing element (Section 65583 (c) (6) of the California Government Code). This diligent effort translates into local jurisdictions doing more than issue the customary public notices and conduct standard public hearings prior to adopting a housing element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and minority households that might otherwise not participate in the process. The City continued to solicit public input throughout the update process, beginning with City Council awarding the contract for preparation of the Housing Element, during the development of the Draft Element, during public review of the Draft Element, and during the adoption process.

During preparation of the Woodland Housing Element, the City decided to solicit input early in the process during preparation of the Draft Element. This was done in order to identify issues upfront and then include solutions, policies, and programs in the Draft Element that would address the citizens and stakeholders concerns. Opportunities for public input included the following meetings:

- Feb 7/8 Stakeholder interviews
- Feb 11 General Plan website launch
- Feb 21 Planning Commission #1 (kick-off meeting)
- Mar 7 Community Housing Forum
- Mar 21 Community-wide household survey mail-out
- Apr 11 Community Workshop #1 (community vision)
- Apr 13 Community Workshop #2 (community vision)
- Apr 30 General Plan Steering Committee #2 (Housing Element)
- May 16 Planning Commission hearing on draft Housing Element
- May 21 City Council hearing on draft Housing Element

The stakeholder interviews and Community Housing Forum included participation by a range of community-based organizations that serve special needs groups and lower-income households, housing developers (including affordable housing developers), the business

community (including real estate and finance), and others with an interest in housing policy issues and supportive services for special needs and lower-income populations. The City also distributed a community survey to solicit public input a wide variety of topics, including housing, and created a webpage (Woodland General Plan 2035) to allow the public to stay informed and provide input during the General Plan update process (including the Housing Element update).

In addition to these opportunities for community participation in the update to the Housing Element update, the City conducted several public forums during preparation of a technical report⁵ that will inform the adoption of a Climate Action Plan and strategies related to housing, neighborhoods, healthy communities, energy and water conservation, and greater access to community services within a walkable and transit-supportive environment. These strategies will be important to the successful implementation of the Housing Element. Through a webpage created by the City for the Climate Action Plan, the public was invited to provide suggestions for climate action plan strategies. The City also conducted public forums in 2012, including a community-wide public “visioning” workshop on June 12 to introduce the project and gather community input and a Public Strategies Workshop on August 8.

Summary comments from the Housing Forum, subsequent meetings, and other forms of public outreach are included in Appendix B.

A summary of comments from public participation during the early stages of the Climate Action Plan related to housing, neighborhoods, and community health are included in Appendix C.

CONSISTENCY WITH GENERAL PLAN AND POLICIES

State Law requires that the Housing Element be consistent with other elements of the City of Woodland’s General Plan. Policies and programs were developed subject to the constraints of the policies and programs contained in the other General Plan elements. Of all the other General Plan elements, the Housing Element is most closely related to the Land Use and Community Design Element in the General Plan because the Land Use and Community Design Element specifies the lands within the City that may be utilized for housing development.

Areas available for residential development along with the range of allowable densities and direction on appropriate housing types are designated through the Land Use Diagram and the land use definitions in the Land Use and Community Design Element, thereby laying the foundation for all other goals, policies, and programs related to the provision of housing. The Land Use and Community Design Element also provides further detail in the implementation of many Housing Element policies. The policies and implementation programs contained under the “Residential Development” and “New Residential Neighborhoods” sections of the Land Use and Community Design Element discuss providing a variety of housing types and

⁵ City of Woodland Climate Action Plan Technical Report, December 2012.

encouraging infill development, while preserving the quality and character of existing neighborhoods.

Other elements in the General Plan also discuss policy directions for residential development. For example, the Economic Development Element states “it is crucial that economic development be balanced with adequate housing for city resident workers and that it contributes to the character and quality of life in Woodland.” Policy 9.C.4 in the Economic Development Element calls for the City to “actively pursue the creation of significant new housing opportunities within the Downtown Central Business District.”

The expression of the community’s goals and objectives regarding housing production are embodied in this document. This Housing Element provides an effective framework to address the housing needs and demands for future housing development, rehabilitation, and conservation through its policies and programs.

Relationship to Other City Plans and Policies

The Housing Element identifies priority goals, objectives, policies and action programs for the next eight years that directly address the housing needs of Woodland. The Housing Element goals, objectives, and policies are implemented through other plans and policies as summarized below, including the City's Municipal Code and Specific Plans.

Woodland Municipal Code

The Woodland Municipal Code (WMC) consists of all the regulatory ordinances and certain administrative ordinances of the City, codified pursuant to the provisions of Sections 50022.1 through 50022.8 and 50022.10 of the Government Code. The WMC includes the City's Subdivision Ordinance and Zoning Ordinance.

Specific Plans

Specific plans are customized regulatory documents that provide focused guidance and regulations for a particular area. They generally include a land use plan, circulation plan, infrastructure plan, zoning classifications, development standards, design guidelines, phasing plan, financing plan, and implementation plan. Woodland has four approved specific plans. The specific plan is designed to allow for development in a manner that is compatible with surrounding areas, and the general character of the City of Woodland. These plans are listed below:

- Downtown Specific Plan
- Spring Lake Specific Plan and Design Standards
- East Street Corridor Specific Plan
- Southeast Area Specific Plan

SB 162 and SB 244

SB 162 requires cities and counties to address flood protection issues in their updated Land use, Conservation, Safety, and Housing Element updates. The City is currently undertaking a comprehensive update to its general plan, including its Conservation and Safety Elements. The updated General Plan will meet the requirements of SB 162 related to flood protection and approval of new housing units.

SB 244 requires cities and counties to review and update the elements of their general plans to include data and analysis, goals, and implementation measures regarding unincorporated island, fringe, or legacy communities. Woodland does not have any disadvantaged island, fringe, or legacy communities in the nearby unincorporated area.

PRIORITY FOR WATER AND SEWER

Per Chapter 727, Statutes of 2004 (SB 1087), upon completion of an amended or adopted housing element, a local government is responsible for immediately distributing a copy of the element to area water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Chapter 727 was enacted to improve the effectiveness of the law in facilitating housing development for lower-income families and workers.

Local public and/or private water and sewer providers must adopt written policies and procedures that grant a priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing. In addition, the law prohibits water and sewer providers from denying, conditioning the approval, or reducing the amount of service for an application for development that includes housing affordable to lower-income households, unless specific written findings are made.

As mentioned in the Adequacy of Public Facilities and Infrastructure section, the City of Woodland provides water and sewer services for the area.

2.7 Resources

LIST OF AGENCIES AND ORGANIZATIONS CONTACTED OR CITED

Alta Regional Center

California Housing Partnership Corporation

City of Woodland

Department of Housing and Community Development (HCD)

Department of Housing and Urban Development (HUD)

Elderly Nutrition Program

Legal Services of Northern California, Yolo County Office

Remax Realty

Rural Communities Assistance Corporation

Sexual Assault & Domestic Violence Center of Yolo County

Woodland Joint Unified School District

Woodland Senior Center

Woodland Youth Services

Yolo County Homeless Coordinator

Yolo County Housing

Yolo County Adult Protective Services, In-Home Support Services (IHSS)

Appendix A: Parcel Inventory

Table A.1 Total Infill Housing Development Capacity (Not Including Spring Lake Specific Plan Area – Only Used in Calculating Total Potential Housing Development Capacity, not the Sites Inventory for this Housing Element)

Address	Acres	APN	Existing LU	Zoning	Status	Capacity (Units)
514-518 MAIN ST	0.18	006-561-006-000	Retail Sales	CBD	Redevelopable	1
318 D ST	0.07	063-072-006-000	Vacant	ESD	Redevelopable	1
301 C ST	0.10	063-072-001-000	Vacant	ESD	Redevelopable	1
315 1/2 D ST	0.10	063-073-004-000	Vacant	ESD	Redevelopable	1
315 D ST	0.10	063-073-005-000	Single Family Residential	ESD	Redevelopable	1
1245 ARMFIELD AVE	0.11	063-074-002-000	Single Family Residential	ESD	Redevelopable	1
1241 ARMFIELD AVE	0.13	063-075-004-000	Single Family Residential	ESD	Redevelopable	1
1237 ARMFIELD AVE	0.13	063-075-002-000	Vacant	ESD	Redevelopable	1
317 D ST & 1243 ARMFIELD AVE	0.13	063-074-001-000	Multiple Family Residential	ESD	Redevelopable	1
1239 ARMFIELD AV & 1239 1/2 ARMFIELD AVE	0.13	063-075-003-000	Multiple Family Residential	ESD	Redevelopable	1
312 C ST	0.13	063-076-002-000	Single Family Residential	ESD	Redevelopable	1
1219 ARMFIELD AVE	0.13	063-077-004-000	Single Family Residential	ESD	Redevelopable	1
1215 ARMFIELD AVE	0.13	063-077-003-000	Automotive Uses	ESD	Redevelopable	1
1213 ARMFIELD AVE	0.13	063-077-002-000	Single Family Residential	ESD	Redevelopable	1
310 A ST	0.13	063-078-003-000	Single Family Residential	ESD	Redevelopable	1
315 EAST ST	0.13	063-078-001-000	Automotive Uses	ESD	Redevelopable	1
309 B ST	0.14	063-071-011-000	Single Family Residential	ESD	Redevelopable	1
308 B ST	0.14	063-071-010-000	Single Family Residential	ESD	Redevelopable	1
308 A ST	0.14	063-071-006-000	Single Family Residential	ESD	Redevelopable	1
303 EAST ST	0.14	063-071-005-000	Automotive Uses	ESD	Redevelopable	1
311 C ST	0.14	063-072-005-000	Automotive Uses	ESD	Redevelopable	1
308 C ST	0.14	063-071-014-000	Single Family Residential	ESD	Redevelopable	1
307 B ST	0.14	063-071-012-000	Single Family Residential	ESD	Redevelopable	1
306 B ST	0.14	063-071-009-000	Single Family Residential	ESD	Redevelopable	1
306 A ST	0.14	063-071-007-000	Single Family Residential	ESD	Redevelopable	1
301 EAST ST	0.14	063-071-004-000	Single Family Residential	ESD	Redevelopable	1
313 C ST	0.14	063-072-013-000	Vacant	ESD	Redevelopable	1
309 C ST	0.14	063-072-004-000	Vacant	ESD	Redevelopable	1
306 C ST	0.14	063-071-013-000	Single Family Residential	ESD	Redevelopable	1

Table A.1 Total Infill Housing Development Capacity (Not Including Spring Lake Specific Plan Area – Only Used in Calculating Total Potential Housing Development Capacity, not the Sites Inventory for this Housing Element)

Address	Acres	APN	Existing LU	Zoning	Status	Capacity (Units)
305 C ST, A-C	0.15	063-072-012-000	Multiple Family Residential	ESD	Redevelopable	1
313 D ST	0.21	063-073-003-000	Single Family Residential	ESD	Redevelopable	2
311 D ST	0.21	063-073-002-000	Single Family Residential	ESD	Redevelopable	2
1247-49 ARMFIELD AVE	0.24	063-074-003-000	Multiple Family Residential	ESD	Redevelopable	2
1233-35 ARMFIELD AVE	0.26	063-075-001-000	Single Family Residential	ESD	Redevelopable	2
1211 ARMFIELD AVE	0.26	063-077-001-000	Vacant	ESD	Redevelopable	2
309 D ST	0.33	063-073-001-000	Single Family Residential	ESD	Redevelopable	3
1207 ARMFIELD AVE	0.40	063-078-002-000	Automotive Uses	ESD	Redevelopable	3
1225 ARMFIELD AVE	0.53	063-076-001-000	Single Family Residential	ESD	Redevelopable	4
310 D ST	0.59	063-072-008-000	Vacant	ESD	Redevelopable	5
25 EAST ST	0.68	063-090-031-000	Vacant	ESD	Redevelopable	6
1225 E OAK AVE	1.17	066-021-027-000	Industrial	ESD	Redevelopable	10
119-123 EAST ST	1.40	063-060-001-000	Industrial	ESD	Redevelopable	12
1237 E OAK AVE	1.52	066-021-028-000	Commercial	ESD	Redevelopable	13
534 JOHNSTON ST	2.14	066-021-004-000	Single Family Residential	ESD	Redevelopable	18
1285 LEMEN AVE	4.36	063-060-005-000	Government	ESD	Redevelopable	37
613 EAST ST	0.28	066-021-025-000	Vacant	ESD	Vacant	0
NO ADDRESS	0.94	063-060-012-000	Vacant	ESD	Vacant	0
145 EAST ST	1.25	063-060-010-000	Mini Mart	ESD	Vacant	31
148 FIFTH ST	0.25	005-162-045-000	Vacant	N-P	Redevelopable	0
527 WALNUT ST	0.34	006-582-007-000	Single Family Residential	N-P	Redevelopable	0
170 FIRST ST	0.14	005-632-014-000	Vacant	N-P	Vacant	1
167 FIRST ST	0.19	005-633-012-000	Single Family Residential	N-P	Vacant	2
1005 COTTONWOOD ST	0.16	065-175-021-000	Single Family Residential	R-1	Redevelopable	0
505 CHAPMAN CIR	0.16	065-211-022-000	Single Family Residential	R-1	Redevelopable	0
1021 WEST ST	0.27	006-281-030-000	Single Family Residential	R-1	Redevelopable	1
10 AMHERST PL	0.33	039-361-005-000	Vacant	R-1	Vacant	4
882 W SOUTHWOOD DR	0.35	065-370-006-000	Vacant	R-1	Vacant	4
315 WOODLAND AVE	0.13	005-716-009-000	Single Family Residential	R-2	Vacant	2
203 N COLLEGE ST	0.13	005-716-010-000	Single Family Residential	R-2	Vacant	2
NO ADDRESS	0.21	005-615-017-000	Vacant	R-2	Vacant	3
267 PALM AVE	0.22	005-692-061-000	Vacant	R-2	Vacant	4
224 FREEMAN ST	0.26	005-715-007-000	Multiple Family Residential	R-2	Vacant	4
269 PALM AVE & 808 KENTUCKY AVE	0.27	005-692-059-000	Vacant	R-2	Vacant	4
NO ADDRESS	0.43	005-540-029-000	Vacant	R-2	Vacant	7

Table A.1 Total Infill Housing Development Capacity (Not Including Spring Lake Specific Plan Area – Only Used in Calculating Total Potential Housing Development Capacity, not the Sites Inventory for this Housing Element)

Address	Acres	APN	Existing LU	Zoning	Status	Capacity (Units)
317 BEAMER ST	0.52	005-604-006-000	Vacant	R-2	Vacant	8
508 CALIFORNIA ST	0.22	065-290-039-000	Commercial	R-M	Redevelopable	2
622 CALIFORNIA ST	0.23	065-300-024-000	Single Family Residential	R-M	Redevelopable	2
626 CALIFORNIA ST	0.48	065-300-025-000	Single Family Residential	R-M	Redevelopable	4
608 COMMUNITY LN	0.89	065-300-004-000	Single Family Residential	R-M	Redevelopable	8
NO ADDRESS	0.14	065-221-006-000	Vacant	R-M	Vacant	1
NO ADDRESS	0.14	065-221-007-000	Vacant	R-M	Vacant	1
NO ADDRESS	0.14	065-221-008-000	Vacant	R-M	Vacant	1
NO ADDRESS	0.14	065-221-009-000	Vacant	R-M	Vacant	1
NO ADDRESS	0.14	065-221-010-000	Vacant	R-M	Vacant	1
NO ADDRESS	0.20	065-221-012-000	Vacant	R-M	Vacant	2
NO ADDRESS	0.26	065-221-013-000	Vacant	R-M	Vacant	2
NO ADDRESS	0.26	065-221-005-000	Vacant	R-M	Vacant	2
NO ADDRESS	0.27	065-221-011-000	Vacant	R-M	Vacant	2
530 COMMUNITY LN	0.44	065-290-007-000	Vacant	R-M	Vacant	4
NO ADDRESS	1.09	066-030-033-000	Vacant	R-M	Vacant	27

Table A.2 Land Inventory (Spring Lake Specific Plan Area)

Land Use Category	Ref. Name	Density	Acreage	Status	Approved Units	Approved Density	Max. Density	Capacity	APN
R-5	Parkside at Spring Lake	4-5 units/acre	23	Under Construction	106				041-231-025-000
									041-232-016-000
									041-231-024-000
									041-232-017-000
									041-231-026-000
									041-241-012-000
									041-241-018-000
									041-241-017-000
									041-241-016-000
									041-241-015-000
									041-241-014-000
									041-241-013-000
									041-241-011-000
									041-241-010-000
									041-242-004-000
									041-241-009-000
									041-242-002-000
									041-242-003-000
									041-242-038-000
									041-242-039-000
									041-242-005-000
									041-242-040-000
									041-242-041-000
									041-242-042-000
									041-241-008-000
									041-242-043-000
									041-242-044-000
									041-242-045-000
									041-242-023-000
									041-242-037-000
									041-243-012-000
									041-242-006-000
									041-241-007-000
									041-243-013-000
									041-242-036-000
									041-242-007-000
									041-241-006-000

Table A.2 Land Inventory (Spring Lake Specific Plan Area)

<i>Land Use Category</i>	<i>Ref. Name</i>	<i>Density</i>	<i>Acreage</i>	<i>Status</i>	<i>Approved Units</i>	<i>Approved Density</i>	<i>Max. Density</i>	<i>Capacity</i>	<i>APN</i>
									041-242-022-000
									041-242-008-000
									041-242-035-000
									041-241-005-000
									041-242-020-000
									041-242-034-000
									041-242-010-000
									041-242-033-000
									041-242-017-000
									041-242-032-000
									041-242-031-000
									041-242-030-000
									041-242-016-000
									041-242-015-000
									041-242-014-000
									041-242-013-000
									041-242-011-000
									041-231-032-000
									041-231-033-000
									041-233-019-000
									041-233-020-000
									041-233-021-000
									041-233-022-000
									041-233-023-000
									041-233-024-000
									041-233-025-000
									041-233-026-000
									041-233-027-000
									041-233-018-000
									041-231-031-000
									041-231-030-000
									041-233-016-000
									041-233-015-000
									041-233-014-000
									041-233-013-000
									041-233-012-000
									041-233-011-000

Table A.2 Land Inventory (Spring Lake Specific Plan Area)

Land Use Category	Ref. Name	Density	Acreage	Status	Approved Units	Approved Density	Max. Density	Capacity	APN
									041-233-010-000
									041-233-009-000
									041-233-008-000
									041-233-007-000
									041-233-006-000
									041-233-017-000
									041-232-027-000
									041-232-026-000
									041-232-025-000
									041-232-024-000
									041-232-023-000
									041-232-022-000
									041-232-021-000
									041-232-020-000
									041-232-019-000
									041-242-024-000
									041-242-025-000
									041-242-026-000
									041-242-027-000
									041-242-028-000
									041-242-029-000
									041-242-018-000
									041-242-019-000
									041-242-021-000
									041-242-009-000
									041-242-012-000
									041-243-011-000
									041-243-015-000
									041-243-016-000
									041-243-017-000
									041-231-029-000
									041-243-014-000
R-8	Prudler/Seivers	6-8 units/acre	4	Vacant			8	28	041-243-002-000
R-8	Cal-West Investors	6-8 units/acre	27	Approved	176	6			041-070-051-000
									041-070-052-000
R-15	Prudler/Seivers	10-15 units/acre	4	Vacant			15	57	041-231-028-000
R-15	Oyang	10-15 units/acre	6	Vacant			15	91	041-070-037-000

Table A.2 Land Inventory (Spring Lake Specific Plan Area)

Land Use Category	Ref. Name	Density	Acreage	Status	Approved Units	Approved Density	Max. Density	Capacity	APN
R-5	Oyang	4-5 units/acre	22	Vacant			5	109	041-070-037-000
R-15	E. of I 13 and S. of Cal-West	10-15 units/acre	5	Vacant			15	76	041-070-051-000
R-8	Merritt 3/8	6-8 units/acre	9	Vacant			8	71	042-580-001-000
R-5	Merritt 3/8	4-5 units/acre	16	Vacant			5	82	042-580-001-000
R-5	Merritt Murphy Phase 1 and 2	4-5 units/acre	50	Approved	240	5			042-580-002-000
R-20	Merritt Murphy Phase 2	18-20 units/acre	4	Vacant			20	80	042-580-002-000
R-5	Hendrick Ranch	4-5 units/acre	27	Vacant			5	134	042-580-003-000
									042-580-037-000
									042-580-040-000
R-8	Spring Lake Central Unit 3	6-8 units/acre	6	Vacant			8	50	042-580-037-000
R-15	Spring Lake Central Unit 1	10-15 units/acre	9	Vacant			15	141	042-580-040-000
									042-580-037-000
R-5	Solara Ranch and SL CU 3	4-5 units/acre	26	Vacant			5	132	042-580-040-000
									042-580-043-000
									042-580-046-000
									042-580-010-000
R-15	Beeghly Ranch TM	10-15 units/acre	5	Vacant			15	75	042-574-001-000
R-25	Oyang S. of Marston	20-25 units/acre	4	Vacant			25	100	042-030-034-000
R-3	Oyang S. of Marston, Heritage Unit 8, Heritage Unit 6, Heritage Remainder, Heritage Unit 6A, vacant part of Heritage Unit 2	1-3 units/acre	110	Vacant			3	329	042-030-034-000
									042-030-032-000
R-25	Sacramento Mutual Housing	20-25 units/acre	5	Approved	101				042-533-001-000
R-5	E. of Pioneer N. of Galvin	4-5 units/acre	15	Vacant			5	75	042-580-038-000
									042-580-041-000
R-8	Spring Lake Central Unit 2	6-8 units/acre	21	Vacant			8	164	042-580-041-000
									042-580-044-000
									042-580-046-000
R-5	Spring Lake Central Unit 2	4-5 units/acre	9	Vacant			5	45	042-580-041-000
									042-580-044-000
									042-580-046-000
									042-481-005-000
R-8	Woodlake Spring Lake LLC	6-8 units/acre	16	Vacant	108	7			042-580-014-000
									042-580-013-000
R-20	Spring Lake Central Unit 1	18-20 units/acre	7.61	Vacant			20	152	042-580-041-000
									042-580-044-000
									042-580-046-000

Table A.2 Land Inventory (Spring Lake Specific Plan Area)

<i>Land Use Category</i>	<i>Ref. Name</i>	<i>Density</i>	<i>Acreage</i>	<i>Status</i>	<i>Approved Units</i>	<i>Approved Density</i>	<i>Max. Density</i>	<i>Capacity</i>	<i>APN</i>
R-15	Heritage Unit 5B	10-15 units/acre	1	Vacant			15	17	042-030-032-000
R-4	Vacant parts of Heritage Park Unit 3, Heritage Park Unit 2, Heritage Park Unit 1A	3-4 units/acre	18	Vacant			4	72	042-030-032-000
									042-030-017-000
R-3	Unbuilt parts of Heritage Unit 2	1-3 units/acre	2	Approved	10	4			042-391-007-000
									042-391-008-000
									042-391-003-000
									042-391-004-000
									042-391-005-000
									042-391-002-000
									042-391-006-000
									042-391-001-000
									042-362-007-000
									042-362-006-000
R-4	Vacant parts of Heritage Unit 4C, Heritage Unit 7, and Heritage Unit 4A	3-4 units/acre	24	Vacant			4	96	042-030-031-000
									042-030-032-000
									042-030-033-000
R-15	Heritage Unit 4B	10-15 units/acre	10	Vacant			15	149	042-030-029-000
									042-030-032-000

Appendix B: Comment Summary

Housing Forum

March 7, 2013, 4:00-6:00 PM | Woodland City Council Chambers, 300 1st Street

TRENDS AND HOUSING NEEDS

Senior Housing

- Housing is needed to allow Woodland residents to “age in place,” which would allow seniors to stay in the community and would also provide fiscal benefits to City by retaining the tax base.
- Stand-alone, age-restricted housing is needed, stand-alone senior housing is needed, and “active adult” housing is needed (City only has one facility currently).
- Smaller dwelling units with reduced yards are needed for seniors, easier to maintain.
- Senior housing could include townhomes and condominiums, particularly single-story units.
- Active adult housing is also needed (not assisted living). Similar to Heritage Park in Natomas but smaller.

Single Farmworker Housing

- There are family options, but not option for singles (smaller, affordable units, studio apartments, for example).
- Based on the growing season, the need is for year-round, as opposed to seasonal.
- Need locations close to place of work.

Extremely Low-Income Housing

- This type of housing is a need.
- Accommodate those living on Supplemental Security Income (SSI) income, especially individuals.
- The City should also consider ownership opportunities for low income households/individuals.

Entry level housing

- Smaller units can help households build equity.

Types of Housing Needed – Compact Housing, Second Units

- Townhomes and condos are needed.
- Compact housing helps to accommodate needs of seniors and lower income households/individuals.
- Need to index housing to income.
- Second units (“in-law” units) could fulfill some of the housing needs (affordable, senior), in particular on properties with larger backyards.
- Mixing: different housing types should be mixed with a fine grain.

Amenities and Housing

- Bike paths, trails, walking paths are needed in areas with housing so people can travel without a car.
- Should have green space near housing – in both existing communities and new developments.
- Higher-density housing is better and more accepted if it has green spaces – could be nearby (not necessarily on-site).
- Parks: linear, especially allows people to walk near home.
- Senior apartments and other apartments should have nearby community gardens.
- City should buffer large roads from homes with open space.
- Recreation: 91% prefer walking near home. Should promote multi-use open space.
- Be smarter about drainage (use naturalized drainage) and also provide in same area walking and habitat. Includes these concepts in both streetside and residential drainage.
- City should have a greenbelt around Woodland for walking.
- Dog parks, swimming, wheelchair and disability accessible; open space should have water. Areas for children to explore and play are important, as well.
- Creating a good place to raise a family results in economic development value because businesses and employees desire those amenities.

Special Needs

- Need supportive housing for people with disabilities

- Need programs paired with housing to serve people with disabilities.
- Transitional Housing is a need and will be in the future. HUD is moving away from transitional to permanent supportive housing.

Larger Family Housing

- There is a limited availability of large family housing. Need some with six bedrooms.

Examples

- Margaret Manor in West Sacramento as an example; income/deed restricted housing project.
- Rossmoor
- Lafayette
- Natomas – Heritage Park
- Metro Square – 25 units per acre – good design; same project in West Sacramento.

Opportunities, Locations for Compact Housing

Downtown

- Downtown housing is a good opportunity. Second-story units above retail.
- Second story units could share parking with retail. Peak periods for residential and nonresidential downtown would not overlap, so this would be an opportunity to make more efficient use of parking. Parking should be considered to avoid major capacity problems.
- Live/work units are another opportunity downtown.
- Living downtown near services has many benefits.

West Main Street

- There are opportunities to repurpose low-performing commercial properties into residential uses. Main Street west of downtown, for example.

Repurposing other commercial areas for compact housing

- Warehouses could also provide residential re-use opportunities.

Spring Lake Specific Plan Area and other new growth areas

- Look for areas throughout the City to include in higher-density housing.

Fees/Funding

- Impact fees: have increased the last 5 years. City should consider fee deferrals until later phases, not just waiving. This could help incentivize development in Woodland vis-à-vis elsewhere.
- Bank financing is an issue.
- Loss of redevelopment eliminates a key method for developing affordable housing. City could consider non-profit entity to do similar actions to RDA; perhaps look at Roseville model. This was funded through multiple millions of dollars, however.
- Local non-profits can help. Local banks may be willing to donate foreclosed properties to non-profits to rehabilitate for low income housing.

Constraints

- City should ensure that zoning code requirements do not inhibit the development of live/work units downtown.
- City should remove regulatory barriers to downtown housing and live/work units.
- Difficult to provide affordable housing when income is \$800 per month.
- City should ensure that process to entitle mixed-use development (housing and commercial) is simple and quick.
- City should ensure process for easements is simple and quick.

Density

- Higher densities need open space and park areas. Include community gardens.
- Mixed densities work well.
- Allow/encourage second units. Especially on the back of long lots with alley access.
- Explore old bungalow courts.
- Consider third stories – need architectural control.
- Allow higher density on blighted or vacant parcels
- Don't concentrate density in one area – spread around city.
- Include linear greenway connections.
- Possible locations for new 30 du/ac default density:

- Old Willow Springs school site
- East Street corridor
- Vacant commercial
- Lincoln, Grand, Main Streets area
- County Fair Mall
- County Fairgrounds
- City surplus properties
- Near community center
- Country Oaks site (old tennis court site)
- Woodhaven Lanes (between West Main and Court Streets)
- Ashley near CR 98
- Current County courthouse site

Miscellaneous

- City should look to decrease VMT throughout the City.
- General Plan Update: should look at a Blueprint Alternative.
- City should also be looking at range of housing in areas outside City limits. Consider a separate housing element for the land between the City limits and the Urban Limit Line (ULL).

Need to avoid segregating housing of various types/incomes. Interspersed housing is the best model.

Comments Received after Housing Forum

- **Compact Housing.** Support for smaller-scale housing (including detached, ownership) with a reduced amount of square footage. Smaller-scale housing should start at approximately 400 square feet, with a good design approach. The City should consider whether there are any zoning code constraints, such as those related to lot coverage or allowable land uses, which would adversely affect smaller-scale housing construction.
- **Land Trusts.** Support for the use of land trusts to promote housing development. One approach could be to place land into rotating, long-term, capped-cost leases,

which revert to a land trust, under certain conditions. It is possible that there could be tax benefits for this approach and it is possible that some of the low-income housing providers already use such techniques.

