



City of Woodland

Meeting Agenda - Final

Planning Commission

City of Woodland Planning
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695
530-661-5820

Thursday, July 16, 2015

6:30 PM

Council Chambers

A. Call to Order

B. Roll Call

C. Approval of Minutes

D. Communications - 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.

E. Communications - 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.

F. Communications-Commission Statements Requests

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.

G. Communications - Subcommittee Reports

This is an opportunity for Commission members who are appointed to a subcommittee or ad hock committee to report to the Commission.

H. Public Hearing

16-016

Woodland Tractor Parcel Map No. 5074 (PLNG 15-00024). The project includes a request for a tentative parcel map to divide a 9.33 acre parcel into two parcels of 3.33 acres and 6 acres. The property is located at 95 West Kentucky Avenue in the Industrial Zone.

Location: 95 West Kentucky

Applicant/Owner: Jeff Huckins/Woodland Tractor & Equipment Co., Inc.

Environmental Report: Class 15 Categorical Exemption (CEQA Guidelines, §15315)

APN: 027-440-012-000

Project Planner: Erika Bumgardner, AICP, Senior Planner

Staff Recommendation: Conditional Approval

Report For: Planning Commission Public Hearing - July 16, 2015 (Continued from July 2, 2015)

General Plan Designation: Industrial

Existing Land Uses: Woodland Tractor & Equipment Company
(Sales/Service)

Adjacent Land Uses & Zoning:

<u>DIRECTION</u>	<u>LAND USE</u>	<u>ZONING</u>
North	Agriculture	County
South	Residential	R-2
East	Sales/Service	Industrial
West	Agriculture	County

Flood Zone: X - Area Outside the 2% Annual Chance Flood Event, FIRM Community Panel Number - 06113C0 435H Revised May 16, 2012.

Street Access: West Kentucky Avenue

Pending/Potential Action

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

1. Receive the staff report;

2. Conduct the public hearing;
3. Adopt Resolution No. PC - _____ recommending approval of Parcel Map No. 5074 to divide the property located at 95 West Kentucky into two separate parcels; Parcel 1 being an area of 3.33 acres and Parcel 2 being an area of 6 acres, respectively.

Project Site Description

The existing parcel size is 9.33 acres. The front half of the parcel has one existing commercial building ("Woodland Tractor and Equipment Co.") and two smaller accessory buildings to the west on the main building which are used for equipment storage. The project site also includes two loading docks and one fuel station. All existing buildings were established while the parcel was part of the county; no new buildings are currently proposed. The area around the main building is paved. The remainder of the front half of the lot is gravel and is used to advertise or display tractors that are for sale. The back half of the existing facility is surrounded by a chain link fence that encloses the back storage and operations area. An existing drainage ditch runs in between West Kentucky and the front of the parcel. A chain link fence divides the parcel in between the agricultural use in the back and the retail and service use in the front. The remainder of the parcel behind the fence is agriculture land. There are twelve oak trees located on the parcel that are 16 inches or greater in diameter; however there are no plans to remove any trees at this time. There are no proposed changes in the land uses.

Project Proposal

The applicant is requesting approval for a division of land at 95 West Kentucky (APN 027-440-012-000), dividing an existing 9.33 acre parcel into two (2) parcels consisting of approximately 3.33 acres for "Parcel 1," and 6 acres for "Parcel 2." A proposed easement for a road and utilities on the parcel bordering the west side of the project parcel will provide access to Parcel 1 from West Kentucky (see Attachment 1, Exhibit A, COA 18 & 19). The owner of 95 West Kentucky (subject property) also owns the parcel to the west, where the proposed easement will be located. This adjacent parcel is located in the County.

Public Notification

Public notice advertising for the public hearing on this project was prepared by the Community Development Department in accordance with notification procedures set forth in the City of Woodland's Municipal Code and State Planning Law. Two methods of public notice were used:

- Legal notice was published in the Woodland Daily Democrat.
- Notices were mailed to all property owners within 300 feet of the project site.
- Copies of the factual staff report for the proposed project have been on file at City Hall since June 25, 2015.

Applicable Laws, Codes & Ordinances

This project is subject to several laws, codes and ordinances:

The California Environmental Quality Act (CEQA)
The City of Woodland General Plan
The City of Woodland Zoning Ordinance
City of Woodland Subdivision Ordinance
Community Design Standards

Environmental Review

This project qualifies for the categorical exemption from the provisions of CEQA, as the project is considered a Class 15 Categorical Exemption as listed in Title 14, Chapter 3, Article 19 of the California Code of Regulations.

A Class 15 (CEQA Guidelines, §15315) exemption applies to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Prior to taking an action to approve the project as recommended, the Planning Commission is required to confirm this environmental determination in conjunction with action on the project. If this project is approved, staff will file a notice of exemption with the Yolo County Clerk's Office in conformance with Article 5 §15062(a) of the CEQA guidelines.

Reviewing Agency Comments

The project has been circulated to other City divisions and departments for review. All reviewing comments have been integrated into the conditions of approval.

The project was also circulated to the Yolo County Planning Department. Staff has consulted with County Planning Staff and they have no concerns with the project as it is conditioned and proposed.

Staff Analysis

General Plan Consistency

The 2002 General Plan (GP) designation for the site is Industrial (I) which provides for industrial parks, warehouses, manufacturing, research and development, commercial uses, compatible with the industrial uses, public and quasi-public uses, and similar and compatible uses. The proposed tentative map is consistent with the City's General Plan.

Zoning Consistency

Land Use

The zoning designation for the site is Industrial (I), which provides standards for properties located within the Industrial zone. The purpose of this zoning is to encourage sound industrial development by providing areas exclusively for such development subject to regulations necessary to insure the protection of adjoining uses. The proposed tentative parcel map is consistent with the Zoning Ordinance.

Parking

Retail stores, banks, and shopping centers require not less than one parking space for each three hundred square feet of gross floor area or more than one parking space for each two hundred square feet of gross floor area, except storage and loading areas, but not less than five spaces.

The existing facility on proposed "Parcel 2" currently has 23 parking spaces. The retail area is 6,100 square feet. At one parking space per three hundred square feet of retail space, 20 parking spaces are required. This facility meets all parking requirements.

Lot Coverage

Maximum lot coverage is sixty percent. Parcel 1 is proposed to remain in agricultural use. At such time future development is proposed, it shall be subject to applicable zoning and design requirements. Lot coverage on Parcel 2 will be less than nine percent taking into account existing structures on site. This project meets all lot coverage requirements.

City of Woodland Subdivision Ordinance

The project site, as conditioned, complies with the City of Woodland's Subdivision Ordinance including conformance with applicable lot sizes and dimensions as required by the City's Zoning Ordinance.

Appeals

Any party adversely affected by the decision, the City Council, an individual city council member, or the city manager, may appeal any action of the Planning Commission with respect to a zoning change to the City Council within ten (10) days after the action of the Planning Commission. No conflict of interest shall exist solely by reason of the filing of an appeal by the City Council, an individual city council member, or the city manager. Any such appeal shall be filed with the city clerk and, except an appeal by the City Council, a City Council member, or the city manager, shall be accompanied by a filing fee as prescribed by City Council resolution. Upon the filing of an appeal, the city clerk shall set the matter for hearing. Such hearing shall be held within thirty days after the date of filing the appeal. Within ten days, or at its next regular meeting following the conclusion of the hearing, the City Council shall render its decision on the appeal. (Ord. No. 1203, § 1 (Exh. A)(part); Ord. No. 1235, § 2 (part); Ord. No. 1261, § 2 (part); Ord. 1339, § 1 (part); Ord. No. 1350, § 1.).

Recommendation

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

1. Receive the staff report;
2. Conduct the public hearing;
3. Adopt Resolution No. PC - _____ recommending approval of Parcel Map No. 5074 to divide an existing 9.33 acre parcel located at 95 West Kentucky into two separate parcels consisting of approximately 3.33 acres for "Parcel 1," and 6 acres for "Parcel 2."

Attachments:

1. Planning Commission Resolution
 - a. Exhibit A - Tentative Parcel Map No. 5074
 - b. Exhibit B - Conditions of Approval
2. General Application

Attachments: [1. Planning Commission Resolution including Exhibits a. & b.](#)
[2. General Application](#)

[16-009](#)

SUBJECT: General Plan Update 2035 - Overview and Presentation
Regarding Development Scenarios Analysis and Draft Preferred
Land Use Map and Proposed Development Strategy

DATE: July 16, 2015

RECOMMENDATION:

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

- 1.) Accept the Draft Land Use Map as the Preferred Land Use Exhibit for the purposes of drafting the revised General Plan and General Plan Environmental Impact Report (EIR)
- 2.) Accept the Proposed Development Strategy as conceptual direction for key land use and related policies in the General Plan Update.
- 3.) Direct staff and the consultant team to prepare the Draft General Plan incorporating the Preferred Land Use Exhibit and proposed development strategy.

Attachments: [1 - February 2013 City Council Report on Why a General Plan Update](#)
[2 - Community Workshop Report Summary](#)
[3 - General Plan Steering Committee Minutes from May 12 & June 9](#)
[4 - Land Use Crosswalk Table](#)
[5 - Draft Preferred Land Use Map](#)

I. New Business

Scheduled, non-public hearing agenda items

J. Old Business

Includes open items from a prior meeting, follow-up information, and responses to questions from prior items.

K. 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 #: 16-016 **Version:** 1 **Name:**

Type: Public Hearing Item **Status:** Agenda Ready

File created: 7/9/2015 **In control:** Planning Commission

On agenda: 7/16/2015 **Final action:**

Title: Woodland Tractor Parcel Map No. 5074 (PLNG 15-00024). The project includes a request for a tentative parcel map to divide a 9.33 acre parcel into two parcels of 3.33 acres and 6 acres. The property is located at 95 West Kentucky Avenue in the Industrial Zone.

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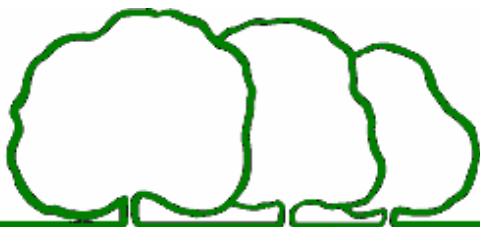
Sponsors:

Indexes:

Code sections:

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Date	Ver.	Action By	Action	Result
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City of Woodland

Planning Commission

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Recommendation

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

1. Receive the staff report;
2. Conduct the public hearing;
3. Adopt Resolution No. PC - _____ recommending approval of Parcel Map No. 5074 to divide an existing 9.33 acre parcel located at 95 West Kentucky into two separate parcels consisting of approximately 3.33 acres for "Parcel 1," and 6 acres for "Parcel 2."

ATTACHMENTS:

1. Planning Commission Resolution
 - a. Exhibit A - Tentative Parcel Map No. 5074
 - b. Exhibit B - Conditions of Approval
2. General Application

RESOLUTION NO. PC 15 - ____

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND APPROVING TENTATIVE PARCEL MAP NO. 5074
LOCATED AT 95 WEST KENTUCKY AVENUE (APN 027-440-012-000)
IN THE INDUSTRIAL ZONE**

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on July 2, 2015, to review and consider a request from Jeff Huckins for Tentative Parcel Map No. 5074, to subdivide an existing 9.33 acre parcel into two parcels of approximately 3.33 acres and 6 acres respectively as shown in **Exhibit A**. The property is located at 95 West Kentucky Avenue (APN 027-440-012-000); and

WHEREAS, the proposed project, as conditioned, is consistent with the provisions that have been outlined by the General Plan and meets all regulatory requirements of the Zoning Ordinance; and

WHEREAS, pursuant to California state law and the Woodland Municipal Code, public hearing notices were mailed to all property owners within an area exceeding a three hundred foot radius of the subject property, and a public hearing notice was published for a minimum of ten days prior to the public hearing in the Woodland Daily Democrat; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the proposed modified use is categorically exempt from further environmental review pursuant to Section 15315 of CEQA and is a Class 15 exemption; and

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby make the following findings, and determinations with respect to the proposed Tentative Parcel Map No. 5074:

1. The Planning Commission, approving Tentative Parcel Map No. 5074, hereby makes the following findings concerning the Tentative Parcel Map pursuant to Government Code section 66474:
 - a. The proposed Tentative Parcel Map is consistent with the City's General Plan. The proposed Tentative Map will implement the General Plan by providing the opportunity for development of for-sale, industrial land within the community.

- b. The Tentative Parcel Map depicts a site that is physically suitable for development. There are no conditions that would render the property unsuitable for industrial development.
 - c. The site is physically suitable for the proposed density of development. The site is of sufficient size and shape to allow the proposed density, and the parcel will be able to accommodate future development of industrial uses given the shape and topography of the Project site.
 - d. The design of the parcel or the proposed improvements will not substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
 - e. The design of the proposed parcel will not cause serious public health problems and is not anticipated to have any negative impacts on Project residents or occupants of the surrounding area.
2. The Planning Commission does hereby approve Application No. PLNG 15-00024 for Tentative Parcel Map No. 5074 (Exhibit A) to allow the subdivision of property located at 95 West Kentucky Avenue, subject to the recommended conditions of approval as provided in **Exhibit B**.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the July 2, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairperson

ATTEST:

Cindy Norris, Principal Planner

Exhibit A – Tentative Parcel Map No. 5074

Exhibit B – Conditions of Approval

Exhibit A

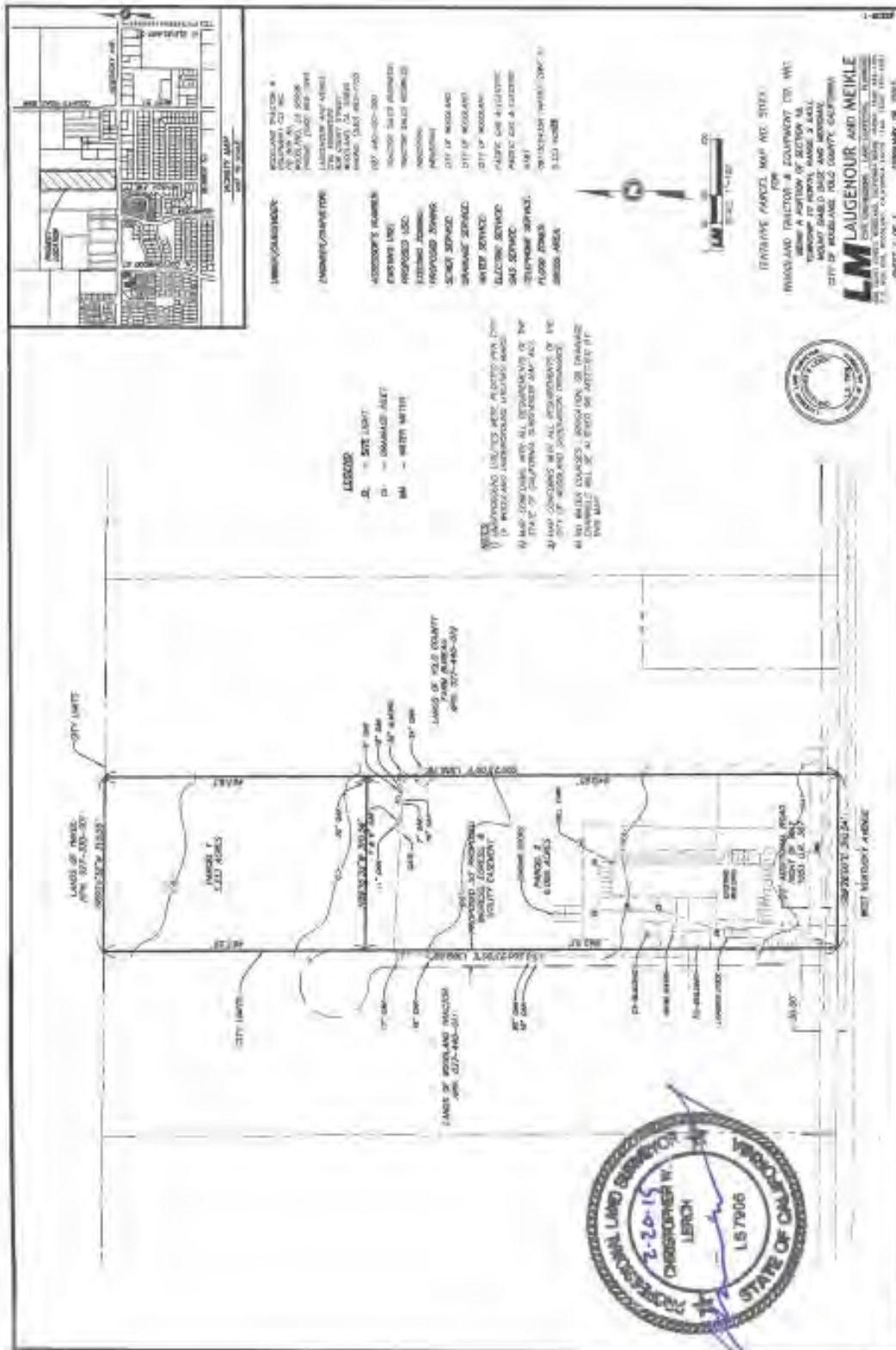


Exhibit B

Conditions of Approval

PLANNING

1. The project is as described in the staff report prepared for the July 2, 2015 Planning Commission meeting to approve Parcel Map No. 5074 to divide the property located at 95 West Kentucky into two separate parcels; Parcel 1 being an area of 3.33 acres and Parcel 2 being an area of 6 acres in size. The project shall be carried out in substantial compliance as depicted on the submitted Tentative Parcel Map No. 5074 dated February 19, 2015, included in Exhibit B, except as modified in these conditions of approval and with any changes necessary to meet city codes and specifications.
2. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
3. Upon approval, the applicant will be required to submit a final parcel map. Prior to official recordation of the legal description and revised lots, the Community Development Department must approve this map.
4. Secure approval and satisfy requirements of all agencies of jurisdiction.
5. The applicant will be required to file a copy of the recorded instruments with the City of Woodland Community Development and the Public Works Department upon recordation of the revised parcels.
6. Applicant shall provide the Community Development Department with a check for the sum of \$25.00 made out to Yolo County to record the environmental document with Yolo County.
7. An application for the development of the easement in the west neighboring parcel or Parcel 1 shall be accompanied by a tree plan per section 20A-1-090 Development projects -Tree plan.
8. Prior to issuance of building or grading permit resulting in potential impact to trees on or off-site, application shall submit a tree plan per Municipal Code Section 20A-1-90. A person owning or controlling a development project shall be

required to replace street trees other than heritage, specimen or landmark trees, approved for removal as part of the approval of the project in accordance with subsection 1, below. Each heritage, specimen and/or landmark tree approved for removal shall be replaced in accordance with subsection 2, below.

1. For each six inches or fraction thereof of the diameter of a tree which was approved for removal, two trees of an approved species, each of a minimum fifteen-gallon container size shall be planted on the project side. However, an increased number of smaller size trees may be planted if approved by the director, or a fewer number of such trees of a larger size if approved by the director.
 2. For each six inches or fraction thereof of the diameter of a tree which was approved for removal, four trees of an approved species, each of a minimum fifteen-gallon container size, shall be planted on the project site. However, an increased number of smaller size trees may be planted if approved by the director, or a fewer number of such trees of a larger size if approved by the director.
 3. If the development site is inadequate in size to accommodate the replacement trees, the trees may be planted on public property with the approval of the director. Upon the request of the developer and the approval of the director, the city may accept an in-lieu payment of the current retail price per fifteen-gallon replacement tree on condition that all such payments shall be used for tree-related educational projects and/or planting programs of the city.
 4. All trees planted under the provisions of this section shall be guaranteed for a period of one year from the date of final acceptance of the development project by the city. Any tree which does not survive for one year from that date shall be replaced by the developer and the replacement tree shall be guaranteed for one year.
9. All open industrial storage areas shall be screened from all public-of-way and adjacent commercial or residential properties to a height of six feet prior to Final Map.
10. Prior to Final Map, Parcel 2 shall construct modifications to the existing fuel dispensing area. Fuel dispensing area shall be designed per the standards in the "Technical Guidance Manual for Stormwater" specifically the Quality Control Measures site-specific sources control measure S-7: Fuel Area Design. Design Criteria shall be implemented to the best of the owner's ability within the site constraints that the existing lot contains; all exceptions to be approved by the City.

DEVELOPMENT ENGINEERING

Tentative Map Conditions

Fees:

11. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.
12. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the applicant fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code, Section 66020, the applicant will be legally barred from later challenging such fees, dedications requirements, reservation requirements and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding, or other agreement with the applicant which authorizes the City to impose certain fees, and which may waive the applicant's right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

Prior to approval of final map complete/construct

13. Backflow protection devices are required on all commercial and landscape irrigation water services for the project. Applicant shall install approved backflow devices on all services that serve Parcel 2 including domestic and irrigation prior to recordation of lot split. Backflow devices shall be tested by a City-approved tester and results provided to the Public Works Department prior to occupancy.

Construct with building permit

For Parcels 1, applicant shall construct with first building the following:

14. Applicant shall construct separate metered water service for a building on Parcel 1. Per the City's cross connection control ordinance Owner shall install approved backflow devices on all services that serve Parcel 1 including domestic and irrigation. Backflow devices shall be tested by a City-approved tester and results provided to the Public Works Department prior to occupancy.

15. Applicant shall construct a separate sewer service for Parcel 1 in accordance with City Standards.
16. Applicant shall construct a city approved driveway and a minimum 20 foot wide paved access from West Kentucky Avenue to Parcel 1.
17. Utilities constructed shall not serve adjacent parcel (027-440-011) prior to either: 1) annexation into the City; or 2) preparation of an interagency agreement between the City and the County for providing water and sewer utilities outside of the City. Inclusion of this condition does not guarantee or obligate the City to provide services or enter into said agreement prior to annexation.

Easement Dedications, Right of Way, and map restrictions

18. Final Map shall identify reservation for access and utility easement for Parcels 1 on adjacent parcel 027-440-011.
19. Prior to approval of the final map the applicant shall enter into an Agreement for Conveyance of Easements and record it against the property, and the adjacent property (027-440-011). The map shall reference the agreement. A sample agreement is attached for information. The requirement for this agreement may be waived by the City if the Owner may demonstrate to the City's satisfaction another legal requirement/method to secure an easement for Parcel 1.

General Conditions

20. If the final map is requested prior to the construction of required improvements, applicant shall prepare improvement plans for all work and obtain an encroachment permit for all within the public right-of-way or public easements, or new utility connections and submit them to the Development Services Engineering Section enter into an improvement agreement and provide security. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.
21. In accordance with the City Ordinance, project shall obtain an encroachment permit for any work within the public right-of-way and utility connections. Applicant shall submit to the Development Engineering Division of the Community Development Department an encroachment permit application and civil improvement plans for review and approval. All public improvements shall conform to the current City of Woodland Standard Specifications. This is a separate application from the building permit.