- **Senior Housing.** Support for the development of senior housing, including affordable “Del Webb” style senior developments.
- **Second Units.** The City should allow existing property owners to build second units (otherwise known as “in-law” units, “granny” units).
- **Locate Compact Housing near Services.** The City should promote the development of compact housing in areas close to services.
- **Downtown Development.** Mixed-use development should be promoted in the Downtown core, along with bed & breakfast uses (in order to promote tourism).
- **Affordability.** Affordable housing and market-rate housing should be provided with the appropriate balance. Housing should be available both to households and individuals with low incomes, as well as those with high incomes and everything in between. The City should accommodate housing that is affordable to young people.
- **Agricultural Land.** Prime agricultural land should be preserved as the City develops.
- **Sustainable Development.** Both new developments and reuse projects should incorporate principles of conservation and “sustainability.”
- **Zoning.** The City’s zoning ordinance should clearly outline what uses are, and what uses are not allowed in each zoning district. The appeals process should be uniform and streamlined. The City should facilitate review and approval of development applications.

Housing Forum Attendees

- Karen Hulbert (Coldwell Banker)
- Ken Konecny (Coldwell Banker)
- John Murphy
- Liz Johnson
- David Storer (Knaggs Commercial Properties)
- Al Aldrete
- Rodney B Higgins

- Larry Love
- Debbie Bruno
- Chris Holt
- Roger Ashton
- Alysa Meyer
- Marianne Krager (Yolo County Housing)
- Michael Clifford
- Jan Gillette

Stakeholders / Participants

Stakeholders who participated in the General Plan Update stakeholder process on February 7/8 included local affordable housing professionals, Mercy Housing, local business owners, local real estate and housing finance, experts, members of the City's Sustainability Committee and Historic Preservation Commission, a social justice activist, and community residents.

Appendix C: Public Comment during Development of the Climate Action Plan

Energy

NEW CONSTRUCTION

- Require greater energy efficiency in new development, including Title 24 building code requirements, site planning, and building orientation.
- Promote greater use of solar energy (solar panels, water heaters, etc.) in new construction.

RETROFITS

- Require older homes to become more energy efficient and consider low-interest loans for upgrades.
- Consider a voluntary assessment district approach to help fund energy efficiency upgrades in older homes.
- Encourage use of trained volunteers and community-based organizations to assist with providing information and education to property owners on energy efficiency upgrades.
- Assist with identifying affordable financing for solar energy installation.

Transportation

WALKING AND BIKING

- Improve bicycle / pedestrian path system.
- Make streets more walkable and bikable (safe routes to school, bike friendly streets, better bicycle and pedestrian connections).

TRANSIT

- Improve transit service to connect homes, schools, shopping, and jobs.
- Improve transit connections to regional systems (Amtrak, Light Rail, etc.).
- Increase transit availability to special needs populations that rely more on transit.

LAND USE

- More mixed-use development where possible and increased development densities (including residential), particularly along major transit routes and in the downtown area.
- Revise commercial zoning to encourage development where residents get “what they need” nearer to home.
- Incentivize high-density residential development in the General Plan Housing Element.
- Encourage infill / redevelopment / centralization—both commercial and housing.
- Create Priority Areas for infill, mixed-use and higher density development within ½-mile walking distance to transit (including housing).

Landscaping and Tree Canopy

- Work with Woodland Tree Foundation to promote the City tree rebate program to increase the number of street trees.
- Be proactive in encouraging homeowners to plant trees in planting strips.
- Require all new home construction to include 2 shade trees per home on the east, west, or south face of the home to provide the most energy savings.
- Focus on maintenance of mature trees that already provide energy benefits vs. planting new trees that will provide no benefit for many years.
- Allow people to remove large, grassy lawns and replace with appropriate low-water using plants and shrubs.
- In all new construction, allow less landscaping to be grass.
- Reduce water usage and energy associated with water by emphasizing native landscaping (drought-tolerant) at city-owned property.

Stakeholders / Participants

An informal “stakeholders planning group” was formed at project initiation to help build community awareness of and participation in the plan development effort and to ensure input from key community groups. Included are the members of the Sustainability Committee and representatives of the Woodland Planning and Historical Preservation Commissions, the Water Utility Advisory Committee, the Chamber of Commerce, the North Valley Hispanic Chamber of Commerce, Historic Woodland Downtown Business Association, Yolo County Board of Realtors, Pacific Coast Producers, Dignity Healthcare, Woodland Community College, Woodland Joint Unified School District, Supervisors Chamberlain and Rexroad, Yolo County Health Council, the League of Women Voters, Tuleyome, Woodland Tree Foundation, and the Springlake Homeowners group.

Appendix D: Lower-Income Projects at Less than 30 Units per Acre

Terracina at Spring Lake Apartments

The Terracina at Spring Lake project was completed in 2007 and includes 156 dwelling units on 6.25 acres at 1620 Mickle Avenue, in the R-20 Zone of the Spring Lake Specific Plan Area. Of the 156 units, 85 units are rent-restricted to very low income households for 55 years. The remaining 71 units are rent-restricted to low income households for 55 years.

Table D-I Summary Statistics for Terracina at Spring Lake Apartments

Spring Lake Specific Plan:	Multi-Family Residential (20 units per acre)
Zoning:	R-20 (20 units per acre)
Acres:	6.25
Total Units:	156
Type:	Type V construction of two- and three-story garden style apartments with surface parking.
Year Built:	2007
Actual Density:	25 (Note – project received bonus density)
% of Max. Density:	125%
Affordability:	85 units (<50% AMI) 71 units (51 – 80% AMI)
Land Assemblage:	Master developer HTW West Ventures dedicated the land to the City of Woodland via Affordable Housing Land Dedication Agreement. The City subsequently dedicated the land to USA Properties Fund, the owner of Terracina at Spring Lake Apartments.
Land to Development Cost Ratio:	3.1%
*Per-unit Gap Financing:	\$33,263

**Per-unit Gap Financing represents the City subsidies (HOME grant and HOME program income) and master developer subsidy (land dedication) divided by the number of units.*

Source: City of Woodland 2013

Rochdale Grange Apartments

The Rochdale Grange project was completed in 2011 and includes 44 units on 2.73 acres at 2090 Heritage Parkway, in the R-15 Zone of the Spring Lake Specific Plan Area. Of the 44 units, 43 units are rent-restricted to very low income households for 55 years.

Table D-2 Summary Statistics for Rochdale Grange Apartments

Spring Lake Specific Plan:	Multi Family Residential (15 units per acre)
Zoning:	R-15 (15 units per acre)
Acres:	2.73
Total Units:	44
Type:	Type V construction of two-story garden style apartments with surface parking.
Year Built:	2011
Actual Density:	16
% of Max. Density:	107%
Affordability:	43 units (<50% AMI) 1 unit (manager)
Land Assemblage:	The property was sold by One West Bank to the project owner, Neighborhood Partners, LLC, for the amount of \$1.
Land to Development Cost Ratio:	Not applicable, Neighborhood Partners, LLC valued the property at \$0 in its project pro forma.
*Per-unit Gap Financing:	\$90,909

**Per-unit Gap Financing represents the City subsidies (HOME grant and HOME program income) divided by the number of units.*

Source: City of Woodland 2013

Mutual at Spring Lake Apartments

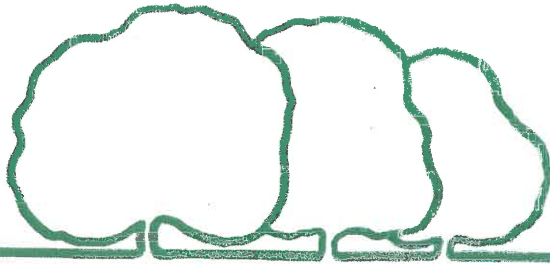
The Mutual at Spring Lake project was awarded tax credits in June and construction of the first 62 units will start this year and be completed by 2015. The project includes 101 dwelling units on 5 acres at the southeast corner of Farmers Central Road and Pioneer Avenue, in the R-25 Zone of the Spring Lake Specific Plan Area. Of the 101 units, a total of 100 units will be rent-restricted to very low and low income households for 55 years. At least 32 of the 100 units will be rent-restricted to very low income households for 55 years.

Table D-3 Summary Statistics for Mutual at Spring Lake Apartments

Spring Lake Specific Plan:	Multi Family Residential (25 units per acre)
Zoning:	R-25 (25 units per acre)
Acres:	5
Total Units:	101
Type:	Type V construction of two- and three-story story garden style apartments with surface parking.
Year Built:	2015 (estimated completed date for first 62 units)
Actual Density:	20
% of Max. Density:	80%
Affordability:	32 units (<50% AMI) 68 units (51 – 80% AMI) 1 unit (manager)
Land Assemblage:	Mutual Housing Associates purchased the project site from Pioneer Investors LLC for the amount of \$1,100,000.
Land to Development Cost Ratio:	3.7% (based on construction of initial 62 units)
*Per-unit Gap Financing:	\$9,010 (based on buildout of 101 units)

**Per-unit Gap Financing represents the City subsidy (loan from Spring Lake Off-Site Affordable Housing Fund) divided by the number of units at buildout.*

Source: City of Woodland 2013



City of Woodland

COMMUNITY DEVELOPMENT DEPARTMENT
(530) 661-5820

300 FIRST STREET
(530) 406-0832 FAX

WOODLAND, CA 95695
<http://www.cityofwoodland.org>

NOTICE OF INTENT AND NOTICE OF PUBLIC HEARING

TO: Interested Parties

FROM: Woodland Community Development Department

DATE: August 19, 2013

SUBJECT: ***NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING TO TAKE ACTION ON THE PROPOSED WOODLAND 2013-2021 GENERAL PLAN HOUSING ELEMENT UPDATE***

Lead Department:

Cindy Norris, Principal Planner
Woodland Community Development Department
300 First Street
Woodland, CA 95695
(530) 661-5911

Description of Project: Amendment of the City General Plan to adopt an updated Housing Element. The City of Woodland has made technical updates to its General Plan Housing Element, including extending the horizon year out eight years to 2021, updating the demographic data and land inventory, and updating the housing programs to reflect the loss of redevelopment funding and changes in City priorities since the previous Housing Element update. These proposed modifications have been found by the State Department of Housing and Community Development to be in compliance with the requirements of State law. Necessary actions/approvals for the proposed project are as follows:

- Approval of a resolution adopting the Negative Declaration for purposes of satisfying CEQA;
- Approval of an Amendment to the General Plan to replace the existing Housing Element with the proposed updated Housing Element.
- Final resubmittal to the State Department of Housing and Community Development

Project Location: The Housing Element applies citywide. City of Woodland, Yolo County, California.

Environmental Determination: Negative Declaration.

Comments on the Negative Declaration: The City requests your written comments on the Negative Declaration during a **30-day review period** which begins **August 20, 2013** and ends **September 18, 2013**. All comments must be received no later than 5:00 pm on the final day of the comment period. Comments should be directed to Cindy Norris, Principal Planner, at the address provided above.

Public Hearing: A public hearing will be held by the Planning Commission on September 19, 2013 at 6:30 pm to consider adoption of the Negative Declaration and make a recommendation to the City Council. The City Council will consider taking final action on the project on October 15, 2013 at 6:00 pm. These meetings/hearings will be held at the City Council Chambers located on the second floor of City Hall at 300 First Street, Woodland, CA.

The City does not transcribe its hearings. If you wish to obtain a verbatim record of the proceedings, you must arrange for attendance by a court reporter or for some other means of recordation. Such arrangements will be at your sole expense.

If you wish to challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission prior to the public hearing.

Availability of Documents: The Negative Declaration, Environmental Checklist/Initial Study, and supporting documentation are now available for public review at the Woodland Community Development Department at 300 First Street, Woodland, CA 95695. This document can be viewed in person at this address or viewed online at: www.cityofwoodland.org.

For more information regarding this project, please contact Cindy Norris at (530) 661-5911 or cindy.norris@cityofwoodland.org.

CITY OF WOODLAND CEQA NEGATIVE DECLARATION

Pursuant to Division 6, Title 14, Chapter 3, Article 6, Sections 15070 and 15071 of the California Code of Regulations, the **City of Woodland** does prepare, make, declare, publish, and cause to be filed with the County Clerk of Yolo County, State of California, this Negative Declaration for the Project, described as follows:

PROJECT TITLE: Woodland 2013-2021 Housing Element Update

PROJECT DESCRIPTION: The City of Woodland has made technical updates to its General Plan Housing Element, including extending the horizon year out eight years to 2021, updating the demographic data and land inventory, and updating the housing programs to reflect the loss of redevelopment funding and changes in City priorities since the previous Housing Element update. These proposed modifications have been found by the State Department of Housing and Community Development to be in compliance with the requirements of State law.

Necessary actions/approvals for the proposed project are as follows:

- Approval of a resolution adopting the Negative Declaration for purposes of satisfying CEQA;
- Approval of an Amendment to the General Plan to replace the existing Housing Element with the proposed updated Housing Element.
- Final resubmittal to the State Department of Housing and Community Development

PROJECT LOCATION: This document applies citywide. City of Woodland, Yolo County, California.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of Woodland, Community Development Department

CONTACT PERSON: Cindy Norris Principal Planner, (530) 661-5911.

NAME OF ENTITY OR AGENCY CARRYING OUT PROJECT: City of Woodland, Community Development Department.

NEGATIVE DECLARATION: The City of Woodland has determined that the subject project, further defined and discussed in the attached Environmental Checklist/Initial Study will not have any unmitigated significant effects on the environment. As a result thereof, the preparation of an environmental impact report pursuant to the California Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.

The attached Environmental Checklist/Initial Study has been prepared by the City of Woodland in support of this Negative Declaration. Further information including the project file and supporting reports and studies may be reviewed at the Community Development Department, City Hall Annex, 520 Court Street, Woodland, California, 95695.

MITIGATION MEASURES: No mitigation measures have been identified for the project.



Cindy Norris, Principal Planner
Woodland Community Development Department

August 19, 2013

General Plan Update 2035



Draft

City of Woodland General Plan 2013 Housing Element

Prepared for:

City of Woodland
Community Development Department

AECOM

Revised August 2013



Draft

City of Woodland General Plan 2013 Housing Element

Environmental Initial Study / Negative Declaration

Prepared for:
City of Woodland
Community Development Department

AECOM

August 2013



Draft

City of Woodland General Plan 2013 Housing Element Environmental Initial Study / Negative Declaration

Prepared for:
City of Woodland
Community Development Department
300 First Street
Woodland, CA 95695

Contact:
Cindy Norris
Principal Planner
(530) 661-5911

Prepared by:
AECOM
2020 L Street, Suite 400
Sacramento, CA 95811

Contact:
J. Matthew Gerken
Senior Planner and Environmental Analyst
(916) 414-5800

AECOM

Revised August 2013

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APPENDIX A – 1996 GENERAL PLAN ENVIRONMENTAL IMPACT REPORT SUMMARY

APPENDIX B – SPRING LAKE SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT SUMMARY

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1 SUMMARY

PROJECT INFORMATION	
1. Project Title:	City of Woodland 2013-2021 Housing Element Update
2. Lead Agency Name and Address:	City of Woodland, 300 First Street, Woodland, CA 95695
3. Contact Person and Phone Number:	Dan Sokolow, (530) 661-5820
4. Project Location:	Citywide
5. Project Sponsor's Name and Address:	City of Woodland
6. General Plan Designation:	Various
7. Zoning:	Various
8. Description of Project:	The City of Woodland has made technical updates to its Housing Element, including extending the horizon year out eight years to 2021, updating the demographic data and land inventory, and updating the housing programs to reflect the loss of redevelopment funding and changes in City priorities since the previous Housing Element update. See attached description for additional detail.
9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings)	Woodland is the Yolo County seat, located in California's Sacramento Valley. The city is approximately 20 miles northwest of Sacramento, 8 miles west of the Sacramento International Airport, and 12 miles north of Davis at the intersection of Interstate 5 (I-5) and State Route 113 (SR 113). There are approximately 9,624 acres of land area in the current City limits. The City's Planning Area includes land beyond the existing City limits and is defined by the Urban Limit Line (ULL), established by voters in 2006. The Planning Area encompasses approximately 12,772 acres. The Planning Area is bounded roughly by Churchill Downs Avenue to the north, County Road 98 to the west, the Yolo/Sacramento River Bypass to the east, and County Road 25A to the south.
10. Other public agencies whose approval is required: (e.g., permits, financing approval, or participation agreement)	California Department of Housing and Community Development
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:	
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.	
☐ Aesthetics	☐ Agriculture Resources
☐ Biological Resources	☐ Cultural Resources
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Land Use / Planning	☐ Mineral Resources
☐ Population / Housing	☐ Public Services
☐ Transportation / Traffic	☐ Utilities / Service Systems
	☐ Air Quality
	☐ Geology / Soils
	☐ Hydrology / Water Quality
	☐ Noise
	☐ Recreation
	☐ Mandatory Findings of Significance
	☐ None With Mitigation

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that the proposed project **MAY** have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Printed Name

Title

Agency

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The explanation of each issue should identify: the significance criteria or threshold, if any, used to evaluate each question; and the mitigation measure identified, if any, to reduce the impact to less than significance.

2 PROJECT DESCRIPTION

2.1 PURPOSE

The purpose of the 2013-2021 Housing Element Update is to revise the Housing Element to reflect current conditions and changes in State and local policies and programs since the previous Housing Element was adopted in 2009. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The housing element is one of the seven mandated elements of the local general plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the community through their housing elements.

The purposes of the housing element are to identify the community's housing needs; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

2.2 CONTENTS

The 2013-2021 Housing Element includes two sections.

Section 1 describes the City's goals, policies, and implementation programs. These goals, policies, and programs address four general topics: development of housing, maintenance of housing, equal opportunity in housing, and energy conservation/sustainable housing development. The actions described in Section 1 of the Housing Element are not tied to physical changes that could adversely affect the environment. Actions generally include continued implementation of various city regulations and policies, including development review, state-required density bonuses, and annual review of land available for housing. Programs also direct the City to seek and allocate funding for various ongoing programs, including first-time homebuyer and rehabilitation support, and incentives for developers of affordable housing. The 2013-2021 Housing Element directs revisions to the zoning code to permit farmworker housing in a wider range of zone districts that already allow development and to permit residential care homes in the Multiple-Family Residential zone (a zone that already allows housing development).

Section 2 presents background data, including demographic data in the housing needs assessment, an inventory of housing resources (including an inventory of land available for construction of new housing), an analysis of potential constraints on the production of new housing, and an evaluation of the City's performance implementing existing housing programs. Section 2 provides technical and background information to support the development of the goals, policies, and programs presented in Section 1, and does not direct or require any action on the part of the City that could result in physical effects on the environment. The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

The full draft 2013-2021 Housing Element is available for review at Woodland City Hall (Community Development Department, 300 First Street Woodland, CA 95695) or online at: <http://www.cityofwoodland.org/gov/depts/cd/planning/default.asp>.

2.3 HOUSING NEED

The Sacramento Area Council of Governments (SACOG), in its final (adopted September 20, 2012) Regional Housing Needs Plan (RHNP) figures, allocated Woodland a total of 1,877 housing units for the 8-year planning period between January 1, 2013 and October 31, 2021. The allocation is equivalent to an average yearly need of

235 housing units. The City is not responsible for physically constructing housing to meet the RHNP “fair share” requirements, but rather to ensure that adequate sites and zoning are available to accommodate at least the number of units allocated, suitable for households with a range of income levels and housing needs.

2.4 CEQA STREAMLINING

When appropriate, the City makes use of streamlining provided by CEQA to help avoid duplicative reconsideration of basic policy considerations, allow reduction in paperwork, and reduce the need to prepare repetitive environmental studies (CEQA Guidelines Section 15183(a)). There are a variety of approaches for streamlining CEQA review and many of them allow lead agencies to avoid reconsideration of environmental impacts for plans or projects whose impacts were already fully addressed as a part of a previously certified environmental document.

For example, Section 15152 of the CEQA Guidelines provides that where a first-tier EIR has “adequately addressed” the subject of cumulative impacts, such impacts need not be revisited in second- and/or third-tier documents. According to Section 15152(f)(3), significant effects identified in a first-tier EIR are adequately addressed, for purposes of later approvals, if the lead agency determines that such effects have been either: “mitigated or avoided as a result of the prior [EIR] and findings adopted in connection with that prior [EIR]”; or “examined at a sufficient level of detail in the prior [EIR] to enable those effects to be mitigated or avoided by site-specific revisions, the imposition of conditions, or by other means in connection with the approval of the later project.”

The statutory exemption provided under Public Resources Code 21083.3 and CEQA Guidelines 15183 provides substantial streamlining potential, as well. Lead agencies can use programmatic environmental impact reports (EIRs) for a general plan, community plan, or other plans to analyze impacts of projects that could be accommodated under the plan, and greatly limit later project-level analysis to site-specific issues. CEQA Guidelines Section 15183 (f) establishes that impacts are not peculiar to the project if uniformly applied development policies or standards substantially mitigate that environmental effect. These findings related to uniformly applied development policies or standards, according to the Guidelines, shall be based on substantial evidence, but not necessarily presented in an EIR.

2.4.1 PREVIOUSLY CERTIFIED EIRS

The impacts of development within the City’s Planning Area were addressed in the General Plan and General Plan Environmental Impact Report (GP EIR), as well as Specific Plan EIRs focused on a certain portion of the City’s Planning Area. The 1996 General Plan and GP EIR (State Clearinghouse #95053061) included policies, programs, and mitigation measures that are applied to discretionary projects to reduce potentially significant adverse physical environmental impacts. Just as with all types of projects, housing projects that would implement the 2013-2021 Housing Element will be required to incorporate the policy direction, programs, and mitigation measures identified in the General Plan and GP EIR, as appropriate and relevant, to reduce adverse environmental impacts.

The GP EIR is incorporated by reference. Impacts and mitigation measures from the GP EIR are outlined in Appendix A to this Initial Study. The GP EIR includes analysis of impacts and mitigation for housing development throughout the Planning Area, including housing development described in the 2013-2021 Housing Element. The 1996 GP EIR analyzed impacts associated with planned development within and adjacent to the City, including a total population at buildout of 65,860 in 2020. The 2013 population of Woodland according to the California Department of Finance is 56,908 (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR considered environmental impacts associated with 9,450 new housing units in addition to the 15,822 dwelling units that existed at that time for a total of 25,272 (see Chapter 2, Table 2-5). There are currently approximately 19,964 dwelling units in the City (California Department of Finance,

Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). Therefore, the GP EIR includes analysis for future development within Woodland beyond the current population and number of housing units and the number of units the City needs to demonstrate can be developed to accomplish the City's share of the regional housing needs assessment.

In addition to the General Plan and GP EIR, several areas of the City are regulated by Specific Plans, including the Spring Lake Specific Plan, the Downtown Specific Plan, the East Street Corridor Specific Plan, and the Southeast Area Specific Plan.

The Housing Element land inventory includes sites within the Spring Lake Specific Plan Area. Program 2.A.2 identifies a large number of potential sites for redesignation within the Spring Lake Specific Plan Area, as well, although the City may also identify other sites in infill locations for redesignation/rezoning in infill locations. The Spring Lake Specific Plan EIR (which is called "Turn of the Century Specific Plan EIR") includes analysis of impacts and mitigation for housing development, including housing development described in the 2013-2021 Housing Element (State Clearinghouse #99022069). The EIR for the Spring Lake Specific Plan is incorporated by reference and a summary of impacts and mitigation measures is included as Appendix B to this Initial Study.

The General Plan, GP EIR, and Specific Plan EIR are available for review at City Hall (Community Development Department, 300 First Street Woodland, CA 95695). The General Plan and General Plan EIR are also available for review online at: <http://www.cityofwoodland.org/gov/depts/cd/planning/online/default.asp>.

The analysis in the certified GP EIR and Specific Plan EIR is the first tier of environmental review and serves as the foundation upon which subsequent CEQA documents can build.

2.4.2 ANALYSIS METHODOLOGY

This Initial Study reviews the 2013-2021 Housing Element in the context established by the General Plan, GP EIR, and the Spring Lake Specific Plan EIR.

Changes that have occurred since the adoption and certification of these documents would not result in new significant effects. Environmental setting sections in each topic area of this Initial Study address the potential for changed conditions since adoption/certification of the referenced EIRs to affect the conclusions of the analysis contained in the previously certified EIRs. Although the Housing Element does not direct the construction of housing, the Initial Study reviews the housing development capacity estimated in the Housing Element against the housing development that was analyzed and mitigated by the previously certified EIRs. If the City uses uniformly applied development policies or standards to address environmental effects of housing, the Initial Study outlines these standards and briefly describes how they address potential adverse environmental effects.

The material that follows provides more detail in each environmental topic area for the 2013-2021 Housing Element, within the environmental framework established in the City's General Plan and EIR and Spring Lake Specific Plan EIR.

2.4.3 GENERAL PLAN UPDATE

Housing Element content and schedule are dictated by state law and the State Department of Housing and Community Development reviews housing elements for compliance with state law. As such, housing element updates occur in cycles throughout the state with all the housing elements within a region on the same update cycle and approval deadline. The applicable region for Woodland is that of the Sacramento Area Council of Governments (SACOG). The housing elements for every jurisdiction in the SACOG region will expire at the end of this October (2013).

Because of the October 2013 deadline, the Woodland Housing Element Update is out of synch with, and proceeding ahead of, the City's current effort to update the citywide General Plan. In order to comply with state law, the City is moving forward with the Housing Element update independent of the rest of the General Plan Update process. Final action on the Housing Element will occur by or before October 31, 2013. Subsequent to that, as the rest of the General Plan Update nears final adoption, staff will ensure consistency (both in terms of format and substance) between the already adopted new Housing Element and the imminent adoption of the rest of the General Plan Update. Any modifications to the new Housing Element necessary to ensure consistency between all elements will be addressed at that time. The General Plan Update and companion EIR will address the potential for significant adverse environmental impacts associated with the final land use map and policies of the General Plan Update, including proposed changes to residential densities for specific parcels that would implement actions identified in the subject Housing Element.

3 ENVIRONMENTAL CHECKLIST

3.1 AESTHETICS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
I. Aesthetics. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

3.1.1 SETTING

On predominantly flat land and located within an important agricultural region, Woodland is completely surrounded by agricultural lands with the Yolo Bypass and Sacramento River to the east and the Capay Valley and the Coast Range to the west. Mining areas along Cache Creek mark the northern edge of the City, with other views of a variety of crop fields that surround Woodland. The visual character includes primarily orderly crop plantings outside current city limits and urban and suburban development within the city limits.

Some urban development has occurred since the certification of the General Plan EIR and Spring Lake Specific Plan EIR, including both greenfield development in the Spring Lake Specific Plan Area and infill development within the existing developed city. However, there are no new scenic vistas, scenic resources, or other aesthetic resources and no other changes in existing conditions that would make impacts associated with housing development in Woodland on potential sites outlined in the Housing Element more severe than characterized in the previously certified EIRs.

3.1.2 DISCUSSION

a) through d)

The project includes revisions to housing policy and programs, and does not direct development that would result in physical changes affecting scenic vistas, visual character, light and glare. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

The Spring Lake Specific Plan EIR addresses aesthetic resources impacts (in a section entitled “Visual Resources), although no mitigation was available that would both allow development of the Specific Plan Area, while also reducing aesthetic impacts to a less-than-significant level. The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category

and therefore cannot speculate on the specific visual changes that may be introduced at a street intersection or specific parcel of land. The Housing Element is an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.2 AGRICULTURAL AND FOREST RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
II. Agricultural and Forest Resources.				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997, as updated) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.				
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

3.2.1 SETTING

Woodland's agricultural surroundings play a central role in its history and character, and agriculture is important to Woodland's and Yolo County's economy. Most of Woodland was developed on prime agricultural land. There is no forest land in the city or adjoining it.

3.2.2 DISCUSSION

a) through e)

The project includes revisions to housing policy and programs, and does not direct development that would result in physical changes to agricultural resources. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Both direct and cumulative agricultural resources effects were described in the 1996 GP EIR for planned land uses in the entire Planning Area. Impacts of converting Prime Farmland were considered, along with changes in agricultural productivity, indirect conflicts on agricultural operations from new residential development, the total change in agricultural land in the region, and cancellation of Williamson Act contracts (see Section 3.2 of the GP EIR). The General Plan includes policies related to phasing of development and other measures to reduce premature conversion of agricultural land in the Planning Area to urban use. The City's voter-adopted Urban Limit Line (ULL) is also a measure intended, in part, to preserve surrounding agricultural lands.

Impacts to agricultural resources were also considered as a part of the Spring Lake Specific Plan EIR, which requires agricultural conservation easements as mitigation (see Section 4.2 of the Spring Lake Specific Plan EIR). Significant and unavoidable effects were identified for this topic area.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.3 AIR QUALITY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
III. Air Quality.				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make the following determinations.				
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

3.3.1 SETTING

Woodland lies in the southern part of the Sacramento Valley, a broad, flat valley bounded by the coastal ranges to the west and the Sierra Nevada to the east. A sea-level gap in the coast Range—the Carquinez Strait—is located to the southwest and the intervening terrain is very flat. The prevailing wind direction is southwesterly, which is the wind direction when marine breezes flow through the Carquinez Strait. Marine breezes dominate during the spring and summer months, and show a strong daily variation. Highest average windspeeds occur in the afternoon and evening hours; lightest winds occur in the night and morning hours. During fall and winter, when the sea breeze diminishes, northerly winds occur more frequently, but southwesterly winds still predominate. Woodland is located within the Sacramento Valley Air Basin, in which the air quality does not meet some state and federal health standards, particularly for ozone and small particulates (PM₁₀).

Ozone precursor emissions have decreased substantially since the certification of the GP and Spring Lake Specific Plan EIRs – between 2000 and 2010, oxides of nitrogen (NO_x) emissions decreased in the Sacramento Valley Air Basin by approximately 32% and reactive organic gases (ROG) by 18% (California Air Resources Board, Table 4-33: 2001 California Almanac of Emissions and Air Quality). Criteria air pollutant emissions have been on the decline in Yolo County, as well, in general. Between 1995 and 2010, NO_x emissions have decreased by 37% and ROG by 40%. Directly emitted particulate emissions have remained relatively constant (PM₁₀ increasing by 4% between 1995 and 2010 and PM_{2.5} decreasing by 4% (California Air Resources Board, 2009 Almanac, Appendix A, Table A-21).

3.3.2 DISCUSSION

a) through e)

The project includes revisions to housing policy and programs, and does not direct development that would result in changes in air quality, violate any air quality standards, or conflict with or obstruct implementation of the relevant attainment plans. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Direct and cumulative air quality impacts were described in the 1996 GP EIR for planned land uses in the entire Planning Area (see Section 8.4). The GP EIR includes analysis of the air quality impacts and mitigation for a total population at buildout of 65,860 in 2020. The 2013 population of Woodland according to the California Department of Finance is 56,908 (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR considers environmental impacts associated with 9,450 new housing units in addition to the 15,822 dwelling units that existed at that time for a total of 25,272 (see Chapter 2, Table 2-5). There are currently approximately 19,964 dwelling units in the City (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR includes analysis for future development within Woodland beyond the current population and number of housing units and the number of units the City needs to demonstrate can be developed to accomplish the City's share of the regional housing needs assessment.

Air quality impacts were also considered as a part of the Spring Lake Specific Plan EIR, which requires energy star labeled appliances in new residences to the greatest extent feasible (see Section 4.7 of the Spring Lake Specific Plan EIR). Significant and unavoidable effects were identified for this topic area.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.4 BIOLOGICAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
IV. Biological Resources. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

3.4.1 SETTING

Most of the non-urbanized land surrounding Woodland is currently used for agriculture. The Yolo bypass and Sacramento River lie two miles east of Woodland, Willow slough is located south of the Planning Area boundary, and Cache Creek is one mile north of the city. Yolo County and the cities in the county are undertaking a comprehensive countywide Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) to address the effects of growth throughout the county on biological resources. The primary goal of the HCP/NCCP is the conservation of state and federally listed rare, threatened, and endangered species, and species of special concern. The HCP identifies and describes habitat types found in Yolo County, including the Woodland Planning Area. An important habitat type found in the Woodland area is wetlands in the forms of alkaline sinks, vernal pools, and ponds/lakes/open waters.

3.3.3 DISCUSSION

a) through f)

The project includes revisions to housing policy and programs, and does not direct development that would result in changes to biological resources. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Both direct and cumulative vegetation and wildlife resources effects were described in the 1996 GP EIR for planned land uses in the entire Planning Area. Impacts associated with rare species and their habitats were comprehensively addressed, including impacts associated with converting agricultural lands surrounding the city to urban use. General Plan policies in Section 7.B, 7.C, and 7.D are intended to reduce biological resources impacts associated with building out the 1996 land use diagram.

Section 4.5 of the Spring Lake Specific Plan EIR addresses biological resources impacts and extensive mitigation is required for development within this Plan Area keyed to the species and habitats that were present in this portion of the city prior to development. Significant and unavoidable effects were identified for this topic area.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.5 CULTURAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
V. Cultural Resources. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

3.5.1 SETTING

Woodland has a rich historical heritage, and many significant historic buildings, districts, events, and artifacts reflect its past. These are symbols of Woodland's unique heritage and identity. Downtown Woodland, in particular, includes many historically-significant buildings.

The working landscape in and around Woodland factors importantly into the history of the community, and the local economy benefited greatly from the success of the agricultural industry by serving as a center for banking, shops, education, and in some instances by housing farmers and their help. The invention and manufacturing of farming equipment has been a uniquely critical aspect of the history and local economy, as well. Local inventions included the centrifugal pump in the late 1800s and the Marvin Landplane in 1936 (Knights Landing). The Best Tractor was developed by the Best family who lived in Woodland, although the tractor was actually manufactured in Oakland. Today, several farm equipment dealers are located within Woodland and provide employment and tax revenues for the City, while serving the outlying farms. Irrigation was and still is a major contributor to the agricultural success of the area. The first irrigation canal was developed by James Moore in 1856 who owned exclusive water rights to Cache Creek. Irrigation water today is provided by wells and the Yolo County Flood Control and Water Conservation District canals. Money earned in the gold fields of California financed the purchase of much of the farmland around Woodland. A variety of crops were grown. These included: tobacco, peanuts, grapes, rice, sugar beets, various grains and row crops. Several wineries were located in the County producing wine, vinegar, and brandy. The livestock industry also had an important role in the area. The Woodland Creamery was organized in the 1880s by citizens who recognized the local need for dairy products. The opportunity for farming brought many nationalities to the area.

The native Patwin Indian provided the first labor on the farms. They were replaced by Chinese laborers, who came to Woodland in the 1860s during the building of the transcontinental railroads. After work on the railroads stopped, the Chinese labored on levee construction, fence building, and truck farming. Some Chinese settled in Woodland and became prominent in the culinary and laundry services. Dead Cat Alley became the site of the Chinese community's homes and businesses. By the early 1900s, employment opportunities for the Chinese began to disappear and the Chinese population declined. The Japanese were first brought to Byron Jackson's Yolano

Ranch in the late 19th century as farm laborers, but eventually both Japanese men and women were employed as laborers throughout the county. Some Japanese started businesses in town, such as barber shops and secondhand stores, but laws and public attitudes made it difficult for them to own land or become citizens. Land was acquired by some Japanese who purchased it in their children's names. World War II saw the internment of Japanese families and their land leased to other people. For some Japanese, many years passed before they returned to Yolo County. Others never returned. Filipinos also provided farm labor and later the Bracero Program brought many Mexican Nationals into the area to work on the farms. The Hispanic population has grown to approximately half of the City's residents.

While there is some disagreement, the majority of researchers (Johnson 1978:351, Kroeber 1932, Levy 1978:398, and Bennyhoff 1977) indicate that the Patwin resided throughout Yolo County.¹ They, along with their neighbors the Nomlake and Wintu are speakers of the Wintuan language, which is part of the larger Penutian language family, which also includes Miwok, Maidu, Costanoan, and Yokuts, speakers of the Penutian language family. The Patwin occupied a strip of land about 60 kilometers wide that extended approximately 150 kilometers along the lower Sacramento River and the eastern foothills of the North Coast Range, terminating at San Pablo and Suisun bays to the south. A records search to identify archaeological sites within the study area was conducted on March 29, 2013. The search was conducted at the Northwest Information Center (NWIC) of the California Historical Resources Information System. The records search did not identify any previously recorded archaeological resources. The record search identified 41 previously conducted investigations. However, there could be buried or otherwise unknown prehistoric resources present within the city.

3.5.2 DISCUSSION

a) through d)

The project includes revisions to housing policy and programs, and does not direct development that would result in changes to cultural resources. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Historic and archaeological resources effects were described in the 1996 GP EIR for planned land uses in the entire Planning Area. General Plan policies in Section 6.A through 6.E are intended to reduce historic and prehistoric resources impacts associated with building out the 1996 land use diagram.

Section 4.10 of the Spring Lake Specific Plan EIR addresses direct and cumulative cultural resources impacts and mitigation is required to reduce impacts to both prehistoric and historic resources.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

¹ Johnson, P. 1978. Patwin. In, Handbook of North American Indians. Volume 8. Smithsonian Institute. Washington. Kroeber, A. L. 1932. The Patwins and Their Neighbors. University of California Publications in Archaeology and Ethnology. Volume 29, No. 4, pp. 253-423. Levy, Richard. 1978. Eastern Miwok. California. Smithsonian Institution. Washington. Bennyhoff, F. 1994. Variation within the Meganos Culture. In R.E. Hughes (ed.) Toward a New Taxonomic Framework for Central California Archaeology. University of California Archaeological Research Facility Contributions No 51. Berkeley.

3.6 GEOLOGY AND SOILS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
VI. Geology and Soils. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to California Geological Survey Special Publication 42.)	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

3.6.1 SETTING

The primary seismic and geologic hazards affecting development in Woodland include earthquakes and expansive soils. Generally flat in topography, Woodland does not face risks from landsliding or seiches. There are no known faults within the radius of five miles of downtown Woodland. However, there is evidence of young faulting west of Woodland and south of Cache Creek. The California Division of Mines and Geology has also identified the Dunnigan Hill Fault approximately five miles northwest of Woodland. The two other faults in the area are the Midland Fault Zone, located approximately 20 miles southwest of Woodland, and the Capay Valley, 25 miles west of Woodland. In the 1890s, Woodland experienced moderate building damage from an earthquake. Since then, the city has experienced groundshaking from earthquakes in the area, but no major damage. Modern building construction codes require that buildings be designed to resist stresses produced by lateral forces caused by wind and earthquakes. Soils have properties and characteristics such as erosion potential, shrink-swell behavior, and permeability that determine their suitability and constraints for building sites, grading,

infrastructure, and drainage systems. Such soils require special engineering attention to design to ensure the safety of any buildings or improvements.

3.6.2 DISCUSSION

a) through e)

The project includes revisions to housing policy and programs, and does not direct development that would result in changes in seismic, geological or soil hazards. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Health and safety related impacts, including those related to direct and cumulative geologic and soils conditions were described in the 1996 GP EIR for planned land uses in the entire Planning Area. General Plan policies in Section 8.A are intended to reduce impacts associated with building out the 1996 land use diagram.

Section 4.3 of the Spring Lake Specific Plan EIR addresses geology, soils, and seismicity impacts. As described in this EIR, mitigation for impacts under this topic are addressed by compliance with existing State law and local ordinances.

The California Building Standards Code as been modified for California conditions with numerous more detailed and/or more stringent regulations. The State Code regulates excavation, foundations, retaining walls, grading activities, and other activities to address drainage and erosion control. State Code requirements also address design of buildings to resist stresses produced by lateral forces caused by wind and earthquakes. State regulations and engineering standards related to geology, soils, and seismicity are reflected in the City of Woodland Municipal Code. Construction and design would be required to comply with the latest standards at the time of construction. Geotechnical studies are required along with implementation of the recommendations of such studies, where appropriate, to address site-specific conditions. City standards for grading and erosion control are included in the City of Woodland Standard Specifications. Compliance with applicable State and local regulations addresses potential impacts associated with geology, soils, and seismic effects and the body of these existing regulations is considered to be uniformly applied development standards for the purposes of CEQA analysis (CEQA Guidelines Section 15183[c]).

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.7 GREENHOUSE GAS EMISSIONS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact with Mitigation	No Impact	Adequately Addressed in Previously Certified EIRs
VII. Greenhouse Gas Emissions. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐		☐	☒
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐		☐	☒

3.7.1 SETTING

GHGs play a critical role in determining the earth's surface temperature. When high-frequency solar radiation (such as visible light) enters the earth's atmosphere from space (the sun), a portion of the radiation is absorbed by the earth's surface and a smaller portion is reflected back toward space. However, the re-radiated energy by the earth is not the same high-frequency solar radiation that was received. It is lower frequency infrared radiation (thermal energy). When infrared radiation comes into contact with GHGs in the atmosphere, a portion of that thermal energy can be absorbed by the GHG molecule, re-radiated back toward the earth's surface, or both. In either case, heat is "trapped" within the earth's atmosphere. This phenomenon, known as the "greenhouse effect," is responsible for maintaining a habitable climate on Earth.

Prominent GHGs contributing to the earth's greenhouse effect are carbon dioxide (CO₂), methane, nitrous oxide, and high-global warming potential (high-GWP) GHGs. High-GWP gases are typically emitted at lower rates than CO₂, methane, and nitrous oxide, but these gases could substantially contribute to climate change, since they are comparatively more effective at absorbing infrared radiation.²

Emissions of greenhouse gas (GHG) emissions contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, commercial, and agricultural sectors.

In California, the transportation sector is the largest emitter of GHGs (38 percent of statewide emissions in 2010), followed by electricity generation (California Air Resources Board, 2013, California Greenhouse Gas Inventory for 2000-2010 — by Category as Defined in the Scoping Plan). In Woodland, transportation emissions are an even more dominant part of the inventory, representing approximately 68 percent of communitywide emissions (UC Davis Sustainable Design Academy, 2012, Climate Action Plan Technical Report).³

² CO₂-equivalency (CO₂e) is used to account for the different potentials of GHGs to absorb infrared radiation. Global warming potential (GWP) of a GHG, depends on the lifetime of the gas molecule in the atmosphere, its ability to absorb/trap infrared radiation, and the spectrum of light energy (range of wavelengths and frequencies) absorbed by the gas molecule. Every GHG's GWP is measured relative to CO₂, which has a GWP of 1. Whereas pollutants with localized effects have relatively short atmospheric lifetimes (about one day), GHGs have long atmospheric lifetimes (one year to several thousand years). GHGs persist long enough to be dispersed around the globe, continually contributing to the greenhouse effect. The exact lifetime of any particular GHG molecule depends on multiple variables and cannot be pinpointed, but more CO₂ is currently emitted into the atmosphere than is sequestered.

³ Yolo County's total vehicle miles traveled (VMT) were allocated to the City using the City's proportion of the total County's population. Therefore, because the City constitutes a substantial portion of Yolo County's population

The City estimated baseline community GHG emissions for 2005 in its December 2012 “Climate Action Plan Technical Report” (UC Davis Sustainable Design Academy, 2012, Climate Action Plan Technical Report). In 2005, the City emitted approximately 680,224 metric tons of carbon dioxide equivalent (CO₂e), including all emissions estimated across five sectors: residential/commercial energy use; transportation; water and wastewater; municipal energy use and transportation, and wastewater reuse. Of those, 544,145 metric tons are reportable emissions, or those that are required by general inventory guidelines. The residential and commercial energy use and transportation sectors accounted for just over 98% of emissions, with municipal emissions (from municipal energy use and water and wastewater treatment) comprising just under 2% of emissions. Transportation emissions generated by vehicle travel (gasoline and diesel) constituted by far the most significant portion of reportable emissions (68%). The very high proportion of GHG emissions associated with the transportation sector is common for communitywide inventories and development projects.

Land use decisions affect the rate at which GHGs are emitted from several sectors (e.g., transportation, energy consumption, water, and waste). In particular, land use patterns and transportation facilities that reduce dependence on automobile travel and reduce the length of vehicle trips have major implications for improvements to air quality and reduction of GHG emissions.

Based on the serious risk that climate change poses to the economic well-being, public health, natural resources, and the environment of California, the State of California enacted legislation intended to GHG emissions. The Global Warming Solutions Act of 2006, also known as Assembly Bill 32 (AB 32) establishes regulatory, reporting, and market mechanisms to achieve quantifiable reductions in GHG emissions and a cap on statewide GHG emissions. AB 32 requires reduction of statewide GHG emissions to 1990 levels by 2020. The Air Resources Board (ARB) adopted its Climate Change Scoping Plan to identify the main strategies California will implement to achieve GHG emissions reductions from each emissions sector of the state’s GHG inventory, consistent with the provisions of AB 32.

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects and consider feasible alternatives and mitigation measures to reduce significant adverse environmental effects. The California Natural Resources Agency adopted amendments to the CEQA Guidelines to address GHG emissions, consistent with Legislature’s directive in Public Resources Code section 21083.05 (enacted as part of SB97 [Chapter 185, Statutes 2007]). These changes took effect in 2010.

Local governments throughout California have enacted plans, programs, policies, and standards intended to reduce GHG emissions and take advantage of the various co-benefits of GHG-efficient planning.⁴ Local lead agencies have taken a variety of approaches to addressing GHG emissions impacts in the context of local CEQA documents.

(approximately 28%), a comparable amount of total Yolo County VMT was allocated to the City’s GHG inventory. It should be noted that a portion of the transportation-related GHG emissions are a result of vehicles traveling through the City along Interstate 5 and Highway 113 (i.e., pass-through trips), which are not directly under the operational control of the City. For future inventory updates, it will be important to understand the amount of the transportation sector that can be indirectly controlled by the City (i.e., local VMT and trips that originate or terminate in the City).

- 4 There are local co-benefits of GHG-efficient planning. Land use and transportation policies that reduce vehicle miles traveled (VMT) and promote alternatives to automobile travel also can reduce household and business transportation costs, reduce harmful air pollution (other than GHGs), enhance mobility, and reduce time spent commuting. Compact development (which reduces GHGs) can also be more efficient to serve with public infrastructure and services. GHG-reducing measures and policies that promote energy efficiency reduce GHGs and can also save on household and business utility costs. Encouraging reinvestment and revitalization of existing developed areas can reduce VMT and GHGs, but also helps to conserve important open space functions elsewhere, such as agriculture, recreation, watershed protection, and others, by accommodating population and employment growth in already developed areas.

“Climate change” as a specific or distinct topic was not mentioned in the 1996 General Plan; however, the related topics of pedestrian-friendly land use and design features, transportation and circulation, energy efficiency, air quality, and waste management were addressed and are prominent in the City’s existing General Plan. For example, the policies in section 1.A promote infill development; require urban development within the City’s Urban Limit Line; promote walking, bicycling, and transit use; and promote mixed-use development. Policies in section 1.B do not allow isolated, walled residential developments; indicate that the City will explore opportunities to increase densities in infill locations; encourage multi-family near transit; and encourage energy-efficient design and landscaping. Policies in section 1.C require new Specific Plans to identify where daily destinations, such as parks, schools, childcare, and shopping/services are to be located. Policies in section 1.E suggest that new commercial developments should be designed to encourage and promote transit, pedestrian, and bicycle access. Policies in section 3.A identify the City’s balanced transportation approach that promotes pedestrian, bicycle, and transit connections between industrial areas and major residential and commercial areas. Policies in section 7.E require the City to cooperate with other agencies on air quality planning and management; require major new development projects to submit air quality analyses for review and approval; require design changes, mitigation measures, and/or offsets to reduce impacts; and encourage inclusion of new of exterior electrical outlets and natural gas hookups in new residential development to encourage the use of electric, rather than gas-powered, equipment, and to encourage the use of natural gas-fired barbecues.

These policies are effective in reducing GHGs and minimizing impacts from climate change. The subject project is consistent with the goals or land use designations of the General Plan and would result in no development beyond that already approved in 1996. Compliance with these policies will be effective in minimizing GHG emissions and climate change impacts from this already planned new development. In addition, the City has initiated a Climate Action Plan, which will be integrated with and completed simultaneously with the General Plan Update.

3.7.2 DISCUSSION

a) through b)

The project includes revisions to housing policy and programs, and does not direct development that would result in changes in GHG emissions. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.8 HAZARDS AND HAZARDOUS MATERIALS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
VIII. Hazards and Hazardous Materials. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

3.8.1 SETTING

Woodland has a full range of land uses, including some industries and activities that involve transport, storage, or use of toxic or hazardous chemicals, posing safety hazards in the event of unintentional exposure, leak, fire, or accident. Some of the byproducts of industrial processes in Woodland are hazardous materials, which need proper disposal. Residents and businesses in Woodland also generate household hazardous wastes such as waste oil, paint, and solvents.

In Woodland, the most prominent hazardous materials include agricultural chemicals (e.g. pesticides, insecticides, herbicides, fumigants), petroleum products, and chemicals used in industrial processing (e.g. solvents). These materials could represent safety hazards in such events as leakage from bulk storage areas of petroleum and gaseous products, railroad derailment, freeway vehicular accidents, and hazardous material spills within or near the city.

3.8.2 DISCUSSION

a) through h)

The project includes revisions to housing policy and programs, and does not direct development that would result in hazards or exposure to hazardous materials to the public or the environment, or interfere with the adoption or implementation of any emergency response or evacuation plan. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Hazardous materials effects were described in the 1996 GP EIR for planned land uses in the entire Planning Area. Compliance with applicable State and local regulations addresses potential impacts associated with hazardous material and the body of these existing regulations is considered to be uniformly applied development standards for the purposes of CEQA analysis (CEQA Guidelines Section 15183[c]).

Section 4.12 of the Spring Lake Specific Plan EIR addresses hazardous materials impacts and mitigation is required to reduce impacts associated with residential and non-residential development anticipated under this Specific Plan. Mitigation Measure 4.13-22 addresses an off-site sewer line that would serve the Specific Plan Area and would be located near a high-pressure natural gas line.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.9 HYDROLOGY AND WATER QUALITY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
IX. Hydrology and Water Quality. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial on- or off-site erosion or siltation?	☐	☐	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in on- or off-site flooding?	☐	☐	☐	☒
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Result in inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

3.9.1 SETTING

The Yolo Bypass and the Sacramento River lie two miles east of Woodland, Willow Slough is located south of the Planning Area boundary, and Cache Creek is about one mile north of the City. A groundwater aquifer underlies Woodland and serves as the City's municipal water supply.

The Woodland area is one of the few urbanized areas in California that depends completely on groundwater for all of its drinking supply. Groundwater has been the area's sole source of supply since the early part of the 20th century. In 2007, Yolo County's Integrated Regional Water Management Plan identified a project that would use surface water from the Sacramento River that would replace deteriorating groundwater supplies with safe, more reliable sources. In September 2009, the Cities of Woodland and Davis established the Woodland-Davis Clean Water Agency (WDCWA), a joint powers authority, to implement and oversee a regional surface water supply project. The regional water supply project is planned for operation in 2016.

Much of Yolo County is a natural floodplain, and there are five primary watersheds with the potential for flooding, including the Cache Creek Basin/Woodland; the Sacramento River corridor (including the Yolo Bypass, Clarksburg, and Knights Landing); Willow Slough, (including Madison and Esparto), Colusa Basin Drain (including Knights Landing) and Dry Slough (including Winters, Yolo County Airport, D-Q University, and Davis). The lands located to the east of the City of Woodland could potentially be subject to deep flooding from overflows from, the Willow Slough Bypass, Cache Creek, or the Yolo Bypass, depending upon the particular flood event or levee failure and the associated volume of overflow. The deep flooding could occur as a result of water "ponding" against levees of the Yolo Bypass and the Willow Slough Bypass. Areas in the northern and eastern parts of the City lie in a Federal Emergency Management Administration (FEMA) designated Special Flood Hazard Area.

The City's storm drainage system consists of collection, conveyance, detention, and pumping facilities. Stormwater is ultimately pumped into an outfall channel that discharges directly into local waterways. In Woodland, storm water is conveyed from west to east, by gravity, through canals and pipes to a pump station, where it is pumped into a canal that follows from the Yolo Bypass to the Tule Canal, which feeds the Sacramento River.

Since the time the referenced EIRs were certified, new legislation commonly known as Senate Bill (SB) 5 was enacted, which requires the Department of Water Resources and the Central Valley Flood Protection Board to prepare and adopt a Central Valley Flood Protection Plan. The plan establishes that the 0.5% AEP event (otherwise known as 200-year flood protection) is the minimum urban level of flood protection. SB 5 also requires that cities and counties in the Central Valley amend their general plans and zoning ordinances to conform to the plan and restricts approval of development agreements and subdivision maps in flood hazard zones, unless certain findings are made. The intent of SB 5 is to improve flood protection in urban areas and areas that rely on levees for flood protection. In addition, all jurisdictions in California are now required to identify areas that are subject to flooding and consider the location of existing groundwater recharge and storm water management resources in the land use element. The conservation element must identify areas that could potentially store floodwater for groundwater recharge and include a water resources section that has been specifically developed in coordination with relevant water agencies. Goals, policies, and objectives in the safety element must identify and address potential flood hazards and include floodplain management ordinances where applicable. Jurisdictions may adopt a local hazard mitigation plan to work in conjunction with the safety element. These new requirements will be addressed in the ongoing General Plan Update.

3.9.2 DISCUSSION

a) through j)

The project includes revisions to housing policy and programs, and does not direct development that would result in hydrology, drainage, or flooding issues, violate water quality standards, or expose people and structures to significant risk. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Water-related effects were described in the 1996 GP EIR for planned land uses in the entire Planning Area in Section 5.1. Policies in Section 4.C address groundwater, aquifer levels, and water supply. The City identified

flood risk zones identified by the Federal Emergency Management Agency (FEMA) as a part of the 1996 GP EIR (see Figure 9-1). Policies in Section 8.B seek to protect development from damage and to require new development within identified floodplains to be designed to avoid flood damage, including areas identified by the City in the Housing Element with capacity for housing development between present and 2021.

Section 4.4 of the Spring Lake Specific Plan EIR addresses impacts of the Specific Plan on local and regional hydrologic characteristics, including flooding and drainage, groundwater recharge, changes in water surface elevations due to groundwater withdrawal, and surface and groundwater quality. Section 4.12 of this previously certified EIR addresses the potential for groundwater contamination. Mitigation is required to reduce impacts. A storm drainage plan is required along with tentative maps allowing development within the Specific Plan Area to reduce runoff and related effects. In addition, flood insurance requirements place additional conditions on housing development within the Specific Plan Area designed to reduce flood risk. Significant and unavoidable effects were identified for this topic area in the Specific Plan EIR.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.10 LAND USE AND PLANNING

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
X. Land Use and Planning. Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

3.10.1 SETTING

Woodland is the county seat of Yolo County, located in the Central Valley approximately 20 miles northwest of Sacramento. Located on flat land, city limits encompass approximately 14.5 square miles. Residential uses are the predominant land use, making up over half the land area. Industrial development, constituting about one-third of the land area in the city, is located primarily in the northeast part of the city. Commercial uses are found along Main Street and East Street.

As noted elsewhere, as of the writing of this document, the City is in the midst of a comprehensive update to the General Plan. No habitat conservation plan has been adopted since the certification of the 1996 GP EIR or Spring Lake Specific Plan EIR.

3.10.2 DISCUSSION

a) through c)

The project includes revisions to housing policy and programs, and does not direct development that would result in physically dividing an established community, conflict with the current General Plan regarding land use, or conflict with the Yolo County Habitat Conservation Plan. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.11 MINERAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
XI. Mineral Resources. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

3.11.1 SETTING

Yolo County contains important mineral resources. A variety of minerals were once mined in the County. The chief minerals presently mined are aggregate and natural gas. Mineral extraction operation in the vicinity of Woodland involves aggregate (sand and gravel) mining adjacent to Cache Creek north of the city.

The State Surface Mining and Reclamation Act of 1975 (SMARA) provides for the evaluation of an area's mineral resources using a system of Mineral Resource Zone (MRZ) classifications that reflect the known or inferred presence and significance of a given mineral Resource. The MRZ classifications are based on available geologic information, including geologic mapping and other information on surface exposures, drilling records, and mine data; and socioeconomic factors such as market conditions and urban development patterns.

Conditions related to mineral resources have not changed in a way that would make impacts associated with housing development in Woodland more severe than characterized in the previously certified EIRs.

3.11.2 DISCUSSION

a) through b)

The project includes revisions to housing policy and programs, and does not direct development that would result in changes in mineral resource availability. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Mineral resources effects were described in the 1996 GP EIR for planned land uses in the entire Planning Area. As noted, mineral extraction operation in the vicinity of Woodland involves aggregate (sand and gravel) mining along Cache Creek, north of the city. There were no designated mineral resources zones that would adversely affected by buildout of the 1996 General Plan Planning Area.

Section 4.3 of the Spring Lake Specific Plan EIR addresses mineral resources impacts. As identified, the Specific Plan Area does not contain any mineral resources classified as MRZ-2, mineral resource extraction operations, or potential aggregate or natural gas resources.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a

higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.12 NOISE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
XII. Noise. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?	☐	☐	☐	☒
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

3.12.1 SETTING

Noise is unwanted sound. Noise consists of any sound that may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, and sleep. Noise sources include traffic, aircraft, roadway, railroad, and stationary noise such as farming, mining, industry and food processing, and construction. Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given environment.

Woodland is located along Interstate 5 and State Route 113, which are sources of environmental noise. The Sierra Northern Railway shortline railroad's West Sacramento interchange extends from Woodland to West Sacramento. The California Northern Railroad runs from Woodland to Tehama, California. Woodland is also situated near the Sacramento International Airport and three smaller airports, the Watt-Woodland Airport, Medlock Field, and the Yolo County Airport.

3.12.2 DISCUSSION

a) through f)

The project includes revisions to housing policy and programs, and does not direct development that would result in would generate noise issues that exceed any current land use plan, or a local, state or federal noise level standard. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Noise impacts were described in the 1996 GP EIR for planned land uses in the entire Planning Area. Impacts associated with roadway, railroad, airport, and industrial and other fixed-source noise were considered in Section 9.7 of the GP EIR. Noise is addressed in the City's Health and Safety Element, which provides guidance for new development to avoid adverse impacts through sound planning, as well as those that must be addressed through mitigation. The City's Municipal Code also addresses environmental noise, but with more of a focus on the operation of uses and ongoing activities (as opposed to the guidance for proposed developments).

Section 4.8 of the Spring Lake Specific Plan EIR addresses noise impacts and mitigation is required to reduce impacts related to recreational noise. Significant and unavoidable effects were identified for this topic area.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.13 POPULATION AND HOUSING

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
XIII. Population and Housing. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing homes, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

3.13.1 SETTING

The City of Woodland is the county seat of Yolo County, California, located in the Central Valley approximately 20 miles northwest of Sacramento at the intersection of Interstate 5 and State Route 113. To the south is the City of Davis, with its University of California campus. Woodland is approximately 14.5 square miles. The 2013 population of Woodland according to the California Department of Finance is 56,908 (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). This is up from 55,468 in 2010 and 49,151 in 2000. According to the 2009-2011 American Community Survey, there are also 20,423 housing units, the majority being single-family homes. 19,042 (93.2%) are occupied, while 1,381 (6.8%) are vacant.

In 2009-2011, the average household size was 2.9 people. 57 percent were owner-occupied and 43 percent renter-occupied. Families made up 71 percent of the households in Woodland. The figure includes both married-couple families (53 percent) and other families (18 percent). In Woodland, 39 percent of all households have one or more people under the age of 18; 24 percent of all households have one or more people 65 years and over.

3.13.2 DISCUSSION

a) through c)

The project includes revisions to housing policy and programs, and does not direct development that would induce substantial population growth or displace a substantial number of people or existing homes. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Impacts were described in the 1996 GP EIR for planned land uses in the entire Planning Area (see Section 8.4). The GP EIR includes analysis of impacts and mitigation for a total population at buildout of 65,860 in 2020. The 2013 population of Woodland according to the California Department of Finance is 56,908 (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR considers environmental impacts associated with 9,450 new housing units in addition to the 15,822 dwelling units that existed at that time for a total of 25,272 (see Chapter 2, Table 2-5). There are currently approximately 19,964 dwelling units in the

City (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR includes analysis for future development within Woodland beyond the current population and number of housing units and the number of units the City needs to demonstrate can be developed to accomplish the City's share of the regional housing needs assessment.