General Information and Applicable Ordinances

22. If the project is within the flood plain, development shall comply with all FEMA standards and regulations and all City requirements for development within a flood plain.
23. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit. Applications/projects disturbing less than one acre of soil shall implement BMP's to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP to be approved by the City Engineer.
24. This project is subject to the City's Storm Water Quality Control Ordinance. All parcels, regardless of size shall incorporate General site design measures, Site Specific Measures, and Treatment Measures. Alternatively the development may pay the Storm water treatment in lieu fee.
25. Final map shall tie into two City control network monuments in accordance with the City's electronic submission ordinance

Project shall include low impact development standards to minimize storm drain run off, applicant shall submit a plan to minimize run off to the City for approval. The plan shall include such measures as bioretention basins, porous pavement, dry wells/trench drains, or other approved method as described in section E.12.b.(ii) of the phase II MS4 General permit (CAS000004), and demonstrate that the amount of treated run off is in accordance with the section E.12.f E.12.e.ii.c of the phase II MS4 General permit. Applicant shall enter into an access, maintenance, and reporting agreement for such measures prior to certificate of occupancy.

26. Developer shall document and show evidence that all tentative map conditions are met with submittal of final map.

FIRE

27. All weather hard-surfaced right-of-way, not less than 20 feet in width, shall be provided prior to development of Parcel 1. Such right-of-way shall be unobstructed and maintained only as access to the public street. Surface shall be of asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

SAMPLE AGREEMENT FOR CONVEYANCE OF EASEMENTS

RECORDING REQUESTED BY AND

WHEN RECORDED RETURN TO:

City of Woodland

300 First Street

Woodland, CA 95695

Attn: Community Development Director

Space above this line for Recorder's Use

No Recording Fee Pursuant to Gov. Code § 27383

AGREEMENT FOR CONVEYANCE OF EASEMENTS

This Agreement is made and entered into on _____, _____, by and between _____
[insert subdivider's name], a _____ [insert type of entity and state where
organized; e.g. "California corporation"] (hereafter referred to as "Subdivider") and the City of
Woodland (hereafter referred to as "City").

RECITALS

- A. Subdivider is the owner of the real property described in Exhibit A, attached hereto, which property currently bears Yolo County APN(s) _____ (hereafter referred to as "Subdivision").
- B. The following Condition(s) of approval of the Tentative Map [or Parcel Map] for the Subdivision (hereafter the "Tentative Map" [or Parcel Map]), provides as follows:

[insert language of map condition requiring easements]

- C. This agreement is intended to satisfy the requirement that the Subdivider enter into and record an agreement with City to convey easements on the terms specified in the above condition(s).

Now, therefore, in consideration of City's approval of the Parcel Map [**or Tentative Map**], subject to the Subdivider's obligation to comply with the conditions of such approval, City and Subdivider agree as follows:

1. **Conveyance of Easements:** At the time of sale or other conveyance of any of parcels created through subdivision of the Subdivision, Subdivider shall convey to and reserve from such parcel, at no cost, private reciprocal easements [**or "a private easement" if there is only one**] for the purpose(s) described in Recital "B" as shown above.
2. **Recording:** In order to provide notice of Subdivider's obligations hereunder to potential future owners of the Subdivision or any lot or parcel thereof, City shall record this Agreement in the official records of the Yolo County Recorder, prior to any approval of the Final Map or Parcel Map for the Subdivision. A note referencing this recorded Agreement shall be placed on the Final Map or Parcel Map, as specified in the map condition(s) referred to in Exhibit "B".
3. **Covenants Run with Subdivider's Land:** The parties agree that all of Subdivider's agreements and obligations contained herein are covenants which benefit and run with the lands within the subdivision, in accordance with Section 1468 of the Civil Code, and the burden thereof shall be binding upon Subdivider's constituents, successors and assigns.
4. **Subdivider's Representations Regarding Ownership:** Subdivider certifies that it owns full legal title to all lands within the subdivision. Each individual executing this Agreement on behalf of a corporation or partnership represents and warrants to City that he or she has been authorized to do so by the entity on whose behalf he or she executes this Agreement and that this entity will thereby be obligated to perform the terms of this Agreement.
5. **Joint and Several Liability:** In the event that Subdivider consists of more than one party, each person, entity or other party described as the "Subdivider" in the first paragraph of this Agreement and/or executing this Agreement for Subdivider, shall be jointly and severally liable for each and every obligation and requirement imposed on Subdivider herein.
6. **Attorney's Fees:** If the services of any attorney are required by either party to secure the performance of this Agreement, or otherwise upon the breach or the default of either party, or if any judicial remedy or arbitration is necessary to enforce or interpret any provision of this agreement, the prevailing party shall be entitled to reasonable attorney fees, costs, and other expenses, in addition to any other relief to which such party may be entitled.

7. **Indemnity:** Subdivider shall defend, indemnify and hold harmless City, its officers, employees and agents against and from all actions, damages, costs, liability, claims, losses, judgments, penalties and expenses of every type and description, including, but not limited to, any fees and/or costs reasonably incurred by City's staff attorneys or outside attorneys and any fees and expenses incurred in enforcing this provision, arising from Subdivider's performance or failure to perform the above Tentative Map condition(s) and/or from any action or failure to act by Subdivider, its officers, employees or agents in connection with this Agreement.
8. **Exhibits Incorporated:** The Exhibits described above and attached hereto are incorporated herein by this reference as if fully set forth at this place.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

CITY OF WOODLAND

SUBDIVIDER

_____ [insert subdivider's name], a
_____ [insert type of entity
and state where organized; e.g. "California
corporation"]

By: _____ By: _____

Print Name: _____ Print Name: _____

Title: _____ Title: _____

Approved as to Form:

By: _____

Print Name: _____

City Attorney

Title: _____

ATTEST:

City Clerk

Attach Notary Certification for Owner's Signature

NOTARY ACKNOWLEDGMENT

(California All-Purpose Acknowledgment)

STATE OF CALIFORNIA)

) ss.

COUNTY OF _____)

On _____, 2008 before me, _____, notary public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Place Notary Seal above)

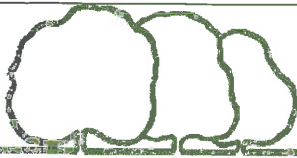
EXHIBIT

LEGAL DESCRIPTION

EXHIBIT

MAP CONDITION REGARDING EASEMENT(S)

SACRAMENTO\AMORRIS\53217.1



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:

WOODLAND TRACTOR & EQUIPMENT CO. INC.

MAILING ADDRESS:

PO BOX 65

CITY STATE ZIP CODE:

WOODLAND, CA 95695

PHONE NUMBER:

530-666-1944

E-MAIL ADDRESS:

JEFFH@WOODLANDTRACTOR.COM

PROJECT APPLICANT

JEFF HUCKINS

MAILING ADDRESS:

PO BOX 65

CITY STATE ZIP CODE:

WOODLAND, CA 95695

PHONE NUMBER:

530-666-1944

E-MAIL ADDRESS:

JEFFH@WOODLANDTRACTOR.COM

2. Application Requested

- | | | |
|--|--|---|
| ☐ General Plan Petition | ☐ Zoning Amendment | ☐ General Plan Amendment |
| ☐ Tentative Subdivision Map | ☒ Tentative Parcel Map \$3451.00 | ☐ Lot Line Adjustment |
| ☐ Site Plan Review | ☐ Design Review | ☐ Sign Design Review |
| ☐ Conditional Use Permit (CUP) | ☐ Zoning Administrator Permit | ☐ Variance |
| ☐ Public Convenience or Necessity | ☐ Other Cat Exempt \$529 | |

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

\$3980

3. Project Description

Project Name:

WOODLAND TRACTOR & EQUIPMENT CO. INC. PARCEL MAP

Total Acres or Square Feet

9.333 ACRES

Site address or location:

95 WEST KENTUCKY AVENUE

Assessor's Parcel Number:

027-440-012-000

Is Your Project Located in a Flood Zone?

☐ Yes

☒ No

Does this request include signage?

☐ Yes

☒ No

4. Justification for Request



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

PLNG 15-00024

5. General Plan Amendment

Existing General Plan Designation
INDUSTRIAL

Gross Acres
9.33 ACRES

Proposed General Plan Designation
N/A

Gross Acres

6. Zoning Amendment

Existing Land Use Zone
INDUSTRIAL

Gross Acres
9.33 ACRES

Proposed Land Use Zone
N/A

Gross Acres

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:

N/A

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 _____

*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**

Date Received Stamp Here

Applicant: _____

Date

Legal Owner: _____

Date

Legal Owner: _____

Date

DEPARTMENT USE ONLY

Amount Paid: _____

Project No: _____

Amount Due: _____

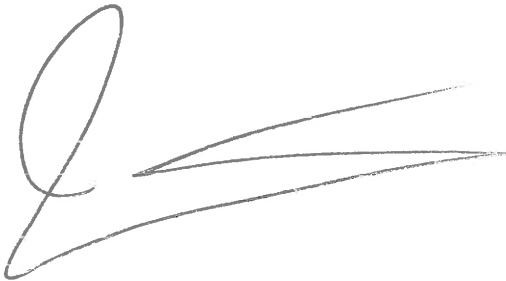
Logged by: _____ Date: _____

GP / Zoning Designation: _____

Planner: _____ Date: _____

STATEMENT OF JUSTIFICATION
Tentative Subdivision Map No. 5074
Woodland Tractor & Equipment Co., Inc. (W. Kentucky Ave.)
Assessor's Parcel Number 027-440-012-000

This project site consists of One (1) existing parcel and is being subdivided into two (2) parcels. Parcel 2 will contain the existing business Woodland Tractor & Equipment, and Parcel 1 the Northerly vacant land to be retained by the current owners.

A handwritten signature in black ink, consisting of a large, stylized capital 'L' followed by a horizontal line that tapers to the right.



Legislation Details (With Text)

File #: 16-009 Version: 1 Name:
Type: Public Hearing Item Status: Agenda Ready
File created: 7/2/2015 In control: Planning Commission
On agenda: 7/16/2015 Final action:
Title: SUBJECT: General Plan Update 2035 - Overview and Presentation Regarding Development Scenarios Analysis and Draft Preferred Land Use Map and Proposed Development Strategy

DATE: July 16, 2015

RECOMMENDATION:

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

- 1.) Accept the Draft Land Use Map as the Preferred Land Use Exhibit for the purposes of drafting the revised General Plan and General Plan Environmental Impact Report (EIR)
- 2.) Accept the Proposed Development Strategy as conceptual direction for key land use and related policies in the General Plan Update.
- 3.) Direct staff and the consultant team to prepare the Draft General Plan incorporating the Preferred Land Use Exhibit and proposed development strategy.

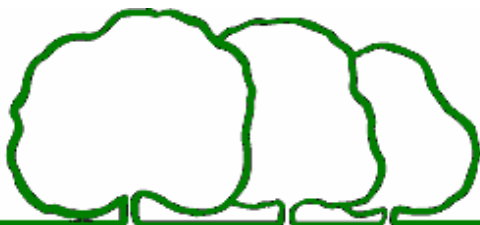
Sponsors:

Indexes:

Code sections:

Attachments: [1 - February 2013 City Council Report on Why a General Plan Update](#)
[2 - Community Workshop Report Summary](#)
[3 - General Plan Steering Committee Minutes from May 12 & June 9](#)
[4 - Land Use Crosswalk Table](#)
[5 - Draft Preferred Land Use Map](#)

Date	Ver.	Action By	Action	Result
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City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission

FROM: Ken Hiatt, Community Development Director
Cindy A. Norris, Principal Planner
Heidi Tschudin, General Plan Project Manager
Sophie Martin, General Plan Consultant Lead, Dyett and Bhatia

SUBJECT: General Plan Update 2035 - Overview and Presentation Regarding Development Scenarios Analysis and Draft Preferred Land Use Map and Proposed Development Strategy

DATE: July 16, 2015

RECOMMENDATION:

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- 3.) Direct staff and the consultant team to prepare the Draft General Plan incorporating the Preferred Land Use Exhibit and proposed development strategy.

FORMAT FOR MEETING:

Staff recommends the Planning Commission conduct the subject meeting pursuant to the following format:

- 1) Receive staff presentation and overview
- 2) Provide questions and comments on the material
- 3) Conduct a public hearing to receive comments from interested parties
- 4) Close the public hearing and continue the meeting to a date certain.

Given the depth and breadth of the material to be presented, staff believes a two-meeting format will be necessary. Staff recommends the Planning Commission continue the meeting after public comment. At the second meeting the Planning Commission can engage in deliberations with the benefit of having heard the staff presentation and public comments. The Commission may choose to reopen the public hearing at any point during the second meeting to allow for further public comment. At the second meeting, staff recommends the Commission take the actions identified above.

BACKGROUND:

Prior reports contain important and useful background on the history of the General Plan Update process. Those are available online at the City's General Plan Update website.

<http://www.cityofwoodland.org/gov/depts/cd/divisions/planning/generalplan/default.asp>

However; one report in particular from February 2013 is attached for review, because it provides a good overview of why the City has undertaken a general plan update (see Attachment 1).

Development Scenarios Report

The Development Scenarios Report was released on April 14, 2015 and an informational overview was

provided to the City Council on the same day. The release of the Development Scenarios Report introduces the second major phase of Woodland General Plan Update process, in which options for the City's physical growth and development through the year 2035 are explored. The Report presented a Draft Land Use Map, proposed General Plan Land Use Designations, and a draft policy framework, as well as four potential development "Scenarios" to illustrate different ways in which Woodland could grow and develop over the planning period.

The selected scenarios, and the amounts and locations of growth that they represent were chosen in response to direction from the Woodland City Council on November 19, 2013. The Council requested the evaluation of a draft Preliminary Composite Land Use Map that would develop in response to a "draft" set of triggers, governing phasing (location, timing) of new growth. In addition, the City Council requested that the scenarios test a range of growth projections, ranging from the low end of 0.8 percent annual growth in housing units to a high end of 1.7 percent annual growth. On April 7, 2014, the General Plan Steering Committee was asked to review the composite land use map and to provide comments. The final map was then developed.

There are a myriad of development scenarios that could be analyzed for the General Plan Update. Based on Council direction, a reasonable range of development options was identified for testing and analysis. The four scenarios that were examined allow for a better understanding of how key growth policies and thresholds can be modified and the implications of those choices. All four scenarios use the same base land use plan but assume different rates, patterns, and timing of growth. Each scenario was evaluated for impacts on traffic, infrastructure, public services and the City's fiscal circumstances (or balance sheet).

Key Council Direction

At the November 19, 2013 meeting, the City Council unanimously provided the following direction for testing and analysis:

1. Confirmed that developing a flood solution, advancing job creation, promoting infill, and build-out of the Spring Lake Specific Plan are top priorities for the General Plan Update.
2. Recommended that subsequent new growth should be prioritized in the following sequence subject to defining appropriate land use and triggers for advancement of future planning and build-out of these areas: Master Plan Remainder Area, East Area, Northwest Area.
3. Recommended that alternative growth rates (through 2035) should be analyzed: 180 dwelling units per year (± 0.8 percent annual average or $\pm 4,000$ units over 22 years) and 400 dwelling units per year (± 1.7 percent annual average or $\pm 9,000$ units over 22 years)
4. Direct staff to prepare a preliminary land use map with these assumptions, seek community input including the General Plan Steering Committee and Planning Commission, and return to City Council with a recommended land use map, phasing, and trigger language.

Based upon this direction, the General Plan team prepared the four test scenarios that were structured to evaluate in model format the direction provided from Council in November, as well as to test key impacts of development choices.

Other Relevant Efforts

It is noted, that several large City projects are currently underway, such as development of a Cache Creek flood solution and potential rail relocation; the outcome of which could have future impacts on development in the City. The annotated Land Use Plan includes reference to these large projects and makes note of the potential

implications of the various possible outcomes from these projects.

DISCUSSION:

Members of the Woodland community have had and will continue to have opportunity to weigh in on what aspects of the four scenarios they like, what impacts concern them, and how they might balance and prioritize different impacts, including the phasing and sequencing of growth. Input from the community at large and from the General Plan Steering Committee on the results of the development scenarios analysis has directly shaped the recommended Preferred Land Use Plan and Development Strategy presented here.

Review Process

Identification of a Preferred Land Use Plan and Development Strategy are essential for the process to move to the next stage, which is the drafting of the General Plan document. The following actions and review have, or will have, occurred in the review of the Development Scenarios leading up to the City Council's final direction on a Preferred Land Use Map and key policies:

1. Release of the Development Scenarios report on April 14, 2015 to the City Council, Planning Commission, Interested Parties and on the City's Web site with information on public meetings and method by which to submit comments.
2. Presentation of the Scenarios and results of the testing in a series of meetings and workshops for review and discussion as follows:
 - a. Public Workshop on April 27, 2015 (Workshop Report Summary, Attachment "2")
 - b. General Plan Steering Committee Meetings (May 11 and June 9, 2015) (Minutes of those meetings are provided in Attachment "3")
 - c. Special Meetings
 - i. Chamber Policy Group (May 29, June 12, 2015)
 - ii. League of Women Voters Annual Dinner (June 8, 2015)
 - iii. Water Rate Advisory Committee (June 3, 2015)
 - iv. Affected property owners (various meetings)
3. Planning Commission Public Meeting(s) (July 16, 2015 and a subsequent date to be determined).
4. City Council Public Meeting(s) (August/September).

Summary of Draft Preferred Land Use Map

The revised land use designations for the Woodland General Plan attempt to achieve the following objectives:

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

Key differences between the existing and modified land uses include:

- Additional land designated for mixed use development, split into two new categories: Corridor Mixed Use and Downtown Mixed Use
- Consolidation of commercial categories into Neighborhood, Community, and Regional Commercial
- Consolidation of residential categories into Low, Medium, and High Density Residential
- Specific Plans that replace the former Planned Neighborhood designation
- A new Light Industrial Flex Overlay designation, for use in corridors

The attached Land Use Crosswalk Table provides a closer look at the relationship between current and proposed General Plan land use designations (Attachment “4”). A summary of key changes is provided in the table.

The proposed Draft Preferred Land Use Map (Attachment “5”) shows a near doubling of Business Park land and a significant increase in Regional Commercial (from what is currently Highway Commercial). The amount of land designated Industrial is proposed to decrease in the new proposed map; most of this change is due to changing designations in the new SP-3 area. “Undesignated” areas and Urban Reserve areas are largely converted to “Specific Plan” to allow in the future more refined land uses to emerge from a subsequent public planning processes. Finally; the proposed land use map shows a significant increase in the land with mixed use designations, due to the introduction of Downtown Mixed Use (DX) and Corridor Mixed Use (CX) and their application in the city’s downtown core and along the East, West Main, and Kentucky corridors. These new designations mostly take the place of former General Commercial and Central Commercial designations, but some other designations are substituted as well.

On the proposed Draft Preferred Land Use Map, most of the developed properties in Woodland are shown with the same or equivalent designation as assigned under the current General Plan. However, refinement to the definitions could result in generally increased density or intensity of development on vacant and underutilized parcels. Areas where developed properties do have modified designations include Kentucky Avenue, East Avenue and portions of Main Street outside of the downtown. Refinements to land use for the area north of I-5 east and west of CR 102 have been provided as well. Modifications include providing broader use and development provisions on key corridors, or where refinement is provided to more accurately reflect the existing development in an area. Clarification of the land use refinements are summarized in the Land Use Crosswalk Table (Attachment “4”).

Three new growth areas identified by the Draft Preferred Land Use Map would require specific plans:

- SP-1 (further subdivided into SP-1A, 1B, and 1C), in the south, also known as the Master Plan Remainder Area, with some additional lands added
- SP-2, in the east, largely comprised of a 900-acre area owned by the City of Woodland and adjacent privately owned land
- SP-3, in the north, north of Kentucky Avenue and west of I-5

All new growth areas identified by the Draft Preferred Land Use Map are located within the Urban Limit Line (ULL), approved by the voters in 2006.

As an on-going part of the General Plan Update process, it is anticipated that there will be further evaluation and refinement of the land use plan and definitions, with more discussion occurring on a parcel level.

Summary of Proposed Development Strategy and Key Policy Ideas

Staff is proposing the following development strategy and key policy ideas for consideration. We will continue to refine and evaluate these based on input from the public, Planning Commission, and the City Council.

General Economic Development

- Job generating uses can be built ahead of residential uses.

Infill Downtown and on Key Corridors

- May proceed at any time
- General Plan to include strong incentives and removal of constraints to stimulate infill development
- Policies should focus cultural and entertainment uses in Downtown.

Spring Lake Specific Plan

- Buildout of Spring Lake is a priority

SP-1/Spring Lake Master Plan Remainder Area (MPRA) (southern area)

- No infrastructure requirements (e.g. flood solution) to be met before Specific Plan may proceed
- Planning can start at any time
- Residential single-family building may proceed once the Spring Lake Specific Plan has reached 80% build-out or 2018, whichever is sooner
- Applications should emphasize the development of a research and technology park around CR25A and SR113.

SP-2 (eastern area, or “900 acres” and environs)

- Processing of Specific Plan is contingent on identifying:
 - Comprehensive flood solution
 - New receiving site for processing water from the Pacific Coast Producers tomato processing plant

SP-3 (northern area)

- Development consistent with underlying designations may proceed at any time, provided it is consistent with locally preferred flood solution
- Commercial development at CR 99 and I-5 interchange should occur only after annexation
- Residential development requires Specific Plan

Gateways/Entryways

- Promote improvements
- Emphasis on creating visually compelling “entryways” to Woodland
- Commercial and/or Ag Tech; Business park also an option in South Gateway
- Flood, utilities, and annexation timing will be a constraint on timing of development in North Gateway

Industrial Area

- Development encouraged at any time
- General Plan will include information on what properties are most likely to develop without a flood solution in place and provide tools to promote this

I-5/CR 102 Regional Gateway

- Development is encouraged at any time, subject to resolution of infrastructure constraints, development agreement(s), and more specifically odor concerns.

Other Growth-Related Policies and Requirements

- Annexation and tax sharing agreements negotiated with Yolo County for currently unincorporated areas
- Development Agreements established with the City to accompany any new Specific Plan or master plan (e.g. the Woodland Commerce Center in the industrial area)
- Preparation of a Corridor Plan or significant update to the East Street Specific Plan (and accompanying subsequent General Plan Amendment) if the rail line along East Street were to be relocated

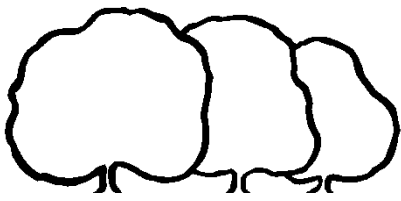
Next Steps

After the Commission sends its recommendation to the City Council and the City Council provides final direction to staff, the following next steps will occur:

- Write Draft General Plan
- Community Outreach on the Draft General Plan
- Prepare Draft EIR; complete all necessary technical analysis
- Community outreach on Draft EIR and Draft General Plan
- Prepare Final EIR and Final General Plan
- Hearings and adoption

ATTACHMENTS:

- 1 - February 2013 City Council Report on Why a General Plan Update
- 2 - Community Workshop Report Summary
- 3 - General Plan Steering Committee Minutes from May 12 and June 9
- 4 - Land Use Crosswalk Table
- 5 - Draft Preferred Land Use Map



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: February 5, 2013

SUBJECT: City Council Kick-Off Workshop for General Plan Update –
“Woodland General Plan 2035”

Recommendation for Action

Staff recommends that the City Council:

- 1) Receive a report from the General Plan Project Manager, key staff, and consultants on the process and schedule for updating the citywide General Plan through 2035.
- 2) Provide Council input on the “kick-off” questions outlined on page 7 of this report.
- 3) Provide general feedback and comments from Council members for consideration in the process.
- 4) Allow interested members of the public to make comments and ask questions.