Population and housing impacts were also considered as a part of the Spring Lake Specific Plan EIR in Section 4.11. Mitigation is provided to address impacts identified in that document related to the increased demand for affordable housing and increases in Woodland's population. An increase in population or housing is not in and of itself an environmental impact, but could lead to adverse physical impacts if additional construction of infrastructure or replacement housing is indirectly caused by a project.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.14 PUBLIC SERVICES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
XIV. Public Services. Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☐	☒
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

3.14.1 SETTING

Woodland Joint Unified School District (WJUSD) provides public education from kindergarten through 12th grade to residents in the Planning Area, as well as nearby unincorporated areas of Knight's Landing, Yolo, and Zamora. Accredited in 2008, Woodland Community College (WCC) is a two-year community college located at 2300 East Gibson Road in Woodland on a 112-acre parcel in the northeast corner of the Spring Lake Specific Plan area. The City of Woodland Police Department is located at 1000 Lincoln Avenue (see Figure 6-4). The Department has a staff of 74 paid employees, 64 of whom are sworn patrol officers and 10 of whom are non-sworn support personnel. In 1982 the City of Woodland Fire Department merged with the Springlake Fire Protection District and now protects an area in excess of 60 square miles. The Fire Department is staffed with 42 operations personnel and is assisted by a part-time administrative staff person.

3.14.2 DISCUSSION

The project includes revisions to housing policy and programs, and does not direct development that would result in failure to provide, achieve, or maintain acceptable facilities, service ratios, response times, or other performance objectives for law enforcement, fire protection, schools and childcare, libraries, parks and other government social services. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Public services impacts were described in the 1996 GP EIR for planned land uses in the entire Planning Area (see Chapters 5 and 6). The GP EIR includes analysis of impacts and mitigation for a total population at buildout of 65,860 in 2020. The 2013 population of Woodland according to the California Department of Finance is 56,908 (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR considers environmental impacts associated with 9,450 new housing units in addition to the 15,822 dwelling units that existed at that time for a total of 25,272 (see Chapter 2, Table 2-5). There are currently approximately 19,964

dwelling units in the City (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR includes analysis for future development within Woodland beyond the current population and number of housing units and the number of units the City needs to demonstrate can be developed to accomplish the City's share of the regional housing needs assessment.

Public services and facilities impacts were also considered as a part of the Spring Lake Specific Plan EIR in Section 4.13. Various mitigation measures are required both to ensure adequacy of public services as this Plan Area builds out. Educational and community services impacts are considered in Section 4.14 of the Specific Plan EIR.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.15 RECREATION

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
XV. Recreation. Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒

3.15.1 SETTING

The City of Woodland has over 160 acres of parks and recreation areas. This includes 18 parks, nine athletic fields and one swimming pool. The Woodland Sports Park which is located adjacent to the Woodland Community and Senior Center is the hub of a large recreation and sports area. The Sports Park includes three full sized all weather softball/baseball diamonds, each diamond can accommodate two soccer fields; one smaller all weather softball diamond that can accommodate a soccer field; and one all weather soccer only field. Facilities at the Community and Senior Center include a large gymnasium, fitness club, and outdoor basketball courts.

3.15.2 DISCUSSION

a) through b)

The project includes revisions to housing policy and programs, and does not direct development that would result in failure to provide, achieve, or maintain acceptable facilities, service ratios or other performance objectives for parks. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Public services impacts were described in the 1996 GP EIR for planned land uses in the entire Planning Area (see Chapters 5 and 6). The GP EIR includes analysis of impacts and mitigation for a total population at buildout of 65,860 in 2020. The 2013 population of Woodland according to the California Department of Finance is 56,908 (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR considers environmental impacts associated with 9,450 new housing units in addition to the 15,822 dwelling units that existed at that time for a total of 25,272 (see Chapter 2, Table 2-5). There are currently approximately 19,964 dwelling units in the City (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR includes analysis for future development within Woodland beyond the current population and number of housing units and the number of units the City needs to demonstrate can be developed to accomplish the City's share of the regional housing needs assessment.

Recreation impacts were also considered as a part of the Spring Lake Specific Plan EIR in Section 4.14. Various mitigation measures are required both to ensure adequacy of public services as this Plan Area builds out, including parks and recreation.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.16 TRANSPORTATION/TRAFFIC

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
XVI. Transportation/Traffic. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☐	☒
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

3.16.1 SETTING

The Yolo County Transportation District operates YoloBus and provides local and intercity bus service within the City of Woodland, Yolo County, and to downtown Sacramento and Sacramento International Airport. The agency's role extends beyond just providing service, as stated in their vision.

The 2002 City of Woodland Bicycle Transportation Plan identifies existing and planned bicycle facilities within the city. The primary purpose of the Bicycle Transportation Plan is to identify on-street and off-street bicycle facilities to serve the needs of recreational and commute riders. Many roadways have on-street bike lanes (Class II) or are signed as a bicycle route (Class III). No Class I bicycle facilities exist in the Planning Area.

The majority of roadway miles within the city have adjacent sidewalks. Most minor arterials, collectors and residential streets have coverage on both sides of the street, while principal arterials, especially those on the periphery of the city, have sidewalks on one side of the street only. Sidewalks are included on all roadways within the city's newer planned communities and downtown grid. Woodland also has off-street facilities for pedestrian

travel. Most of these pathways are located in city parks and serve residents who walk for recreation. The off-street facilities typically do not provide direct access to key destinations like commercial centers and schools, and are therefore not likely used for utilitarian trips.

The Planning Area's roadway network consists of a combination of California State highways, a federal interstate highway, and city streets (arterial, collector, and local streets). Interstate 5 (I-5) is a principal north/south route that extends the length of California into Oregon and Washington. Within the City of Woodland, it provides for the transportation of goods from local agricultural and warehousing trucking centers. It also serves as a major commute route between Woodland and Sacramento and is the only freeway in the region providing access to the Sacramento International Airport. Interstate 5 has four travel lanes within the City. State Route 113 (SR-113) is a north/south route extending from west of Rio Vista to south of Yuba City. The segment between Davis and Woodland is a four-lane freeway that terminates at I-5. SR-113 continues from I-5 to SR-99 as a two-lane conventional highway. State Route 16 (SR-16) is an east/west route extending from SR-20 in Colusa County to SR-49 in Amador County. It approaches the City of Woodland west limit as a two-lane conventional highway and then continues north along Pedrick Road to I-5.

The City's roadway network is designed to accommodate the land uses designated in the General Plan.

3.16.2 DISCUSSION

a) through f)

The project includes revisions to housing policy and programs, and does not direct development that would result in contribute to traffic and transportation environmental issues, including the failure to meet the minimum acceptable LOS thresholds. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Impacts related to streets and roadways, public transportation, non-motorized transportation, and air transportation were described in the 1996 GP EIR for planned land uses in the entire Planning Area (see Chapter 4). The GP EIR includes analysis of impacts and mitigation for a total population at buildout of 65,860 in 2020. The 2013 population of Woodland according to the California Department of Finance is 56,908 (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR considers environmental impacts associated with 9,450 new housing units in addition to the 15,822 dwelling units that existed at that time for a total of 25,272 (see Chapter 2, Table 2-5). There are currently approximately 19,964 dwelling units in the City (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR includes analysis for future development within Woodland beyond the current population and number of housing units and the number of units the City needs to demonstrate can be developed to accomplish the City's share of the regional housing needs assessment.

Traffic and circulation effects were also considered as a part of the Spring Lake Specific Plan EIR, which focused on impacts related to traffic congestion and level of service and requires specific transportation improvements in to address traffic congestion (see Section 4.6 of the Spring Lake Specific Plan EIR). The Specific Plan EIR also includes mitigation to require bicycle facilities and fair-share contributions to transportation improvements.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information

raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.17 UTILITIES AND SERVICE SYSTEMS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
XVII. Utilities and Service Systems. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

3.17.1 SETTING

The City of Woodland Public Works Department currently provides municipal water to residents in the city. Groundwater is the primary source of drinking water within the Planning Area, which means that Woodland's drinking water currently comes from large, underground aquifers, rather than surface water sources such as rivers, lakes, or reservoirs. Woodland's drinking water is currently pumped from 18 operational groundwater wells located throughout the city. Of the 18 wells owned and operated by the City, 16 have been in operation for 30 years or longer and five wells for 40 years or longer. The typical life of a well is between 30 and 50 years. The distribution system consists of 160 miles of transmission and distribution lines, and a 400,000 gallon elevated storage tank, which is generally sufficient for peak demands and to regulate water pressure. The groundwater supply is filtered naturally by sand and gravel as it passes through the aquifers, and receives minimal treatment at each well site (0.2 parts per million liquid chlorine) for disinfection. Figure 6-5 shows Woodland's municipal water infrastructure. In recent years, groundwater in Woodland and Davis has had an increasing amount of salts and other minerals. When combined with additional salts from consumer uses—such as water softeners—the discharge of highly saline wastewater poses a threat to the environment and public health. As a result, the Central

Valley Regional Water Quality Control Board has been aggressively pursuing requirements for reductions in salt discharges to protect the environment and to meet more stringent salinity standards in the future.

The City of Woodland's Public Works Department is the community's wastewater service provider. The city wastewater collection system conveys wastewater by gravity pipelines to the Water Pollution Control Facility (WPCF) located east of the city along County Road 103 (CR 103), where it is treated and then discharged to a large unimproved channel. Treated wastewater eventually drains to the Tule Canal on the east side of the Yolo Bypass. Woodland's wastewater collection system consists of 175 miles of sewer main, 80 miles of service line and has more than 14,000 wastewater service connections and serves the city of Woodland, as well as a small area north of the city—Barnard Court. The average dry weather flow to WPCF is currently about 5.8 mgd. Future average dry weather flow to WPCF is expected to grow moderately. According to the City of Woodland's 2010 Urban Water Management Plan, wastewater influent is expected to grow to 6.6 mgd by 2015 and 7.4 mgd by 2035.

The Environmental Services Division in the City of Woodland Public Works Department provides storm water management services for the city. The Utilities Branch is responsible for storm water management services. The city's storm water system includes 84 miles of storm sewer pipe, 14 miles of drainage channel, 1,600 catch basins, 1,874 drain inlets, nine detention ponds, and nine storm water pumps located in three storm water pumping stations.

In Woodland, Waste Management of Woodland has authority over solid waste collection and disposal services, and Pacific Gas and Electric Company (PG&E) provides both natural gas and electricity service.

3.17.2 DISCUSSION

a) through g)

The project includes revisions to housing policy and programs, and does not direct development that would result in new development without adequate system capacity or failure to meet wastewater treatment requirements of the Central Valley Regional Water Quality Control Board. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Utilities and service systems impacts were described in the 1996 GP EIR for planned land uses in the entire Planning Area (see Chapter 5). The GP EIR includes analysis of impacts and mitigation for a total population at buildout of 65,860 in 2020. The 2013 population of Woodland according to the California Department of Finance is 56,908 (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR considers environmental impacts associated with 9,450 new housing units in addition to the 15,822 dwelling units that existed at that time for a total of 25,272 (see Chapter 2, Table 2-5). There are currently approximately 19,964 dwelling units in the City (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR includes analysis for future development within Woodland beyond the current population and number of housing units and the number of units the City needs to demonstrate can be developed to accomplish the City's share of the regional housing needs assessment.

Utilities and service systems impacts were also considered as a part of the Spring Lake Specific Plan EIR (see Section 4.13 of the Spring Lake Specific Plan EIR). Various mitigation measures are included to ensure adequacy of services for this new growth area.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a

higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.18 MANDATORY FINDINGS OF SIGNIFICANCE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact with Mitigation	No Impact	Adequately Addressed in Previously Certified EIRs
XVIII. Mandatory Findings of Significance.				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☐	☒
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒
Authority: Public Resources Code Sections 21083, 21083.5. Reference: Government Code Sections 65088.4. Public Resources Code Sections 21080, 21083.5, 21095; <i>Eureka Citizens for Responsible Govt. v. City of Eureka</i> (2007) 147 Cal.App.4th 357; <i>Protect the Historic Amador Waterways v. Amador Water Agency</i> (2004) 116 Cal.App.4th at 1109; <i>San Franciscans Upholding the Downtown Plan v. City and County of San Francisco</i> (2002) 102 Cal.App.4th 656.				

3.18.1 DISCUSSION

a) through c)

The project includes revisions to housing policy, and does not direct any land use changes or other actions that would result in physical environmental effects. Please refer to the Project Description, which details the types of policy changes contemplated in this update. Any effects associated with development of housing on sites included in the City's Housing Element sites inventory were already addressed in the 1996 GP EIR and Spring Lake Specific Plan EIR.

APPENDIX A

**1996 GENERAL PLAN ENVIRONMENTAL IMPACT
REPORT SUMMARY**

CHAPTER 1

PROJECT DESCRIPTION AND IMPACT SUMMARY

1.1 INTRODUCTION

The subject of this *Environmental Impact Report (EIR)* is a comprehensive update of the City of Woodland General Plan. This chapter of the *EIR* describes the project setting, defines the project, explains the City of Woodland's *General Plan* update process, and summarizes the environmental effects of the *Plan* found to be significant or potentially significant according to the standards of the California Environmental Quality Act (CEQA).

1.2 PROJECT SETTING

Located in California's Central Valley, Woodland is the county seat of Yolo County. Woodland lies 20 miles northwest of Sacramento on Interstate 5 and 7 miles north of Davis on State Route 113. The Yolo Bypass of the Sacramento River lies approximately three miles east of the city, Willow Slough is located about one mile to the southeast, and Cache Creek is located approximately two miles to the north. Situated within an important agricultural region, Woodland is completely surrounded by agricultural lands.

As of January 1994, Woodland encompassed approximately 10.25 square miles, or 6,560 acres, of incorporated territory.

A detailed description of the environmental setting of Woodland is contained in the *General Plan Background Report*, which is formally incorporated by reference as part of this *Environmental Impact Report*. The *Background Report* is organized according to the following eight chapters:

- Chapter 1: Land Use, Community Design, and Economic Development
- Chapter 2: Housing
- Chapter 3: Transportation and Circulation
- Chapter 4: Public Facilities and Services
- Chapter 5: Recreational, Educational, and Community Services
- Chapter 6: Historic Preservation
- Chapter 7: Environmental Resources
- Chapter 8: Health and Safety

1.3 PLANNING AREAS

The following is a summary description of the physical areas described in the *General Plan* and this *EIR*.

GENERAL PLAN AREA

The *General Plan Area* for the Woodland General Plan covers approximately 56,000 acres, or 87.5 square miles and is bounded on the north by Cache Creek, on the east by the Yolo Bypass, on the south by County Road 27, and on the west by County Road 93. This area includes the City of Woodland's Planning Area (described below) and the two unincorporated communities of Willow Oak and Monument Hills. The remaining area is designated for agricultural uses. The General Plan Area was jointly established by the City

of Woodland and Yolo County in the 1979 *General Plan*. Figure 1-1 shows the boundaries of the General Plan Area and unincorporated communities.

The General Plan Area outside the City of Woodland's Planning Area will remain under County jurisdiction and is not contemplated for future development as part of Woodland. Most of the area is designated for agricultural uses, with the exception of the two unincorporated communities.

The Monument Hills area is designated primarily for Rural Residential uses. The Watts-Woodland airport, Flier's Club, and Monument Hills cemetery are designated as open space. Parcel sizes in the Monument Hills area are generally one to five acres, with the exception of the Wildwing Country Club area. The Monument Hills area has a population of approximately 1,000. Development of this area is expected to continue at an average rate of one to two percent annually.

The Willow Oak area is located along County Road 97 and Highway 16. This area is designated Rural Residential with a small neighborhood commercial area. Minimum one-acre parcels are designated in this area because of water quality issues. The *General Plan* proposes no changes in the land uses designated in this area to prevent conversion of surrounding agricultural land.

PLANNING AREA

The *Planning Area* encompasses approximately 12,000 acres (see Figure 1-1). The Planning Area includes all land designated for or to be considered for future development as part of Woodland, including land designated for urban development within the Urban Limit Line (described below), an area of urban reserve on the east, the City's wastewater treatment plant, and the regional park site.

Most of the unincorporated area is currently vacant or in agricultural use, but this area also includes the Yolo County Fairgrounds, Yuba College Woodland Campus, Yolo County jail and Sheriff's Department, the City's wastewater treatment plant and industrial wastewater facilities, and agricultural industries.

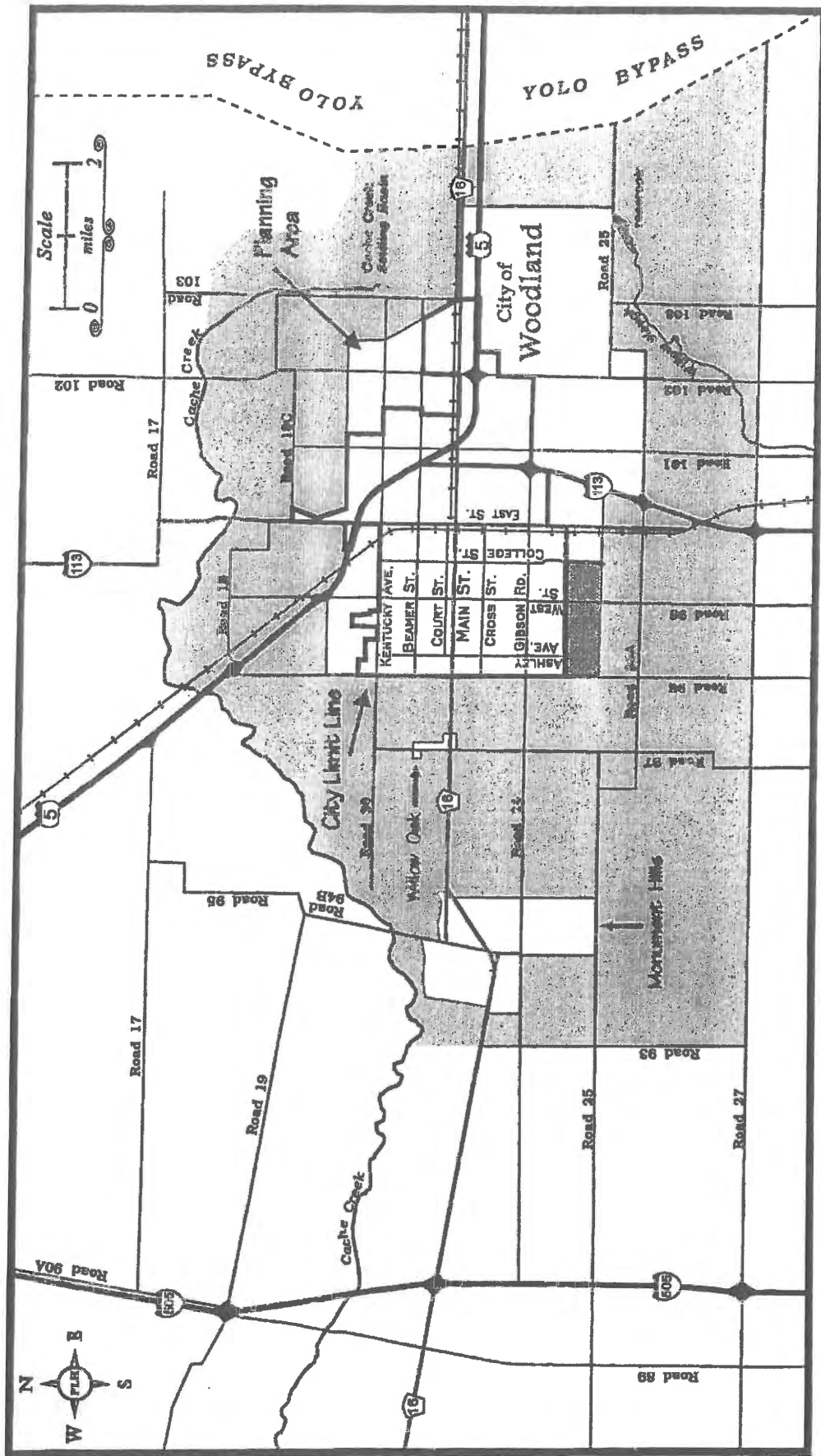
URBAN LIMIT LINE

Within the Planning Area, the *General Plan* defines an *Urban Limit Line* encompassing all land designated for urban development within the time frame of the *General Plan* (by 2020). Development within the Urban Limit Line is the primary focus of the analysis in this *EIR*.

North of the city limits and west of I-5, the *General Plan* would add 280 acres of unincorporated territory, which already falls within the existing Urban Limit Line of the 1988 *General Plan*. Northeast of the existing city limits, east of I-5, the *General Plan* would add 775 acres of unincorporated territory within the Urban Limit Line.

The *Policy Document* directs most new residential growth to the south between College Street between College Street and County Road 102. On the south, the Land Use Diagram adds approximately 1,750 acres to the Urban Limit Line, including Yuba College and the County jail facilities.

Figure 1-2 shows the Planning Area and Urban Limit Line.



Woodland General Plan Area,
Planning Area and 1995 City Limits

Figure 1-1

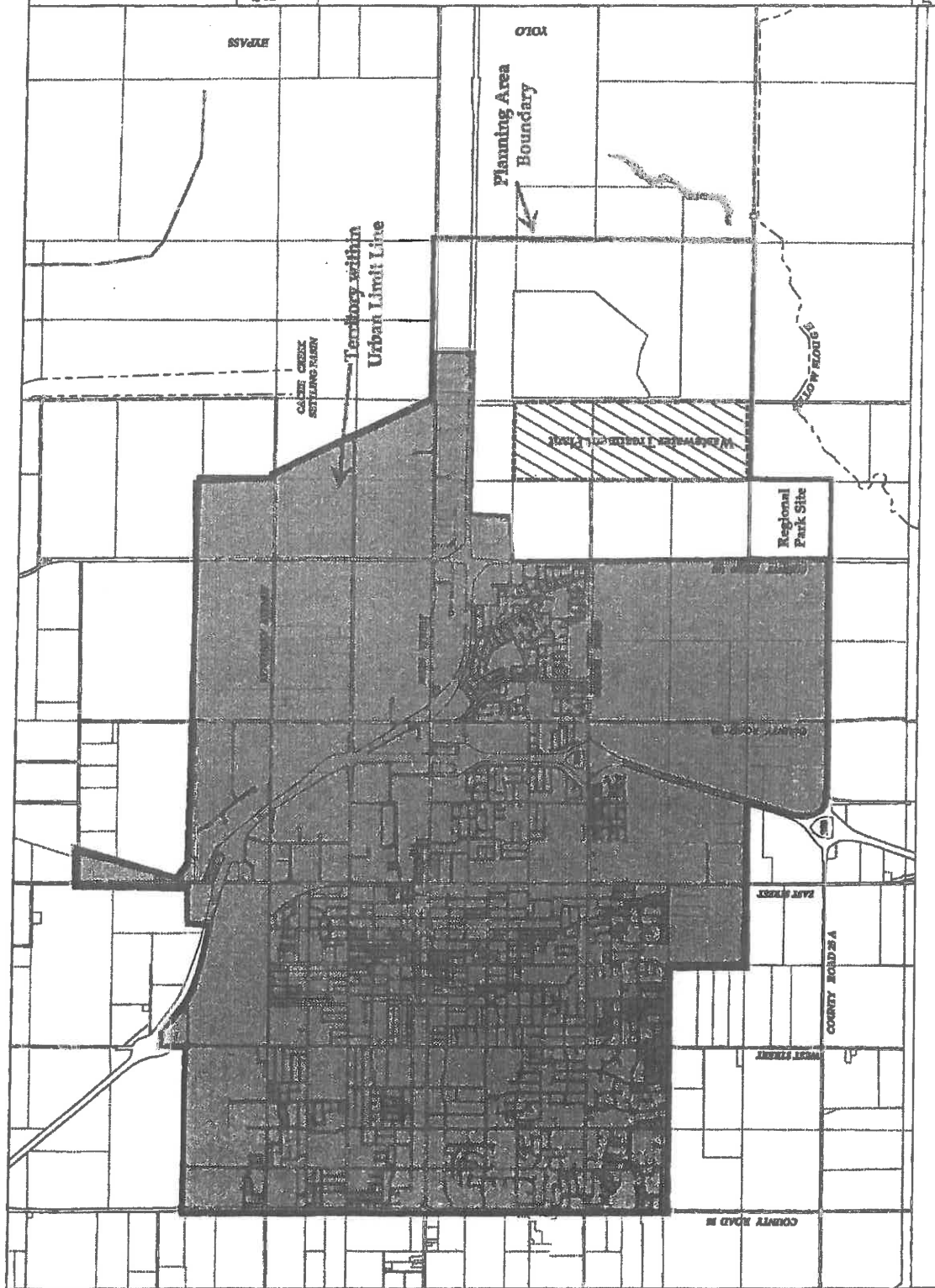
CITY OF
WOODLAND
GENERAL PLAN



FIGURE 1-2
PLANNING AREA AND
URBAN LIMIT LINE

Urban Limit Line
Planning Area Boundary

City of Woodland
Planning Area Boundary
Urban Limit Line



URBAN RESERVE AREA

The *General Plan* designates approximately 1,670 acres east of County Road 102 and south of East Main Street as *Urban Reserve*, indicating that the City will study this area and consider it for future development. The Urban Reserve area surrounds the City's domestic wastewater treatment plant site. The City's industrial wastewater treatment facilities located east of the treatment plant are designated as Urban Reserve. Future development of most of the Urban Reserve area may depend upon the City relocating the industrial wastewater treatment facilities and converting the land to urban development. The *General Plan* does not contemplate relocation of the domestic wastewater treatment plant.

No development can occur within the Urban Reserve area without a General Plan amendment. Following completion of a study considering the development potential of this area, the City would prepare an EIR specifically addressing the impacts of any proposed development in this area. Until such time, the industrial wastewater treatment facility and surrounding agricultural uses are assumed to remain in their current uses. The Urban Reserve area and the City's wastewater treatment facilities are shown in Figure 1-3.

1.4 THE GENERAL PLAN PREPARATION PROCESS

The City of Woodland initiated its General Plan Update in 1994 in response to new population projections, major development proposals, and new studies indicating flooding potential in the area north of Kentucky Avenue that had been planned for residential development. Through numerous Planning Commission and City Council study sessions, the City developed 15 guiding principles for the General Plan Update as well as exploring various growth alternatives. Following development of these principles and consideration of several of the major issues to be addressed in the new General Plan, the City retained J. Laurence Mintier & Associates in August 1994 to assist the City in its comprehensive update effort.

Through the winter of 1994 and spring of 1995, the City held a series of meetings and workshops to review information developed as part of the General Plan Update. In November 1994, the Planning Commission and City Council held a joint study session to discuss air quality considerations in the General Plan Update. This study session was funded in part by a grant from the Yolo-Solano Air Quality Management District. In January 1995, the City hosted a townhall meeting to review the overall goals and objectives of the Plan Update Program and to consider proposed growth alternatives. The City Council and Planning Commission held subsequent study sessions during the spring of 1995 to discuss residential and nonresidential market demand, densities, and other critical issues.

Other City commissions and committees also provided input into the *General Plan*, including the Traffic Safety Commission and Commission on Aging. The Parks and Recreation Commission, Child Care Committee, and Historic Preservation Commission, met several times and developed goals, policies, standards, and implementation programs for inclusion in the plan. An Agriculture Task Force also met twice and provided recommendations concerning methods for maintaining an urban limit line and preserving agriculture.

The policy recommendations provided by these commissions and committees, and as developed by the Planning Commission and City Council through workshops and meetings laid the foundation for development of new policies and modification of existing policies for incorporation into the *General Plan*.

Following release of the *Draft General Plan* and *Draft Environmental Impact Report* on the plan, the Planning Commission and City Council conducted six joint study sessions and public hearings on the *Draft General Plan* and *Draft EIR* during October and November 1995. After consideration of public input, the

Planning Commission made recommendations to the City Council concerning the *Draft General Plan* in December 1995. The City Council then considered public input and the Planning Commission's recommendations and provided direction for preparation of the final *General Plan* in December 1995. City staff and consultants then made revisions to the documents and prepared the final *General Plan* for adoption and prepared the *Final EIR* for certification. The Planning Commission held a public hearing on the revised plan on February 22, 1996, and made recommendations to the City Council. The City Council certified the EIR and adopted the *General Plan* on February 27, 1996.

1.5 WOODLAND GENERAL PLAN CONTEXT

The following discussions briefly describe growth projections, physical constraints, and the issues that provide the context for preparation of the *General Plan*.

REGIONAL GROWTH PRESSURES

Woodland's location just 20 miles northwest of Sacramento places it within one of the fastest growing regions in the state. Located on I-5 and SR 113, with good access to I-80, Woodland is subject to major growth pressures. This General Plan projects Woodland's population to increase from 42,500 in 1995 to 66,000 in 2020, while employment is projected to increase from 15,400 to 25,400 during the same time period. Woodland has a statutory obligations to try to meet its projected "fair share of regional housing needs." This General Plan creates the capacity to accommodate projected growth through 2020, and also sets policies and standards to ensure orderly and high-quality development along with provision of needed public facilities and services.

PHYSICAL CONSTRAINTS

Limited Available Infill Land

The City has successfully phased growth and physical expansion over the years, leaving only a limited amount of land in 1995 for residential infill development (and continued development of the Southeast Area). To accommodate projected growth over the long-term, Woodland must make additional land available for urban development, continue infill development, and encourage the re-use of underutilized lands. As discussed below, several physical constraints limit the ability of the city to expand.

Floodplains

Woodland is surrounded by watercourses that periodically flood: Cache Creek to the north and northwest, the Yolo Bypass and Sacramento River to the east, and Willow Slough to the south. Areas subject to 100- to 500-year flood events include the northern part of the city encompassing undeveloped land north of Kentucky Avenue and land east of County Road 102. In 1994, the U.S. Army Corps of Engineers completed a flood study of Cache Creek that indicated greater flooding potential in the northern part of Woodland north of Kentucky Avenue. The area north of Kentucky Avenue was formerly designated for residential uses but was designated for nonresidential uses in this General Plan, consequently reducing available residential land to meet projected residential growth.

To minimize risks of property damage and potential dangers to residents, this General Plan designates most of the undeveloped land in floodplains for nonresidential purposes or urban reserve. Industrial development will be required to incorporate flood protection measures, and any consideration of future development within the urban reserve area will have to address flooding issues.

CITY OF WOODLAND GENERAL PLAN

FIGURE 1-3

PLANNING AREA, URBAN RESERVE AREA, WASTEWATER TREATMENT FACILITIES, AND OTHER FACILITIES

0 6000 SCALE IN FEET

Urban Reserve Area

Wastewater Treatment Plant

Industrial Wastewater Treatment Facility

Planning Area

Kentucky Avenue

Main Street

Yuba College Site and County Jail

County Road 10

County Road 11

County Road 12

County Road 13

County Road 14

County Road 15

County Road 16

County Road 17

County Road 18

County Road 19

County Road 20

County Road 21

County Road 22

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County Road 93

County Road 94

County Road 95

County Road 96

County Road 97

County Road 98

County Road 99

County Road 100

Bypass

Cul-de-sac

Urban Limit Line

City of Woodland

January 1986

January 1995

L. Lawrence Bender & Associates

CITY OF WOODLAND GENERAL PLAN



FIGURE 1-4
PLANNING AREA
LAND USE DIAGRAM

RESIDENTIAL

- RR Rural Residential
- RLD Very Low Density Residential
- LR Low Density Residential
- ML Medium Low Density Residential
- MD Medium Density Residential
- PD Neighborhood Preservation
- PDN Planned Neighborhood

COMMERCIAL

- NC Neighborhood Commercial
- CC Central Commercial
- GC General Commercial
- HC Highway Commercial
- SC Service Commercial

INDUSTRIAL

- I Industrial
- IP Industrial Park

OTHER

- PS Public Service
- OS Open Space
- A Agriculture
- UR Urban Reserve

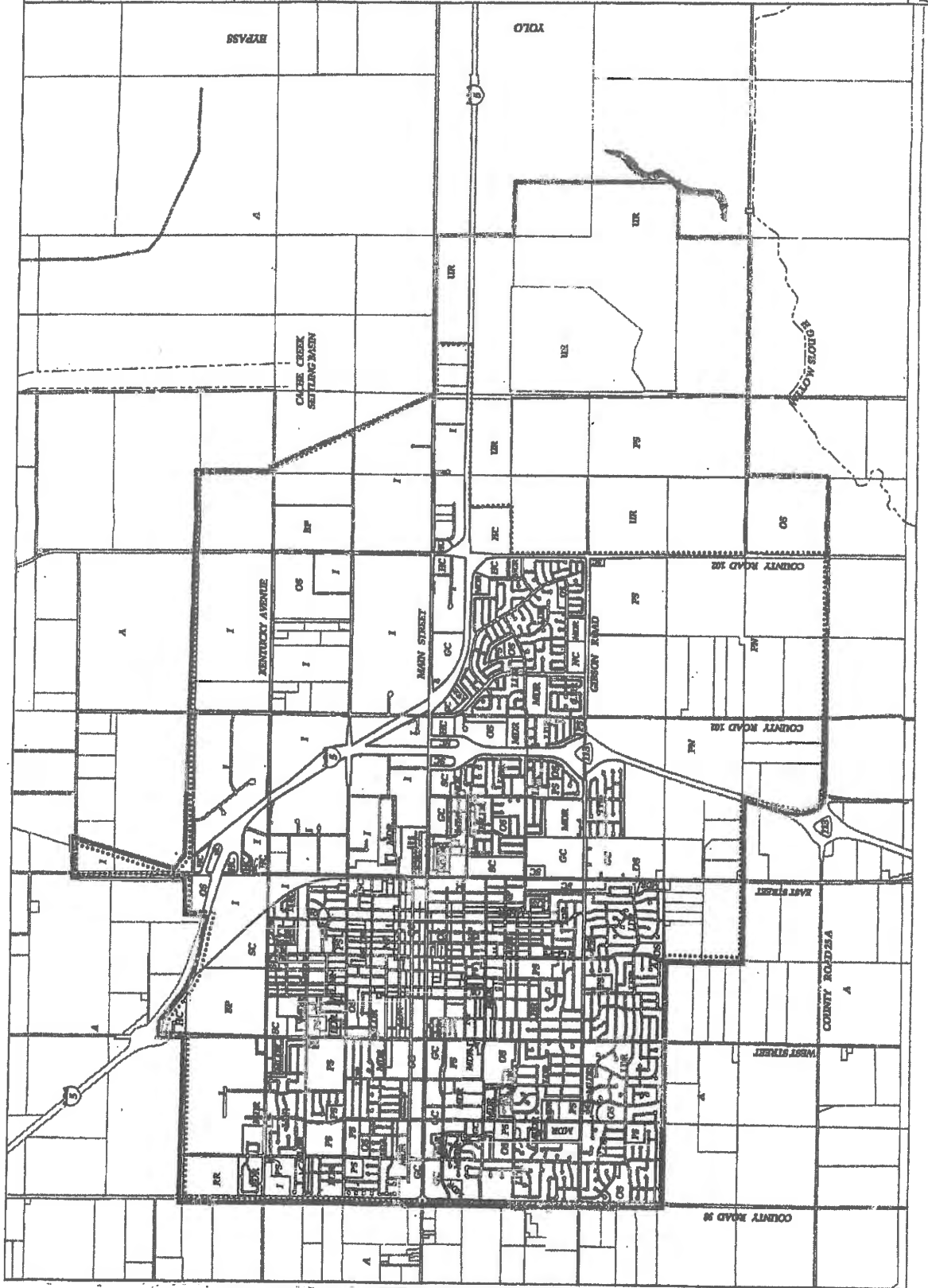
..... URBAN GROWTH LINE

— PLANNING AREA BOUNDARY



City of Woodland

February 1986



Wastewater Treatment Facilities and Capacities

The City's wastewater collection and treatment system constrains growth on both the east and west. The domestic wastewater treatment plant is located on the east side of the city along County Road 103. Immediately adjacent to the domestic treatment plant lies the City's 900-acre industrial wastewater treatment facility. These facilities constrain eastern growth since new development would either have to leapfrog these facilities, isolating the new development from the rest of Woodland, or the wastewater treatment facilities would need to be relocated to allow the land to be used for new development purposes. The General Plan calls for studying the possibility of using the 900-acre industrial wastewater facility for urban development at some point in the future and designates this property and the surrounding area as urban reserve. The City's domestic wastewater treatment plant, however, represents a major City investment and the General Plan does not contemplate its relocation within the time frame of this General Plan (2020). Issues of compatibility of development adjacent to the treatment plant also limits the type and configuration of development that might be appropriate on the east.

The location of the plant and collection trunk lines limits development on the west side of Woodland since the gravity flow design of the system cannot serve new development west of County Road 98.

Prime Agricultural Land

Yolo County is an agricultural area with rich soils and a variety of cultivated crops. Agriculture plays a major role in Woodland's economy through agricultural employment and agriculturally-related industry. Prime soils are located to the north, west, and south of the city, and the City and County have long maintained a strong commitment to protection of agricultural soils through the joint City-County urban development agreement. This agreement directs urban development to designated urban areas of cities.

The General Plan maintains the previous Urban Limit Line boundary on the west at County Road 98 and on the northwest about one-half mile north of Kentucky Avenue, but allows for some urban development on agricultural lands on the south since there are constraints to growth to the north, west, and east, as discussed previously.

COMMUNITY FORM AND CHARACTER

Woodland has a strong historic heritage, which is reflected in an impressive stock of historic buildings in its Downtown and surrounding neighborhoods. Woodland's agricultural setting is largely responsible for the community's distinct identity and plays an important economic role in Woodland. Another important asset is Woodland's stable residential neighborhoods with their diverse housing stock, mature trees and landscaping, sense of personal safety, and high level of community involvement. The General Plan seeks to build upon and expand these assets in Woodland.

Role of Downtown

Woodland's Downtown is an important symbol of the city's small-town atmosphere and historic heritage. Maintaining the Downtown as the center of government, specialty retail, entertainment, and culture is important to preserving Woodland's small-town atmosphere as the city grows. A centralized Downtown also helps knit the community together as a place where everyone in the community gathers.

Chapter 1: Project Description and Impact Summary

Maintaining Downtown's central location and accessibility in the larger city is important to achieving this goal. Providing for new development to the south reinforces Downtown's centralized location and accessibility. It also increases the importance of East Street as a commercial corridor.

Residential Neighborhoods

Woodland is a family-oriented community of neighborhoods. To ensure that Woodland maintains its small-town feeling and quality of life, the General Plan seeks to preserve existing neighborhoods, and to promote development of new neighborhoods that incorporate the best qualities of existing neighborhoods. While new neighborhoods should reflect a mix of housing types and sizes, similar to the existing city, the General Plan also provides for larger-lot, or executive housing, in planned new development.

Separation of Industrial Development

By separating industrial activities from residential areas, Woodland has avoided many land use conflicts. Most industrial development is located in the northeastern part of the city, much of it north and east of I-5. The General Plan expands this area as the primary location for industrial development but also allows for additional industrial development north of Kentucky Avenue. In those areas where industrial areas abut residential areas, the Plan provides for buffering and limits on the types of industrial uses permitted.

Desire for Economic Development

The City wants to maintain a healthy balance of jobs and housing to reduce the need for commuting outside of Woodland and to attract commercial and industrial uses to improve Woodland's economy. Consistent with the City's *Economic Development Strategic Plan*, the General Plan promotes development of a diverse employment base, including some business park and research and development and biotechnology, capitalizing on Woodland's location near UC Davis and along and close to major transportation corridors.

Public Facilities and Services

The provision and maintenance of public facilities and services, including water, sewer, storm drainage, law enforcement, fire protection, parks and recreational facilities, schools, child care, and library service, are important to the quality of life of Woodland residents. The General Plan addresses these services by setting service level standards that the City should strive to maintain, and by establishing the framework for financing the development and ongoing maintenance of these services.

Pedestrian, Bicycle, and Transit Opportunities

Promoting opportunities for pedestrian, bicycle, and bus travel is an important feature of the General Plan. Designing new development to encourage bicycling, walking, and bus use reduces the use of automobiles, with associated advantages of reducing air pollution and traffic congestion, and allowing those without cars to travel easily throughout the community. These development patterns also bring people out of their homes, creating friendlier neighborhoods, an important feature of Woodland's small-town feeling.

1.6 SUMMARY OF CHANGES TO 1988 GENERAL PLAN

Woodland's existing *General Plan* was adopted in 1988 and consists of nine elements: Land Use, Circulation, Housing, Open Space, Conservation, Noise, Safety, Parks and Recreation, Historic Preservation, and the

Level of Service Plan. The project analyzed in this *EIR* is a comprehensive update of the existing *General Plan* elements except for the *Housing Element*, which was updated and adopted in 1993.

The primary changes between the existing (1988) *General Plan* and the *General Plan* are described below:

1. **Extending the time frame of the General Plan.** The 1988 *General Plan* had a 22-year time frame of 1988 through 2010 for development within its Urban Limit Line. The *General Plan* sets a 25-year time frame from 1995 to 2020 for development within its Urban Limit Line.
2. **A higher population and employment holding capacity.** The 1988 *General Plan*, with a time frame through 2010, projected a population of 60,700 in the year 2010. The *General Plan* projects a population of 66,000 and employment of 35,000 in the year 2020.
3. **Redefining the Planning Area.** The 1988 *General Plan* identified 15 "planning areas" covering the territory within the Urban Limit Line and four "study areas" south of the Urban Limit Line between the southernmost city limits and County Road 25A (see Figure 1-4). The 1988 *General Plan* would allow development within a study area only after completion of an assessment demonstrating that development of the area is needed and after preparation and adoption of a specific plan.

The *General Plan* modifies the Planning Area used in the 1988 *General Plan* in several ways. First, it removes part of the 1988 "study area" between County Road 98 and State Route 113, one-half mile north of County Road 25A south to CR 25A, from consideration for future development. The *General Plan* adds territory to the Planning Area east of CR 102, including an Urban Reserve area south of east Main Street, and an industrial area north of Beamer Street.

4. **Expanding the Urban Limit Line.** The 1988 *General Plan* defined an Urban Limit Line as shown in Figure 1-2. The *General Plan* expands the Urban Limit Line boundary in the south and northeast.
5. **Designation of the area north of Kentucky Avenue.** The 1988 *General Plan* designated the area north of Kentucky Avenue and west of I-5 for residential development. The *General Plan* designates this area primarily for industrial, business park, and service commercial uses.
6. **System for phasing residential development.** The 1988 *General Plan* designates areas within the Urban Limit Line according to three phases, with later phases to be developed only when only three years of vacant residential land supply remain in the previous phase. The *General Plan* eliminates the three-phase system and substitutes a requirement for the preparation of specific plans that include provisions for orderly, phased development consistent with the General Plan population projections as a condition of development of specific plans.

1.7 SUMMARY OF GENERAL PLAN

GUIDING PRINCIPLES

The following 15 guiding principles provide the foundation for the Land Use Diagram, Circulation Diagram, and the goals, policies, and implementation programs, which constitute the formal substance of the plan.

1. To retain and enhance Woodland's quality of life, its separate identity, and small-town characteristics.

Chapter 1: Project Description and Impact Summary

2. To achieve an orderly pattern of community development consistent with economic, social, and environmental needs.
3. To provide for a diversified economic base with a range of employment opportunities for all residents.
4. To preserve and protect prime agricultural lands and their uses in the areas between the Urban Limit Line and the boundary of the General Plan Area.
5. To revitalize the Downtown district as the heart of the city.
6. To promote the provision of adequate housing including a variety of housing sizes and types for all persons in the community regardless of income, gender, age, race, or ethnic background.
7. To coordinate land and transportation planning measures to foster reduced dependence on automobile and increased opportunities for alternative modes of travel.
8. To provide adequate levels of public service.
9. To promote a wide range of parks and recreational facilities and activities.
10. To plan for diverse educational opportunities and adequate school facilities.
11. To preserve and enhance the historical and cultural resources of the Woodland area.
12. To protect and improve the quality of the natural environment.
13. To prevent loss of life, injury, and property damage due to natural and manmade hazards.
14. To ensure that Woodland remains a safe place to live.
15. To foster increased cooperation and coordination among governmental entities.

SUMMARY OF MAJOR GENERAL PLAN PROPOSALS

The *Woodland General Plan* consists of two documents: the *General Plan Background Report* and the *General Plan Policy Document*. The *General Plan Background Report*, which inventories and analyzes existing conditions and trends in Woodland, provides the formal supporting documentation for general plan policy.

The *General Plan Policy Document* is divided into two main parts. Part I is a summary of the *General Plan*, describing the nature and purpose of the plan, highlighting the guiding principles of the plan, and outlining the plan's main proposals. It does not constitute formal general plan policy, but is rather a guide to understanding and interpreting Part II of the *Policy Document*.

Part II contains explicit statements of goals, policies, standards, implementation programs, and quantified objectives that constitute the formal policy of the City of Woodland for land use, development, and environmental quality. Part II is divided into ten chapters as follows:

- Chapter 1: Land Use and Community Design

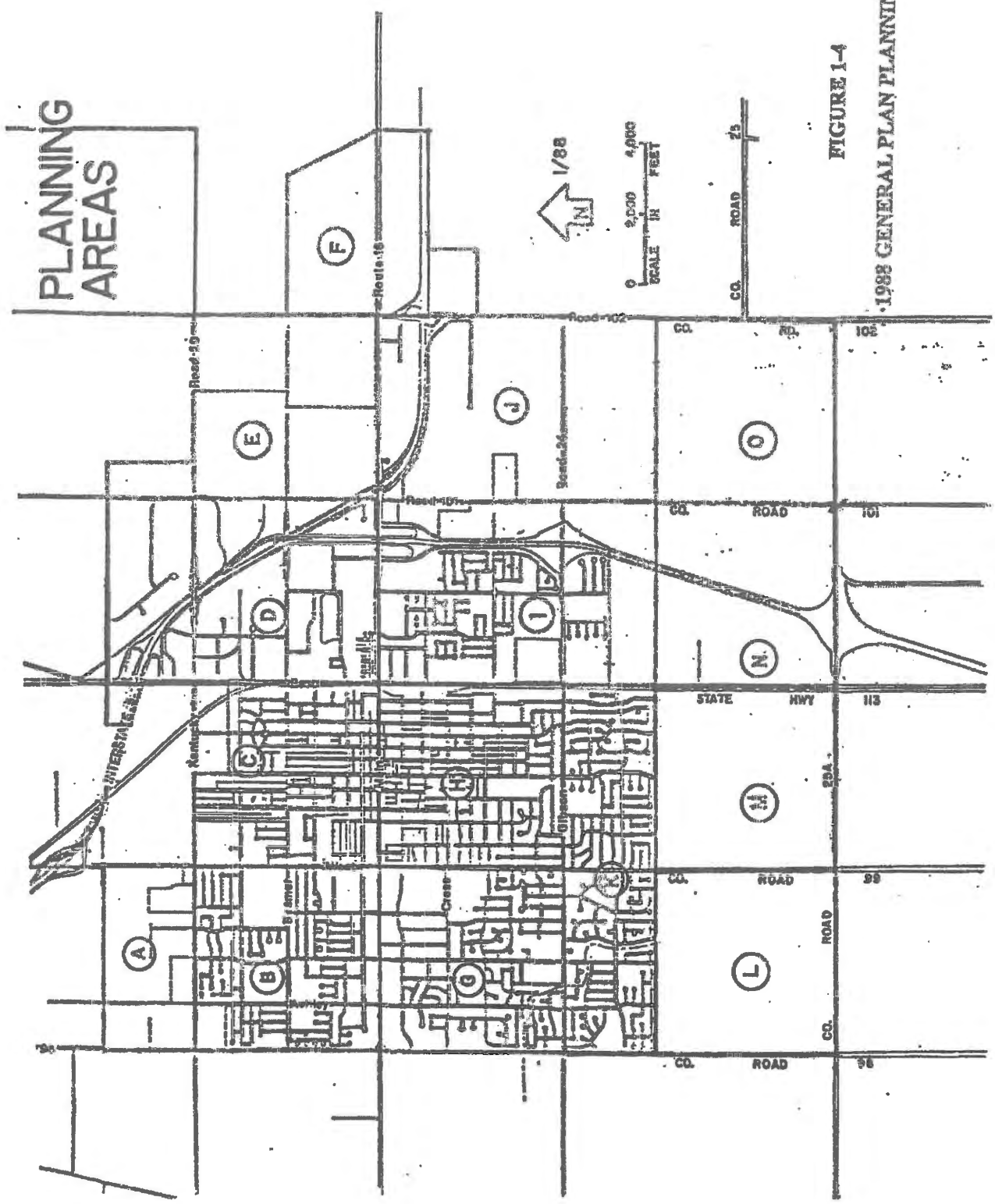


FIGURE 1-4

1982 GENERAL PLAN PLANNING AREAS

- Chapter 2: Housing
- Chapter 3: Transportation and Circulation
- Chapter 4: Public Facilities and Services;
- Chapter 5: Recreational, Educational, and Community Services
- Chapter 6: Historic Preservation
- Chapter 7: Environmental Resources
- Chapter 8: Health and Safety
- Chapter 9: Economic Development
- Chapter 10: Administration and Implementation

Each chapter includes several goal statements relating to different sub-issues or different aspects of the topic addressed in the chapter. For each goal statement there are several policies that amplify the goal statement. Implementation programs are listed at the end of each policy section and describe briefly the proposed action, the City agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program. Chapter 1 (Land Use and Community Design) contains the Land Use Diagram, describes the designations appearing on the Diagram, and outlines the standards of population density and building intensity for these land use designations. Chapter 3 (Transportation and Circulation) contains the Circulation Diagram and a description of the roadway classification system.

The following definitions describe the nature of the statements of goals, policies, standards, implementation programs, and quantified objectives as they are used in the *Policy Document*:

Goal: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Policy: A specific statement in text or diagram guiding action and implying clear commitment.

Standard: A specific, often quantified guideline, incorporated in a policy or implementation program, defining the relationship between two or more variables. Standards can often translate directly into regulatory controls.

Implementation Program: An action, procedures, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

The *Policy Document* includes four supporting appendices. Appendix A is the City-County Urban Development Agreement and Appendix B is a Glossary of key terms used in the *Policy Document*. Appendices C and D are informational appendices that do not constitute City policy but assist in implementing the plan. Appendix C is a general plan/zoning consistency matrix and Appendix D summarizes the City's Levels of Service guidelines.

As indicated earlier, the formal policy content of the *General Plan* is contained in Part II of the *Policy Document*. Part II is divided into nine chapters, each of which deals with a broad topic and several subissues related to the main topic. The following is a chapter-by-chapter summary of the major proposals set forth in the *Woodland General Plan*, including references to show how the goals, policies, implementation programs, and diagrams in each chapter relate to the major themes described above

CHAPTER 1: LAND USE AND COMMUNITY DESIGN

This part is the most tangible of all of the policy chapters in the *General Plan*. It contains the Land Use Diagram that prescribes uses for all of the General Plan Area, describes standards for each of the land use designations shown on the Land Use Diagram, and articulates a series of goals, policies, and programs designed to guide decisions concerning land use, development, and environmental protection in Woodland.

Land Use Diagram

The Land Use Diagram (Figures 1-5, 1-6, and 1-7) includes 18 land use designations falling within five major categories, as shown in the following chart:

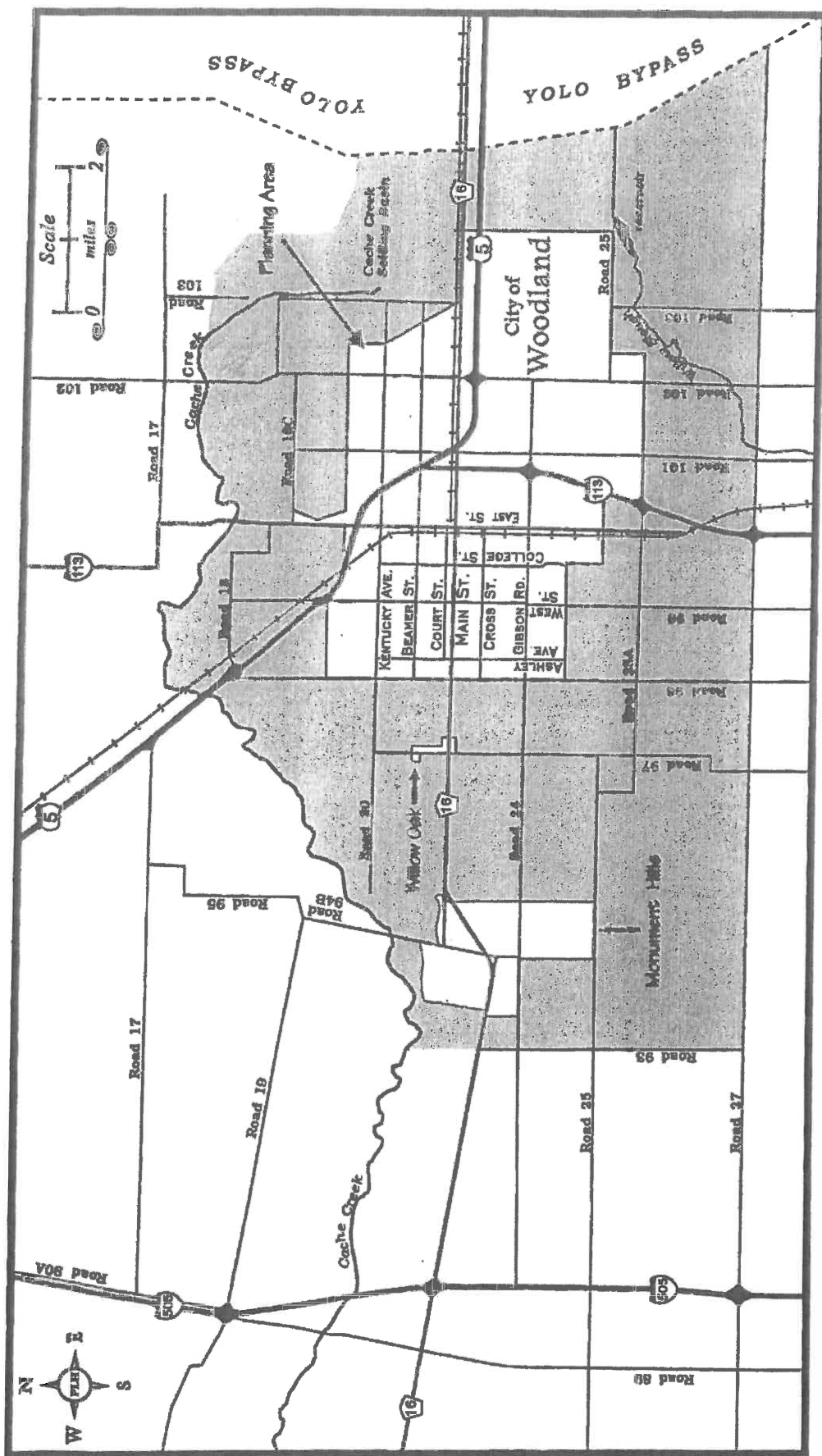
CATEGORY	DESIGNATION	
Residential	RR	Rural Residential
	VLDR	Very Low Density Residential
	LDR	Low Density Residential
	MLDR	Medium-Low Density Residential
	NP	Neighborhood Preservation
	MDR	Medium Density Residential
	PN	Planned Neighborhood
Commercial	NC	Neighborhood Commercial
	CC	Central Commercial
	GC	General Commercial
	SC	Service Commercial
	HC	Highway Commercial
Industrial	I	Industrial
	BP	Business Park
Public and Open Space	PS	Public Service
	OS	Open Space
	A	Agriculture
Reserve	UR	Urban Reserve

It is important that the users of this *Policy Document* understand that the goals, policies, standards and programs articulated in Part II are as important, if not more so, than the Land Use Diagram in representing the City's land use and development policy. Accordingly, any development proposals or review thereof must consider this *Policy Document* as a whole, rather than focusing solely on the Land Use Diagram or on particular policies and programs.

Following are summaries of the General Plan's key land use proposals according to each of the major designation categories that appear on the Land Use Diagram.

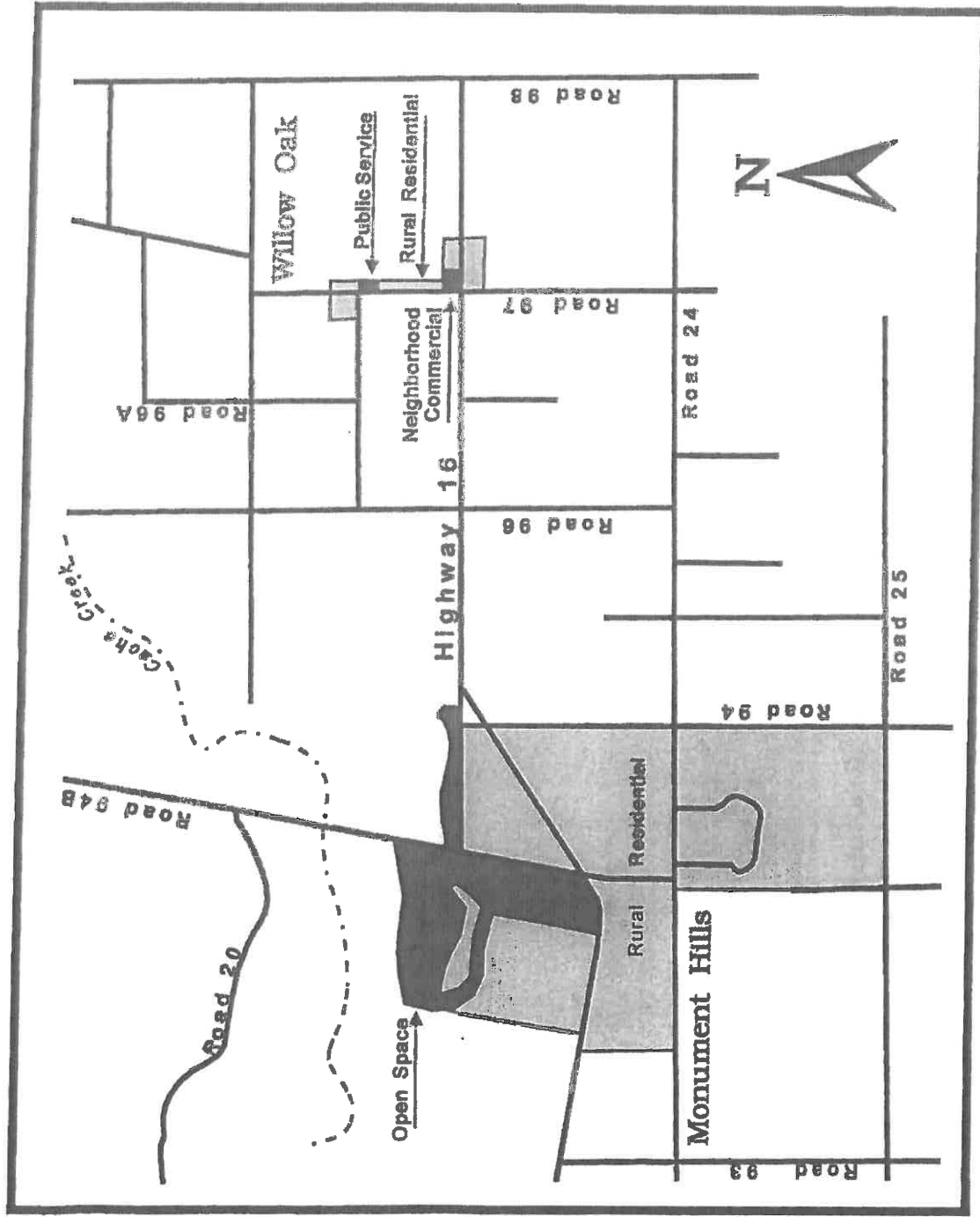
Residential Land Use

The seven residential designations that appear on the Land Use Diagram combine with a set of residential and neighborhood development policies to create a strong foundation for preservation and maintenance of Woodland's existing healthy residential neighborhoods, improvement of other residential areas, and establishment of new residential development that follows principles that will create vital neighborhoods.