Fiscal Impact

The proposed General Plan update is authorized for funding in the Capital Budget in FY 2012/13 in the amount of \$917,000. An additional amount of \$183,000 will be requested in the FY 2013/14 Capital Budget for a total of \$1,100,000. The full fiscal impact associated with the General Plan Update is estimated at \$1.1 million.

Project Budget

The following provides a general breakdown of key expenditure items in the City’s projected budget for the General Plan update:

\$610,000	General Plan Consultant
\$120,000	Transportation Consultant
\$163,800	Professional Project Manager
\$99,400	Key Staff Time
\$60,000	Contingency
\$40,000	Infrastructure Master Plan Updates
\$6,800	Other Planning Assistance
\$1,100,000	TOTAL

An additional \$100,000 will be requested in FY 2013/14 and beyond for update of the City Zoning Ordinance which is anticipated to be one of the first actions necessary for implementation of the General Plan following adoption.

Background

The City Council provided direction to staff in February 2012 to pursue the General Plan update and the framework for that endeavor was put into place by staff throughout the rest of the calendar year. Consulting staff, including a professional project manager, general plan consultant, and transportation consultant were authorized in December 2012 and January 2013. The Update process officially begins with this important “kick-off” workshop with the City Council.

Need for General Plan Update

There are a number of important reasons for the City to be undertaking an update of the General Plan at this time:

- *Growth Rate Cap* -- To evaluate the continued relevance of a 2005 amendment of the General Plan that replaced a pre-existing 2015 population cap of 60,000 with a cap of 5,000 new single family homes through 2020.
- *Permanent Urban Limit Line* -- To integrate the Urban Limit Line approved by the voters in 2006.
- *Economic Reality* – To analyze and accurately reflect the economic downturn and market shifts that have occurred since the last update and to best position the City for economic growth within the region.
- *Revised Flood Mapping and Flood Regulation* – To reflect recently revised Federal flood mapping and address changes in State flood regulations that have occurred.
- *Citywide Level of Service Standards* – To evaluate appropriate levels of service for city services and utilities including streets, parks, fire, police, general government, parking, etc. To contemplate replacing traditional measures of vehicle delay and congestion with more inclusive measures of mobility and person delay.
- *Community Character* – To analyze existing and desired growth patterns, and to evaluate land use reuse, density/intensity, design, and mix.
- *General Changes in Environmental, Fiscal, and Regulatory Conditions* – To reflect changes in all of these conditions in the last decade. Examples include citywide water metering, sewer plant capacity issues, new NPDES requirements, general fund revenue declines, loss of formal redevelopment programs, etc.
- *Sustainability, Greenhouse Gas (GHG) Reduction, and Climate Change* – To address these environmental and policy issues that have emerged since the last General Plan update and that have not been comprehensively addressed in terms of policy or cumulative environmental impact.

- *SB 375 and the Sacramento Area Council of Governments (SACOG) Metropolitan Transportation Plan/ Sustainable Communities Strategy (MTP/SCS)*– To evaluate the efficacy of maintaining consistency with regional growth plans that would result in streamlining benefits under the California Environmental Quality Act (CEQA) for local development.

General Plan Basics

Understanding General Plan law and local land use planning starts with the Federal Constitution. The Tenth Amendment known as the “Reserved Powers Doctrine” defines and separates Federal and state rights. This amendment establishes among other things that powers not specifically granted to the Federal government in the Constitution are reserved by the states. Chief among these is the “police power”. The police power is the power of a governmental entity to restrict private activity to achieve a broad public benefit. In California the police power is used to protect the health, safety, morals, and welfare of the public. The legal basis for all land use regulation is the police power of the City to protect its residents.

The local exercise of police powers in land use regulations has generally been defined by the Courts as very elastic, but not absolute. Local actions must be reasonable related to the police power. Local land use regulations may not contradict constitutional principles like due process, equal protection, and the unlawful taking of property without compensation (Fifth and Fourteenth Amendments) and they must be subordinate to State laws.

State law requires all cities and counties in California to have a General Plan. The General Plan is the constitution of the City. It is the basic land use planning document. It must provide a comprehensive long-term plan for the physical development of land within the City, and should include the area of likely expansion outside of the City known as the “Sphere of Influence”. For Woodland this would include the Urban Limit Line area that falls outside the City limits.

Each General Plan must include a minimum of seven mandatory elements, plus others as deemed appropriate by the jurisdiction:

- Land Use
- Housing (detailed special requirements)
- Open Space
- Safety (detailed special requirements)
- Circulation
- Conservation
- Noise

In the simplest of terms, General Plan are comprised, at a minimum, of a land use exhibit, a circulation and infrastructure exhibit, and policy statements that guide all local land use decisions related to the intensity and geographical arrangement of land uses in a community. All elements of the General Plan must be internally consistent and consistent with one another. All elements are equal and no one element or policy can have primacy over another. Because Woodland incorporated as a “general law” city, State law dictates that the General Plan may be amended no more than four times per year.

With the exception of Housing Elements, State law sets no mandatory requirements for how often a general plan should be updated or how far into the future it should look. Housing Elements, however, must be updated a minimum of every five years and for jurisdictions within the Sacramento Area Council of Governments (SACOG), new legislation (SB 375 of 2008) allows the City to seek an eight year horizon for

the Housing Element due to the recent adoption of a regional Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS). The City will be seeking an eight-year Housing Element covering the statutory period from January 1, 2013 through October 31, 2021).

Housing Element Update

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 total RHNA for the City is 1,877 units as shown below:

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 applicable (four-person family) median income for Yolo County for 2012 is \$76,900

While the City is not required to develop these units, the City is responsible for ensuring that it has enough available land zoned to accommodate this level of development for the period from January 1, 2013 through October 31, 2021. Under Housing Element requirements, land zoned at 30 dwelling unit per acre (du/ac) or more is considered to be sufficient for future housing affordable to lower-income households.

General Plans and Zoning

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

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

Zoning, on the other hand, is regulatory. It implements the General Plan. The zoning ordinance establishes specific, enforceable standards with which development must comply such as minimum lot size, maximum building height, minimum building setback, and a list of allowable uses. Zoning applies lot-by-lot, whereas the General Plan has a community-wide perspective. Zoning must be consistent with the General Plan. If a property happens to have a zoning designation that is not consistent with the General Plan land use designation, only the General Plan land use designation is enforceable.

As noted at the beginning of this report, the Zoning Ordinance is expected to be one of the first land use ordinances that will be updated following the adoption of the new General Plan. The City will have an opportunity at that time to re-evaluate the type of zoning regulation the City wishes to utilize. The City's current Zoning Ordinance is a traditional style of zoning code that regulates based on separating and segregating land uses, controlling development based on specific type of business or dwelling, and limiting

design through various numeric measurements like floor area ratio, dwellings per acre, height limits, setbacks, parking ratios, etc.

Many communities have realized that this conventional type of zoning control does not always result in a desired outcome and may be viewed by land owners as inflexible and arduous, particularly in downtowns and mixed use areas. As a result some communities are turning to development controls that are based more on performance measures than on land use. Performance zoning or “form-based” codes focuses on the physical form of development (what you see) rather than occupancy (what goes on in the building) with minimum thresholds to protect the health, safety, and welfare of users. These types of regulations focus on the relationship between public and private space, physical character, and on form, scale, and massing.

The City may wish to change the type of zoning code it utilizes to better achieve the community vision articulated in the new General Plan. This is something that can be further explored later in the process, as a General Plan implementation item

Outline of Current General Plan

The City’s current General Plan (adopted in February 1996 and updated in December 2002; Housing Element updated March 2009) is comprised of ten chapters and several appendices as follows:

- Chapter 1: Land Use and Community Design Element
- Chapter 2: Housing Element
- Chapter 3: Transportation and Circulation Element
- Chapter 4: Public Facilities and Services Element
- Chapter 5: Recreational, Educational, and Community Services Element
- Chapter 6: Historic Preservation Element
- Chapter 7: Environmental Resources Element
- Chapter 8: Health and Safety Element
- Chapter 9: Economic Development Element
- Chapter 10: Administration and Implementation Element
- Appendix A: Woodland Area General Plan Urban Development Policy
- Appendix B: Policy Document Glossary
- Appendix C: General Plan/Zoning Consistency Matrix
- Appendix D: Summary of Level of Service Standards

The working assumption for the General Plan update process is that the plan will be updated where necessary and repackaged in a format similar to the existing outline presented above, but with a new emphasis on sustainability.

The current General Plan has a horizon year of 2020 with the exception of the Housing Element which expires October 31, 2013. The updated General Plan will have a horizon year of 2035 (with the exception of the Housing Element, as explained in this report).

Woodland’s General Plan is implemented more specifically in four geographical areas of the City through four adopted Specific Plans:

- Southeast Area Specific Plan (1990)
- Downtown Specific Plan (1993; 2003)

East Street Corridor Specific Plan (1998)
Spring Lake Specific Plan (2001)

Other land use documents such as infrastructure master plans (streets, storm drainage, sewer, water, etc), economic development plans, and service master plans (parks, police, fire, bicycle, etc) are considered implementing documents for the General Plan. They are required under State law to be consistent with the General Plan, but were not adopted as “a part of” the General Plan.

To the extent that the specific plans or other land use documents will need updating as a result of the update of the General Plan, this will be identified as necessary implementation to follow the adoption of the new general Plan.

Key Components of the General Plan Update

The General Plan update will include the following key components:

- Public Outreach (stakeholders, steering committee, website, household survey, workshops)
- Economic, Market, and Fiscal Impact Analysis
- Housing Element Update
- Opportunities and Challenges Report (Background information)
- Community Vision
- Land Use Alternatives
- Preferred Land Use Plan
- Policy Development
- GHG Reduction Evaluation
- EIR Analysis
- Draft Plan Documents (General Plan, CAP, EIR)
- Comments and Responses
- Hearings and Action
- Final Plan Documents

Schedule

The General Plan update is on an 18-month schedule with final action required no later than June 2014. The following working schedule has been developed to accomplish this. Key target dates for important steps in the update process are as follows:

Feb 5, 2013	City Council kick-off workshop
Feb 7/8	Steering Committee start up and Stakeholder interviews
Feb 21	Planning Commission kick-off workshop
Mar 1	CEQA Notice of Preparation (NOP) issued
Mar 7	Community Housing Forum
Mar 21	Community-wide household survey mail-out
Mar 21	Planning Commission meeting on scope of Environmental Impact Report (EIR)
Apr 6	Community workshop on community vision
Apr 3	Community workshop community vision
May 9	Planning Commission hearing and recommendation on draft Housing Element
May 21	City Council hearing and action on draft Housing Element

Jun 11	Combined City Council/Planning Commission workshop on alternative land use plans
Sep 4	Community workshop on preferred land use plan
Sep 5	Planning Commission hearing and action on final Housing Element
Sep 7	Community workshop on preferred land use plan
Sep 17	City Council hearing and adoption of final Housing Element
Oct 10	Combined City Council/Planning Commission workshop on preferred land use plan and policy development
Oct 15	Combined City Council/Planning Commission workshop on preferred land use plan and policy development (if needed)
Feb 20, 2014	Draft General Plan, Climate Action Plan (CAP), and EIR released for public review
Mar 5	Community Workshop on Draft General Plan package
April 7	Comments due on Draft General Plan, CAP, and EIR
May/Jun	Planning Commission hearings and recommendation on General Plan package
Jun	City Council hearings and adoption of General Plan and related documents

The Role of the City Council

The City Council is the decision-making body that leads this important effort. All aspects of the process including the content of the final adopted General Plan will be determined by the Council. Key decision-making points, meetings, hearings, and document release dates that will be important to the Council are provided above. In addition both the City Manager and the Project Manager will provide regular updates to the Council regarding progress on the General Plan update.

City Council Kick-Off Questions

As a part of the kick-off workshop on February 5th, each Council member will be asked to specifically provide input in the following three areas:

Overall Vision -- What are the major challenges and opportunities for Woodland? What is your long-term (2035) vision for Woodland, and how does that differ from the condition of the City today? What aspects of Woodland do you value and want to preserve?

Economic Development – What are your thoughts and ideas on economic development priorities? What long-term strategies you would like the General Plan to explore?

Land Use and Physical Development -- What are the most important considerations relating to the city’s physical development? What are your thoughts about any of the following in terms of importance and challenges:

- Downtown commercial revitalization vs. new commercial development in other areas of the City?
- Reuse of existing vacant commercial development vs. new commercial development in other areas of the City
- Industrial development
- Important corridors
- Neighborhood preservation vs. infill
- Community design
- Traffic congestion
- Parking

- Historic preservation
- Mixed use areas
- Opening up new residential areas prior to build-out in Spring Lake

Role of the Planning Commission

The Planning Commission is the City’s panel of lay-person experts on local land use. Their role is to advise the City Council on land use planning, development applications, and all other land use considerations and actions. Planning Commissions are not required under State law but where they exist, they have a statutory role in any General Plan Update process to advise the City Council in the form of recommendations at key decision points. As identified in the schedule provided in this report, the Planning Commission will have a large role in this update process and their input will be relied upon heavily by the City Council.

Stakeholders and Steering Committee

As part of the public outreach program for this effort, Council members and staff have identified approximately 70 community leaders to help start the planning process. Invitations went out the week of January 28, 2013 to a wide cross-section of Stakeholders and potential members for a citizen’s Steering Committee to request participation. Both groups are intended to cover as many local interests as possible. The Stakeholders (approximately 35 community leaders representing broad community interests) will be interviewed by the General Plan consultants on February 7th and 8th. The Steering Committee will be a smaller group (approximately 15 people) that will meet seven or eight times throughout the process. Their first meeting is February 7th. They will act as more of a citizen’s sounding board for the staff and consultant team as ideas and concepts are brought forward for inclusion in the General Plan.

Other Public Outreach

In addition to the Stakeholder interviews, the Steering Committee meetings, and meetings and hearings before the Planning Commission and City Council there will be several other methods and opportunities for the general public, interested landowners, and agencies to become involved in the General Plan update process including:

- General Plan Update website as part of the City’s main website
- Community-wide household survey mailer in March
- Various community workshops as shown in the schedule
- Opportunities to review and comment on various reports and documents

Staff and Consultants

Key players on the General Plan update team include staff and a small group of expert consultants. Under the direction of City Manager Paul Navazio, Community Development Department staff will play a lead role in overseeing the preparation of the General Plan update. Specifically Community Development Director Nick Ponticello and Principal Planner Cindy Norris will be in lead positions. Other city department heads and key division managers will also be involved.

In terms of outside consulting expertise, three key consultant contracts have been (or will be) executed. Heidi Tschudin of Tschudin Consulting Group will serve as the project manager. Her role is to quarterback all

aspects of the update process including the work of staff and other consultants, and to maintain the schedule and budget.

Rajeev Bhatia and Sophie Martin of Dyett and Bhatia, Urban and Regional Planners, will serve as the primary General Plan consultants with the firms of AECOM and Bay Area Economics (BAE) serving as subcontractors. The Bhatia team will undertake the General Plan update including the public outreach process, preparation of all analysis and reports, development of land use alternatives and draft goals and policies, preparation of the Climate Action Plan, preparation of the EIR, and writing and presentation of the draft and final General Plan.

Ron Milam and Bob Grandy of Fehr and Peers Transportation Consultants will also be under contract. Their role is to write the Circulation Element of the General Plan and undertake analysis of the traffic and circulation impacts of the various alternatives.

Gaining a proper understanding of the intersection of land use and transportation is key to reducing greenhouse gases, minimizing air emissions, lowering vehicles miles traveled (VMT), improving community character, increasing multi-modal use of City streets, and supporting vibrant mixed use neighborhoods. All three firms have considerable expertise in this area that will be of great value to the City during the update process.

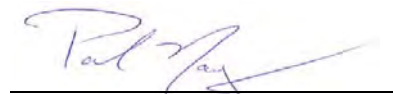
Conclusion

Update of a community’s General Plan is an important effort. The active participation of the City Council, staff, responsible and regulatory agencies, residents, businesses, investors, and land owners is critical to success. It is recommended that the City Council officially start the “Woodland General Plan 2035” update process by taking the actions recommended at the front of this staff report and commence the process described herein.

Prepared by: Heidi Tschudin
General Plan Project Manager

Reviewed by: Cindy A. Norris
Principal Planner

Nicholas J. Ponticello
Community Development Director

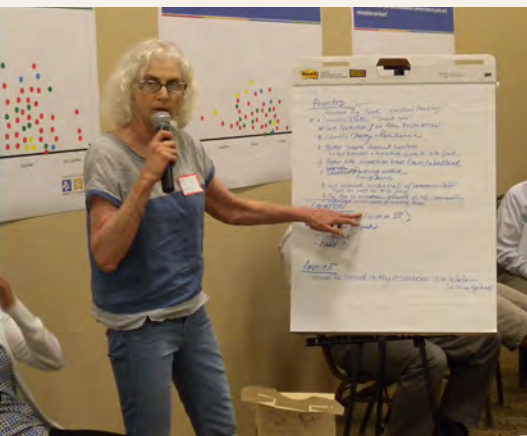


Paul Navazio
City Manager

General Plan Update 2035



Development Scenarios Workshop Report



June 2015

PREPARED BY

DYETT & BHATIA
Urban and Regional Planners

WOODLAND GENERAL PLAN UPDATE 2035

Development Scenarios Workshop Report



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I Introduction

The City of Woodland is currently undertaking an update of its General Plan. Through the update process, community members have the opportunity to envision the city's future and articulate long-term goals and directions for the city's development. To date, the City has completed a visioning and issue identification process; analyzed the Planning Area's existing conditions, opportunities, and constraints; identified a preliminary Preferred Land Use Plan and phasing strategy; and analyzed the impacts of four potential development scenarios of that land use plan. More information on the update process can be found online at:

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

This document describes the third community workshop held as part of the General Plan Update, which took place on Monday, April 27, 2015. Recently, the City developed four Development Scenarios to test different combinations of growth, in terms of amount, location, and timing, in order to understand potential impacts. The scenarios provide a basis for community members and decision-makers to consider their priorities and preferences, and to weigh the costs and benefits of different possibilities. The purpose of the community workshop was to explore community members' perspectives on the advantages and disadvantages of the different combinations shown in the Development Scenarios. The City also sought input from community members on the draft policy framework that was used to develop the scenarios and that was used to test assumptions for the scenarios. Findings from this workshop will be used to provide decision-makers with information about the community's ideas and preferences regarding Woodland's future growth.

Information about the Development Scenarios can be found in the Development Scenarios Analysis, which is available to the public at the City's General Plan Update website (see above URL).

Workshop Format and Organization

The workshop was held on Monday, April 27, 2015 at 6:30 pm at the Community and Senior Center in Woodland. About 55 community members attended the event. The workshop began with a presentation on the project background, results from the visioning phase, recent activities, the project's current status, and key characteristics of the Development Scenarios. The presentation can be found in Appendix A of this document.

In addition, workshop participants engaged in three activities throughout the evening. For the first activity, participants were asked to review a list of the Guiding Principles and select the three that they felt to be most important to the General Plan Update. For the second activity, participants were asked to individually respond to questions about public services or future growth by indicating their positions along a two-dimensional scale. The third activity was small group discussion about the Development Scenarios, where participants considered the potential benefits and impacts of the different levels and locations of growth depicted in the scenarios. All community responses have been documented and are discussed in this report.

2 Development Priorities and Preferences

The purpose of the activities at this workshop was to gauge community members' priorities among the General Plan Update's Guiding Principles and to learn more about their preferences among different potential policy directions and growth scenarios. The three activities are described in detail below along with summaries of the input provided by workshop participants.

Activity #1: Prioritizing the Guiding Principles

As community members arrived at the workshop, they were given a list of the 12 Guiding Principles that were developed during the visioning process. Participants were each asked to check boxes next to the three Guiding Principles that they thought were most important to consider for Woodland's General Plan. The results, shown in Table 2-1, were collected and presented during the workshop. The two most commonly prioritized principles were tied, each having received 24 votes: Orderly Development and Historic Downtown, both described in Table 2-1. The third-most commonly prioritized principle was Economic Development, which had 18 votes. The three least-commonly prioritized principles were Public Services, Health and Recreation, and Mobility Options, though all of the principles were prioritized by at least some of the participants. The Guiding Principles worksheet can be found in Appendix B of this document.



Table 2-1: Prioritized Guiding Principles

<i>Rank</i>	<i>Guiding Principle</i>	<i>Count</i>
1	Orderly Development: Promote new growth while achieving an orderly pattern of community development, consistent with economic, social, fiscal and environmental needs.	24
1	Historic Downtown: Strengthen the historic downtown district as the City's center of shopping, dining, entertainment and employment.	24
3	Economic Development: Foster economic growth and diversification with a range of employment opportunities for all residents.	18
4	Quality and Character: Retain and enhance Woodland's quality of life, its distinctive identity and small-town characteristics.	17
5	Housing Choice: Provide a variety of housing types to meet the needs for all generations and income levels.	16
5	Agricultural Heritage: Preserve and protect prime agricultural lands and their uses within and surrounding the community.	16
7	Safety: Ensure that Woodland remains a safe place to live, protected from natural and manmade hazards.	12
8	Quality Education: Foster quality educational and enrichment opportunities.	11
9	Environmental Stewardship: Foster a sustainable community for the next generation and protect and improve the quality of the natural environment.	10
10	Public Services: Provide realistic, supportable and appropriate levels of public service that are sustainable and fiscally sound.	7
10	Health and Recreation: Provide all residents with opportunities to live an active, healthy, and green lifestyle.	7
11	Mobility Options: Coordinate land use and transportation planning to provide a range of attractive and viable transportation options, such as bicycle, pedestrian, and transit.	6

Activity #2: Voting Scales

A series of seven questions were posted around the meeting room along with voting scales that allowed participants to rate their levels of satisfaction with a service or agreement with a statement, or to indicate their levels of preference between two opposing choices. Participants were each given seven stickers, and were asked to place one on each scale to generate graphs showing opinions or preferences regarding each of the issues posed in the questions. The resulting posters are shown on page 7, and each question is described along with its responses below.

Three of the questions, lettered here and on page 7 as A, B, and C, asked the participants about their level of satisfaction with one of three public services. The purpose of asking these questions was to inform the City's policy decisions about appropriate and supportable levels of service standards in the General Plan. Values on the scales were labeled, from left to right, as "very dissatisfied," "dissatisfied," "neutral," "satisfied," and "very satisfied."

A. How satisfied are you with Woodland's current level of parks and recreation services?

Respondents were generally neutral-to-satisfied with the City's parks and recreation services. Most responses to this question clustered around the neutral and satisfied areas of the scale, with the majority skewing towards the satisfied end. However, of those who responded in the satisfied area, more tended closer to neutral than towards very satisfied. Three respondents were dissatisfied, 18 were neutral, six were on the line between neutral and satisfied, 20 were satisfied, and one was very satisfied.

B. How satisfied are you with Woodland's current level of police service?

Respondents were generally neutral-to-satisfied with the City's police services, with responses tending closer to neutral, and some dissatisfied or very dissatisfied. Nearly half of the 45 responses to this question were located in the neutral area, and of those responses in the satisfied area, nearly all were located closer to neutral than towards very satisfied. One response was very dissatisfied, five were dissatisfied, two were on the line between dissatisfied and neutral, 21 were neutral, 13 were satisfied, one was on the line between satisfied and very satisfied, and two were very satisfied.