- Agriculture

Figure 1-5



Land Use Diagram
 Willow Oak & Monument Hills
 Figure 1-6

Residential policies of the plan emphasize two main themes. First, preservation and enhancement of the city's existing neighborhoods is promoted through maintenance and rehabilitation efforts and through continued infill development that maintains the character of existing neighborhoods. Second, new residential development is to occur in distinct, identifiable neighborhoods that incorporate a range of support services essential to day-to-day living, including parks, schools, child care, and neighborhood shopping opportunities, and that encourage walking, bicycling, and transit use.

The *Rural Residential* designation is applied to the unincorporated county communities of Monument Hills and Willow Oaks. Within the Planning Area, this designation is applied only to a small area in the northwest part of the Planning Area, reflecting the existing pattern of currently unincorporated development in that area.

Existing residential areas are designated with a mix of designations. *Low Density Residential* is the primary residential category reflecting typical single family housing. *Medium-Low Density Residential* covers existing areas developed with single family homes and duplexes. The *Neighborhood Preservation* designation is intended to preserve the overall single-family-residential character of several older neighborhoods that include some existing multi-family housing and nonresidential development that continues to be viable. *Medium Density Residential* is found in various pockets throughout the community, and includes apartments and higher density homes, for a combination of rental and ownership opportunities.

The *Planned Neighborhood* designation covers future residential areas in the southern part of the Planning Area. The Planned Neighborhood area will be master planned as new neighborhoods through approved specific plans. Specific plans must include a mix of housing types and densities along with parks, schools, neighborhood commercial centers, and other institutional uses. Each specific plan must also include a plan for the provision of public facilities and services and phasing of development of the area. Upon adoption of a specific plan for the area, the Planned Neighborhood designation will be replaced by regular General Plan designations reflecting the locations of Very Low Density Residential, Low Density Residential, and Medium Density Residential designations, along with nonresidential designations.

The Very-Low Density Residential designation will provide for larger lot, or estate housing, to accommodate higher end housing.

Commercial Land Use and Development

The General Plan includes five commercial designations which allow for commercial and office uses. Most commercial development is concentrated along Main Street and East Street, forming a cross-shaped commercial district.

The *Central Commercial* designation applies to the Downtown core area along the Main Street, Lincoln Avenue, and Court Street corridors. This designation allows for a mix of retail, government offices, and entertainment use, and permits residential uses. Outside the Downtown, Main Street is designated for *General Commercial* uses, allowing for larger retail and office uses.

The East Street Corridor includes a mix of commercial uses. Southern East Street is designated with a concentration of *General Commercial* uses. The Plan envisions expansion of the mall, and designates the County Fairgrounds for *General Commercial* uses to allow for commercial development at the site if the Fairgrounds ever relocates. Other areas along East Street are designated *Service Commercial*, along with some areas north of Kentucky Avenue. *Highway Commercial* designations, including the site for a proposed

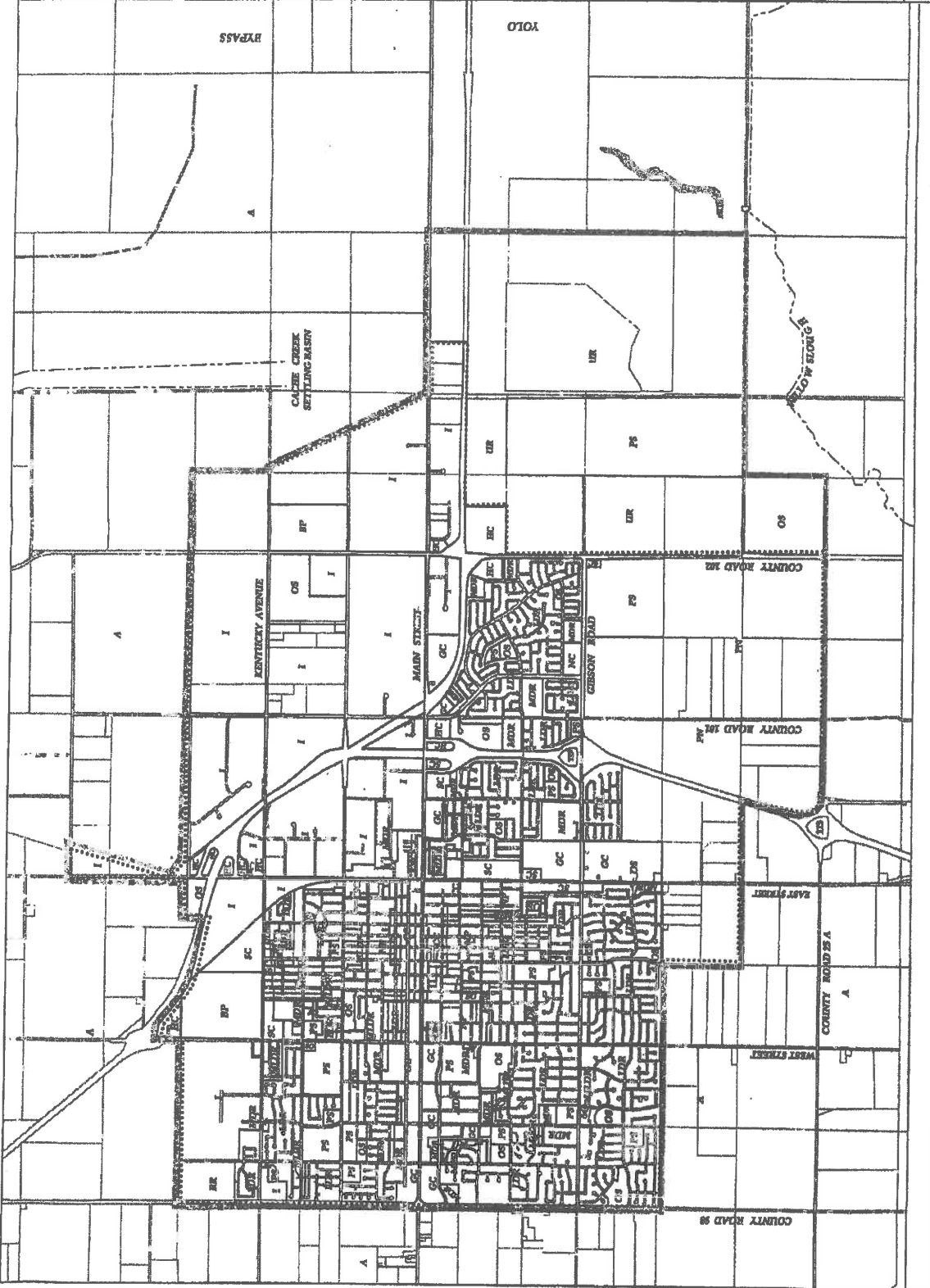
CITY OF WOODLAND GENERAL PLAN

0 4,000
SCALE IN FEET

FIGURE 1-7
PLANNING AREA
LAND USE DIAGRAM

- RESIDENTIAL**
- RD Single Detached
 - WLD Very Low Density Detached
 - LD Low Density Detached
 - MD Medium Low Density Detached
 - ND Neighborhood Detached
 - MDX Medium Density Detached
 - PD Planned Detached
- COMMERCIAL**
- CC Central Commercial
 - GC General Commercial
 - NC Neighborhood Commercial
 - HC Highway Commercial
 - SC Service Commercial
- INDUSTRIAL**
- I Industrial
 - EP Employment
- OFFICE**
- OP Office Professional
 - OS Office Service
 - UR Urban Reserve
 - A Agriculture
- URBAN LIMIT LINE**
- PLANNING AREA BOUNDARY**

City of Woodland
January 1996
J. Lawrence Miller & Associates



Chapter 1: Project Description and Impact Summary

auto mall, are found at locations adjacent to I-5. *Neighborhood Commercial* uses are intended for smaller, neighborhood-oriented shopping centers to be developed in new neighborhoods.

In addition, the Plan promotes continued infill development and reuse of vacant and underutilized commercial centers.

Industrial Land Use and Development

The General Plan includes two industrial designations: *Industrial* and *Business Park*. The *Industrial* designation is applied primarily in the northern and northeastern parts of the city, separated from residential areas of the city. Reflecting the City's desire to attract primary-wage-earner jobs, such as high technology and biotechnology uses, two areas are designated for *Business Park* uses: one area north of Kentucky Avenue and east of West Street, and another area east of County Road 102 and south of Kentucky Avenue. The Plan also includes a chapter promoting economic development in Woodland.

Public and Open Space Land Use

Public uses represent an important element in the overall fabric of a community. Accordingly, this *Policy Document* provides a framework for development of such public uses as government offices and facilities, schools, and parks and recreation facilities. Recognizing the status of governmental services and Woodland's position as the county seat and an economic center, this *Policy Document* supports the maintenance of a vital public presence in Downtown. In addition, this *Policy Document* includes land use policies and programs that recognize and reinforce the essential role that public uses (i.e., parks and schools) play in the development and maintenance of healthy neighborhoods.

Lands surrounding the Planning Area are designated Agriculture, reflecting an important open space resource.

Urban Reserve

The General Plan designates the area east of County Road 102 and south of Main Street as *Urban Reserve*, indicating that the City will study this area and consider it for future development. The *Urban Reserve* area surrounds the City's domestic wastewater treatment plant site and includes the City's industrial wastewater treatment facilities. Future development of most of the *Urban Reserve* area may depend upon the City relocating its industrial wastewater treatment facilities and converting the land to urban development. No development can occur within the *Urban Reserve* area without a General Plan amendment.

CHAPTER 2: HOUSING

The *Housing Element* is subject to specific statutory requirements for periodic updates. The City completed the mandatory *Housing Element* update and adopted a revised *Housing Element* in 1993. Because the City devoted extensive recent effort to updating the *Housing Element* and processing it through approval by the State, it is not being revised as part of this General Plan Update. It will, however, be printed as part of the General Plan document following adoption of the updated General Plan and is available under separate cover for review and information.

CHAPTER 3: TRANSPORTATION AND CIRCULATION

The General Plan addresses several transportation issues that are critical to the continued development of Woodland. The Circulation Diagram depicts the proposed circulation system to support development under the Land Use Diagram. This circulation system is represented on the diagram as a set of roadway classifications that have been developed to guide Woodland's long-range planning and programming. Roadways are systematically classified based on the linkages they provide and their function, both of which reflect their importance to the land use pattern, traveler, and general welfare.

New roadways required to serve new development include an arterial north of and parallel to Kentucky Avenue in the northeastern part of the Planning Area and a new arterial south of Gibson Road to serve new residential development. In addition, several arterial and collector streets would be extended south to serve the new area of planned residential development.

In addition to addressing future roadway plans and improvements, Chapter 3 of Part II of this *Policy Document* contains goals, policies, and programs related to the following issues:

- Street and Roadway System
- Residential Streets
- Automobile Parking
- Transit Facilities and Services
- Non-motorized Transportation
- Goods Movement
- Air Transportation

The overall emphasis of the policies and programs under these headings is the establishment and maintenance of a well-rounded transportation network that includes fully-connected and intersecting streets, pedestrian paths, and bike paths.

CHAPTER 4: PUBLIC FACILITIES AND SERVICES

An important result of comprehensive planning should be the assurance that all facilities and services needed to adequately serve development will be provided in a timely fashion. While the development of detailed plans for facilities and services is beyond the purview of the General Plan, the General Plan does establish a framework for guiding planning decisions related to facility development and service provision. The general emphasis of the policies and programs in Chapter 4 of Part II is on ensuring the provision and maintenance of adequate services, while discouraging unnecessary, wasteful, or inefficient extension of existing systems or development of new facilities. Specifically, this *Policy Document* contains goals, policies, and programs related to the following facilities and services:

- General Public Facilities and Services
- Public Facilities and Services Funding
- Water Supply and Delivery
- Wastewater Collection, Treatment, Disposal, and Reuse
- Stormwater Drainage
- Solid Waste Collection and Disposal
- Law Enforcement
- Fire Protection

Chapter 1: Project Description and Impact Summary

- Public Utilities
- Information Technology

The policies and programs articulated under these headings will ensure that current and future residents of and businesses in Woodland are served by a well-rounded, efficient, and environmentally-sound system of public facilities and services.

CHAPTER 5: RECREATIONAL, EDUCATIONAL, AND COMMUNITY SERVICES

The diversity and quality of life in Woodland is reflected in its recreational, educational, and other community services. The City develops and maintains public parks, but this meets only part of the community's need for recreation. The need for park facilities and recreation services span all age and income groups. The General Plan sets the framework for an expanded park system with facilities to provide opportunities for a wide variety of recreational activities.

City decisions concerning growth and development affect school and child care facilities, and the City has an important role to play in the siting and planning of these facilities. The General Plan also promotes the expansion of library services and arts and cultural activities.

The goals, policies, and programs in Chapter 5 of Part II of this *Policy Document* articulate the City of Woodland's strong commitment to ensuring high quality recreational and educational opportunities for Woodland residents and visitors, and promote a high quality of life for all segments of Woodland's population. The policy content of the section is divided into the following 13 topics:

- Parks and Recreation Development Framework
- Diversity in Recreation
- Community/Senior Centers
- Education
- School Siting and Financing
- Child Care Supply and Quality
- Child Care Referral
- Elder Care
- Libraries
- Arts and Culture
- Community Involvement and Participation
- Community Diversity
- Family and Youth

CHAPTER 6: HISTORIC PRESERVATION

Woodland has a rich historic heritage, and contains many significant historic buildings, districts, events, and artifacts reflect its past. These are symbols of Woodland's unique heritage and identity. Demolition of several old landmarks has stimulated local interest in a preservation program to restore the city's older districts.

The General Plan sets the framework for comprehensive efforts to foster historic preservation in Woodland through a systematic program, community education, and coordination within the city and with other historic preservation groups.

The goals and policies of this chapter are organized topically according to the following categories:

- Historic Preservation- General
- Economic Incentives for Historic Preservation
- Historic Residential Neighborhoods
- Coordination of Historic Preservation Efforts
- Historic Preservation and Awareness
- Archaeological Resources

CHAPTER 7: ENVIRONMENTAL RESOURCES

Woodland's environmental resources--water, vegetation, wildlife, agricultural lands, and open space--contribute to the city's economy and are important elements in the quality of life of Woodland's residents. These natural resources exist in limited quality and are at risk of destruction or degradation through continued urban development. The General Plan seeks to balance the need for growth with the need for conservation and enhancement of the area's natural resources, frequently in cooperation with other agencies. This chapter addresses the following issues:

- Water Resources
- Fish and Wildlife Habitat
- Vegetation
- Open Space for the Preservation of Natural Resources
- Air Quality--General
- Air Quality--Transportation

CHAPTER 8: HEALTH AND SAFETY

This chapter contains goals, policies, programs, and standards designed to minimize the harmful effects of natural and man-made hazards. This information is organized under the following topics, each of which relates to specific conditions and concerns relevant to Woodland:

- Seismic and Geologic Hazards
- Flood Hazards and Protection
- Fire Hazards
- Aircraft Crash Hazards
- Hazardous Materials
- Emergency Response
- Noise

CHAPTER 9: ECONOMIC DEVELOPMENT

This chapter addresses the economic development issues. Key issues include the maintenance and enhancement of the quality of the life in Woodland by retaining and encouraging the expansion of existing industries and businesses in the community; encouraging the development of new industries and businesses in the community thereby creating new jobs for Woodland residents; and preserving and enhancing the rich historic character of the community. Redevelopment and public and private partnerships will be important in stimulating these activities.

Chapter 1: Project Description and Impact Summary

This chapter contains goals, policies and implementation programs that provide the framework for economic development for the city of Woodland. The goals and policies of this section are organized topically according to the following categories, each of which relates to a particular economic development focus.

- Business Retention and Expansion
- Business Attraction and Formation
- Downtown Economic Development
- Tourism

CHAPTER 10: ADMINISTRATION AND IMPLEMENTATION

This final chapter contains goals, policies, and programs designed to ensure that the City of Woodland maintain a high level of attention to the General Plan by providing for routine review and update of the *Policy Document* and *Background Report* and ensuring that other City regulations and ordinances are consistent with the General Plan.

1.8 USES OF THIS ENVIRONMENTAL IMPACT REPORT

The update of the Ceres General Plan entails a set of several related actions, which combined constitute the "project" for purposes of this *EIR*. Following are brief descriptions of each aspect of the project.

ADOPTION OF THE NEW GENERAL PLAN

The adoption of the new *General Plan* will be the most significant action of this update program. Six state-mandated elements of the general plan will be included in the new General Plan: (1) Land Use Element, (2) Circulation Element, (3) Safety Element, (4) Noise Element, (5) Open Space Element, and (6) Conservation Element. The seventh mandatory element, the Housing Element, was adopted in 1993 to meet specific statutory deadline requirements and is not being amended as part of this update.

ADOPTION OF IMPLEMENTING ZONING

Subsequent to adopting the new *General Plan*, the City will revise zoning in select areas to ensure consistency with new General Plan designations.

CHANGE IN SPHERE OF INFLUENCE

Also subsequent to adopting the new *General Plan*, the City will submit an application to the Yolo County Formation Commission (LAFCO) for a revision to its sphere of influence to reflect the updated *General Plan*.

FIRST-TIER EIR ON SUBSEQUENT PROJECTS

This *EIR* will also act as a first-tier *EIR* on subsequent projects, including proposed specific plans, development projects, and public works projects.

1.9 ORGANIZATION OF THIS ENVIRONMENTAL IMPACT REPORT

The *General Plan EIR* addresses all requirements of CEQA. This includes a setting section briefly summarizing pertinent information concerning existing conditions and a methodology section identifying the assumptions and methodology used to identify implications and to assess impacts. This EIR assesses impacts based on the implications of the General Plan Land Use Diagram, focusing primarily on implications of estimated development at the year 2020. The discussion includes an assessment of the severity of the impact, including a conclusion as to whether impacts are considered significant according to CEQA. Impacts are characterized as "significant," "potentially significant," or "less-than-significant."

The General Plan Policy Response section references specific policies and programs contained in the *General Plan Policy Document* that address the implications identified in the previous part. While this discussion focuses primarily on policies and programs that respond directly to the potential negative implications of the Land Use Diagram, it also in some cases identifies policies or programs that reduce impacts that may not be considered significant.

Mitigation measures are identified that could lessen or eliminate negative impacts identified as "significant" or "potentially significant" according to CEQA standards, or, in some cases, to identify additional mitigation for impacts that are considered "less-than-significant."

1.10 PROJECT ALTERNATIVES

CEQA requires that an EIR consider alternatives to a project (Section 15126 (a)), providing sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. Following is a description of the five alternatives addressed in the *EIR*, as described in Chapter 10.

1. **No-Project - No Development Alternative.** This alternative assumes no new development in Woodland beyond what is currently built, essentially placing a moratorium on any future development.
2. **No Project - Existing General Plan Alternative.** This alternative assumes the City would not adopt a new General Plan and would continue to rely on the existing (1988) *General Plan*.
3. **Draft General Plan Alternative 1.** This is the first alternative for expansion of the city to the north and south.
4. **Draft General Plan Alternative 2.** This is the second alternative for expansion of the city to the north and southeast and is very similar to the Land Use Diagram selected by the City Council.
5. **Eastern Growth Alternative.** The Eastern Growth Alternative would provide for expansion to the north and east, directing future growth east into the area that is designated as Urban Reserve in the new General Plan, as an alternative to growth to the south of the existing Urban Limit Line.

1.11 IMPACT SUMMARY

This *EIR* assesses the impacts of the *General Plan* by considering the impacts of development according to the Land Use Diagram and the policies and programs of the *Policy Document*. The *EIR* assesses the impacts of the *General Plan* as a whole (i.e., land use diagram, circulation diagram, goals, policies, and implementation programs) to reach a determination concerning the level of significance of impacts for CEQA

purposes. As described earlier, the *General Plan* and *EIR* were prepared simultaneously in an effort to incorporate environmental mitigation into the plan. As the two documents were prepared and analyzed, policies and programs were developed to reduce environmental problems and to mitigate potential adverse impacts.

The impacts of the *General Plan* are summarized in Table 10-1 of this *EIR*, and compared with the effects of the other *EIR* alternatives. In the following six areas, the *General Plan* would have a significant impact.

1. Conversion of Prime Agricultural Land

The *General Plan* would result in the conversion of prime agricultural lands. A total of 2,280 acres of prime agricultural land are designated for urban development under the *General Plan*; some of the prime agricultural land in the northern industrial area would probably not be converted to urban development by the 2020. The loss of prime agricultural land is considered a significant impact. There are no mitigation measures available to reduce this impact to a less-than-significant level.

The No Project - No Development Alternative, No Project - 1988 *General Plan*, and Eastern Growth Alternative would reduce the impact on prime agricultural lands, as described in Chapter 10 of this *EIR*.

2. Creation of Conflicts with Surrounding Agricultural Operations

The land use pattern of the *General Plan* would create an agricultural area south of the Urban Limit Line and north of County Road 25A between East Street and SR 113 that would be difficult to farm, since it would be essentially surrounded on two sides by urban development and on a third side by a major roadway. This area would be under pressure to convert to urban development, particularly given its location close to an interchange. This is considered a significant impact. There are no mitigation measures available to reduce this impact to a less-than-significant level.

The No Project - No Development Alternative, No Project - 1988 *General Plan*, and Draft *General Plan* - Alternative 1 would reduce the impact on conflicts with agricultural lands, as described in Chapter 10 of this *EIR*.

3. Cancellation or Nonrenewal of Land under Williamson Act Contract

Under the *General Plan*, 160 acres of land that are currently in Williamson Act and have not applied for nonrenewal are located in the southeasternmost part of the Planning Area. This would likely be the last area to develop, so assuming it nonrenews before the year 2000, this would probably not create any problems for the sequence of development. In addition, this parcel has lower quality agricultural soils. The City cannot guarantee that the property owner would choose not to renew the contract on this land, however, and the only other way to permit development would be through cancellation. The potential for cancellation of this Williamson Act contract is considered a significant impact.

In addition, all the alternatives described in Chapter 10 (with the exception of Draft *General Plan* Alternative 2) would reduce this impact.

4. Traffic Levels of Service that Exceed General Plan Standards

Development under the *General Plan* will result in two segments of Main Street exceeding the *General Plan*'s service level threshold for this area of Level of Service (LOS) "D."

The EIR projects service levels of LOS E along the section of Main Street between Walnut Street and Third Street. Traffic improvements along this section of Main Street require special attention to ensure they are consistent with the overall objectives for the Downtown area. One mitigation measure to address this service level would include widening Main Street, which would remove existing buildings and would damage the character of Downtown. This was therefore rejected as infeasible. The *Downtown Specific Plan* recommended exploring one-way couplets for the Downtown area along Main Street and Court Street. Because of the effects on existing uses and very site-specific impacts of implementing this mitigation measure, it was not determined to be feasible without further investigation. This and other methods to address this area will be considered as part of the City's *Street Master Plan*, to be completed after adoption of the General Plan. This therefore remains a potentially significant impact.

The second section of Main Street projected to operate at level of service E is between Industrial Way and the I-5 southbound ramp. Possible improvements that would mitigate this impact include widening Main Street to six lanes or construction of an improved connection between I-5 and SR 113. This area is currently the subject of a *Project Study Report* being prepared by the City, therefore widening the street was rejected as infeasible when other methods are being investigated and widening would result in removal of existing businesses in that area. An improved I-5/SR 113 connection would substantially reduce through traffic along this stretch of Main Street, which currently serves as the main connection between these two freeways. Developing a connection to remove regional through-traffic along Main Street is a project of regional importance, which would require Caltrans' approval and participation. Since the City cannot unilaterally guarantee such an improvement to the state highway system, this is still considered a potentially significant impact.

The other potentially significant impact identified above is the segment of Gibson Road between Third Street and East Street, which just exceeds the General Plan's level of service C threshold for this area. This impact could be mitigated by widening this roadway, but since the *Project Study Report* for the I-5/SR 113 connector will result in a redistribution of trips in this area, it does not appear reasonable to widen it without further evaluation. A new roadway connecting the area southeast of East Street to College or Third Street would also mitigate this impact. The increased traffic on College or Third could be out of character with the residential area. Without knowing the outcome of the *Project Study Report* for the I-5/SR 113 connector, the impact on Gibson Road is still considered a potentially significant impact.

The No Project - No Development Alternative, No Project - 1983 General Plan, and Eastern Growth Alternative would reduce the impact on all these streets, as described in Chapter 10 of this EIR. The Draft General Plan Alternative 1 would lessen the impact on Gibson Road.

5. Cumulative Loss of Habitat

Development of vacant and substantially vacant land under the *General Plan* will eliminate a substantial amount of habitat for target species identified in the *Draft Yolo County Habitat Conservation Plan* (January 1995). The primary vehicle for addressing this habitat loss will ultimately be the policies and programs of the *HCP*. The *HCP* is being designed specifically to address the cumulative loss of habitat through a range of mitigation programs. Woodland is actively participating in developing this plan, and expects to adopt the plan, along with Yolo County and the other cities in the county, sometime in 1996. The *General Plan Policy Document* requires the City to participate in the *HCP* (Policies 7.B.1 and 7.C.1 and Implementation Program 7.1). While adoption of the *HCP* by Woodland and the other jurisdictions cannot be assured and the policies and programs included in the plan cannot be determined at this point, the *General Plan* includes several other policies to address habitat loss. In particular, Policy 7.B.2 would require evaluation and mitigation of habitat loss in connection with any City discretionary permit approval pending adoption of the *HCP*. This would

be particularly important in the south residential expansion area where all new development will occur pursuant to a specific plan to be approved by the City.

Assuming the policies and programs of the *General Plan* and adoption of the *HCP*, the impact of the *General Plan* on biological resources would be less than significant. While the City is committed to the *HCP* process, the *HCP* is not yet adopted and the final policies and programs cannot be guaranteed at this point; therefore, the cumulative impact of habitat loss is still considered potentially significant and there are no other feasible measures available to the City unilaterally to mitigate this impact.

The No Project - No Development and No Project - 1988 General Plan Alternative would lessen the cumulative loss of habitat, as described in Chapter 10 of this EIR.

6. Regional Air Quality

Growth in population and employment associated with development under the *General Plan* would result in a substantial increase in regional air pollutants. The *General Plan* policies comprise a comprehensive strategy for reducing the air quality impacts of development and transportation systems. Application of all *General Plan* air quality policies would reduce the impact of future development in Woodland, but not to a level that would be insignificant. There are no mitigation measures available to reduce this impact to a less-than-significant level.

The No Project - No Development and No Project - 1988 General Plan Alternative would lessen the impacts on regional air quality, as described in Chapter 10 of this EIR.

1.12 ISSUES OF CONTROVERSY AND ISSUES TO BE RESOLVED

Section 15123 of the *CEQA Guidelines* require an EIR to summarize areas of controversy known to the Lead Agency including issues raised by agencies and the public and issues to be resolved including the choice among alternatives and whether or how to mitigate significant effects.

AREAS OF CONTROVERSY

Areas of controversy include the following:

- Choice of alternative
- Conversion of agricultural land
- Future water supply and usage
- Amount of future growth
- Rate of future growth
- Future traffic levels
- Future park standards
- Development adjacent to the wastewater treatment plant
- Mix of housing types
- Flood potential and mitigation
- Habitat loss and mitigation

ISSUES TO BE RESOLVED

Through the *Draft General Plan* review process, numerous specific policy issues were raised and discussed, and minor modifications made. For the purposes of this *EIR*, issues to be resolved include the following::

- Choice of alternative
- How or whether to mitigate traffic impacts
- Future water supply mitigation
- Location of permanent urban limit line

APPENDIX B

**SPRING LAKE SPECIFIC PLAN ENVIRONMENTAL
IMPACT REPORT SUMMARY**

3. SUMMARY OF IMPACTS AND MITIGATION MEASURES

3.0 SUMMARY OF IMPACTS AND MITIGATION MEASURES

INTRODUCTION

This summary chapter provides an overview of the Turn of the Century Specific Plan (proposed project), which is described in detail in Chapter 2, Project Description, and the conclusions of the environmental analysis, provided in detail in Chapter 4. This chapter also summarizes the alternatives to the proposed project that are described in Chapter 5, Alternatives Analysis, and identifies the Environmentally Superior Alternative. Table 3-1, at the end of this chapter, provides a summary of the environmental effects of the proposed project identified in each technical issue section of Chapter 4. The table consists of the environmental impacts, the significance of the impacts for both Specific Plan A and Specific Plan B, the proposed mitigation measures, and the significance of the impact after the mitigation measures are implemented.

Location

The project site is a 1,097-acre area located in central Yolo County approximately three miles southeast of downtown Woodland. The project site generally is bounded by County Road 101 and Highway 113 on the west, County Road 102 on the east, East Gibson Road on the north, and County Road 25-A on the south.

Project Description

In October 1998, the Woodland City Council directed that two Specific Plans, Specific Plan A and Specific Plan B, be analyzed and compared throughout the Specific Plan approval process. Specific Plan A proposes the town center develop as a part of phase one development. There are three primary differences between the two plans:

- The proposed arterial street pattern: Specific Plan A proposes a grid-like arterial street pattern while Specific Plan B proposes a curvilinear arterial street pattern.
- The location of the proposed town center: Specific Plan A proposes that the town center develop as part of Phase One development. Specific Plan B proposes that the town center develop as a part of future development outside of the Specific Plan area but within the Master Plan area.
- The timing of the proposed overpass of SR 113: Specific Plan A assumes the overpass as a part of Specific Plan development. Specific Plan B proposes the preservation of right-of-way for the overpass but does not plan for its construction.