C. How satisfied are you with Woodland's current level of fire service?

The large majority of respondents were satisfied with the City's current level of fire services, with 35 out of 47 responses in the satisfied area, 8 in the very satisfied area, and four in the neutral area.

Four of the questions asked participants about their attitudes towards growth in Woodland, lettered here and on page 7 as D, E, F, and G. Questions gauged respondents' level of agreement with a statement or respondents' preferences between two possible policy directions.

D. Should allowable residential growth be tied to job growth?

The scale for this question was labeled, from left to right, as "no, strongly disagree;" "no, disagree;" "neutral;" "yes, agree;" and "yes, strongly agree." The majority of respondents were neutral or agreed that allowable residential growth should be tied to job growth, but those few who disagreed strongly disagreed. The area with the most responses placed in it was the neutral area, with nearly as many agreeing or strongly agreeing. Five respondents strongly disagreed, three disagreed, one was on the line between disagree and neutral, 18 were neutral, two were on the line between neutral and agree, 14 agreed, and three strongly agreed.

E. Knowing that the Urban Limit Line sets a firm boundary for city growth, would you prefer the pace of growth be controlled by City policy, or market driven?

The scale for this question was labeled, from left to right, as “policy-controlled pace of growth,” “policy-controlled pace of growth with market flexibility,” and “market-driven pace of growth.” None of the response areas had a majority of the responses, though more people preferred a policy-controlled pace of growth than either of the other two responses. People were also more likely to prefer either policy-controlled or market-controlled pace of growth over a mix of both. Twenty-one responses supported policy-controlled growth, 14 supported policy-controlled pace with market flexibility, and 16 supported a market-driven pace of growth.

F. Should growth be permitted to proceed in other new areas before the full buildout of Spring Lake, including the Master Plan Remainder Area (MPRA)?

The scale for this question was labeled, from left to right, as “prioritize the full buildout of Spring Lake, including the MPRA,” “new growth permitted once certain Spring Lake and/or MPRA targets are met,” and “allow growth in new areas at any time.” None of the response areas had a majority of the responses, though more people preferred to prioritize full buildout of Spring Lake/MPRA over either of the other two responses. Nearly the same number of respondents wanted to allow growth in new areas at any time as wanted to permit new growth once certain targets are met, though fewer people voted for permitting growth with targets than either of the other two responses. Additionally, of those who preferred permitting new growth with targets, most of the responses leaned towards the prioritizing full buildout of Spring Lake/MPRA end of the spectrum. Twenty-four responses supported prioritizing full buildout of Spring Lake, 15 supported new growth once certain Spring Lake or MPRA targets are met, and 16 supported allowing growth in new areas at any time.

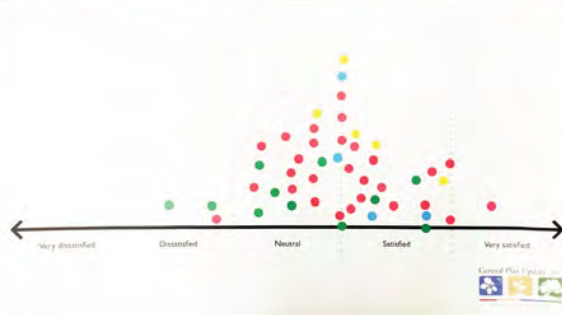
G. Should preserving a compact growth pattern (more supportive of Downtown) be prioritized over allowing growth to expand in new areas to the north or east?

The scale for this question was labeled, from left to right, as “prioritize compact growth pattern,” “mix of both,” and “prioritize new growth to the north or east.” Nearly 50 percent of responses to this question were to prioritize a compact growth pattern. More respondents preferred to prioritize either compact growth or growth in the north or east rather than a mix of both. Of those who did prefer a mix of both, most responses leaned towards the compact growth pattern end of the spectrum. Twenty-seven responses supported prioritizing a compact growth pattern, one was on the line between compact growth and a mix of both, 10 supported a mix of both, and 18 supported prioritizing new growth to the north or east.

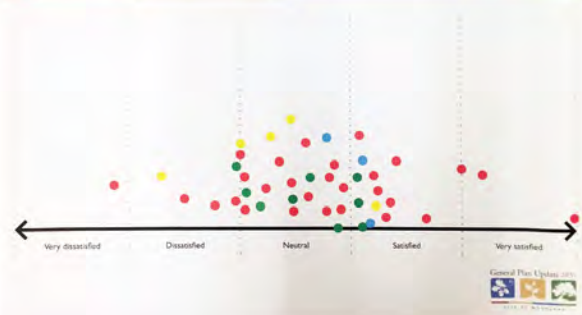


Report on Community Workshop #2

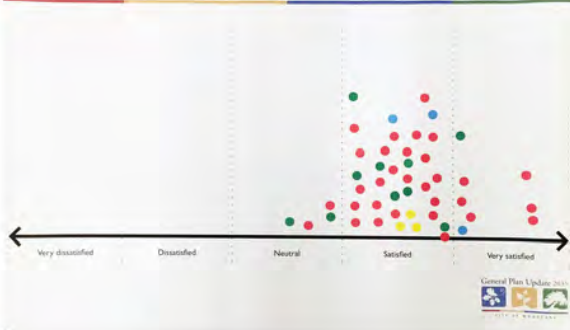
A. How satisfied are you with Woodland's current level of parks and recreation services?



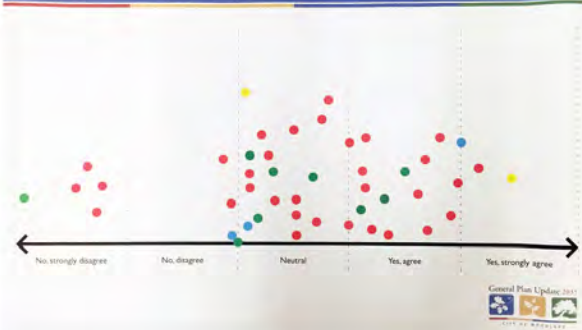
B. How satisfied are you with Woodland's current level of police service?



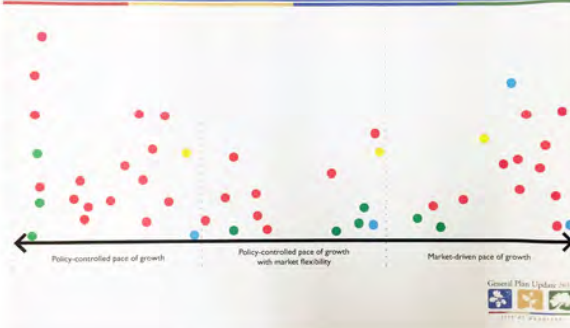
C. How satisfied are you with Woodland's current level of fire service?



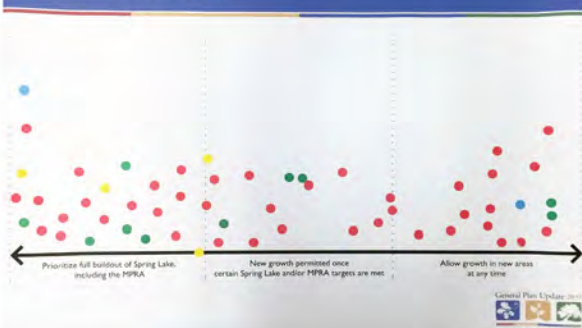
D. Should allowable residential growth be tied to job growth?



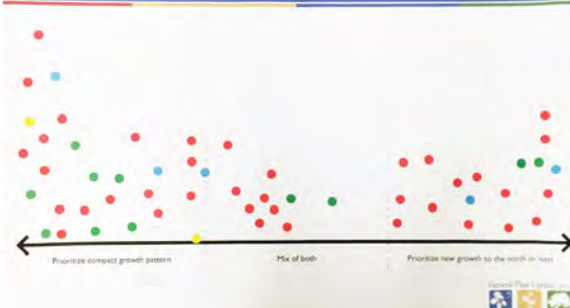
E. Knowing that the Urban Limit Line sets a firm boundary for City growth, would you prefer the pace of growth be controlled by city policy, or market-driven?



F. Should growth be permitted to proceed in other new areas before the full buildout of Spring Lake, including the Master Plan Remainder Area (MPRA)?



G. Should preserving a compact growth pattern (more supportive of Downtown) be prioritized over allowing growth to expand in new areas to the north or east?



Notes

- The following note was added by a participant to poster F: "Infill (Main Street, East Street) always allowed, but don't open any new land until current Spring Lake Specific Plan is done. Case-by-case for affordable housing."
- The following note was added by a participant to poster G: "I don't know why plans 2-4 don't combine intensive infill and some new growth."

Activity #3: Small Group Discussions

Participants were assigned to one of eight tables, each seating up to 10 people, to discuss the Development Scenarios and their impacts. Each table was supplied with a presentation board showing the land use maps and development location and intensity diagrams for the scenarios, along with key ideas and considerations for each scenario. The boards are shown in Appendix C. All participants were provided with a summary of findings from the Development Scenarios Analysis (excerpted from the full report), summarizing characteristics and key considerations for each scenario, and comparing impacts of each scenario to demographics, jobs, transportation, utilities, revenue, public services, flood control, and other issue areas. The handouts also compared the degrees to which the different scenarios would achieve the Guiding Principles. The summary of findings is provided in Appendix D. Each table was also provided with a facilitator from the City or the consultant team.

The tables were asked to consider the following prompts as part of their discussions:

1. What do you think about the amount of growth shown in each scenario? Consider both population and jobs.
2. What do you think about the location or direction of growth in each scenario?
3. What impacts of development do you think should be weighted most heavily in evaluating the scenarios? As a table, come up with your top priorities.
4. Any other ideas, issues, or concerns? Something different you'd like to see?

At the end of 40 minutes, the groups shared the main points of their discussions with the room. Notes from the small group discussions and presentations have been transcribed and are provided in Appendix E. The following sections summarize themes from the discussions with respect to comments on the individual scenarios, thoughts on growth, and impacts to consider.



RESPONSES TO THE SCENARIOS

Scenario 1

Groups appreciated several aspects of Scenario 1. Generally, groups expressed support for the scenario's focus on infill and enhancing the city's core. They liked that infill development provided opportunities to increase commercial and residential density Downtown, and that it could have a positive effect on the property values in the area. During the discussions, some community members pointed out that infill development can be difficult and costly, so the City would need to be thoughtful in its approach to any related policies. Groups also liked that Scenario 1's relatively compact form and emphasis on infill development meant that it would be less likely to lead to sprawl and impacts on Prime Farmland. Groups were also positive about the scenario's ratio of jobs to residential growth, which is the highest among the four scenarios; however, some participants expressed skepticism about the City's ability to attract so many jobs relative to housing and were concerned about commuting impacts.

In their discussions, groups found it important to examine costs. For Scenario 1, some saw a cost benefit of keeping the city's development footprint from expanding beyond the current infrastructure system. They also appreciated the lower costs resulting from not requiring a flood solution for new development. Some participants suggested that there may, in time, be a need to upsize existing infrastructure to accommodate future development, and noted that public services would still need to be extended to Spring Lake. Additionally, some believed that in the long run, a flood solution would eventually be necessary, particularly in regards to the city's industrial area.

Some tables discussed the amount of growth calculated for this scenario. While many groups held a positive attitude to directing development towards infill sites, prioritizing buildout of the Spring Lake Specific Plan area, and maintaining a high jobs-to-housing ratio, some participants believed that there should be room for additional growth beyond what is accommodated by this scenario.

The following bullets summarize some of the table notes pertaining to Scenario 1. Full table notes (for Scenario 1 and all other scenarios and discussion topics) are found in Appendix E.

- Focuses on infill
- Spring Lake is a priority
- Could be very constructive vs. a lot of open square footage with city
- Infill can be harder to do than greenfield development
- Doesn't box in the prime agricultural land
- Reduces sprawl
- Downtown core has been previously underutilized
- Smallest impact to important farmland
- Least growth – balances jobs with growth
- Concerns about water/drought
- Growth in flood areas places a burden on residents and homebuyers

- Pros: Increases property value, provides opportunity to expand the density of the core in historic downtown to the west, increases residential density in downtown core, allows greater opportunity for mixed use in downtown core to live and work, places development where existing infrastructure exists, makes use of existing public services/public safety, increases bus attraction to downtown area, creates a more walkable/commutable city, increases live work ratio
- Cons: May need to upsize/replace infrastructure, more costly to do infill, need to expand public facility safety to SPL, limits growth

Scenario 2

A number of concerns arose from the discussion of Scenario 2. The most salient concern among the groups was that the impacts of developing SP-2 would lead to “disconnection,” and “sprawl,” which would negatively alter the City’s character by detracting from its compact urban form and de-emphasizing the existing city center. Community members worried that the new development area would be an “island” with its own nucleus. Related critiques involved the decreased focus on infill development compared to Scenario 1 and the costs for infrastructure and services that would result from allowing development far away from existing systems and service areas. While the point was raised in at least one case that developers would be responsible for ensuring the provision of expanded infrastructure and services, community members were generally wary of the costs to establish, operate, and maintain the needed facilities and services.



There was some discussion about the suitability of SP-2 for development. Potential development in this area could only proceed after flooding impacts were addressed and would need to contend with odors from the Water Pollution Control Facility (WPCF), and community members differed in their readiness to believe that these impacts could be mitigated. While some groups felt that flood control associated with potential development in SP-2 would benefit the city in general and remove barriers to industrial development, the point was also raised that creating a flood assessment district for the area would add to the City’s administrative responsibilities. Some community members worried that there is no effective odor solution for development near the WPCF, claiming that at times even a half-mile buffer would not be sufficient.

Community members were also concerned about impacts related to a new interchange at CR 103 that would be required for this scenario. Costs were a consideration, as was added traffic.

The groups also discussed some positive aspects of the scenario. One such aspect was the fact that because the land in SP-2 is not suitable for agriculture, this scenario would not result in a direct reduction of Prime Farmland. Development in this area could also provide opportunities for a flood solution that could benefit the city at large and the potential expansion of a recycled water system. Some participants agreed that depending on the type of development and the amount of input the community has in the planning process, there may be an opportunity for development that benefits the city.

The following bullets summarize some of the table notes pertaining to Scenario 2. Full table notes (for Scenario 2 and all other scenarios and discussion topics) are found in Appendix E.

- Developer funded infrastructure costs should be separated from costs to the City and/or residents
- Concerns over eastern development creating an island
- Downtown, infill development needs to be focused for residents of Woodland so people don't need to travel to other cities
- Growth in east is disconnected from the rest of the city
- The odor issue is solvable
- Concerns about odor: half-mile buffer is not effective
- The more Woodland grows, the bigger the WPCF has to be
- Spreads out infrastructure (Police/Fire) and increases ongoing operational costs
- Could create potential economic capital for city (use on other projects)
- Flood districts add another layer of bureaucracy
- Flooding might not be as big a problem if there is no residential development in SP-2
- Traffic has already been increasing on I-5, new development/interchange would increase traffic even more
- Pros: Flood solution removes barriers to industrial development, use of recycled water, opportunity for community input to develop SP-2
- Cons: Odor issues, SP-2 is too far from existing city, significant cost for access to city infrastructure and freeway, loss of connectivity

Scenario 3

Groups that discussed this scenario saw a combination of issues and opportunities. They were generally very displeased over the loss of Prime Farmland and the added costs associated with new infrastructure and public services needed to support SP-3 to the north. One group discussed the potential need for additional school services, which could have implications for school-related traffic and facilities. Groups were also concerned about the need for flood mitigation in this scenario. One point that was raised was that a Specific Plan in SP-3 may be difficult to develop, as there are many different owners for the property in that area.

Benefits that were discussed included improvements to Kentucky Avenue, which community members agreed was necessary in some sections, and the opportunity for regional and flexible commercial uses, as well as commercial or industrial uses related to agriculture.

The following bullets summarize some of the table notes pertaining to Scenario 3. Full table notes (for Scenario 3 and all other scenarios and discussion topics) are found in Appendix E.

- Concerns about one time and ongoing costs for added police stations, infrastructure
- New development (beyond infill) could help fund flood solution
- There may be other solutions (need to explore, get creative) to solve flood without full reliance on greenfield development
- Allows for northwest growth
- Fiscally superior
- Leverages 113 corridor
- Removes prime farmland
- Increases regional retail
- Improves Kentucky Avenue,

Scenario 4

Not as many of the tables specifically discussed this scenario, likely due to time constraints. Those that did were troubled by the conversion of Prime Farmland. Despite the fact that all proposed development lies within the voter approved Urban Limit Line, some worried that urban development in the south would erase the rural barrier that exists between Woodland and Davis. Others felt that CR-27 was a sufficient barrier between the two cities. Some groups liked that this scenario would not require a flood solution. However, there were questions about the impacts of the higher population growth rate and whether allowing a higher rate now would affect growth rates in subsequent General Plans, potentially setting the stage for higher and higher growth rates in the future.

The following bullets summarize some of the table notes pertaining to Scenario 4. Full table notes (for Scenario 4 and all other scenarios and discussion topics) are found in Appendix E.

- Master plan growth should occur in smaller increments
- High growth rate could drive higher growth in subsequent general plans
- New development reduces separation between Woodland and Davis
- School maintenance concern based on recent failed measures
- Concerns about farmland: too much conversion, too fast

THOUGHTS ON GROWTH

The following themes regarding growth arose throughout the discussions and presentations:

- The groups were generally very supportive of prioritizing infill development. Benefits discussed included enhancement of the character in the city's core, increased property values near improved areas, improving the city's tax base, capitalizing on existing infrastructure, and providing amenities for residents to reduce the amount that they need to travel. Community members felt that the core is currently underutilized. Corridors identified that would benefit from infill development included Main Street, East Street, and Kentucky Avenue.
- There was also support for prioritizing the completion of the Spring Lake Specific Plan area prior to developing other specific plan areas, but there was no consensus on where growth should take place after the buildout of Spring Lake. Locations that were discussed included the CR 113 corridor, the area adjacent to CR 102 but not farther east. At least one group preferred that additional growth be directed to the northwest, as in Scenario 3.
- Some groups discussed the drivers of growth, and, consistent with the voting scales activity, were split. At least one group showed interest in allowing some vagueness in land use designations in order to allow for market-driven development.
- Sustainable growth was an important desire for some groups, with respect to both environmental and fiscal resources. Discussions focused on ensuring that new development consider the availability of resources such as water. Some groups were interested in ensuring that residential growth is balanced with economic growth and jobs, either locally or regionally.
- Ensuring that growth was supported by quality infrastructure and services was also an important consideration. Community members generally expressed that growth should not exceed the city's capacity to provide quality education services, and that the community should be able to afford any construction, operation, and maintenance of new facilities or services.

IMPACTS TO CONSIDER

The following impacts were frequently discussed among the groups and represent important considerations for evaluating any potential development scenarios.

- **Sprawl:** Groups were concerned about the potential for isolated or leapfrog development, or development that would detract from the Downtown area's character as the city center. There was also an interest in maintaining the city's distinct urban-rural boundary, maintaining a rural buffer around the city.
- **Improvements to the City's Core:** Groups were supportive of development that would enhance the character of Downtown and lead to increased density and activity in that area. Development that would have a positive impact on the quality of life for current residents and the quality of existing property and the tax base would be supported.

- **Mix of Uses and Jobs/Housing Balance:** Groups desired a balance of residential and non-residential uses, and some did not want to see Woodland become a bedroom community. There was also support for ensuring that residential growth was matched by job growth, and for addressing high unemployment by creating new jobs.
- **Prime Farmland:** The groups responded negatively to any loss of Prime Farmland. However, it was acknowledged that even Scenarios 1 and 2 could have the potential to impact to farming in the area. The City was encouraged to be conscious of the many ways that future development could cause displacement of Prime Farmland or otherwise induce conversion, including isolating agricultural operations between new non-agricultural developments.
- **Water:** Given the current drought, groups were concerned about water conservation and ensuring adequate supply in the future.
- **Costs and Potential Revenue:** Groups were concerned about costs associated with expanding and maintaining infrastructure and services to accommodate new growth areas, and were interested to know more about potential revenue from new development.
- **Infrastructure and Services:** Participants expressed concern about increased traffic on highways, the high cost of new interchanges, decreased connectivity from leapfrog development, the need for effective public transit, and Downtown parking availability. There was also some concern that larger amounts of growth would require expanded school services, which would require transportation for new students that could cause traffic impacts.
- **Flood Protection:** It was important to many groups that the costs of flood mitigation do not become a burden on the community. Groups acknowledged that a solution for existing flooding problems is desirable, particularly as it affects the city's industrial operations.



3 Looking Forward

The next steps for the General Plan Update process include reviewing all community input gathered so far, including the input provided as part of this workshop, and developing a direction for a Preferred Plan and Policy Framework. The General Plan Steering Committee will consider the community input along with the technical evaluations conducted for the project and provide initial ideas for a Preferred Plan concept. The Planning Commission will review the Steering Committee's ideas along with community input and the technical evaluations and provide the City Council with recommendations for a Preferred Plan. The City Council will consider all of these items and provide direction for a Preferred Plan, upon which the rest of the General Plan and detailed policy development will be based. The resulting Plan will reflect the community's priorities, consider impacts that are important to community members, and may be a hybrid of the Development Scenarios.

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Appendix A:

Workshop Presentation

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General Plan Update 2035



CITY OF WOODLAND



Development Scenarios Workshop

April 27, 2015

DYETT & BHATIA
Urban and Regional Planners

GENERAL PLAN UPDATE | *Development Scenarios Workshop*

Agenda

1. Welcome!
2. Update on General Plan Process
3. Where We Are Now
4. What We Heard from You: Vision & Guiding Principles
5. Development Scenarios
6. Today's Activities
7. Next Steps and Wrap-Up

General Plan Update 2035
CITY OF WOODLAND

General Plan Update 2035



CITY OF WOODLAND

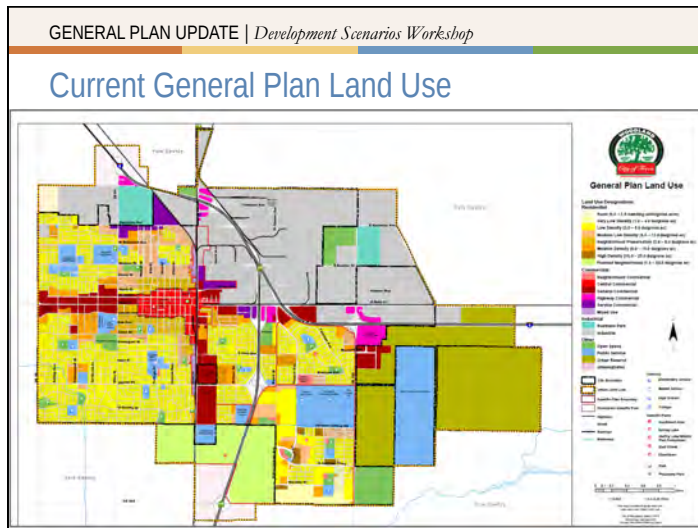
PROCESS AND PROGRESS

GENERAL PLAN UPDATE | *Development Scenarios Workshop*

Purpose of a General Plan

- Establish a long range vision for the City
- Provide direction for physical development and infrastructure improvements
- Establish a basis for determining whether specific development proposals are in harmony with the vision
- Allow agencies and developers to design projects that enhance and preserve community resources

General Plan Update 2035
CITY OF WOODLAND



GENERAL PLAN UPDATE | *Development Scenarios Workshop*

Why is the General Plan being updated?

- The current General Plan is out of date
 - Policies have not been systematically reviewed and correlated with current conditions and growth prospects
- The update is an opportunity to:
 - Affirm or change existing policies
 - Create a foundation for community involvement and good development decisions
 - Respond to regional transportation, land use, environmental initiatives, and other State legislation

General Plan Update 2035
CITY OF WOODLAND

GENERAL PLAN UPDATE | *Development Scenarios Workshop*

Who is Involved?

- Steering Committee
- Planning Commission
- City Council
- The Woodland Community
 - Frame and discuss issues and choices

The top photo shows a hand-drawn sign that reads:

TABLE 2

BEST TOWN IN CA

BEST SCHOOL SYSTEM

SAFE, AFFORDABLE,

PLACE FOR FAMILIES

RUTHERFORD

MAINTAIN SMALL TOWN

NOT TO OVER-DEVELOP

UPPER MOVED

The bottom photo shows a group of people sitting around a table in a meeting room, engaged in discussion.

General Plan Update 2035
CITY OF WOODLAND

GENERAL PLAN UPDATE | *Development Scenarios Workshop*

General Plan Update Process

- Community Visioning and Issue Identification
- Housing Element
- Analysis of Existing Conditions, Opportunities and Constraints
- Analysis of Development Scenarios
- Preferred Plan and Policy Formulation
- Drafting and Completion of the General Plan
- Environmental Review

General Plan Update 2035
CITY OF WOODLAND

What Have We Been Up To?

- Direction from the City Council based on discussion in late 2013:
 - Evaluate growth alternatives based on “triggers” governing phasing of new growth
 - Study a range of growth options: 0.8% - 1.7% annual growth
 - Consider location options: North, South, East
 - Look at traffic, infrastructure, fiscal impacts
- Working with a team of technical experts to thoroughly analyze development scenarios

General Plan Update 2035



WHAT WE HEARD FROM YOU

Initial Outreach, Visioning

- The General Plan process kicked off with community visioning: what do residents want for their city in the future?
 - Citywide workshops
 - Mail-in and internet survey
- This outreach resulted in the following Vision Statement and Guiding Principles that have guided development of the Scenarios:

Vision Statement

In 2035 Woodland is a highly desirable community to live, learn, work and recreate. It has maintained its small-town feel while maturing into an attractive, vibrant, and sustainable city that celebrates its architectural heritage and cultural diversity. Woodland is a healthy community with livable neighborhoods, a thriving downtown, well maintained infrastructure, excellent schools and recreational amenities connected by a seamless network of trails and paths.

Vision Statement cont'd

The city is the region's center of agricultural technology and food production and is recognized globally as a leader in sustainable agriculture. The community is prosperous and fiscally sound, offering abundant employment opportunities to its diverse and creative workforce.

Woodland has become a destination for visitors seeking to experience its unique agricultural, historical, recreational, cultural and entertainment amenities.

Guiding Principles

1. Quality and Character: Retain and enhance Woodland's quality of life, its distinctive identity and small-town characteristics.
2. Orderly Development: Promote new growth while achieving an orderly pattern of community development, consistent with economic, social, fiscal and environmental needs.
3. Historic Downtown: Strengthen the historic downtown district as the City's center of shopping, dining, entertainment and employment.

Guiding Principles

4. Economic Development: Foster economic growth and diversification with a range of employment opportunities for all residents.
5. Mobility Options: Coordinate land use and transportation planning to provide a range of attractive and viable transportation options, such as bicycle, pedestrian, and transit.
6. Housing Choice: Provide a variety of housing types to meet the needs for all generations and income levels.

Guiding Principles

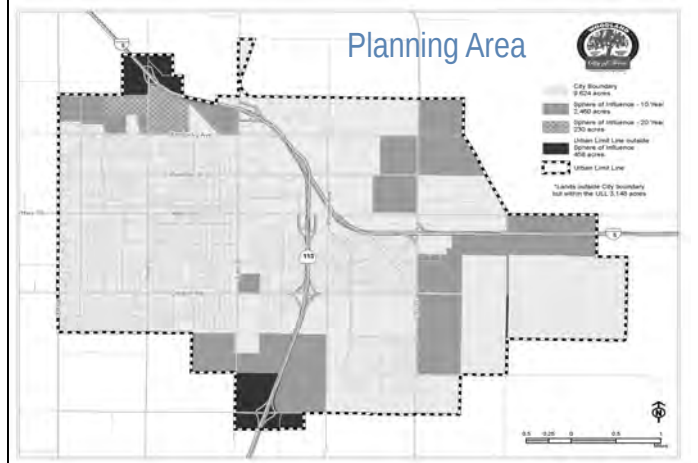
7. Agricultural Heritage: Preserve and protect prime agricultural lands and their uses within and surrounding the community.
8. Safety: Ensure that Woodland remains a safe place to live, protected from natural and manmade hazards.
9. Environmental Stewardship: Foster a sustainable community for the next generation and protect and improve the quality of the natural environment.

Guiding Principles

10. Public Services: Provide realistic, supportable and appropriate levels of public service that are sustainable and fiscally sound.
11. Health and Recreation: Provide all residents with opportunities to live an active, healthy, and green lifestyle.
12. Quality Education: Foster quality educational and enrichment opportunities.



DEVELOPMENT SCENARIOS



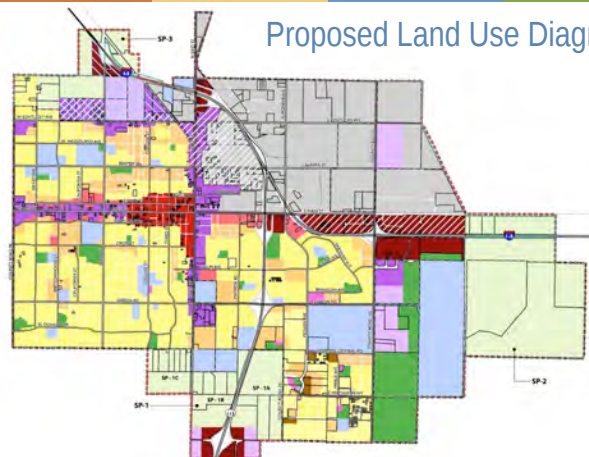
Role of the Development Scenarios

- Looking ahead to 2035: how will Woodland grow and change?
- Show different development possibilities on “opportunity sites”
- Test different combinations of amount, location, and timing of growth to understand the impacts
- Form basis for Preferred Plan and policy development to follow

Land Use Designations

- Existing General Plan land use designations were studied and amended
- Provides a foundation for greater mix of uses and choices on sites
 - Downtown Mixed Use ▪ Industrial Overlay
 - Corridor Mixed Use ▪ Specific Plan redefined
- Many designations have not changed; others have become more flexible
- Continued refinement is possible

Proposed Land Use Diagram



Evaluating the Proposed Land Use Diagram

- We tested what would happen if this land use diagram were to build out in four different ways
- Some things held constant:
 - Proposed land use densities and intensities
 - The vast majority of land already developed in Woodland
- Some things changed:
 - Amount of development (new population and jobs)
 - Location of development (infill, north, south, and east)

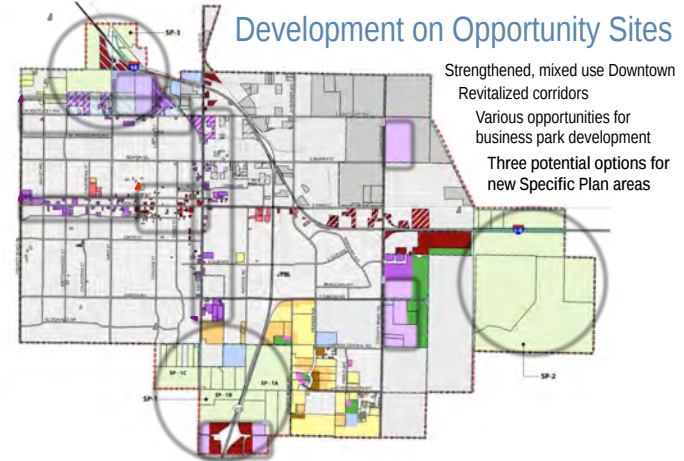
Development Scenarios: Common Ideas

- A vibrant Downtown
- Revitalize older commercial corridors
- Generate tax revenue for the city
- Prioritize build out of Spring Lake Specific Plan
 - (Note: treatment of Spring Lake Master Plan Remainder Area (MPRA) varies across scenarios)
- Maintain voter-approved Urban Limit Line
- Be strategic in use of resources
- Ensure a fiscally sound future

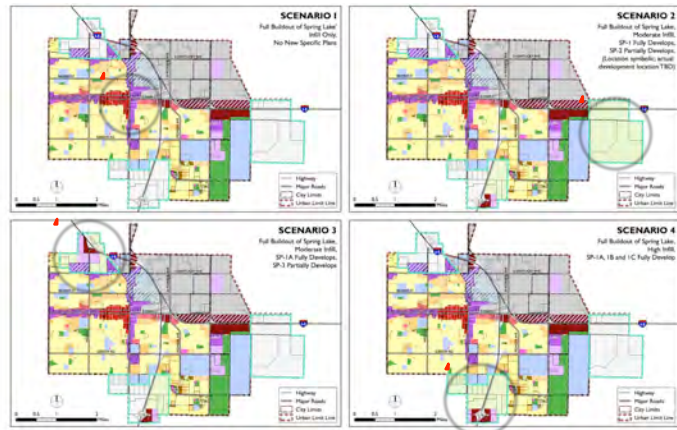
Development Scenarios: Common Ideas (Cont'd)

- Identify and work towards a comprehensive flood solution
- Support a diverse job base
- Enhance regional and community retail
- Improve neighborhood connectivity, including travel by bicycle and on foot

Development on Opportunity Sites



Four Scenarios: Land Use Distribution



Four Scenarios: Development Location and Intensity



Development Scenarios Analysis Report

- Growth Opportunities and Constraints
- Draft Preferred Plan and Policy Framework
- Comparison of Scenarios' Yields (housing, jobs)
- Comparison of Scenarios' Impacts
- Achievement of Vision and Guiding Principles



What are the Key Topics Evaluated?

- **Transportation**
 - Vehicle miles traveled
 - Level of service and congestion
 - New roads to maintain
 - Major new infrastructure needed (e.g. interchanges)
- **Utility Infrastructure**
 - Potable water supply
 - Sewer system
 - Wastewater treatment plant and odors
 - Storm Drainage

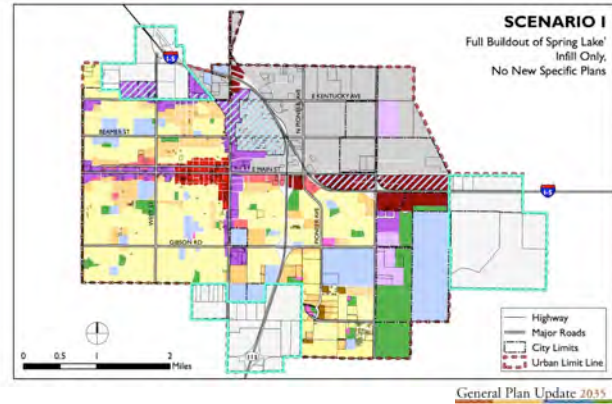
What are the Key Topics Evaluated?

- **Economic and Fiscal Impacts**
 - Tax revenue generated
 - Cost to provide services (such as police and fire)
 - Type of jobs created
- **Pace at which Prime Farmland is converted to urban uses**
- **How well the Guiding Principles are fulfilled**
 - Allows for evaluation based on factors that may be qualitative and reflect community vision and character concerns

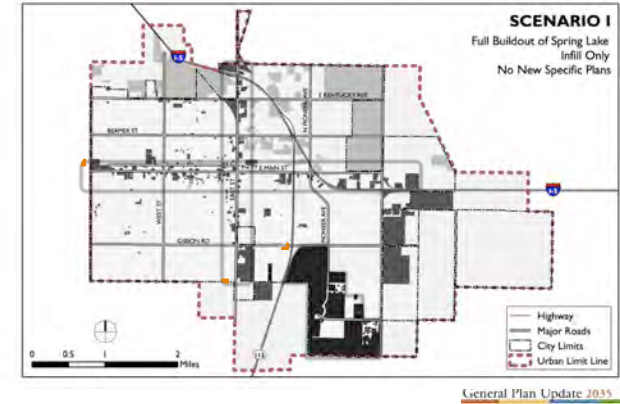
Scenario 1: Key Ideas

- Development on infill sites only: no new development in Specific Plan areas besides Spring Lake
- Higher intensity of development envisioned Downtown and along key corridors
- Most closely resembles buildout of development currently permitted under existing General Plan
- Accommodates the low end of growth projections:
 - 4,000 new housing units
 - 8,600 new jobs
 - Annual residential growth rate of 0.8%

Scenario 1 Land Use Map



Scenario 1 Development Location and Intensity



Scenario 1 Key Considerations

- Approximately half the population growth of the other scenarios and the fewest jobs added
 - However, adds the greatest number of jobs relative to housing units, resulting in the greatest net in-commuting of workers to Woodland
- Not dependent on a flood solution for residential development
- Lowest public safety cost

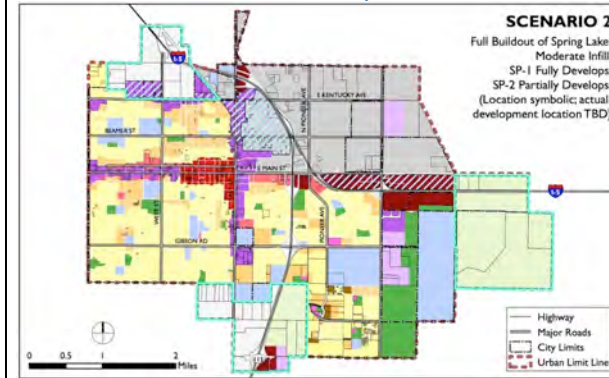
Scenario 1 Key Considerations

- Does not require a property tax sharing agreement with the County for residential growth
- Does not result in conversion of Prime Farmland beyond that associated with the already approved Spring Lake Specific Plan area
- Best overall achievement of the guiding principles

Scenario 2: Key Ideas

- Moderate amount of infill development
- Remainder of development on SP-1A (eastern portion) and SP-2 (large vacant area east of wastewater treatment plant)
 - Only 25% of SP-2 acreage would develop by 2035
- Accommodates mid-range growth projections:
 - 7,800 new housing units
 - 10,800 new jobs
 - Annual residential growth rate of 1.5%

Scenario 2 Land Use Map



Scenario 2 Development Location and Intensity



Scenario 2 Key Considerations

- Requires a comprehensive flood solution in order for development to occur in SP-2
 - However this would also benefit other parts of the city, such as the industrial area
- New interchange at CR 103 would be required at the cost of \$25-35 million
- Only scenario that would require odor mitigation for new residential development around the Water Pollution Control Facility site (or an odor buffer)
 - \$13M one-time cost plus \$1M ongoing annual costs

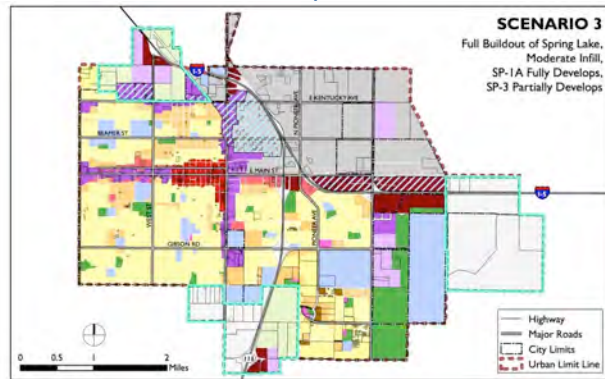
Scenario 2 Key Considerations

- Additional fire station and new police beat lead to highest one-time *and* ongoing public safety costs
- Flood Assessment District or other financing mechanism would be required for SP-2
- While new development would occur on a “greenfield” site, the City-owned 900-acre property has been heavily impacted and is not considered Prime Farmland
- May be most efficient to serve with recycled water, if City expands this service

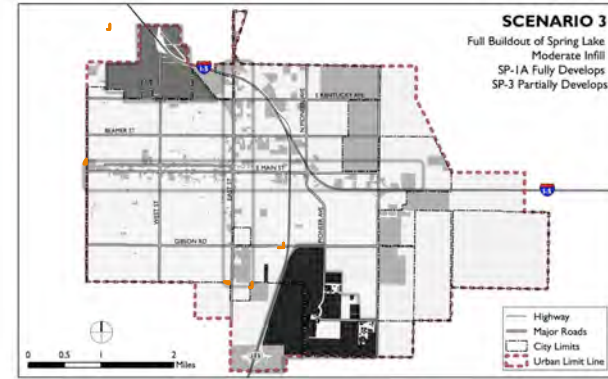
Scenario 3: Key Ideas

- Moderate amount of infill development
- Remainder of development on SP-1A (eastern portion) and SP-3 (north of Kentucky Ave)
- Accommodates mid-range growth projections:
 - 7,700 new housing units
 - 11,000 new jobs
 - Annual residential growth rate of 1.5%

Scenario 3 Land Use Map



Scenario 3 Development Location and Intensity



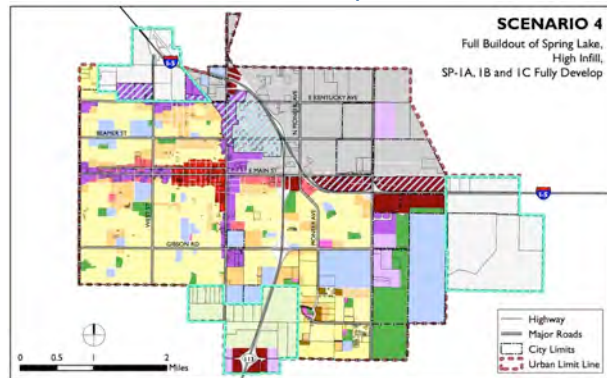
Scenario 3 Key Considerations

- Requires a partial flood solution (and assessment district or other funding mechanism) in order for development to occur in SP-3
 - However this would also benefit other parts of the city, such as the industrial area
- Would most improve the Kentucky Avenue area
- Fire station relocation would be required
- Converts the most farmland to urban uses (737 acres), the majority of which (717 acres) is Prime Farmland

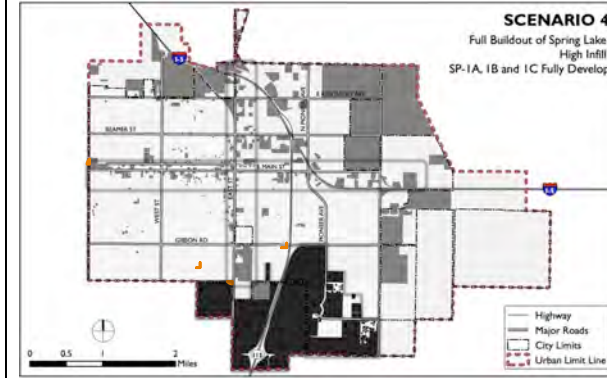
Scenario 4: Key Ideas

- Moderate amount of infill development
- Remainder of development on SP-1A, 1B, 1C (all of "Master Plan Remainder Area" plus some additional)
- Most closely resembles long-range buildout of current General Plan land use map
- Accommodates the high end of growth projections:
 - 8,700 new housing units
 - 10,600 new jobs
 - Annual residential growth rate of 1.7%

Scenario 4 Land Use Map



Scenario 4 Development Location and Intensity



Scenario 4 Key Considerations

- Adds the most new housing but fewer jobs relative to new housing, resulting in the lowest jobs/housing ratio
- Would generate the most property tax revenue – both in absolute terms and as a share of total revenue – for the City
- Takes advantage of Spring Lake infrastructure already sized to accommodate development in the Master Plan Remainder Area
- Not dependent on a flood solution for residential development

Scenario 4 Key Considerations

- Most closely resembles the vision for buildout of the city articulated in the current General Plan and the Spring Lake Specific Plan
- Converts the second-highest amount of farmland to urban uses (690 acres), the majority of which (670 acres) is Prime Farmland

Key Findings and Considerations

- Odors from Wastewater Treatment Plant:
 - Impacts development in SP-2 area as well as along the 102 corridor
 - ½ mile buffer at minimum
 - If development occurs within buffer, upgrades are possible to reduce odors, but at a cost: \$13M one-time and \$1M yearly ongoing



Figure 5-3: Recommended Buffer Distances for Different Odor Mitigations

Key Findings and Considerations

- Police services:
 - Increase from 5 to 6 beats for all scenarios
 - SP-2 requires 7th beat; capital plus on-going costs \$1.8M higher for SP-2
- Fire Services:
 - Minimum 4 stations for all scenarios
 - SP-3 requires the relocation of a station
 - SP-2 requires a 5th station; on-going costs \$1.3M higher for SP-2 at a cost to the service population

Key Findings and Considerations

- **Flood Solution:**

- Entire industrial area, SP 2 and portions of SP 3 would require a flood solution (\$40M) and an assessment district/impact fee in order to allow development to occur.
- A flood solution would be most feasible with development of SP-2
- Impact of these costs on new homes and businesses in the growth areas and new development in the industrial area
- However, a flood solution would immensely benefit the city at large

Key Findings and Considerations

- **Other Infrastructure Costs/Impacts and Affordability:**

- Developments with high infrastructure/service costs will require large CFDs/assessments; creates downward pressure on market feasibility
- Impacts ability to request other amenities
- Can create resentment in new residents about disproportionate tax burden (affordability issue)

Key Findings and Considerations

- **Transportation:**

- In general, little to no difference between scenarios in terms of congestion and roadway performance.
- New interchange requirement at CR 103 and I-5; (\$25-\$35M) for Scenario 2.
- Improvements at 25A/113 are already planned.

Your Turn! Activity #1: What's Important to You

- Consider the questions posted on the walls around the room
- Place a dot in the area that indicates your level of agreement with each.
 - One dot per question please!
- If desired, use the post-it notes to provide any additional thoughts you have on each topic/statement.

Table 3

- Lots of different points of view
- #1: infill is really important; how do you make it happen??
- Strong points of view on #2 – growth east will be disconnected
- Liked growth to the northwest; had some strong fiscal points in its favor
- Leverage 113
- Some wanted no growth east of 102 at all; some are OK with it
- Want sustainable growth
- Leverage existing infrastructure
- Increase assessed value
- Don't look at Woodland in a bubble; don't have to have a 1:1 ratio of housing to jobs.
- Growth in the core

Table 4

- Agreed that they all have pros and cons
- Scenario 1: seems very restrictive – not necessarily bad though, but needs to allow for the right type of new development.
- Natomas: assessed everyone in town for flood protection.
- Infill – needs to be done, but it's very hard. Needs to be done well and has to be flexible. Reduces sprawl.
- Preserve prime farmland; don't want to make farmland that remains less viable
- Scenario 2: odor issue; but can be solved. Does spread out infrastructure, which is a negative with ongoing costs. New overpass also a negative if its tied to developer; could cut off access to ag land. Doesn't impact prime ag land directly, but maybe indirectly. Flood.
- Scenario 3: partial flood control; generate revenue sooner. Removes ag land. Increases regional retail. Improve Kentucky! Keep uses

Table 5

- Loss of farmland is a consideration for all except S1
- Make improvements to the core; don't jeopardize it with new development that detracts from that energy
- Concerned about water conservation; overall cost of services. Do costs exceed the revenue generated? Flooding costs.
- S1: like infill, supporting core and protecting ag land
- S2: detract from core; protects farmland which is good; proximity to WWTP is not good. Impacts on water supply? And rates?
- S3: impacts to schools; too much loss of farmland;

Table 6

- Consensus!
- Infill; DT: so much vacancy. Fill it! Also concerned about parking with infill – what happens?
- Protect farmland; natural resources. Use what we have.
- Flood and potable water are key impacts to consider
- Res growth vs job growth. What types of houses are coming in? Density? Lots of questions on that.