Environmental Impacts and Mitigation

Under CEQA, a significant effect on the environment is defined as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. Implementation of the proposed project could result in significant impacts on those resource areas listed below.

This EIR discusses mitigation measures that could be implemented by the City to reduce potential adverse impacts to a level that is considered less than significant. Such mitigation measures are noted in this report and are found in the following sections: land use and planning, agricultural resources; hydrology, drainage and water quality; biological resources; traffic and circulation; air quality; noise; visual resources; cultural resources; population, employment and housing; public health and safety; public services and facilities; and recreation, education and community services. If an impact is determined to be significant or potentially significant, applicable mitigation measures are identified as appropriate. These mitigation measures are also summarized in Table 3-1. The mitigation measures presented in the EIR will form the basis of the Mitigation Monitoring Program. An impact that remains significant after mitigation is considered an unavoidable adverse impact of implementation of the proposed project.

Project-specific impacts that would be significant and unavoidable would occur in the following areas:

- Agricultural Resources
- Hydrology, Drainage, and Water Quality
- Biological Resources
- Air Quality
- Noise
- Public Health and Safety

Summary of Project Alternatives

The following summary describes the three alternatives to the proposed project that are evaluated in this Draft EIR. For a complete description of project alternatives, please see Chapter 5, Alternatives Analysis.

No Project/No Development Alternative

Under the No Project/No Development Alternative, no new development would occur on the project site, and the current agricultural uses would remain in operation.

Reduced-Density Alternative

Under the Reduced Density Alternative, the southern and eastern portions of the project site would be developed as low density, rural residential uses and the remaining single-family

residential areas would have a slightly reduced density of 3-4 du/acre. The other land uses would be similar to the proposed project, although reduced in scale to match the lower population.

Traditional Neighborhood Alternative

Under the Traditional Neighborhood Alternative, development of the project site would maximize consistency with specific direction provided in the General Plan for new development to reflect the older, historic Woodland neighborhoods. The number of residential units and land use acreages would be similar to Specific Plan A.

Environmentally Superior Alternative

In addition to the discussion and comparison of impacts of the alternatives to the proposed project, CEQA requires that an "environmentally superior" alternative be selected and the reasons for such selection disclosed. In general, the environmentally superior alternative is the alternative that would be expected to generate the least adverse impacts. The No Project Alternative would be environmentally superior to the proposed project and other alternatives. After the No Project Alternative, the Reduced-Density Alternative would be environmentally superior.

A more detailed discussion of the environmentally superior alternative appears in Chapter 5.

Potential Areas of Concern

Section 15123 of the CEQA Guidelines requires the summary section of an EIR section to identify areas of controversy known to the lead agency including issues raised by agencies and the public. The following items were raised by agencies and the public in comment letters received on the Notice of Preparation:

- Domestic water supply (quality and quantity)
- Nuisance impacts from Bodega Black Gnats
- Localized drainage impacts
- Air quality impacts
- Provision of affordable housing
- Impacts to wildlife and habitat
- New growth
- Loss of agricultural land
- Regional flooding
- Land use incompatibilities
- Alternatives to the project
- Impacts to Williamson Act contracts
- Impacts to SR113

In addition, the City's Technical Advisory Committee (TAC) has expressed concern regarding the proposed use of a curvilinear arterial street pattern in Plan B, which may be inconsistent with the General Plan. All of these issues are addressed within the body of this EIR.

Scope of the EIR

The City of Woodland, as lead agency, identified potentially significant impacts which would result from project implementation in the Notice of Preparation and Initial Study for this EIR circulated beginning February 18, 1999 (found in Appendix A). Based on the Initial Study, the City determined that the following areas could result in a potentially significant impact and should be addressed in the EIR:

- Land Use and Planning
- Agricultural Resources
- Geological Resources
- Hydrological Resources
- Biological Resources
- Traffic and Circulation
- Air Quality
- Noise
- Visual Resources and Aesthetics
- Cultural Resources
- Population, Employment and Housing
- Public Health and Safety
- Public Services and Facilities
- Recreational, Educational, and Community Services

Table 3-1 provides a summary of the environmental impacts that would result from implementation of the Turn of the Century Specific Plan (both Specific Plan A and Specific Plan B) potential mitigation measures, and the level of significance of the environmental impacts before and after implementation of the proposed mitigation.

APPENDICES

APPENDIX A

MITIGATION MONITORING PLAN

The California Environmental Quality Act requires public agencies to report on and monitor measures adopted as part of the environmental review process (PRC .21081.6). This Mitigation Monitoring Program (MMP) is designed to ensure that the measures identified in this EIR are fully implemented. The MMP describes the actions that must take place as a part of each measure, the timing of these actions, who is responsible for implementation, and the agency responsible for enforcing each action.

For most of the measures noted in this MMP, the City has ultimate responsibility for implementation of mitigation measures. Therefore, it is recommended that the Community Development Director be assigned chief monitor and be responsible for assigning monitoring actions to responsible agencies. The Director would track the overall progress of each action.

If another agency or entity is responsible for implementation, it is recommended that the Director or his/her designee contact these agencies or entities and request detailed information to be appended to this Plan, in order to ensure coordination in monitoring reporting.

As required by .21081.6 of the PRC, the Woodland Community Development Department is the "custodian of documents and other material" which constitute the "record of proceedings" upon which a decision to approve the proposed project was based. Inquiries should be directed to:

Steve Harris, Community Development Director
Woodland Community Development Department
530-661-5820

The location of this information is:

Woodland Community Development Department
300 First Street
Woodland, California 95695

In order to assist implementation of the EIR mitigation measures, the Program has been formatted as a table with the following information:

Impact and Mitigation Measures: The impacts and mitigation measures are taken verbatim from the Draft EIR or when a revision has been made, from the Final EIR.

Timing /Milestone: Each action must take place during or prior to some part of the Specific Plan or project development or approval. Generally, the timing of actions falls into one of the following categories:

- Prior to approval of Specific Plan
- At the time of Specific Plan approval
- At the time of Annexation
- Prior to approval of Tentative Map
- Prior to acceptance of Final Map
- Prior to approval of Improvement Plans
- Prior to issuance of Building Permit
- During construction

Responsibility for Oversight: The City of Woodland will have ultimate and legal responsibility for implementation of most mitigation measures. This column indicates which entity will oversee implementation of the measure, conduct the actual monitoring and reporting, and take corrective actions when a measure has not been properly implemented.

Implementation of Mitigation Measure: This column identifies how actions will be implemented and verified.

Responsibility for Implementation: This column identifies the entity that will undertake the required action. ☐Applicant☐ refers to the Specific Plan applicant. ☐Developer☐ is used to denote developers of individual projects within the Specific Plan area. For certain Specific Plan-wide measures required prior to, or at the time of, adoption of the Specific Plan, the applicant or first developer will have to fund the entire measure with subsequent reimbursement on a fair-share basis from later developers.

Other mitigations will be incorporated into the final Specific Plan document in some manner (e.g. text or appendix) and the costs of those actions are to be included as elements of the final fiscal analysis, financing plans, and/or CIP (as appropriate).

Checkoff Date/Initials: This column verifies that mitigation measures have been implemented.

WOODLAND\SPECPLAN\REWRITE\MMP\INTRO

SPRING LAKE SPECIFIC PLAN MITIGATION MONITORING PLAN (MMP)

Environmental Impact	Adopted Mitigation Measures	Timing/ Milestone	Responsibility for Oversight	Implementation of Mitigation Measure	Responsibility for Implementation	Checkoff Date/Initials
4.1 Land Use and Planning						
4.1-3 The proposed project could be incompatible with existing internal land uses.	4.1-3 (a) Implement Mitigation Measures 4.12-6 (a) through (c) from Section, 4.12, Public Health and Safety, which would ensure proper building height and distance be observed in the design of residential uses near the existing airstrip, or require closure of the airstrip by revocation of the conditional use permit or amortization/abatement of the use as non-conforming.	See Mitigation Measure 4.12-6.	See Mitigation Measure 4.12-6.	See Mitigation Measure 4.12-6.	See Mitigation Measure 4.12-6.	
4.1-5 Under the proposed project, development may be inconsistent with some of the City's General Plan goals and policies and land use ordinances.	4.1-5 (b) For Policy 1.A.2, find that the proposed project is consistent with General Plan regarding development within Urban Limit Line boundaries.	At the time of approval of SLSP.	CDD	Make appropriate findings of fact.	City Council	
4.1-10 The proposed project may be inconsistent with LAFCO Agricultural Conservation policies.	4.1-10 (a) The annexation of the Specific Plan shall be staged to match the proposed phasing of the Specific Plan. OR (b) The annexation of the Specific Plan shall be staged to include all of the project site, except the acreage that remains under Williamson Act contract. OR (c) LAFCO shall determine that the applicable facts and circumstances support a finding of substantial conformity with LAFCO Policy IV.D, which would allow for annexation of the entire site.	At the time of annexation.	CDD	Submit annexation application consistent with adopted phasing of Specific Plan. OR Submit annexation application that excludes properties remaining subject to Williamson Act (042-010-05; 042-010-20; 042-030-03). OR Make appropriate findings of fact.	Applicant/Developer/ City (prepare application) LAFCO (final action) OR LAFCO	

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4.2 Agricultural Resources

4.2-1 Development of the proposed project would result in the loss of 940 acres of Important Farmland.	4.2-1 Each project applicant shall set aside in perpetuity an equal amount of contiguous, active agricultural acreage elsewhere in Yolo County through the purchase of development rights and execution of an irreversible conservation or agricultural easement. Total mitigation required at build-out is 940 acres for conversion of farmland within the Plan Area plus Important Farmland converted for offsite infrastructure (e.g. drainage basins) and other associated land uses (e.g. sports park). These soils shall be permanently protected from future development via enforceable deed restrictions. Acreage between Woodland and Davis, already experiencing, or likely to experience, growth pressures shall be targeted. Soils and farming conditions shall be equivalent or superior to the project area. Protected acreage equal to the total acreage of any particular development shall be, set aside prior to commencement of any construction activity within that development. Protected acreage equal to the total acreage of offsite improvements shall be set aside prior to development of the improvement. Protected acreage equal to the total acreage of the sports park shall be set aside prior to the commencement of grading on the sports park.	Prior to approval of first Tentative Map and ongoing.	CDD	The City shall adopt a SLSP Agricultural Land Mitigation Program that further specifies the parameters required for compliance with this measure. The program shall identify acceptable areas of the County within which mitigation acreage shall be purchased, required soil and farming conditions (equivalent or superior to the project area), required terms of the conservation easement, appropriate management entities for the easement, mechanisms and sources of funding and ongoing oversight and enforcement of the easements, and other requirements as may be subsequently determined.	City and each SLSP developer.	
4.2-2 Development of the proposed project would conflict with or result in the cancellation of Williamson Act contracts.	4.2-2 A Williamson Act contract and conservation easement shall be established on 62 acres of land outside of the project site, or greater if land is removed from Williamson Act contract for the required detention/retention basin, to the satisfaction of the City.	See Mitigation Measure 4.2-1.	See Mitigation Measure 4.2-1.	See Mitigation Measure 4.2-1.	See Mitigation Measure 4.2-1.	
	Acreage set aside required by Mitigation Measure 4.5-4 for loss of Swainson's hawk foraging habitat (see 4.5, Biological Resources) may be used jointly to satisfy all or a portion of this mitigation requirement, so long as it meets the habitat needs of the species and is retained in active agricultural uses. The land shall be managed via an agreement satisfactory to the City and Department of Fish and Game, governing operations such that it remains agriculturally productive and also provides hawk habitat. Land that does not meet the intent of both measures can not be used as joint mitigation, in which case more acreage would be needed in order to satisfy both mitigations.			The Agricultural Land Mitigation Program shall include appropriate cropping and land management restrictions, satisfactory to the Department of Fish and Game, applicable to any mitigation acre intended to also satisfy Swainson's hawk foraging habitat (Mitigation Measure 4.5-4). A letter from DFG shall be made an attachment to the Program attesting to its acceptance by DFG.		

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4.2-3 Development of the proposed project could result in incompatibilities between active agricultural uses and future residential uses.	4.2-3 (b) The City of Woodland shall consider adopting a Right to Farm Ordinance to address interim land use conflicts that could occur between new development and planned growth areas that may remain in agricultural uses until future conversion. In considering a Right to Farm Ordinance, the City shall consider requiring grievance and dispute resolution procedures similar to those adopted by the County of Yolo.	Prior to approval of first Tentative Map.	CDD	A draft Right to Farm Ordinance shall be prepared and presented to the City Council for adoption.	CDD/City Council	
4.2-5 The proposed project may be inconsistent with General Plan policies.	4.2-5 (a) Implement Mitigation Measures 4.2-1 and 4.2-2. AND (b) For General Plan Policies 1.1.4 and 1.1.6, the City shall find that the proposed project is consistent with the General Plan.	See Mitigation Measure 4.2-1 and 4.2-2. At the time of approval of the SLSP.	See Mitigation Measure 4.2-1 and 4.2-2.	See Mitigation Measure 4.2-1 and 4.2-2. Make appropriate findings of fact.	See Mitigation Measure 4.2-1 and 4.2-2. City Council	
4.2-6 Development of the proposed project, in combination with other cumulative development, would contribute to the loss of Important Farmland.	4.2-6 Implement Mitigation Measure 4.2-1 and/or 4.2-2.	See Mitigation Measure 4.2-1 and 4.2-2.	See Mitigation Measure 4.2-1 and 4.2-2.	See Mitigation Measure 4.2-1 and 4.2-2.	See Mitigation Measure 4.2-1 and 4.2-2.	
4.3 Geology, Soils, and Seismicity						
No measures to be monitored.						

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4.4 Hydrology, Drainage, and Water Quality

4.4-1 The proposed project would increase the rate and amount of stormwater runoff from newly created impervious surfaces, which could contribute to localized or downstream flooding.	4.4-1 (a) Prior to the first tentative map approval, the Specific Plan storm drainage plan shall be completed. The drainage plan shall identify specific storm drainage design features to control increased runoff from the project site. This may be achieved through one or more of the following: onsite conveyance and detention facilities, offsite detention or retention facilities, channel modification, or equally effective measures to control the rate and volume of runoff. To demonstrate the effectiveness of the proposed system to prevent additional flooding at offsite (downstream) locations, all necessary hydrologic and hydraulic calculations and assumptions and design details shall be submitted to the City/ Public Works Department for review and approval. The design of all features proposed by the project applicant shall be consistent with the most recent version of the City's Storm Drainage Guidelines and Criteria, and standard design and construction specifications and details.	Prior to approval of the first Tentative Map.	PWD	The applicant shall prepare and submit the SLSP Storm Drainage Plan consistent with the terms of the measure and accepted engineering practice. The Plan is subject to PWD review and approval. The Plan is also subject to separate CEQA clearance to determine if additional environmental review is required.	Applicant or first developer.	
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4.4-5 The proposed project would require the use of groundwater, which could result in changes in groundwater levels or groundwater areas of influence or induce subsidence.	4.4-5 (a) Prior to approval of the first tentative map, the applicant shall identify specific steps to be taken to minimize project effects on groundwater levels that could affect agricultural wells. The program shall establish site-specific and local baseline groundwater levels, existing and proposed wells, uses and rates, and areas of influence. The program shall also establish criteria that will be used to determine whether the effect on non-project wells may be considered adverse (e.g., groundwater levels shall not fall below a specific elevation during the irrigation season). This information shall be used to appropriately site and design project wells throughout project buildout to minimize the effects on wells and locations that could be affected by groundwater pumping associated with the proposed project.	Prior to approval of first Tentative Map.	PWD	The applicant shall prepare and submit the SLSP Water Supply Plan consistent with the terms of the measure and accepted engineering practices. The Plan is subject to PWD review and approval.	Applicant or first developer.	
	OR (b) If project wells cannot be sited to reduce effects on agricultural wells that could be adversely affected by project pumping, the City shall establish a mechanism to relocate the agricultural wells to ensure that groundwater pumping for irrigation purposes is maintained at baseline levels for the affected well.	OR Prior to approval of first Tentative Map	OR PWD	OR Satisfactorily relocate agricultural wells.	OR Applicant or first developer.	
4.4-9 The proposed project, in combination with future development that would occur with General Plan buildout, would increase the rate and amount of stormwater runoff from newly created impervious surfaces.	4.4-9 Implement Mitigation Measure 4.4-1(a).	See Mitigation Measure 4.4-1(a).	See Mitigation Measure 4.4-1(a).	See Mitigation Measure 4.4-1(a).	See Mitigation Measure 4.4-1(a).	

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4.5 Biological Resources

4.5-1 The proposed project would convert agricultural lands to urban uses, which could result in the loss of the alkali sink type special-status plant species listed in Table 4.5-1.	4.5-1 (a) In accordance with Fish and Game Code Section 1900 et seq., DFG shall be given a minimum of 10-day notice prior to site grading or development on the TOC property within the project site to allow for salvage of any San Joaquin saltbush plant materials. (b) Prior to development of the alkali sink habitat in the Yolo County and the Yuba Community College properties, shown in Figure 4.5-1, a rare plant survey shall be conducted by qualified biologists in accordance with the most current DFG/USFWS guidelines or protocols. Survey timing for the various plant species is dependent in part on yearly rainfall patterns and is determined on a case-by-case basis. (c) Based on the results of the survey in the Yolo County and the Yuba Community College properties, prior to new design approval, the County and Yuba Community College shall, in consultation with DFG and/or USFWS, determine whether the project would substantially affect special-status plant species dependent upon alkali sink habitat. If special-status plants are identified, measures shall be incorporated to ensure no net loss of the species. Evaluation of impacts to plant species shall consider the following:	At least ten (10) days prior to any grading on APN 042-010-46.	CDD	Document that DFG has received notice.	Developer of subject property.
		Prior to approval of projects on County (042-010-24; 042-010-28; 042-010-32; 042-010-35) or college (042-010-34) property.	DFG/USFWS	Preparation and acceptance of rare plant survey.	Yolo County/ Woodland Community College.
		Same as above.	DFG/USFWS	Undertake consultation with DFG and/or USFWS. Incorporate measure to ensure no net loss of species if special-status plants are identified.	Yolo County/ Woodland Community College.

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	- the status of the species in question (e.g., officially listed by the State or Federal Endangered Species Acts, candidate species, CNPS list); - the relative density and distribution of the onsite occurrence versus typical occurrences of the species in question; and - the habitat quality of the onsite occurrence relative to historic, current or potential distribution of the population. (d) If the surveys on the Yolo County and the Yuba Community College lands reveal no occurrences of any species, or if the County and/or Yuba Community College in consultation with DFG or USFWS determines that no significant impacts on any special-status plant species would result from project implementation, then no further mitigation would be required.					
4.5-2 The proposed project could result in the loss of potential habitat for the valley elderberry longhorn beetle (VELB).	4.5-2 Prior to approval of a tentative map for any property with shrubbery and/or onsite drainage ways that will not be preserved/avoided, the project applicant shall: (i) Conduct a project-specific survey of the tentative map area for all potential VELB habitat, including a stem count and an assessment of historic or current VELB use; (ii) Avoid and protect all potential VELB habitat within a natural open space area where feasible; and (iii) Where avoidance is infeasible, develop and implement a VELB mitigation plan in accordance with the most current USFWS mitigation guidelines for unavoidable take of VELB habitat pursuant to either Section 7 or Section 10(a) of the Federal Endangered Species Act.	Prior to approval of each Tentative Map.	USFWS	Conduct VELB survey consistent with measure and applicable USFWS mitigation guidelines.	Developer of any property with shrubbery and/or on-site drainages.	

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4.5-3 The proposed project could result in the take of Swainson's hawk individuals (eggs, nestlings or juveniles) and other nesting raptors (birds-of-prey).	4.5-3 (a) For each individual development project the project applicant, in consultation with the DFG, shall conduct a pre-construction or pre-tree pruning or removal survey of trees greater than 30 feet tall (proposed activity) during the raptor breeding-season (approximately March 1 through September 15). This survey shall be conducted for a half mile radius around the project site at which any construction activity is proposed. The survey shall be conducted by a qualified raptor biologist during the same calendar year that the proposed activity is planned to begin to determine if any nesting birds-of-prey would be affected. Prior to grading of fallow fields with ruderal vegetation, surveys for ground nesting raptors such as northern harrier and burrowing owl shall be conducted. If phased construction procedures are planned for the proposed activity, the results of the above survey shall be valid only for the season when it is conducted. If the above survey does not identify any nesting raptor species within the area affected by the proposed activity, then no further mitigation would be required. However, should any nesting raptor species be found, then the following mitigation measure shall be implemented.	During the breeding season immediately prior to the commencement of site work or construction within one half mile of trees +/-30 feet in height. Prior to grading of fallow fields with ruderal vegetation.	DFG	Conduct general raptor survey consistent with measure and applicable DFG mitigation deadline.	Developer	
	(b) If an active Swainson's hawk nest is identified within one half mile of the project site, then CDFG shall be contacted to determine if consultation is required. A limited operating period shall be implemented within a (0.25) mile radius of the nest tree. No construction activities shall be initiated during the Swainson's hawk nesting period (March 1 - September 15) without the approval by DFG. For other raptors, compliance with Fish and Game code for the particular species shall be implemented. (c) The project applicant shall continue to conduct annual surveys to determine the location of nesting Swainson's hawks and other raptors in the project site. If nesting hawks or other raptors are found during the survey at a previously unknown location within one-half	Prior to commencement of site work or construction in any area with active hawk/raptor nest.	DFG	See Mitigation Measure 4.5-3(a) and (b). See Mitigation Measure 4.5-3(a) and (b). See Mitigation Measure 4.5-3(a) and (b). Site work and construction contracts shall include specifications listed in mitigation measure subject to DFG approval.	Developer	

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Mitigation Monitoring Plan

	mile of the project site and not within 100 yards of a previously documented site, the project applicant shall contact the DFG prior to project construction. Consultation shall be initiated to determine the potential for disturbance to nesting hawks and other raptors and the project applicant shall implement feasible changes in the construction schedule or other appropriate adjustments to the project in response to the specific circumstances.	is the impending commencement of site work or construction within one half mile of trees +/- 30 feet in height..				
4.5-4 The proposed project would result in the loss of foraging habitat for Swainson's hawks and other raptors.	4.5-4 (a) Prior to approval of each tentative map, the project applicant shall develop a plan in consultation with CDFG to compensate for loss of Swainson's hawk foraging habitat resulting from development of the project site. This agreement shall set aside in perpetuity, an equivalent amount of Swainson's hawk foraging land elsewhere in Yolo County (as specified below) through the purchase of development rights and execution of irreversible conservation or agricultural easement. If mitigation occurs within the target area the required mitigation ratio is 1:1 and total mitigation required at build-out is 939 acres for conversion of foraging land within the Plan Area plus foraging habitat converted for offsite infrastructure (e.g. drainage basins) and other associated land uses (e.g. sports park). If mitigation occurs outside of the target area, the required mitigation ratio will range from 1.2:1 to 2:1 as specified below. Target Area for 1:1 Mitigation: - South of CR 25A between CR 98 and CR 102; - South of CR 25 between CR 102 and CR 103 - North of CR 29 - West of CR 103 - East of CR 98 Mitigation Outside Target Area: - Shall be on the valley floor of Yolo County - Shall not be on lands within the Yolo County Flood	Prior to approval of first Tentative Map.	DFG and/or CDD	Preparation and acceptance of a Hawk Mitigation Plan consistent with the measure and satisfactory to the DFG. As development occurs each developer within the SLSP area shall purchase, in fee or conservation easement, development rights for an amount of acreage equivalent to that which they are converting, plus any additional acreage converted for offsite parks or improvements.	DFG, CDD, and each SLSP developer.	

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SPRING LAKE SPECIFIC PLAN
Mitigation Monitoring Plan

	Control Basin or Cache Creek Settling Basin Ratios shall be per grid-cell ratings set forth in Smallwood et.al (1998) as follows (see map of grid cells in Attachment B): - o 1.2:1 within grid cells rated 5 or 6 - o 1.5:1 within grid cells rated 3 or 4 - o 2:1 within grid cells rated 1 or 2 This acreage shall be permanently protected from future development via enforceable deed restrictions. Protected acreage equal to the total acreage of any particular development shall be, set aside prior to commencement of any construction activity within that development. Protected acreage equal to the total acreage of offsite improvements shall be set aside prior to development of the improvement. Protected acreage equal to the total acreage of the sports park shall be set aside prior to the commencement of grading on the sports park. Acreage set aside required by Mitigation Measure 4.2-1 (4.2, Agricultural Resources) for loss of agricultural land may be used jointly to satisfy all or a portion of this mitigation requirement, so long as it meets the habitat needs of the species and is retained in active agricultural uses. The land shall be managed via an agreement satisfactory to the City and Department of Fish and Game, governing operations such that it remains agriculturally productive and also provides hawk habitat. Land that does not meet the intent of both measures can not be used as joint mitigation, in which case more acreage would be needed in order to satisfy both mitigations.			See Mitigation Measure 4.2-1.		
	OR (b) If adopted, the project applicant shall participate in the Yolo County Habitat Conservation Plan (HCP). (c) At build-out of the Specific Plan area, not less than 350 acres of the Mitigation Land shall be located within the Target Area. The Mitigation Land within the Target Area shall be provided s the Specific Plan area builds out, with milestones at the 33% and 67% build-out levels. Thus, at the point at which the Specific Plan acreage subject to the Habitat mitigation requirement is 33% and 67% built out, 33% and 67% of the Mitigation	Prior to approval of First Tentative Map.	CDD	Take appropriate actions as required by the adopted HCP or NCCP.	Each SLSP developer.	

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Number of acres of land within Specific Plan area subject to hawk mitigation requirement	Amount of hawk Mitigation Land that must be within Target Area
33% -- 313	33% -- 117
67% -- 626	67% -- 234
100% -- 939	100% -- 350

Number of acres of land within Specific Plan area subject to hawk mitigation requirement	Amount of hawk Mitigation Land that must be within Target Area
33% -- 313	33% -- 117
67% -- 626	67% -- 234
100% -- 939	100% -- 350

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4.5-6 The proposed project would convert approximately one acre of wetland to urban uses.	4.5-6 (a) Prior to approval of a tentative map for the area immediately west of Road 102 (see Figure 4.5-1, as revised), the project applicant shall prepare a wetland delineation and seek a verification from the U.S. Army Corps of Engineers to determine where jurisdictional wetlands are present in the project site. (b) If jurisdictional wetlands are verified, the project applicant shall provide for no net loss of wetland acreage through the federal permitting process. If the total acreage of the jurisdictional wetland is less than 1/3 of an acre, then the project applicant shall obtain a nationwide permit to fill the wetlands, and provide for a minimum 1:1 mitigation ratio. If the total area exceeds 1/3 of an acre then the project applicant shall obtain a individual permit through the U.S. Army Corps of Engineers. (c) If wetlands are delineated in project site that exceed 1/3 of an acre, then the project applicant shall mitigate the filled amount in a 2:1 ratio at an onsite or 3:1 ratio at an offsite location; OR (d) If adopted, the project applicant shall participate in the Yolo County Habitat Conservation Plan (HCP).	Prior to approval of Tentative Map for APN 042-010-46.	USACOE	Prepare delineation and secure USACOE verification. Secure appropriate federal permit.	Developer	
4.5-7 The proposed project would require offsite infrastructure (wastewater and storm drainage), which would result in conversion of additional agricultural land and the loss of general wildlife habitat.	4.5-7 (a) If the construction of offsite roadway, sewer, water or drainage infrastructure occurs in undeveloped areas, the City shall ensure that surveys have been conducted that are appropriate to the habitats where the infrastructure will be located. Construction of offsite infrastructure shall not begin until such surveys have been completed, the appropriate agencies have been consulted, mitigation measures outlined and permits (e.g. 404, 1603) have been obtained, as necessary. Mitigation for these potential impacts could include preservation, onsite construction, or the purchase of mitigation credits through the HCP or an agency-approved mitigation bank or in lieu fee program, e.g., Wildlands Inc. This measure may be implemented through the proposed project, or the expansion of the City's infrastructure systems.	Prior to approval of Improvement Plans for backbone and offsite infrastructure.	PWD/CDD DFG/USFWS/USACOE	Prepare and secure acceptance of biological surveys and results for all off-site infrastructure areas.	Applicant/First developer.	

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	(b) Implement Mitigation Measures 4.5-1(a), 4.5-2, 4.5-3, 4.5-4 and 4.5-6.	See Mitigation Measures 4.5-1(a), 4.5-2, 4.5-3, 4.5-4 and 4.5-6.	See Mitigation Measures 4.5-1(a), 4.5-2, 4.5-3, 4.5-4 and 4.5-6.	See Mitigation Measures 4.5-1(a), 4.5-2, 4.5-3, 4.5-4 and 4.5-6.	See Mitigation Measures 4.5-1(a), 4.5-2, 4.5-3, 4.5-4 and 4.5-6.	
4.5-8 The proposed project may be inconsistent with General Plan goals and policies for the protection of biological resources.	4.5-8 Implement Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6 and 4.5-7.	See Mitigation Measures 4.5-1(a), 4.5-2, 4.5-3, 4.5-4, 4.5-6 and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6 and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6 and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6 and 4.5-7.	
4.5-9 The proposed project, in combination with other cumulative development, would convert undeveloped land to urban uses, resulting in the loss of general wildlife habitat for resident and migratory species.	4.5-9 Implement Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6, and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6, and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6, and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6, and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6, and 4.5-7.	