Table 7

- Priorities:
 - Preserving prime ag land
 - Water!!; smart use of water. And flood protection. Climate change; resilience.
 - Better or smarter transit – rail relocation would allow better transit options. Better bike connections between D and W.
 - Upgrade Downtown. Parking, ease of access
 - Well balanced residential with commercial
 - Tie plan to economic growth of community
 - Neighborhood preservation; existing areas

Table 7

- Location: Infill! And spring lake SP. Beyond that; the City Council should have some triggers, but no consensus on where it goes next.
- Amount: based on key resources (priorities above) – water, ag land, etc.

Table 8

- S1: increase property values, or maintained
 - Opportunity to expand density at the core and support DT, mixed use. Use existing infrastructure. Services established. Business attraction to DT. Walkable. Cons: more difficult to do infill. Public safety?
- S2: flood solution removes barriers to development; recycled water. Opportunity for community input to develop SP2. Cons: cost to improve; loss of connectivity. Odor.
- S3: Pros: Facilitate improvements to KY. Con: remove some ag land. Flood mitigation not established.

Next Steps

- Summarize all community input
- Steering Committee meeting (early May)
 - Review of community input and technical evaluation
 - Provide initial ideas for a Preferred Plan concept
- Planning Commission meeting(s) (June):
 - Review of community and GPSC input, technical evaluation
 - Provide recommendation re Preferred Plan to City Council
- City Council meeting(s) (July):
 - Review of all input
 - Provide direction for a Preferred Plan and Policy Framework
- Draft the Preferred Plan (probably a hybrid of the Development Scenarios)

GENERAL PLAN UPDATE <i>Development Scenarios Workshop</i>	
Schedule	
Timing	Task
April 2013	Community Vision Workshops, Household Survey
Spring and Fall 2013	Draft and Final Housing Element
Winter and Spring 2014	Draft Development Scenarios and Initial Policy Framework
Summer and Fall 2014	Analysis and Testing of Development Scenarios
Spring and Summer 2015	Community Workshops, Steering Committee, PC, CC Meetings on Development Scenarios
Summer 2015	Prepare Preferred Plan and Refine Policy Framework
Fall 2015	Draft General Plan and EIR
Winter and Spring 2016	Workshops and Comment Periods
Spring and Summer 2016	Hearings and Final Adoption

General Plan Update 2035
CITY OF WOODLAND

GENERAL PLAN UPDATE <i>Development Scenarios Workshop</i>	
How to Stay Involved	
• General Plan Update e-newsletters and announcements • Steering Committee meetings – all open to the public • Planning Commission & City Council meetings – all open to the public • Website – Follow the General Plan Update Process and share your thoughts online on the project website • Contact Cindy Norris at 530-661-5911 or GeneralPlan2035@cityofwoodland.org	

General Plan Update 2035
CITY OF WOODLAND

General Plan Update 2035



CITY OF WOODLAND



Development Scenarios Workshop

April 27, 2015

DYETT & BHATIA
Urban and Regional Planners

Appendix B:

Guiding Principles Worksheet

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Activity #1: Prioritizing the Guiding Principles

During the General Plan Update’s visioning process, twelve guiding principles were developed to guide the planning effort. These principles embody the community’s vision for Woodland’s future. The ultimate adopted General Plan will fulfill all of these goals to a basic extent; however, understanding which of the community’s priorities are the greatest will help us craft a plan that is most responsive to Woodland’s needs.

Directions: Read the list of guiding principles below. Check the boxes next to the three that you think are the most important for the City’s General Plan.

Guiding Principle	Most important (Check three)
Quality and Character: Retain and enhance Woodland’s quality of life, its distinctive identity and small-town characteristics.	
Orderly Development: Promote new growth while achieving an orderly pattern of community development, consistent with economic, social, fiscal and environmental needs.	
Historic Downtown: Strengthen the historic downtown district as the City’s center of shopping, dining, entertainment and employment.	
Economic Development: Foster economic growth and diversification with a range of employment opportunities for all residents.	
Mobility Options: Coordinate land use and transportation planning to provide a range of attractive and viable transportation options, such as bicycle, pedestrian, and transit.	
Housing Choice: Provide a variety of housing types to meet the needs for all generations and income levels.	
Agricultural Heritage: Preserve and protect prime agricultural lands and their uses within and surrounding the community.	
Safety: Ensure that Woodland remains a safe place to live, protected from natural and manmade hazards.	
Environmental Stewardship: Foster a sustainable community for the next generation and protect and improve the quality of the natural environment.	
Public Services: Provide realistic, supportable and appropriate levels of public service that are sustainable and fiscally sound.	
Health and Recreation: Provide all residents with opportunities to live an active, healthy, and green lifestyle.	
Quality Education: Foster quality educational and enrichment opportunities.	

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Appendix C:

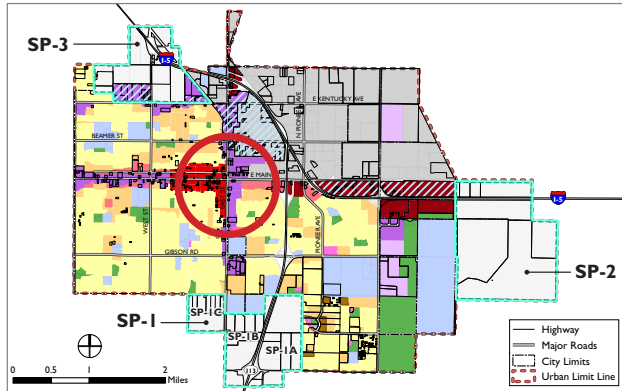
Development Scenarios Board

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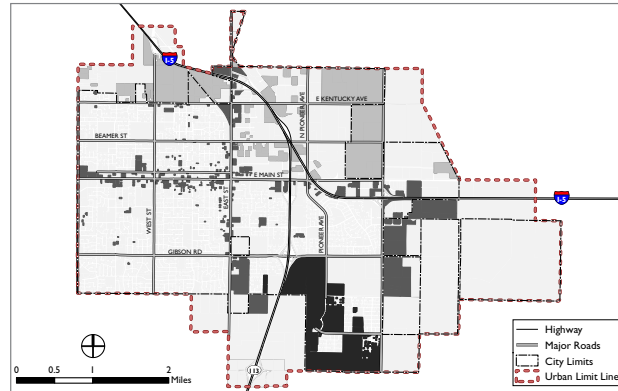
Development Scenarios

SCENARIO 1: INFILL ONLY, LOW GROWTH

Land Use Map



Development Location & Intensity

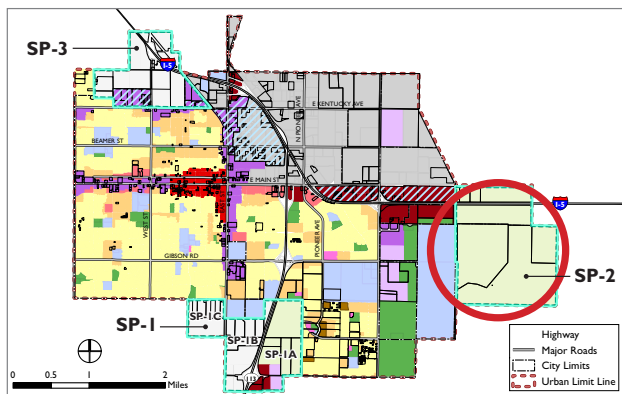


Key Ideas and Considerations

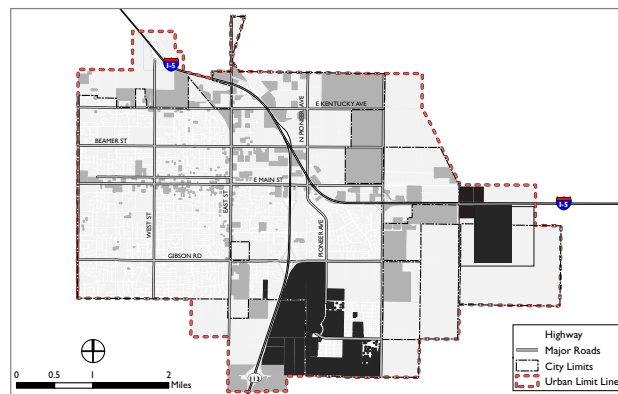
- Most closely resembles buildout of development currently permitted under existing General Plan
- Higher intensity of development envisioned Downtown and along key corridors
- Not dependent on a flood solution for residential development
- Lowest public safety cost
- Does not result in conversion of Prime Farmland beyond that associated with the already approved Spring Lake Specific Plan area

SCENARIO 2: EAST, MID-LEVEL GROWTH

Land Use Map



Development Location & Intensity



Key Ideas and Considerations

- Requires a comprehensive flood solution (and assessment district or other funding mechanism) in order for development to occur in SP-2
- New interchange at CR 103 would be required at the cost of \$25-35 million
- Requires odor mitigation or buffer for new residential development around the WPCF site
- Additional fire station and new police beat lead to highest one-time and ongoing public safety costs
- Greenfield development not on Prime Farmland

Land Use Designations

Low Density Residential (LD)	Corridor Mixed Use (CX)	Business Park (BP)	Open Space (OS)
Medium Density Residential (MD)	Neighborhood Commercial (NC)	Industrial (IN)	Light Industrial Overlay
High Density Residential (HD)	Community Commercial (CC)	Specific Plan (SP)	Specific Plan Boundary
Downtown Mixed Use (DX)	Regional Commercial (RC)	Public/Quasi Public (PQ)	Opportunity Sites

General Plan Update 2035

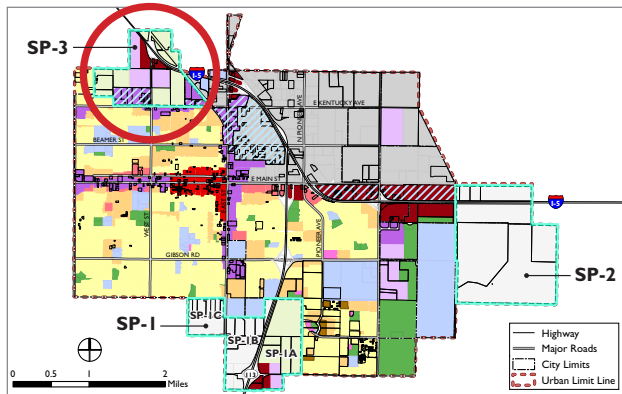


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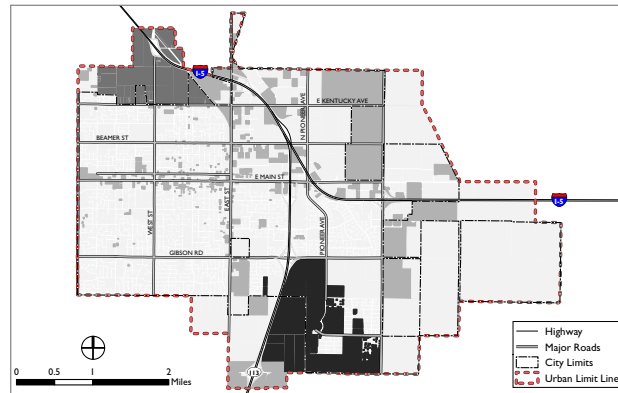
Development Scenarios

SCENARIO 3: NORTH, MID-LEVEL GROWTH

Land Use Map



Development Location & Intensity

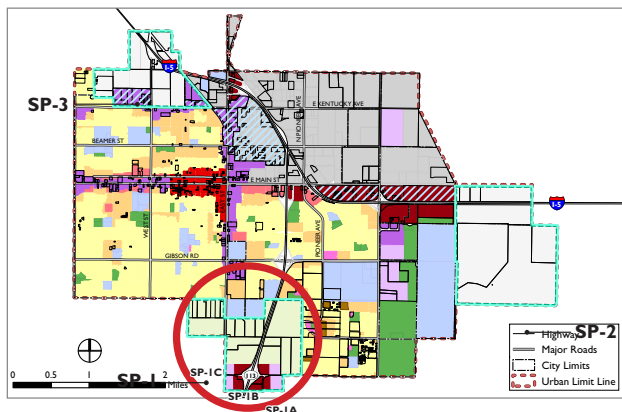


Key Ideas and Considerations

- Would most improve the Kentucky Avenue area
- Requires a partial flood solution (and assessment district or other funding mechanism) in order for development to occur in SP-3
- Fire station relocation would be required
- Converts the most farmland to urban uses (737 acres), the majority of which (717 acres) is Prime Farmland

SCENARIO 4: SOUTH, HIGH GROWTH

Land Use Map



Development Location & Intensity



Key Ideas and Considerations

- Most closely resembles long-range buildout of current General Plan land use map
- Not dependent on a flood solution for residential development
- Would generate the most property tax revenue for the City
- Takes advantage of Spring Lake infrastructure to accommodate development in MPRA
- Converts 690 acres of farmland to urban uses, the majority of which (670 acres) is Prime Farmland

Land Use Designations

Low Density Residential (LD)	Corridor Mixed Use (CX)	Business Park (BP)	Open Space (OS)
Medium Density Residential (MD)	Neighborhood Commercial (NC)	Industrial (IN)	Light Industrial Overlay
High Density Residential (HD)	Community Commercial (CC)	Specific Plan (SP)	Specific Plan Boundary
Downtown Mixed Use (DX)	Regional Commercial (RC)	Public/Quasi Public (PQ)	Opportunity Sites

General Plan Update 2035

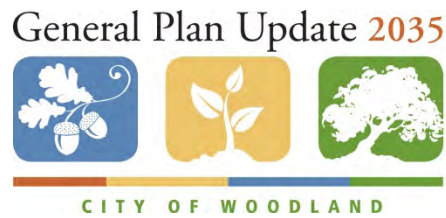


CITY OF WOODLAND

Appendix D:

Development Scenarios Analysis Summary

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Development Scenarios Analysis

Brief Summary of Findings

SCENARIO CHARACTERISTICS

- Scenario 1: High Infill (In-city planned development sites); No New Greenfield Development.** Scenario 1 depicts development on infill sites only: in the Downtown, along key corridors, and in the Spring Lake Specific Plan area. Aside from continued development of Spring Lake, no development would take place in any of the new Specific Plan areas. This scenario has a residential annual growth rate of 0.8 percent, adding approximately **4,000 new units by 2035**—the low end of the range that the City Council asked to see evaluated. Approximately **8,600 new jobs** are added, resulting in a cumulative jobs/housing ratio of 1.44. This scenario is similar to build out of the current General Plan.
- Scenario 2: Moderate Infill; Moderate Greenfield: SP-1A (MPRA) Fully Develops, SP-2 (East Area) Partially Develops.** Scenario 2 assumes that a moderate amount of infill development occurs, including full buildout of Spring Lake. The remaining need for residential development is accommodated in SP-1A and in SP-2. This scenario represents what could occur once a flood solution is implemented, opening up SP-2 for development (however, only approximately 25 percent of the land in the SP-2 area would need to be developed in order to accommodate assumed growth). Approximately **7,800 new housing units would be added through 2035** (annual growth rate of 1.5 percent), and **10,800 jobs**, resulting in a cumulative jobs/housing ratio of 1.33.
- Scenario 3: Moderate Infill; Moderate Greenfield: SP-1A (MPRA Area) Fully Develops, SP-3 (Northwest Area) Partially Develops.** Scenario 3 also assumes that a moderate amount of infill development occurs, including full buildout of Spring Lake. The remaining need for residential development is accommodated in SP-1A and in SP-3. This scenario represents what could occur if SP-3 is allowed to move ahead of SP-2 due to a delayed flood solution, property owner readiness, or other factors that could influence one area's readiness to develop versus another's. Very similar to Scenario 2, Scenario 3 would yield approximately **7,700 housing units in 2035** and approximately **11,000 new jobs**, for a cumulative jobs/housing ratio of 1.34.
- Scenario 4: Moderate Infill; Full Build-out of SP-1A, 1-B and 1-C (MPRA).** Scenario 4 produces the highest amount of residential and non-residential development, with approximately **8,700 new housing units by 2035**—a 1.7 percent growth rate, the high end of what the Council desired to see evaluated. This is achieved through a higher amount of infill development, full buildout of Spring Lake, *and* full buildout of all three areas of SP-1, also known as the Spring Lake MPRA. Approximately **10,600 new jobs** would be added, producing a cumulative jobs/housing ratio of 1.28 in 2035.

SUMMARY OF SCENARIOS' CHARACTERISTICS AND IMPACTS

The following table summarizes the major impacts of each of the four development scenarios presented in this report. Rather than identifying a “best” scenario, the table is meant to highlight the important distinctions between the scenarios and to illustrate the various advantages and disadvantages of each.

Woodland Scenarios Impact Summary¹

	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Demographics				
Population Added	11,200	21,400	21,200	23,900
Households Added	3,860	7,370	7,330	8,240
Housing Units Added	4,060	7,760	7,710	8,670
Annual Growth Rate (Residential)	0.8%	1.5%	1.5%	1.7%
Development Overview				
Infill (In City planned development)	HIGH	MODERATE	MODERATE	MODERATE
New Specific Plans beyond Spring Lake?	NO	YES: SP-1A (all), SP-2 (some)	Yes: SP-1A (all), SP-3 (some)	Yes: SP-1A, 1B, and 1C (all)
Development Focus	Infill including SLSP	East Area and portion of MPRA	Northwest Area and portion of MPRA	MPRA
Acres of Prime Farmland converted (beyond already-approved Spring Lake area), within voter approved ULL	0	354	717	670
Jobs				
Jobs Added	8,600	10,800	11,000	10,600
Cumulative Jobs/Housing Ratio	1.44	1.33	1.34	1.28
Transportation				
VMT per Capita (existing: 32.8)	32.4	31.2	31.2	31.2
Average Trip Length (miles; existing: 5.43)	5.19	5.16	5.16	5.21
New Lane Miles Added	18.7	25.0	24.1	18.7
Requires new County Road 103 interchange? (cost: \$25-35M)	NO	YES	NO	NO

Woodland Scenarios Impact Summary¹

	<i>Scenario 1</i>	<i>Scenario 2</i>	<i>Scenario 3</i>	<i>Scenario 4</i>
	LOW: limited amount of new service needed	HIGH: large amount of new service needed	MED/HIGH: large amount of new service needed	LOW/MED: limited amount of new service needed
Financial impact to Yolo County Transportation District (YCTD)				
Potable Water				
Demand expected to exceed capacity based on current (2010) UWMP projections? ²	NO	LIKELY	LIKELY	LIKELY
Cost per Acre	\$25,500	\$26,900	\$27,700	\$26,200
Water Pollution Control Facility				
Expansion of WPCF before 2035?	NO	YES	YES	YES
Development on CR 102 requires some odor mitigation?	YES	YES	YES	YES
Requires odor mitigation or restrictions on residential development (<i>cost to mitigate is \$13M plus approximately \$1M annual O & M</i>)	NO	YES	NO	NO
Assessed Value				
Assessed Value per Acre	\$2,389,000	\$2,574,000	\$2,595,000	\$2,586,000
Assessed Value per Service Population	\$131,900	\$142,000	\$141,600	\$139,600
Property Tax Revenue				
City Share of Property Tax Revenue (annual)	\$3,744,000	\$7,076,000	\$7,394,000	\$7,964,000
City's Percentage of Total Revenue ³ (assuming City's <i>existing</i> tax-share average for property currently outside city limits)	18.30%	18.62%	19.51%	19.53%
City's Percentage of Total Revenue ⁴ (assuming <i>lower</i> tax-share for property currently outside city limits)	15.75%	14.08%	14.15%	13.86%
Public Safety				
One-Time Fire Department Costs	\$6,728,000	\$13,435,000	\$12,228,000	\$6,728,000
Ongoing Annual Fire Department Costs	\$1,979,000	\$3,296,000	\$1,979,000	\$1,979,000
One-Time Police Department Costs due to General Plan growth	\$77,400	\$567,900	\$116,000	\$116,000
Ongoing Annual Police Department Costs due to General Plan growth	\$302,800	\$2,301,000	\$454,000	\$454,000

Woodland Scenarios Impact Summary¹

	<i>Scenario 1</i>	<i>Scenario 2</i>	<i>Scenario 3</i>	<i>Scenario 4</i>
Flood				
Requires a flood solution to be implemented for residential development	NO	YES	YES	NO
Would a Flood Assessment District or other funding mechanism be required outside of the industrial area?	NO	YES: SP-2	YES: Portions of SP-3	NO
Schools				
New school facilities needed beyond existing planned? ⁵	UNLIKELY	YES	UNLIKELY	LIKELY
Qualitative Factors				
Proximity of new housing to existing community facilities?	GOOD	POOR: New facilities needed in SP-2	FAIR: New facilities needed in parts of SP-3	GOOD
Strengthens Downtown and Promotes Corridor Mixed Use development?	GOOD	POOR	GOOD	GOOD
Leverages freeway interchange opportunities for new commercial/job generating uses ⁶	POOR	GOOD: Hwy 113/ CR 25A interchange, I- 5/CR 103 Interchange (potential)	FAIR: Hwy 113/ CR 25A interchange, I-5/West St. interchange	GOOD: Hwy 113/ CR 25A interchange (Would be able to fully implement CR 25A/Hwy 113 interchange)

Notes:

- Figures have been rounded.
- Given anticipated conservation and recycled water, it is likely that the amount of growth assumed in all four scenarios would be able to be served by existing and planned improvements to the water supply system.
- Caution should be used in considering these figures because, in the event that the negotiated tax share for property currently located outside of the existing city limits is either less than or greater than the existing city-wide average, the resulting tax shares under each scenario could change substantially and the rankings could change.
- These figures assume that the City of Woodland would receive only 12 percent of the ad-valorem property taxes for new development on any property that is not currently located within city limits.
- This is a preliminary assessment. Discussions with the school district are needed to more completely understand the impacts of the scenarios.
- Highway 113/CR 25A interchange would have limited use due to a lack of development on the west side of the freeway (except for Scenario 4). Development on the north side of the I-5 or 103 interchange will likely be limited due to the proposed nature of a future flood solution.

ACHIEVEMENT OF VISION AND GUIDING PRINCIPLES

The table below illustrates, qualitatively, how well each of the scenarios achieves the guiding principles developed to guide the Woodland General Plan Update. Given that the scenarios represent different buildout options for the same land use map that directly responds to the Vision Statement and Guiding Principles, each of the scenarios fulfills these goals to a basic extent. However, the different features of the various scenarios may result in one scenario better fulfilling one or more of the guiding principles than another.

Comparison of Scenarios' Achievement of Guiding Principles

Guiding Principle	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Quality and Character: Retain and enhance Woodland's quality of life, its distinctive identity and small-town characteristics.	◆◆◆◆◆	◆◇◇◇◇	◆◆◆◇◇	◆◆◆◇◇
Orderly Development: Promote new growth while achieving an orderly pattern of community development, consistent with economic, social, fiscal and environmental needs.	◆◆◆◆◇	◆◇◇◇◇	◆◆◆◇◇	◆◆◆◇◇
Historic Downtown: Strengthen the historic downtown district as the City's center of shopping, dining, entertainment and employment.	◆◆◆◆◇	◆◇◇◇◇	◆◆◆◇◇	◆◆◆◇◇
Economic Development: Foster economic growth and diversification with a range of employment opportunities for all residents.	◆◆◆◇◇	◆◆◆◇◇	◆◆◆◇◇	◆◆◆◇◇
Mobility Options: Coordinate land use and transportation planning to provide a range of attractive and viable transportation options, such as bicycle, pedestrian, and transit.	◆◆◆◆◆	◆◆◆◇◇	◆◆◆◇◇	◆◆◆◆◆
Housing Choice: Provide a variety of housing types to meet the needs for all generations and income levels.	◆◆◆◇◇	◆◆◆◆◇	◆◆◆◆◇	◆◆◆◆◇
Agricultural Heritage: Preserve and protect prime agricultural lands and their uses within and surrounding the community.	◆◆◆◇◇	◆◆◆◇◇	◆◆◆◇◇	◆◆◆◇◇
Safety: Ensure that Woodland remains a safe place to live, protected from natural and manmade hazards.	◆◆◆◆◇	◆◆◆◆◇	◆◆◆◆◇	◆◆◆◆◇
Environmental Stewardship: Foster a sustainable community for the next generation and protect and improve the quality of the natural environment.	◆◆◆◇◇	◆◆◆◇◇	◆◆◆◇◇	◆◆◆◇◇
Public Services: Provide realistic, supportable and appropriate levels of public service that are sustainable and fiscally sound.	◆◆◆◇◇	◆◆◆◇◇	◆◆◆◇◇	◆◆◆◆◇
Health and Recreation: Provide all residents with opportunities to live an active, healthy, and green lifestyle.	◆◆◆◆◇	◆◇◇◇◇	◆◆◆◇◇	◆◆◆◆◇
Quality Education: Foster quality educational and enrichment opportunities.	◆◆◆◇◇	◆◆◆◇◇	◆◆◆◇◇	◆◆◆◇◇
◆◇◇◇◇ = Reflects the Guiding Principle, but could be strengthened				
◆◆◆◆◇ = Better reflects the Guiding Principle, but is not a major focus of the Scenario				
◆◆◆◆◆ = Best reflects the Guiding Principle, and is a major focus of the Scenario				

Note: All lands under discussion for each of the scenarios are located within the City's Urban Limit Line (ULL), approved by the voters in 2006. The ULL provides a defined development footprint for the purpose of preserving and protecting agricultural, natural resources and open spaces on lands outside the permanent urban limit line. The ULL initiative requires the city to consider opportunities for "Increased residential densities for both infill and undeveloped land within the permanent urban limit line."

KEY ISSUES AND CONSIDERATIONS

Scenario 1

- Approximately half the population growth of the other scenarios and the fewest jobs added
 - However, adds the greatest number of jobs relative to housing units, resulting in the greatest net in-commuting of workers to Woodland
- Only scenario that would not require expansion of the Water Pollution Control Facility during the planning period or additional sewer improvements beyond what is needed to address existing conditions
- Only scenario for which potable water needs do not exceed those of the current Urban Water Master Plan's plans and projections
- Would generate roughly half the property tax revenue for the City (\$3.7 million) than would be generated by the other scenarios
- Does not require a property tax sharing agreement with the County for residential growth
- Does not result in conversion of Prime Farmland beyond that associated with the already approved Spring Lake Specific Plan area
- Lowest public safety cost of all scenarios
- Not dependent upon a flood solution for residential development
- Best overall achievement of the guiding principles

Scenario 2

- Requires a comprehensive flood solution in order for development to occur in SP-2
- New CR 103 interchange would be required at the cost of \$25-35 million
- Only scenario that would require odor mitigation for new residential development around the Water Pollution Control Facility site
- Additional fire station and new police beat lead to highest one-time *and* ongoing public safety costs
- Flood Assessment District or other financing mechanism would be required for SP-2
- While new development would occur on a "greenfield" site, the City-owned 900-acre property has been impacted by years of industrial waste discharge and is not considered Prime Farmland
 - 565 total acres of agricultural land converted to urban uses; a mix of types
 - Most development in SP-2 would likely take place in an area that is not considered Prime Farmland
 - However, development on SP-1A (also envisioned in this Scenario) would be on Prime Farmland (354 acres)
- Given proximity, it may be the most efficient to serve with recycled water, if the City chooses to expand this service beyond industrial uses

Scenario 3

- Requires a partial flood solution in order for development to occur in SP-3; however this would also benefit other parts of the city, such as the industrial area
- Has the greatest potential to improve the Kentucky Avenue area
- Fire station relocation would be required at the cost of \$5.5 million
- Flood Assessment District or other funding mechanism would be required for portions of SP-3
- Converts the most farmland to urban uses (737 acres), the majority of which (717 acres) is Prime Farmland. Located within the Urban Limit line, but does require annexation of land
- Most costly to extend recycled water line to serve the area to the northwest if the City chooses to expand this service beyond industrial uses

Scenario 4

- Adds the most new housing but fewer jobs relative to new housing, resulting in the lowest jobs/housing ratio
- Would generate the most property tax revenue for the City
- Takes advantage of Spring Lake infrastructure already sized to accommodate development in the Master Plan Remainder Area
- Most closely resembles the vision for buildout of the city articulated in the current General Plan and the Spring Lake Specific Plan
- Converts the second-highest amount of farmland to urban uses (690 acres), the majority of which (670 acres) is Prime Farmland during the General Plan horizon
- Not dependent upon a flood solution for residential development

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Appendix E:

Small Group Discussion and Presentation Notes

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Group Discussion Notes

The following notes are transcriptions of each table's flip charts and other notes.

TABLE 1

Scenario 1

- Focus on infill
- 4000 is consistent with SACOG projects unless shown different, keep with 4000
- Could go up somewhat
- Spring Lake also a priority

Scenario 2

- What developer can provide should be separate from the project
- Concerned with Eastern development creating an island
- Downtown, infill development needs to be focused for residents of Woodland so people don't need to travel to other cities
- Infill because infrastructure is generally available
- Main street and East Street focus on infill
- Concern with Conway taking "shoppers" out of the downtown

Scenario 3

- Cost for added police stations, infrastructure as you move away from infill and continual operational
- Need flood solution, so need development beyond infill to help fund
- Or there may be other solutions, need to explore, get creative, to solve flood without full reliance on greenfield development

TABLE 2

Amount of Growth

- Split on market driven housing growth vs. controlled
- Jobs are key!

Prioritize growth

- South- SLRA

TABLE 3

	<i>Pros</i>	<i>Cons</i>
Scenario 1	• Like existing • Like infill	• Want other opportunities
Scenario 2		• Growth in East is disconnected
Scenario 3	• Likes Northwest growth • Fiscally superior	
Scenario 4	• Leverage I 13 corridor	

Growth

- Mid range- 6000+

Other

- Growth being sustainable (can keep going)
- Leverage existing infrastructure
- Growth in the core is desired ✓✓✓
- Fiscally sound growth (revenue, jobs, assessed value) ✓✓✓
- With UCD and Downtown Sac; ok with less jobs
- Leverage 113 corridor
- No growth East of CR 102 (Emphasize city core, cost of growth) ✓✓
- Ok with development adjacent to CR 102
- How to do moderate infill (what incentives?)

TABLE 4

Scenario 1

- Could be very constrictive
 - vs a lot of open square footage with city
- SAFCA assessed everyone in town (Sacramento)
- Infill can be the hardest to do
- We should look to preserve out prime farmland
- If we grow, don't box in the prime land
- Reduces sprawl

Scenario 2

- The odor issue can be solved
- Spreads out our infrastructure (Police/Fire) ongoing operational cost
- Could create potential economic capital for city (use on other projects)
- New overpass – negative
- Doesn't impact prime farmland (with design)
- Requires flood control

Scenario 3

- Requires partial flood control
- Removes prime farmland
- Increases regional retail
- Something should happen on Kentucky Ave
- Keep uses “vague” which allows for market driven development
- Many owners = tough master plan
- Prime ag could couple with regional retail and economic development (seed companies)

Scenario 4

- Prime Ag land
- 27 is a natural barrier
- Not waiting of flood solution
- Make master plan growth in smaller increments
- Could limit population growth
- High growth rate could also drive higher growth in subsequent general plans

TABLE 5

Scenario 1

- Important to use infill
- The core has been underutilized
- Scenario 1 has least impact to important farmland
- Least growth – balances jobs with growth
- Concerns about water/drought
- Least expensive
- Growth in flood areas places a burden on residents and homebuyers

- Would like to move industrial area from flood zone

Scenario 2

- Development to the east impacts “compact” development
- Concerns about odor ½ mile not effective
- The more we grow, the bigger the WWTP has to be
- Business park maybe, but not residential
- Development in the east would only occur if feasible
- New services would be part of the development, developer would have to plan for it
- Concerns that distant development would cause a loss of small town feel, lose downtown
- Traffic has been increasing on I-5, new development/interchange would increase traffic
- SP-2 city stands to benefit from development versus other SP areas
- Infill development improved under-maintained properties, improving existing tax base and surrounding residential
- Flood districts add another layer of bureaucracy
- Flooding might not be as big a problem if there is no residential in SP-2

Scenario 3

- Concerns about the farmland loss
- Part of Kentucky Ave does need improvement
- Concern that there may be school impacts/impacts from school transportation

Scenario 4

- North/South development reduces separation between Woodland and Davis
- School maintenance concern based on recent failed measures
- Concerns about farmland, too much conversion, too fast

Summary

- Impacts to consider
 - Loss of farmland
 - Avoiding sprawl
 - Improvements to the core
 - Water consumption(river water)
 - Overall costs (services/schools)
 - Degree that development takes away from core identity

- Flooding costs
- Liked infill, building up the core, preserving agriculture, conservation with costs
- Detracted from the core, still preserves farmland, expensive, traffic impacts, residential is not a good option, impacts from WWTP
- Potential impacts to schools, too much loss of farmland, need for more services, flood concerns, some parts of Kentucky Ave still need to be improved
- Too much loss of farmland, impacts rural separation between Woodland and Davis

TABLE 6

Amount of Growth

- What do we need? (Rental, owner?)
- Some low density housing and higher density housing
- We are an “ag” community: capitalize what we are
 - Jobs coming in should be ag/food related
 - Processing food adds a lot of value
- Mid level population growth would be good
- Don’t want to be a bedroom community (people wouldn’t be invested)
- If unemployment is high→ jobs should be a priority
- Quality schools/executive

Location of Growth

- Disheartening to see vacant buildings
 - prioritize infill
- Let Big Box be Big Box, make downtown be special
- Downtown should be real businesses that make sense
 - Timothy’s Bakery
- Parking could become worse with infill
 - stacking?
 - Will become worse with state theater
- Priority to finish Spring Lake
- Prime farmland to North/South: Need to preserve (con for scenario 3 and 4)
- Future expansion of SL is class A farmland

Other

- Trolley service/alternative transportation system along main corridors

- Parking is a problem Downtown
 - If its compact enough, I don't mind walking three or four blocks
- Like idea of mixed-use infill housing
 - Right now living in downtown in not desirable
- Flood and potable water are key impacts

TABLE 7

Priorities

1. Preserve prime agriculture land 'Woodland Heritage'
2. Consider water "Smart-use"
3. (3A)Flood Protection/ (3B)Rail relocation
4. Climate change and resilience
5. Better 'smart' transit system
 - Rail relocation and transition of use to bike/pedestrian)
6. Better bike connection between Davis and Woodland
7. Upgrade downtown parking needed
 - Ease of access
8. Well balanced residential with commercial type as well as number of jobs
9. Tie Plan to economic growth of the community
10. Neighborhood preservation of existing areas

Location

- Infill (focus on downtown)
- SLSP – Finish
- Triggers
- East?

Amount

- Should be based on key resources s.a. water and prime agriculture land

TABLE 8

	<i>Pros</i>	<i>Cons</i>
Scenario 1	• Increasing property value • Opportunity to expand the density of the core in historic downtown to west • Increasing residential density in downtown core • Greater opportunity for mixed use in downtown core to live and work • Places development where existing infrastructure exists • Existing public services/public safety • Increasing bus attraction to downtown area • More walkable/commutable city • Increasing live work ratio	• May need to upsize/replace infrastructure • More costly to do infill • Will need to expand public facility safety to SPL • Limits growth
Scenario 2	• Flood solution removes barriers to industrial development++++ • Use of recycled water • Opportunity for community input to develop SP-2	• Odor issues • SP-2 – too far from existing city • Cost of access to city infrastructure and freeway • Loss of connectivity
Scenario 3	• Facility improvements to Kentucky Ave and industrial area • Use of existing infrastructure	• Removal of prime agriculture land • Flood mitigation not established
Scenario 4		• Remove prime agriculture land

Group Presentation Notes

The following notes were taken during the presentations of each group's discussion.

TABLE 1

- Contention!
- Amount: # closer to 4000 is consistent with SACOG, might consider some higher numbers too
- Considered issues related to development leveraged for flood control
- Strong focus on infill – downtown, West Main, East, small parcels
- Would not put SL buildout ahead of infill
- Downtown, infill focus for residents
- Economic development
- Concerns about eastern development creating an island; might take shoppers out of DT. But might need development that gets us a flood solution and gets the industrial base back. But what the developer can provide should be separate from the project.
- Extra service provision; on the other hand, need a flood solution.
- May be other solutions we need to explore; be creative.

TABLE 2

- Less consensus
- Split on whether pop growth should be market driven or not; housing growth controlled or not. Jobs are less certain.
- Direction: leaning towards the south, but not all in agreement.

TABLE 3

- Lots of different points of view
- #1: infill is really important; how do you make it happen??
- Strong points of view on #2 – growth east will be disconnected
- Liked growth to the northwest; had some strong fiscal points in its favor
- Leverage 113
- Some wanted no growth east of 102 at all; some are OK with it
- Want sustainable growth
- Leverage existing infrastructure
- Increase assessed value

- Don't look at Woodland in a bubble; don't have to have a 1:1 ratio of housing to jobs.
- Growth in the core

TABLE 4

- Agreed that they all have pros and cons
- Scenario 1: seems very restrictive – not necessarily bad though, but needs to allow for the right type of new development.
- Natomas: assessed everyone in town for flood protection.
- Infill – needs to be done, but it's very hard. Needs to be done well and has to be flexible. Reduces sprawl.
- Preserve prime farmland; don't want to make farmland that remains less viable
- Scenario 2: odor issue; but can be solved. Does spread out infrastructure, which is a negative with ongoing costs. New overpass also a negative if its tied to developer; could cut off access to ag land. Doesn't impact prime ag land directly, but maybe indirectly. Flood.
- Scenario 3: partial flood control; generate revenue sooner. Removes ag land. Increases regional retail. Improve Kentucky! Keep uses flexible; allow for market-driven development (important everywhere). Many owners = tougher to do a specific plan. Potential for ag technology.
- Scenario 4: prime ag land; maintain barrier between W and Davis. No flood solution needed, good. Master plan growth in smaller increments; smaller specific plans at a time. Limiting growth rate could drive it higher later on.

TABLE 5

- Loss of farmland is a consideration for all except S1
- Make improvements to the core; don't jeopardize it with new development that detracts from that energy
- Concerned about water conservation; overall cost of services. Do costs exceed the revenue generated? Flooding costs.
- S1: like infill, supporting core and protecting ag land
- S2: detract from core; protects farmland which is good; proximity to WWTP is not good. Impacts on water supply? And rates?
- S3: impacts to schools; too much loss of farmland; need for more services, flood concerns. KY ave needs to be improved.
- S4: concerned about separation between W and Davis. Maintain identity as 2 separate communities. Farmland loss.

TABLE 6

- Consensus!
- Infill; DT: so much vacancy. Fill it! Also concerned about parking with infill – what happens?
- Protect farmland; natural resources. Use what we have.
- Flood and potable water are key impacts to consider
- Res growth vs job growth. What types of houses are coming in? Density? Lots of questions on that.

TABLE 7

- Priorities:
 - Preserving prime ag land
 - Water!!; smart use of water. And flood protection. Climate change; resilience.
 - Better or smarter transit – rail relocation would allow better transit options. Better bike connections between D and W.
 - Upgrade Downtown. Parking, ease of access
 - Well balanced residential with commercial
 - Tie plan to economic growth of community
 - Neighborhood preservation; existing areas
- Location: Infill! And spring lake SP. Beyond that; the City Council should have some triggers, but no consensus on where it goes next.
- Amount: based on key resources (priorities above) – water, ag land, etc.

TABLE 8

- S1: increase property values, or maintained
 - Opportunity to expand density at the core and support DT, mixed use. Use existing infrastructure. Services established. Business attraction to DT. Walkable. Cons: more difficult to do infill. Public safety?
- S2: flood solution removes barriers to development; recycled water. Opportunity for community input to develop SP2. Cons: cost to improve; loss of connectivity. Odor.
- S3: Pros: Facilitate improvements to KY. Con: remove some ag land. Flood mitigation not established.

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Woodland General Plan Steering Committee Meeting #4: Development Scenarios

May 12, 2015

SUMMARY NOTES

Public Comments:

1. Taxpayers Association rep: Isabel Isherwood, FEMA mapping includes properties that do not actually flood. Flood insurance is very expensive especially on top of property taxes. The city should build levees.
 - a. D&B note: This is a policy item for the plan and doesn't really affect the scenarios per se
2. Kathy Harriman: Yolo County Historic Society. People representing special interests, especially those that don't live in Woodland, should identify themselves. Also, she supports historic preservation.
3. Dan Dowling: Owns land on south, north, and east of town. Woodland is sabotaging its downtown by allowing so much development to occur on the periphery. Davis has done a much better job. Allowing growth on the east would detract.
4. David Storer/Knaggs family representative:
 - a. Need to have updated population base numbers (Annual Department of Finance numbers referenced)
 - b. Need to distinguish between direct fiscal impacts to the city versus developer-borne costs for the scenarios
 - c. In favor of North area/scenario 3 – close to DT, best generator of jobs, best assessed valuation, least prime agricultural land loss
 - d. Provide clarification on how much prime farmland is in each of the actual specific plan areas (numbers given combine SP areas – need to differentiate)
 - e. No policy constraints on growth; should be market-based
 - f. Land north of I-5 in north area should not be considered.
5. Chas Roberts, Conaway representative:
 - a. Some impacts are not unique to SP-2; Scenario 2 includes some of SP-1 area too (such as prime ag land in the MPRA); please split out impacts between specific plan areas. There is no prime ag land in SP-2
 - b. Developer would bear cost of odor mitigation, as well as many other costs
 - c. Want to have flexibility to respond to market at any time; no triggers; He feels that no developer will be willing to invest with a future development trigger that requires 80% of building permits in an area before new area can be considered.

- d. SP-2 benefit is that it requires flood protection before it can proceed and promotes infill of vacant industrial space
 - e. 900 acres already annexed
 - f. SP-2 has sewer and water benefits. City stands to benefit because of its land ownership
 - g. Surface water contribution
6. Jenny Lilge: Resident.
- a. Need to look at what is best for children.
 - b. In favor of slower growth. Borders have gotten larger resulting in loss of sense of community; preserving community character. Preserve the Downtown Core. The east area is too far out. Think of families driving all over town.
 - c. Also, can't guarantee that jobs will arrive. The residential is likely to occur and the non-residential is unlikely to occur.
7. Luma Shulman, PCP representative: Have a good relationship with City. They want to stay a long time and would be open to moving their sprayfields operations elsewhere in order to avoid future ag/urban conflicts.
8. Al Aldreti. Woodland Chamber: Maintain flexibility in GP; all the scenarios have pros and cons; don't pick just one scenario; put in flexible policies, keep the General Plan general.
9. Joe Romero Jr., Park and Recreation Commissioner: Supports Scenario 2: preserve ag land, relocate train tracks, profit for City from sale of 900 acres
10. Mike Beeman: owns land in MRPA. MRPA is in scenarios 2, 3, and 4; in the previous General plan approved in 1996 the MPRA was planned to be next; let's respect that.
11. Melanie Matthews, Turn of the Century/SLSP property owner representative and SL resident. Echoes Beeman. Finish what we started with SL. The MPRA is preplanned with \$18 mil of oversized infrastructure from SLSP. Connections ready to go. Need orderly growth. MPRA should be next – no current constraints to development and does not have a flood problem. Better leverages fiscal resources because of existing infrastructure, and fire, police and schools.
12. Arthur Beauchamp: Woodland resident.
- a. Guiding principles: Scenario 1 seems best. Infill priority helps the poor, with some of 3 or 4 thrown in. Infill priority helps retain the core of Woodland: "great bones" Does not require expensive sewer plant and uses least water.
 - b. Don't need to wait for flood solution. Allows decent job growth. Flood solution is important, but we need to be able to move forward without it.

GPSC Member Comments:

1. Mel Lasoya –
- a. Would like to see better numbers for farmland and costs added for police and fire. (Sophie directed committee to police and fire numbers in the Development Scenario Document and committed to bringing back detailed ag loss numbers.)

- b. Even when developers pay for something there are still ongoing City costs and developer costs get passed on to future residents.
2. Evelia Genera:
- a. would not support scenario 1 or any of them unless they come with some kind of flood control. That is the highest priority – to protect people who are already in the city and impacted.
 - b. Can sympathize with the infrastructure problem in MPRA and Spring Lake.
 - c. Support a vibrant downtown. Wants to see a study on sustainability.
 - d. We need aesthetically pleasing gateways into town. I-5 is not a nice gateway.
 - e. Some combination of scenarios.
3. Michael Brady:
- a. Wants a GP that can accommodate growth and an EIR that allows as much tiering as possible. EIR should study all scenarios.
 - b. Flexibility; let the market dictate.
4. Don Sharp:
- a. Was involved in the last GP update in the 80s. Had to shift growth south and east at that time because landowners in the north weren't ready. Adjacent landowners to the south have made investments. So now to go back to the north seems out of place.
 - b. Some combo of scenarios 2 and 4 makes sense to him, since commuters/jobs are coming from Davis and Sacramento.
 - c. Also, allow for more units – in the 7-8000 range – market is inconsistent. Provide info on historic building permit issuances per year.
 - d. Move as consistently as possible from areas that were planned, SLSP, to other residential area; don't shift the focus.
 - e. Take advantage of freeway entrances/gateways.
 - f. Focus on relocation of rail and flood solution, as good jobs are dependent on this.
 - g. Partner with UCD on Ag research.
5. Kathy Trott:
- a. Likes Scenario 1, but unit count seems too restrictive. 6000 would be better. Central focus; infill.
 - b. Does not support growth east of CR 102. Follow through with Spring Lake.
6. Ken Viziri:
- a. Woodland healthcare is doing projections now too, and theirs are in the range of 0.9-1.2% annual pop growth. So, Scenario 1 growth might be too restrictive. Need to be opportunistic and promote more housing opportunities especially if Davis is limiting growth.