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4.6 Traffic and Circulation

4.6.1 The proposed project would cause an increase in a.m. and p.m. peak hour traffic volumes at study intersections, resulting in unacceptable levels of service and warranting the installation of traffic signals.	4.6-1 (a) A traffic signal shall be installed at the E. Gum Avenue/Matmor Road intersection and each approach shall be widened to include one exclusive left-turn lane, one through lane, and one right-turn lane. These improvements were warranted by previously approved development and are included in the City of Woodland Major Projects Financing Plan (MPFP) as being funded by development fees. However, the proposed project could require implementation of the improvements prior to their programmed installation in the MPFP. Therefore, the project applicant shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City's LOS thresholds identified in General Plan Policy 3.A.2. If this intersection requires signalization and widening prior to the programmed installation of these improvements in the MPFP, then the project applicant shall be required to install the improvements and shall be reimbursed by development fees.	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	
	(b) A traffic signal shall be installed at the Pioneer Avenue/E. Gum Avenue intersection and each approach shall be widened to include an exclusive left-turn lane and a shared through/right-turn lane. These improvements were warranted by previously approved development and are included in the City of Woodland Major Projects Financing Plan (MPFP) as being funded by an assessment district. However, the proposed project could require implementation of the improvements prior to their programmed installation in the MPFP. Therefore, the project applicant shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City's LOS thresholds identified in General Plan Policy 3.A.2. If this intersection requires signalization and widening prior to the programmed installation of these improvements in the MPFP, then the project applicant shall be required to install the improvements and shall be reimbursed by the	Prior to approval of each Tentative map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	

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	assessment district.					
	(c) The project applicant shall install geometric design features to prohibit left-turn movements at the Gibson Road/Road 101 intersection. These improvements shall be completed prior to the issuance of building permits.	Prior to issuance of building permits.	PWD/BD	Design, construct, and secure acceptance of identified improvement.	First Developer.	
	(d) A traffic signal shall be installed at the Gibson Road/Ogden Street intersection and the northbound and southbound approaches shall be widened to include an exclusive left-turn lane and a shared through/right-turn lane. These improvements were warranted by previously approved development and are included in the City of Woodland Major Projects Financing Plan (MPFP) as being funded by an assessment district. However, the proposed project could require implementation of the improvements prior to their programmed installation in the MPFP. Therefore, the project applicant shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City's LOS thresholds identified in General Plan Policy 3.A.2. If this intersection requires signalization and widening prior to the programmed installation of these improvements in the MPFP, then the project applicant shall be required to install the improvements and shall be reimbursed by the assessment district.	Prior to approval of each Tentative map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	
4-6-5 The proposed project would disrupt existing bikeway facilities and create inconsistencies with bicycle- and pedestrian-related policies of the City of Woodland General Plan and the City of Woodland Bikeway Master Plan.	4-6-5 (a) (i) The Specific Plan shall be modified to include the following: Development Regulations 2.28, 2.38, and 2.47 shall be modified to specify the provision of other bicycle support facilities such as showers and lockers.	Prior to approval of Specific Plan.	CDD	Make appropriate revisions to the SLSP text.	Each developer.	
4-6-6 The proposed project, in conjunction with cumulative development, would increase cumulative a.m. and p.m. peak hour traffic volumes at study intersections, causing unacceptable levels of service and warranting the installation of traffic signals.	4-6-6 (a) Based on the Specific Plan-wide CIP and financing plan required by Mitigation Measure 4.6-8, each development shall contribute its fair-share cost to modify the traffic signal at the East Street/E. Main Street intersection and widen the eastbound approach to include an exclusive left-turn lane, two exclusive through lanes, and one exclusive right-turn lane. This improvement was previously identified in the East Street	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of	Developer	

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	Corridor Specific Plan, City of Woodland, May 19, 1998. The City of Woodland shall determine the method and timing of the contribution for this mitigation measure. To assist the City in its determination, the developer shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City's LOS thresholds identified in General Plan Policy 3.A.2.			improvement.		
	(b) Based on the Specific Plan-wide CIP and financing plan required by Mitigation Measure 4.6-8, each development shall contribute its fair share cost to modify the traffic signal at the Gibson Road/East Street intersection and widen the northbound and southbound approaches to include two exclusive left-turn lanes, one exclusive through lane, and one shared through/right-turn lane. These improvements were previously identified in the East Street Corridor Specific Plan, City of Woodland, May 19, 1998. The City of Woodland shall determine the method and timing of contribution for this mitigation measure. To assist the City in its determination, the developer shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City's LOS thresholds identified in General Plan Policy 3.A.2.	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	
	(c) Based on the Specific Plan-wide CIP and financing plan required by Mitigation Measure 4.6-8, each development shall contribute its fair share cost to modify the traffic signal at the Gibson Road/Matamor Road intersection and widen the northbound and southbound approaches to include one exclusive left-turn lane, one through lane, and one right-turn lane. The City of Woodland shall determine the method and timing of contribution for this mitigation measure. To assist the City in its determination, the developer shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City's LOS thresholds identified in General Plan Policy 3.A.2.	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	

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	(d) Implement Mitigation Measure 4.6-1(c).	See Mitigation Measure 4.6-1(c).	See Mitigation Measure 4.6-1(c).	See Mitigation Measure 4.6-1(c).	See Mitigation Measure 4.6-1(c).	
	(e) Based on the Specific Plan-wide CIP and financing plan required by Mitigation Measure 4.6-8, each development shall contribute its fair share cost to install a traffic signal at the Road 25A/East Street intersection and widen the northbound, southbound, and eastbound approaches to include an exclusive left-turn lane and a shared through/right-turn lane. The westbound approach shall be widened to include one exclusive left-turn lane, one through lane, and one right-turn lane. The City of Woodland shall determine the method and timing of contribution for this mitigation measure. To assist the City in its determination, the developer shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City's LOS thresholds identified in General Plan Policy 3.A.2.	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	
	(f) A traffic signal shall be installed at the Road 25A/SR 113 Southbound Ramps intersection. The City of Woodland shall determine the timing of this mitigation measure. To assist the City in its determination, the developer shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City's LOS thresholds identified in General Plan Policy 3.A.2.	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	
	(g) A traffic signal shall be installed at the Road 25A/SR 113 Northbound Ramps intersection. The City of Woodland shall determine the timing of this mitigation measure. To assist the City in its determination, the developer shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City's LOS thresholds identified in General Plan Policy 3.A.2.	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	

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	(i) A traffic signal shall be installed at the Parkway Drive/Collector 2 intersection and the northbound and southbound approaches shall be constructed to include an exclusive left-turn lane and a shared through/right-turn lane. In addition, the eastbound and westbound approaches shall be constructed to include an exclusive left-turn lane, two exclusive through lanes, and an exclusive right-turn lane. The City of Woodland shall determine the timing of this mitigation measure. To assist the City in its determination, the developer shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City's LOS thresholds identified in General Plan Policy 3.A.2.	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	
	(j) The intersection of CR 25A/ CR 101 (north) shall be signalized and shall provide for an exclusive left-turn lane and a shared through/right-turn lane on all approaches. Signalization of this intersection may also require access control modification at the CR 25A/CR 101 (south) intersection due to its close proximity. This issue will be addressed as a part of subsequent traffic impact studies for new development in this area. 4.6-6(k) The intersection of Parkway Drive and CR 24C shall be identified as a potential signal location and the intersection with Pioneer should be shifted northward approximately 400 feet.	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	

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4.7 Air Quality						
4.7-3 Operational emissions resulting from project-related energy consumption and motor vehicle trip generation could exceed ROG, NO _x and CO standards.	4.7-3 The Specific Plans shall be revised to include the following residential design features to be incorporated in the project development regulations and required for all residential development: (a) Energy Star labeled appliances (e.g. water heaters) shall be installed to the greatest feasible extent. Solar, electric (efficiency rating of at least 0.92), or lower-NO _x (as defined by the AQMD) gas-fired water heaters are strongly encouraged in at least 50 percent of the units. (e) New home buyers shall be provided with a packet of information from the YSAQMD, including information about the mower exchange program, encouraging them to take advantage of opportunities for lowering air emission through their own actions and choices.	Prior to approval of the Specific Plan.	CDD	Make appropriate revisions to the SLSP text.	Applicant	
4.8 Noise						
4.8-7 The Regional Park east of the southeast corner of the project site could result in clearly audible noise levels at the proposed low-density residential uses.	4.8-7 (b) If the operation of the model airplanes is shown to exceed City standards at noise-sensitive land uses within the project site, additional noise mitigation measures shall be implemented as necessary and appropriate. Such measures could include limiting the allowable flight patterns, limiting operations to muffled airplanes, restricting the loudest engine types, and limiting hours of operation of the model aircraft operations.	Ongoing	CDD	Monitor noise levels at residential boundaries as needed. Identify additional operational controls.	Parks Dept/ Aeromodelers	
4.8-8 Noise-producing aspects of certain land uses developed within the project site could exceed the City of Woodland General Plan noise standards or expose future residents within the project site to substantial short-term increases in ambient noise levels.	4.8-8 (a) Active recreation areas of school playgrounds and neighborhood parks shall be located as far as possible from residential property lines and solid noise barriers shall be constructed at the interfaces of such playgrounds and residential areas. Noise barrier heights shall be sufficient to intercept line of sight from the play areas, (including elevated play structures) to the center of adjacent back yards at a height of 5 feet. In most cases, a barrier height of 6 feet would be sufficient. Noise barriers shall be constructed of solid materials such as masonry or precast concrete, rather than wood, or shall be earthen berms or a combination of berm and wall.	Prior to approval of school and/or park site plans or facilities design.	CDD for parks; School District for schools.	Verify that site and facilities plans include specified noise measures.	Parks Dept for parks; School District for schools.	

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4.9 Visual Resources						
No measures to be monitored.						
4.10 Cultural Resources						
4.10-1 The proposed project could damage or destroy unidentified prehistoric and historic cultural resources.	4.10-1 In addition to Specific Plan Policy 5.5.P., the following measures which shall be implemented during project construction: (a) If a Native American site is discovered, then the evaluation process shall include consultation with the appropriate Native American(s). (b) If human remains are discovered, California law requires that work must stop immediately and the County Coroner must be notified, according to Section 7050.5 of the California Health and Safety Code. If the remains are Native American, the coroner shall notify the Native American Heritage Commission, which in turn shall inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods which may include in-situ reinterment of the remains and any associated artifacts and capping the site or relocation and reinterment.	During site work or construction.	PWD/BD	Verify that these provisions are included in construction contracts.	Developer	
4.10-2 The proposed project could substantially alter a potentially significant historic resource and/or its context.	4.10-2 Prior to modification or removal of any potentially historic existing structures, the project applicant submit a report from a professional architectural historian assessing the historical significance of the structure/resource. If significant historic structures are identified, mitigation pursuant to Sections 15064.5 and 15126.4 of the CEQA Guidelines, as identified and applied in the architectural historian's recommendations, shall be followed.	Prior to removal of any structure.	CDD	Determine age of structures to be removed through review of USGS maps, assessor maps, and other documents. If potentially historic, a qualified architectural historian shall document historical significance. If structure is potentially historically significant, it shall be avoided and/or recorded, as recommended by the historian.	Developer	

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4.10-3 Construction of offsite infrastructure could damage or destroy undiscovered archeological and/or historic resources.	4.10-3 (a) Phase I archaeological surveys (archival research and visual surface inspections) shall be required for all offsite infrastructure, prior to final design. If potentially significant cultural resources are identified during the Phase I archaeological survey(s), mitigation pursuant to Section 21083.1 of the Public Resources Code and Sections 15064.5 and 15126.4 of the CEQA Guidelines and any other applicable regulations, as identified and applied in management recommendations made by a qualified expert, shall be followed.	Prior to improvement Plans for offsite infrastructure.	PWD/CDD	Undertake Phase 1 archeological surveys for all offsite infrastructure routing prior to approval of improvement Plans. Implement mitigation plan, if needed consistent with measure and CEQA requirements.	Developer	
	(b) In the event that cultural resources are uncovered during project construction (e.g., foundations, historic tools, refuse/trash piles, shell deposits, arrowheads, chip stone, objects that appear to be out of place are observed), implement Mitigation Measures 4.10-1 (a) and (b).	During site work and construction.	PWD/BD	Verify that contractor's contract includes identified specifications.	Developer	
4.10-5 Cumulative development in the City of Woodland, in conjunction with the development of the proposed project, could contribute incrementally to the regional loss of cultural resources in Yolo County.	4.10-5 Implement Mitigation Measures 4.10-1 (a) and (b), 4.10-2 and 4.10-3(a) and (b).	See Mitigation Measures 4.10-1 (a) and (b), 4.10-2 and (b), 4.10-3(a) and (b).	See Mitigation Measures 4.10-1 (a) and (b), 4.10-2 and 4.10-3(a) and (b).	See Mitigation Measures 4.10-1 (a) and (b), 4.10-2 and 4.10-3(a) and (b).	See Mitigation Measures 4.10-1 (a) and (b), 4.10-2 and 4.10-3(a) and (b).	
4.11 Population, Employment and Housing						
4.11-2 The proposed project would increase demand for affordable housing.	4.11-2 (a) The City shall find that the Spring Lake Specific Plan is consistent with the Housing Element.	At the time of approval of SLSP.	CDD	Make appropriate findings of fact.	City Council	
4.11-5 The proposed project, in combination with future buildout in the City of Woodland, would increase the City's population.	4.11-5 (a) The City shall regulate growth in the Master Plan Remainder Area so that the City of Woodland population does not exceed 60,000 by the Year 2015.	Until 2015	CDD	For each new project, calculate projected City population. Residential projects that would cause the City's population to exceed 60,000 shall not be approved prior to 2015.	CDD	
	OR	OR		OR	OR	
	(b) Find that the proposed project is consistent with the General Plan.	Prior to approval of the SLSP.		Find that the project is consistent with the General Plan.	City Council	
	OR	OR		OR	OR	

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	(c) Amend the General Plan to allow for growth beyond 60,000 by 2015.	Prior to approval of projects that would cause the City's population to exceed 60,000.		Amend the General Plan to allow for population growth of more than 60,000 before 2015.	City Council	
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4.12 Public Health and Safety

4.12-1 The proposed project could expose future occupants and construction workers to localized soil or groundwater contamination due to prior site uses.	4.12-1 (a) Prior to tentative map approval for each development within the project site, the applicant shall complete an Environmental Site Assessment (Phase 1) in accordance with professional standards to determine the potential for past or current uses within the project site to have resulted in soil or groundwater contamination at any location that will be developed under the proposed project, or for releases from offsite locations (e.g., the former City landfill) to have adversely affected groundwater under the project site. Results of the site assessment shall be provided to the City of Woodland Planning Department and Yolo County Environmental Health Department. (b) If contamination is suspected, the applicant shall proceed with additional investigation (Phase 2), including, but not limited to, soil and groundwater testing. A work plan for and results of the investigation shall be submitted to the City of Woodland Community Development Department and Yolo County Environmental Health Department for review and concurrence. The results of the study shall identify recommended measures to reduce potential risks, if any, to individuals and the environment that could occur during site development or future occupancy.	Prior to approval of each tentative Map.	PWD	Document that a Phase 1 Site Assessment has been completed.	Developer	
		Prior to approval of each Tentative Map where Phase 1 study indicates that contamination could be present.	PWD	Document that a Phase 2 Site Assessment has been completed.	Developer	

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	(c) If risk management measures are determined to be necessary, the applicant shall develop a plan for use prior to, during, and after site development that identifies requirements for soil management (e.g., excavation, re-use, or disposal), construction dewatering, and air monitoring to protect construction workers, current and future onsite occupants and visitors, and offsite populations. The plan shall also identify contingency measures in the event previously unidentified hazards are encountered during site development. Contract specifications shall reflect identified risk management measures.	After completion of a Phase 2 Site Assessment, and prior to approval of Tentative Map.	PWD	The applicant shall prepare and submit a risk management plan consistent with the terms of the measure, accepted engineering practice, and best available technology.	Developer	
	(d) The applicant shall obtain necessary agency approvals prior to implementing any identified measures in the risk management plan. The results of additional testing, monitoring, tank removal, soil or groundwater cleanup, or other equally effective risk management measures shall be submitted to the regulatory agency/agencies with jurisdiction over the particular risk management activity prior to, during, or after development, as appropriate for the type of activity. Agencies that could require notification would include, but would not be limited to, Woodland Fire Department, Yolo County Environmental Health Department, Yolo-Solano Air Pollution Control District, Central Valley Regional Water Quality Control Board, or California Department of Toxic Substances Control. All activities shall comply with applicable federal, State, and local laws and regulations pertaining to hazardous materials management.	Prior to approval of Tentative Map for projects requiring a risk management plan.	PWD	Document that agency approvals have been obtained.	Developer	
4.12-5 Detention basins and other storm drainage system water features could increase mosquito and other vector populations.	4.12-5 (a) Prior to final design of storm drainage system features that convey or store water, the City shall ensure compliance with applicable vector control standards as adopted by the Sacramento-Yolo Mosquito and Vector Control District. Vector control measures shall include, but would not be limited to: . Adequate drainage shall be incorporated to drain minor flows and prevent ponding; . Detention/retention facilities shall be designed to minimize mosquito production and shall be capable of	Prior to approval of Improvement Plans for backbone infrastructure and subsequent infrastructure for each Tentative Map.	SYM/VCD	Documentation that storm drainage system incorporates vector control standards.	Applicant/ Developer	

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DFG = California Department of Fish and Game
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SYM/VCD = Sacramento-Yolo Mosquito Vector Control District

	being completely drained; Adequate access and clearance for motorized vector and weed control equipment shall be provided; and Project design shall incorporate features to minimize the amount of surface runoff carrying nutrients into slow-moving channels or standing water. (b) During project operation, the City shall coordinate with the Sacramento-Yolo Mosquito and Vector Control District to ensure onsite open drainages, channels, and detention/retention facilities are monitored and managed to control mosquitoes and other vectors. If the District determines additional controls are necessary, the City shall ensure implementation of the controls.					
4.12-6 If the private airstrip remains operational, development of the proposed project could expose people and property to aircraft hazards.	4.12-6 (a) As long as the airstrip remains operational, the project applicant shall ensure that the placement and height of structures east of the airstrip runway achieve the 20:1 approach surface criterion. This may be accomplished by limiting the height of structures and selection of appropriately sized landscape trees, or providing adequate distance separation where limiting the height is not practical or feasible. At no time shall the distance between the east end of the runway and the nearest project feature be less than 200 feet. (b) Prior to occupancy of any structure where height or siting design standards have been imposed to meet the 20:1 approach surface criterion, the applicant shall provide proper notification to the Caltrans Division of Aeronautics and/or Federal Aviation Administration, as appropriate. The notification shall provide required details of proposed development in accordance with agency regulations (FAR Part 77). (c) If warranted by safety and/or nuisance concerns, the City shall require closure of the airstrip by revocation of the use permit, or amortization/abatement of the use as non-conforming.	Prior to approval of Tentative Map for parcel 042-010-46.	CDD	Document that the placement and height of proposed structures are designed per the mitigation measure.	Developer	
	Prior to final inspection.	BD	Document that modification was provided.	Developer		
	Prior to final inspection.	BD	Document that modification was provided.	Developer		

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4.12-7 The proposed project, in combination with development that could occur with General Plan buildout, would increase the number of people who could be exposed to potential hazards associated with hazardous materials (including agricultural operations), vectors (primarily mosquitoes), and aircraft operations.	4.12-7 (a) Implement Mitigation Measure 4.12-1(a) through 4.12-1(d) (Contaminated Sites). (b) Implement 4.12-5(a) through 4.12-5(b) (Mosquitoes and Vectors). (c) Implement 4.12-6(a) through 4.12-6(d) (Private Airstrip Operations).	See Mitigation Measures 4.12-1(a) through 4.12-1(d); 4.12-5(a) through 4.12-5(b); and 4.12-6(a) through 4.12-6(d).	See Mitigation Measures 4.12-1(a) through 4.12-1(d); 4.12-5(a) through 4.12-5(b); and 4.12-6(a) through 4.12-6(d).	See Mitigation Measures 4.12-1(a) through 4.12-1(d); 4.12-5(a) through 4.12-5(b); and 4.12-6(a) through 4.12-6(d).	
4.13 Public Services and Facilities					
4.13-1 The proposed project would increase demand for fire protection services.	4.13-1 (b) The Fire Department shall monitor growth in SLSP via their standard review of all building permits in the City. Should the 4-minute threshold appear likely to be exceeded earlier than the planned 2007 occupancy date for the fire station would address, the station shall be brought online sooner, or growth in the plan area shall be otherwise controlled or stopped in order to avoid service or safety impacts. (e) The City's existing Major Projects Financing Plan shall be amended and fee schedule revised to incorporate construction of the new fire station.	Ongoing	Fire Dept/ CDD/PWD	Regular review and comments on all proposed new developments in SLSP.	Fire Dept.
4.13-3 The proposed project would have adequate fire flow to service the project site.	4.13-3 The water distribution system installed for the proposed project shall meet the requirements of the City of Woodland fire hydrants and mains installed to meet current fire protection standards and the most current City design standards.	Prior to approval of first Tentative Map.	Fire Dept/ PWD	Present appropriate MPFP amendment to City Council for action.	
4.13-4 The proposed project may be inconsistent with the City of Woodland General Plan policies related to fire protection.	4.13-4 (a) Implement Mitigation Measure 4.13-1.	Prior to approval of Improvement Plans for backbone infrastructure.	PWD	Document that the water distribution system is adequate per mitigation measures.	Applicant
4.13-5 The proposed project, in conjunction with future development in the City of Woodland, would create demand for additional fire protection services.	4.13-5 Implement Mitigation Measure 4.13-1.	See Mitigation Measure 4.13-1.	See Mitigation Measure 4.13-1.	See Mitigation Measure 4.13-1.	See Mitigation Measure 4.13-1.

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USAOE = US Army Corps of Engineers DFG = California Department of Fish and Game USFWS = US Fish and Wildlife Service SYMWCD = Sacramento-Yolo Mosquito Vector Control District

4.13-7 The proposed project may be inconsistent with the City of Woodland General Plan policies related to police protection.	4.13-7 (c) Find that the proposed project is consistent with General Plan policy 4.H.1.	At the time of approval of the Specific Plan.	CDD	Make appropriate findings of fact.	City Council.	
4.13-9 The proposed project would increase the demand for wastewater treatment.	4.13-9 Prior to approval of each tentative map, the applicant shall demonstrate that WWTP treatment capacity is adequate to serve the flows generated by new development covered by the tentative map.	Prior to approval of each Tentative Map.	PWD	Document that the WWTP treatment capacity is adequate. If inadequate capacity will be available when square footage or units come online, approval of improvement plans for those projects shall be withheld until a satisfactory solution can be determined.	Developer	
4.13-13 The proposed project would increase demand for domestic water.	4.13-13 (a) The City's existing Major Projects Financing Plan shall be amended and fee schedule revised to include the development of wells to serve project development.	Prior to approval of each Tentative map.	PWD	Document that the MFP has been amended and the fee schedule revised. SLSP Public Facilities Financing Plan and CIP shall be finalized and accepted by the City.	Applicant	
4.13-18 The proposed project would generate construction debris.	4.13-18 (a) RECOMMENDATION: At the beginning of each job, the construction contractor shall set up bins or other means of containment to hold separated scraps of recyclable material (i.e., cardboard, lumber, etc.). The contractor shall identify processors in the area that are interested in the materials. The paper, cardboard, and metal packaging that the building materials and major appliances come in shall also be separated and stored for future recycling. (b) RECOMMENDATION: The contractor shall work with the City of Woodland Recycling Coordinator to establish construction recycling measures to reduce the amount of construction waste disposed of at the landfill.	During construction.	PWD/BD	Requirements of mitigation measure shall be reflected in construction contracts. The Recycling Coordinator shall verify that means of containment to hold separated scraps of recyclable material have been established and are in use.	Developer	
4.13-22 Installation of the offsite sewer pipeline could intercept the high-pressure natural gas line.	4.13-22 Prior to the installation of offsite wastewater infrastructure, all potential conflict locations with the existing PG&E high-pressure natural gas line shall be potholed and verified.	Prior to approval of Improvement Plans.	PWD	Document that potential conflict locations are potholed and verified.	Developer	

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CITY OF WOODLAND
December 18, 2001

SPRING LAKE SPECIFIC PLAN
Mitigation Monitoring Plan

4.14 Recreational, Educational and Community Services

4.14-2 The proposed project may be inconsistent with the City of Woodland General Plan and Parks Master Plan policies.	4.14-2 Find that the proposed project is consistent with the General Plan.	At the time of approval of Specific Plan.	CDD	Make appropriate findings of fact.	City Council	
4.14-8 The proposed project would increase demand for the City of Woodland Library facilities.	4.14-8 (b) The City's existing Major Projects Financing Plan shall be amended and fee schedule revised to include lease or construction of +/- 5,700 square feet of additional space for the Woodland Library.	Prior to approval of the first Tentative map.	PWD	Document that the MPEP has been amended and the fee schedule revised. SLSP Public Facilities Financing Plan and CIP shall be finalized and accepted by the City.	Developer	
				Verify that fees have been paid.		

MMPE.NL.TBL

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CITY OF WOODLAND
December 18, 2001

SPRING LAKE SPECIFIC PLAN
Mitigation Monitoring Plan



RECEIVED

AUG 29 2013

City of Woodland



EDMUND G. BROWN JR.
GOVERNOR



MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

28 August 2013

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

CERTIFIED MAIL
7012 2210 0002 1419 4529

**COMMENTS TO REQUEST FOR REVIEW FOR THE DRAFT NEGATIVE DECLARATION,
CITY OF WOODLAND 2013-2021 HOUSING ELEMENT UPDATE PROJECT,
SCH NO. 2013082057, YOLO COUNTY**

Pursuant to the State Clearinghouse's 20 August 2013 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Draft Negative Declaration* for the City of Woodland 2013-2021 Housing Element Update Project, located in Yolo County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 97-03-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit, or any other federal permit, is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements

If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project will require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

If you have questions regarding these comments, please contact me at (916) 464-4684 or tcleak@waterboards.ca.gov.



for Trevor Cleak
Environmental Scientist

cc: State Clearinghouse Unit, Governor's Office of Planning and Research, Sacramento

PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013
(213) 576-7083



September 10, 2013

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

Dear Ms. Norris:

Re: SCH 2013082057 Woodland 2013-2021 Housing Element Update - DND

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings in California. The Commission Rail Crossings Engineering Section (RCES) is in receipt of the Draft *Negative Declaration (DND)* for the proposed City of Woodland (City) 2013-2021 Housing Element Update project.

The project area includes active railroad tracks. RCES recommends that the City add language to the Housing Element Update so that any future development adjacent to or near the railroad/light rail right-of-way (ROW) is planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade crossings. This includes considering pedestrian circulation patterns or destinations with respect to railroad ROW and compliance with the Americans with Disabilities Act. Mitigation measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade crossings due to increase in traffic volumes and continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad ROW.

If you have any questions in this matter, please contact me at (213) 576-7076, ykc@cpuc.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ken Chiang'.

Ken Chiang, P.E.
Utilities Engineer
Rail Crossings Engineering Section
Safety and Enforcement Division

C: State Clearinghouse

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177 / FAX (916) 327-2643
www.hcd.ca.gov



August 8, 2013

Congrats!

THS

Mr. Nick Ponticello, Director
Community Development Department
City of Woodland
300 First Street
Woodland, CA 95695

Dear Mr. Ponticello:

RE: Review of the City of Woodland's 5th Cycle (2013-2021) Draft Housing Element

Thank you for submitting Woodland's draft housing element received for review on June 11, 2013, along with additional revisions received on August 2, 5, 7, and 8, 2013. Pursuant to Government Code Section 65585(b), the Department is reporting the results of its review. A telephone conversation on June 20, 2013 with Mr. Dan Sokolow, Senior Planner; Ms. Cindy Norris, Principal Planner; Mr. Jeff Goldman, AECOM; and Mr. Drew Sutton, AECOM; and other communications facilitated the review. In addition, the Department considered comments from Legal Services of Northern California pursuant to Government Code Section 65585(c).

The Department conducted a streamlined review of the draft housing element based on the City meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance. The City also utilized SACOG's pre-approved housing element data.

The draft element meets the statutory requirements of State housing element law. This finding is based on, among other things, Program 2.A.2 committing to rezone at least 15 acres (at least 16 units per site) with minimum densities of 20 units per acre to accommodate a shortfall of 230 units for lower-income households. The element will comply with State housing element law (Article 10.6 of the Government Code) when adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

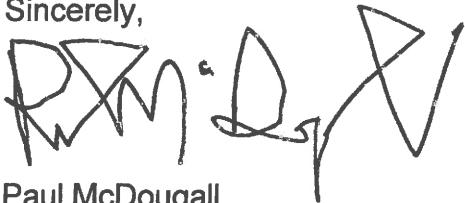
To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of October 31, 2013 for SACOG localities. If adopted after this date, the City will be required to revise the housing element every four years until adopting at least two consecutive revisions by the statutory deadline (Government Code Section 65588(e)(4)). For more information on housing element adoption requirements, please visit the Department's website at:
http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department is pleased to inform the City that prior 4th cycle housing element compliance makes the City eligible to meet one of the threshold requirements of the Housing Related Parks Program (HRP) that rewards local governments for approving housing affordable to lower-income households. The HRP Program, funded by Proposition 1C, provides grant funds to eligible local governments for every qualifying unit permitted since 2010. Grant awards can be used to fund park-related capital asset projects. More specific information about the Program is available on the Department's website at <http://www.hcd.ca.gov/hpd/hrpp/>.

The Department appreciates the cooperation of the City's housing element team throughout the course of our review. We are committed to assist Woodland in addressing all statutory requirements of housing element law. If you have any questions or need additional technical assistance, please contact Robin Huntley, of our staff, at (916) 323-3175.

Sincerely,

A handwritten signature in black ink, appearing to read 'P. McDougall', with a stylized flourish at the end.

Paul McDougall
Housing Policy Manager