- b. Also, he's lived in other cities that have successfully reinvested in their downtowns – so it's possible (Denver – LODO example). Must address the flood situation, and invest in the City and Downtown.
7. Lisa Baker/Yolo County Housing:
- a. Likes Scenario 1 but too restrictive. After infill, some combination of growth. Preserving ag land should be a top priority. Remove train tracks. Prime opportunity in industrial core to focus on jobs related to agriculture innovation/industry per AB 32.
 - b. Create an ag hub. Potential is impaired by flood issue.
 - c. She believes the future is in families. Need good jobs and affordable homes. Need flexibility. Lots of underutilized land on the corridors. High jobs/housing ratio desired.
 - d. Put commercial at the gateways.
8. Maria Armstrong/WJUSD Superintendent:
- a. Flexibility in approach – with any buildout. Listened to SL area – they were promised a school. Parallel project, finish what we started with SL, but look at DT revitalization as well. Robust Downtown.
 - b. We are 8th year of a 10 year cycle.
9. John Murphy PC member (for Chris Holt on PC).
- a. Please consider Chris's comments that he submitted in writing.
 - b. Are there different flood solutions for different parts of town (nuances)? How does the solution for the north differ from that for the east?
 - c. Big fan of infill, but how do you actually make it happen?
 - d. How do you tie job growth to housing growth? Jobs are not coming in.
 - e. Big concern: cost of living for future residents. What we say are “developer costs” will get passed on to the homeowners. You can't just keep assessing people forever.
 - f. Schools are a big factor in Woodland's future. Schools need to improve to attract businesses: they are the “Elephant in the room.”
 - g. What type of development do we see at the gateways, what businesses would likely go there? Can we split out the SP acres within each scenario?
10. Al Eby: Downtown business owner:
- a. Supports flood solution and infill – but how realistic is it that we can do either? Supports market-driven growth. Likes Scenario 3. We are our own worst enemy – we put the service in the east instead of where the houses are. We don't pull people off the highway. All that is visible from highway is Denny's, Arco, and Costco.
 - b. Need to provide centralized facilities to serve the north so they don't have to drive across town. Allow walking to shopping not driving.
 - c. Not a fan of the 900 acres.

- d. If curtail growth, we may not be as attractive to business. Leans towards SP-3; wants infill.
- e. Spring Lake not necessarily the priority.
- f. Infrastructure improvements are also important for the established downtown area. Infill needs services and technology; needs walkability and sustainability.

Areas of GPSC Consensus:

- Infill is a high priority. GP should include policies that actually make this possible, and also acknowledge the constraints.
- Support downtown. Technology and infrastructure issues in DT. Walkability and bikeability, pedestrian friendly.
- Flood solution should be pursued no matter what growth scenario we end up with
- Moderate growth: more than 4,000 but less than 9,000 households
- More information is desired on exactly where and how much prime ag land there is in each specific plan area
- Focus on improving gateways – at the north and the south – regardless of where residential growth occurs
- Everyone more or less agrees that Spring Lake should proceed as a priority; less consensus (actually, generally less concern) over where it goes after that; though the vast majority of GPSC members did not speak in favor of growth in SP-2; most talked about north and south instead.

June 9, 2015

GPSC Meeting #5

City Council Chambers
Woodland, CA
Tuesday, June 9, 2015

Attendance

STEERING COMMITTEE

- Al Eby
- Kathy Trott
- Kay Hohenwerter
- Christine Casey
- Don Sharp
- Lisa Baker
- Evelia Genera
- John Murphy (representing the PC in the absence of Chris Holt)

PUBLIC

Approximately 15 members of the public attended the meeting.

Agenda

- Welcome and Introduction
- Update on the General Plan Process and Progress
- Presentation of Draft Refined Preferred Plan
- Steering Committee Policy Discussion
 - Infill Development
 - Triggers and Timing – Spring Lake Specific Plan to SP-1/MPRA
 - Triggers and Timing – SP-1/MPRA to Next Specific Plan Area
 - Gateway Development
 - Connection of Residential Growth to Job Growth
 - Balance of Flexibility and Orderly Growth
- Next Steps and Wrap-Up

Questions Following the Presentation

- Can you elaborate on what is happening with bike lanes and/or trails?
 - Answer: This is something that can be accomplished at a SP level once it is determined where the next phases of growth will be. GP will set out targets of what kinds of bike facilities should be provided/included
- Evelia – Is it possible to build in the industrial area without a flood solution? If so, is this because no residential is allowed?
 - Answer: The industrial area is on a more shallow floodplain than some other areas in the city (such as SP-2). As a result, it is possible to develop on some parcels if certain mitigations are made
- Evelia - Is there a parallel plan for our existing neighborhoods that ensures that they do not deteriorate while so much investment is being put into the new Specific Plan areas?
 - Answer: This is a high priority for a lot of people. Maintaining and improving existing development is just as important as developing new growth areas. The City will do as much as it can to generate revenue and provide improvements for all areas, but funding is finite. Assessment districts may be needed to ease the cost burden on the General Fund.
 - Also, most areas have an LLD to fund these costs. A citywide LLD would be great, but the voters have to support it. Without that, these costs are competing for general fund dollars against police and fire. So it is true, the LLD areas actually have a higher level of service.
- David Storer - Processing Specific Plans is not mutually exclusive. They can be done independently of one another, rather than relying on triggers.

Policy Discussion

POLICY SPECTRUM

During the meeting's discussion period, GPSC members were given worksheets that asked them to identify where they fall on the "policy spectrum" for six specific policy topics. The spectrum ranged from advisory policies on the left (1) to mandatory requirements on the right (7). Table 1 details the average and range of voting results for each policy topic. Notes from the discussion and worksheets follow.

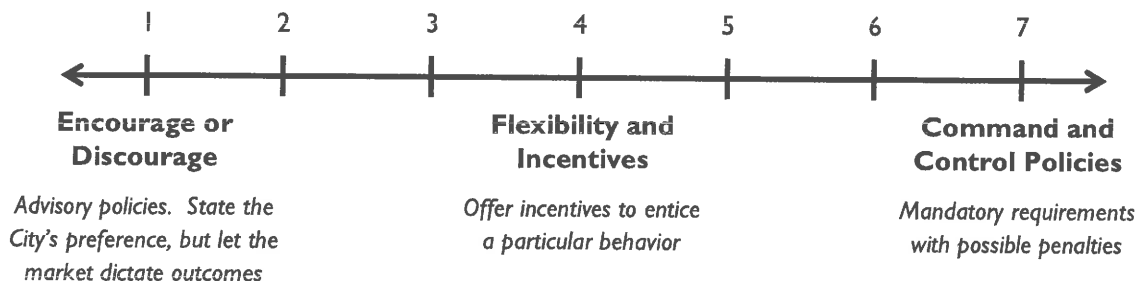


Table 1: Steering Committee Spectrum Voting Results

<i>Policy Topic</i>	<i>Average</i>	<i>Range</i>
Infill Development	5.19	4 – 6.5
Triggers and Timing – SLSP to SP-I/MPRA	4.81	2 – 7
Triggers and Timing – SP-I/MPRA to Next SP	5.13	1 - 7
Gateway Development	4.32	2 - 6
Connection of Residential Growth to Job Growth	3.75	1.5 - 5
Balance of Flexibility and Orderly Growth	3.57	2 - 5

INFILL DEVELOPMENT

Discussion Notes

- Christine - Infill along East Street is fairly industrial. How will you make sure that industrial uses don't work their way into adjacent residential neighborhoods? This should be prevented.
 - Answer: The Corridor Mixed Use designation allows existing industrial uses, but then encourages more commercial or office uses.
- Christine – There should be mechanisms or policies that ensure that single-family housing is not torn down or converted to high-density housing/offices.
- Al – What impact does the General Plan Update have on the Downtown Specific Plan? Would the GP supersede that? I'm concerned that if the GP overrides the Downtown SP, we'll lose the efforts of everyone who contributed to that plan.
 - Answer: The Downtown Mixed Use designation was carefully applied to match the boundaries of the Downtown SP. But if there are parts of the Downtown SP that are inconsistent with the GP, amendments will have to be made. We should highlight specific policies we like from the Downtown Specific Plan (and any other existing planning documents) to ensure that consistent language is used in the GP.
- Lisa – It is important to think about where infill housing will be located. If we want a vibrant Downtown, shoppers need to live close by.
- Kathy – Urban form is really important. The urban core is critical because that is where density needs to be. Rather than seeing a cross, I'd rather see concentric rings of infill centered on the Downtown area.
- Kathy - The City should provide some examples of good infill development. Allow more creativity; encourage mixed-use projects. The City's burdensome restrictions disproportionately affect small downtown properties.
- Kathy – The City should lift restrictions to make infill development easier to do.
- Evelia – We need to research and remove obstacles to infill growth. The City could offer greater flexibility.

- Kathy – Woodland could do a better job of supporting live/work. The City needs to evaluate challenges faced by incoming businesses and existing residents. Services are needed to support those who work from home. (For example, now that Office Depot and Staples are closed, one needs to go to the Kinko's in Davis for a large print job.) Additionally, there need to be fewer restrictions (such as flexible parking requirements) to allow people to work out of their homes.
- Kathy – People need to be able to get in and out of the Downtown core in more ways. Route buses to expose more of downtown to riders.

Additional Policy Suggestions/Comments from Worksheets

- The Downtown SP expands the commercial/office area south of Lincoln, and the City should encourage business uses east of 3rd Street in the area south to Cross Street.
- Prevent infill that is not consistent with current neighborhoods (e.g. tacky apartments in historic neighborhoods)
- Reduce fees for infill development
 - Provide incentives for infill, but infill should be tightly regulated
 - For residential and commercial
- FAR bonus for infill development
 - Additional FAR reductions above minimum for affordable units; FAR incentives for market rate
- Reduce affordability requirements for infill development
 - Reduce or raise (?) affordability requirements for parcels of less than 1 acre
- Possibly impose fees or assessments on greenfield development to support infill
- Maintain historic neighborhoods
 - In historic core, reduce fees for renovations or new development that is historically accurate
- Meet the needs of independent business owners in Downtown
- We need to pay for infrastructure to support infill
- Bike paths and bus routes are the key to development
- Flexibility with parking
- Control hours of operation of businesses that serve alcohol or have live music near residential properties.
- Incentivize mixed use development
- Make East Street and Main Street welcoming, clean, and visually appealing
- Allow increased density for residential in the commercial areas or near commercial areas
- Incentivize development on underutilized parcels

- Match zoning to flexible development
- Modernize the infrastructure (sewer, internet access, etc.) to encourage infill development
- Address flood control
- Need strong policies backed up by streamlined staff requirements and financial incentives (or relaxed standards) to make infill happen
- Would like to see City as an active force in helping businesses that are not suitable to corridors move to industrial part of town to create new opportunities
- Do not tie infill to targets or other peripheral development. The two types of development are not likely to be accomplished by the same developer.

TRIGGERS AND TIMING – SLSP TO SP-I/MPRA

Discussion

- Al – Triggers should not be tied to percentages. What is to prevent a developer from slowing down development as a trigger is approached?
- Lisa – Flexibility is key, because you can't predict what the economy will do.
- John – What is the timeline to negotiate annexation/tax-sharing with the community?
 - Answer: It would take place at the same time as the planning process.
- Kathy – We have an obligation to Spring Lake, but we have to get the development going at a pace that we are confident that it will finish before we move on to plan/develop other Specific Plan areas.
 - Lisa – That's important because Spring Lake residents are waiting on amenities that they have been paying for, but haven't received. What can developers get financing for? There are rules for lending on bare land. The City should not front improvements. The bonds did not get paid off because development stopped.
 - Al - Just because something is there (Spring Lake) doesn't mean we should focus all of our energy in that direction. There is such a disconnect from the westside to the eastside, and this town never used to be divided. (Others agree). We shouldn't be so focused on SL, because there are people who have been here for years who need their streets and neighborhoods maintained. The northwest area is an example.
 - Don – Yes, the downturn hurt a lot of people, especially low-income areas.

Additional Policy Suggestions/Comments from Worksheets

- Create a definite timetable for Spring Lake
 - Provide a time trigger such as “7 years and/or 70% Spring Lake buildout before MPRA can start developing”
 - Restrict development of MPRA until either 3 years or 80% buildout of Spring Lake, or allow MPRA to move forward if South Gateway project is ready

- Do not buildout SP-1/MPRA for 3-4 years and not until the north and south gateways are developed
- Full buildout of Spring Lake before other areas are developed to prevent leap frog, scattered development
- Allow new growth to be market driven, occurring anywhere at anytime
- Once tax sharing and annexation have taken place, no phasing and triggers are necessary. Spring Lake is building out quickly now and the MPRA will follow logically.
- Focus on bike paths and bus routes for people to get to jobs, etc.
- Unique projects should be considered in the MPRA (elderly community)

TRIGGERS AND TIMING – SP-1/MPRA TO NEXT SPECIFIC PLAN AREA

Discussion

- Don – Will Woodland be looking to develop to other SP areas? If we develop SL and SP-1, that's roughly 7,000 units. We would have hit the residential target already.
 - Answer: We might decide to develop only certain portions of SP-1 before moving on to other SP areas. It's also possible that we won't require full buildout of Spring Lake or SP-1/MPRA before moving on to the next.
- Kathy – We need to pace the anticipated growth to last for the entire planning period.
- Kathy – Going with the idea of concentric development centered around the Downtown core, SP-2 doesn't make sense, as it provides housing for Sacramento and Davis, adding no value to our city.
 - Lisa – And the infrastructure would be stretched, and police and fire requirements would increase.
 - Al – Don't exclude the 900 acres, because the City owns the land. It needs to be considered as a funding source because it might be our only one.
 - Lisa – At the community workshop, people thought SP-2 was encroaching on the barrier between Woodland and Sacramento. The City's ownership of the 900 acres was the only positive that people saw.
- Kay – I think triggers and timing have to remain flexible. You never know what the City will acquire funding for (flood solution, etc). If those opportunities come, the General Plan should be flexible enough that the City can go after them.
- John – The flood issue is too big for this GP Update. If the City got approval and funding for a flood solution today, it would still be at least 10 years until it was actually built. That could trigger a new GP. Write the policy to be flexible: "If the flood solution is achieved, then grow (this way). If not, then grow (that way)." That said, the City will pursue a solution regardless.
- Lisa – SP-3 is more likely to develop because that commercial corridor could be desirable. It also has freeway access and ag land. Maybe you find a fix for just that specific area.

Additional Policy Suggestions/Comments from Worksheets

- SP-2 should be looked at as important to the flood/rail relocation solutions. Look to capitalize on this area in 15 years.
 - The flood solution must not leave out the 900 acres
 - No SP-2 – Owning the 900 acres should not override good planning
 - No SP-2 buildout percentage unless it is a mechanism to move forward with flood solution
 - Non-residential development in SP-2 could be okay, following MPRA
- Allow preparation of Specific Plan for SP-3 before MPRA buildout targets are reached. Some SP-3 and MPRA can be simultaneously paced.
 - Allow preparation of Specific Plan for SP-3 after two thirds of MPRA is built out and flood solution is identified. Restrict residential construction until 80% buildout of MPRA and flood solution is prepared.
 - Flood solution must be funded and being implemented before development can start in SP-3
- Do not restrict development to only one Specific Plan at a time
- Do not allow growth beyond the 4000 units that will result from full buildout of Spring Lake. If such development does occur, it should be concentrated in one Specific Plan area.
 - Limit buildout after completion of Spring Lake until flood control solution and both gateways are developed. Then move to building out SP-1/MPRA along with infill development.
- Allow flexibility for commercial possibilities
- Flood solution! We owe our long time residents flood protection before we have so many new residents that older neighborhoods and residents are ignored.

GATEWAY DEVELOPMENT

- Lisa – Everyone wants an Ag Innovation hub. Has the City thought about this? Would there be pre-entitlement preference for this type of development?
 - Answer: The City is definitely thinking about opportunities of this kind. There is more than one opportunity for an innovation park. It might be beneficial to locate it close to Davis, however other locations could work too. The sooner this could be developed, the better.
 - Lisa – Woodland is primed to capture the seed market. Has the City thought about this at all?
 - We haven't gotten to this level yet. Seed Tech is a strong suit here, and I'd be surprised if it's not part of an Ag Tech innovation hub.
- Don – Instead of allowing lots of uses, the City needs to be clear on what they want at the gateways.

- Kay – Allow for some flexibility.
- Kay - Recreation uses (baseball, soccer, swimming, skateboard park etc.) could be a good fit for the gateway areas. They are easily accessible from the freeway, which would be good for holding tournaments. Flooding would be less of an issue, as the fields could also operate as temporary flood drainage locations.
- Kathy - North Gateway needs to funnel people to Downtown. The South Gateway doesn't concern me as much.
 - Lisa – This would be done through wayfinding, color coding – How would this be done in the GP?
 - Answer: Gateway overlay zoning design guidelines could be strengthened. Woodland is also incorporating a new Community Design Element into the GP. Gateways could be addressed here.
 - Lisa – This should connect to the city's branding strategy.

Additional Policy Suggestions/Comments from Worksheets

- Allow a broad mix of uses (within reason) in the gateway areas to encourage a mix of development
- Signage should promote Historic Downtown, stores, restaurants, etc.
- Bike paths connecting all the N/S/E/W of Woodland
- Offer flexibility in gateway development, but there should still be a Specific Plan for that development
- The South Gateway should definitely target Ag Tech/business park type uses. This could pair with motels/hotels. Wine, olive oil, and/or food should be a focus.
- Identify the best alternative and either incentivize or pre-entitle preferred sites
- FAR bonus for Ag Innovation hub
- First handle flood control. Then complete Spring Lake. Then continue to encourage infill while developing the gateways. These will attract new residents and businesses into Woodland. After that, buildout SP-1/MPRA.
- In favor of southern gateway only as a business hub. North gateway is a gateway to nowhere
- Don't want to see fast food, service stations, or other freeway services in the gateways. These types of development are not conducive to bringing folks into town, but rather benefit people driving by.

CONNECTION OF RESIDENTIAL GROWTH TO JOB GROWTH

- Evelia – Yuba City residents are driving into Sacramento on the 70/99 corridor. If there is too much residential development without enough jobs, the freeways will be clogged with people commuting in and out. There are people who live in Woodland who commute to San Francisco or Oakland. We don't want to fall into a bind where we're building homes, but people have to drive so far to get to jobs.

- Kathy – There already are a lot of people commuting back and forth. The buses are every hour.
- Lisa – AB 32 counts VMT, so that matters.
- Kathy – One way to shorten commuting distances is to make use of Woodland's proximity to UC Davis. UCD has committed to growing to 40,000 students, and Davis can't provide all of the housing.
- Evelia – Do businesses consider housing development when deciding where to locate?
 - Answer: Yes, but keep in mind that housing affordability and job location should match. Companies are looking for labor force match ups.
- Kathy – Improving the schools will attract more people living here. Highlight that Woodland has "honest diversity" demographically. It reflects the future of California and the world.

Additional Policy Suggestions/Comments from Worksheets

- Tax incentives
- Reduce fees for mixed-use/commercial use
- Not necessary to have tight linkage between jobs and housing. Regional job development is more likely to provide a substantial part of the employment opportunities for our residents. Improved mass transportation is critical.
 - Don't tie residential growth to jobs – supply/demand will drive the market
 - Linkage of housing to jobs is unclear. I believe that housing will occur. However job growth and business growth will need to be encouraged thorough policy.
- The City should have a robust economic development budget to draw job generating businesses to areas already zoned for industrial and commercial uses
- SP-2 area (900 acres) should be planed as future job generating area
- Do not mix jobs to a great extent into the MPRA. Use gateway areas as job generating locations.
- Offer incentives to developers who help provide job training and/or educational opportunities
- City should specifically target UC Davis-related activities.

BALANCE OF FLEXIBILITY AND ORDERLY GROWTH

Policy Suggestions/Comments from Worksheets

- Tax incentives
- First, encourage orderly growth. Second, discourage leap frog growth
- Use tiered EIRs
- De-annex land in SP-2 (and more) and let the County protect farmland. They are good at it. Or use SP-2 as a mitigation area.

- Flexibility is key. None of us can predict the future. Allow new ideas to thrive within the GP. The priorities of the local, state and federal government changes, funding changes and we need to be able to take advantage of that
- Orderly growth is important, especially in regards to reducing infrastructure costs.
- Growth within the specific plans should be flexible
- Growth proceeding to a new area should be more controlled. Special projects that don't fit into a current specific plan should be considered in other areas.
- Growth must not be dependent on the City expending money and floating large bond debt to get development going. Development costs must be born by developers.

Current and New General Plan Land Use Designation Correspondence Table

<i>Current General Plan Land Use Designations</i>	<i>New General Plan Land Use Designations</i>	<i>Change in Density/Intensity</i>
Residential		
Rural Residential (RR)	N/A (removed)	N/A
Very Low Density Residential (VLDR)	Low Density Residential (LD)	Changed from 1.0-4.0 du/ac for VLDR and 3.0-8.0 du/ac for LDR to 2.0-8.0 du/ac overall
Low Density Residential (LDR)		
Neighborhood Preservation	N/A (removed)	N/A
Medium-Low Density Residential (MLDR)	Medium Density Residential (MD)	Changed from 5.0-12.0 du/ac for MLDR and 8.0-16.0 du/ac for MDR to 8.1-18.0 du/ac overall
Medium Density Residential (MDR)	Medium Density Residential (MD)	
High Density Residential (HDR)	High Density Residential (HD)	Changed from 16.0-25.0 du/ac to 18.1-30.0 du/ac
Planned Neighborhood	Specific Plan (SP)	Residential density from up to 7.0 du/ac to a range of predicted average densities by SP area
Commercial and Mixed Use Designations		
Commercial/Residential Mixed Use (MU)	Downtown Mixed Use (DX)	Residential density: Changed from 0.0 to 25.0 du/ac to assumed maximum achievable density of 40 du/ac FAR: Changed from 0.6-1.5 to maximum of 2.0
	Corridor Mixed Use (CX)	Residential density: Changed from 0.0 to 25.0 du/ac to 8.1-18.0 du/ac FAR: Changed from 0.6-1.5 to maximum of 1.5
Neighborhood Commercial (NC)	Neighborhood Commercial (NC)	Changed from maximum FAR of 0.5 to maximum of 0.35
Central Commercial (CC)	N/A (removed)	N/A
General Commercial (GC)	Community Commercial (CC)	Changed from maximum FAR of 0.8 (and 0.6-1.50 in East Street Corridor) to maximum of 0.35. East Street Corridor now designated CX.
Service Commercial (SC)	N/A (removed)	N/A
Highway Commercial (HC)	Regional Commercial (RC)	Changed from maximum FAR of 0.5 to maximum of 0.45
Business Park (BP)	Business Park (BP)	Changed from maximum FAR of 0.5 to maximum of 0.7
Other Designations		

Agriculture (A)	N/A (removed)	N/A
Urban Reserve (UR)	Urban Reserve (UR)	N/A
N/A	Light Industrial Flex Overlay (LIO)	Allowable FAR specified by the base designation

