



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

Monday, October 26, 2015

5:30 PM

Council Chambers

Planning Commission Special Meeting

Please Note: The numerical order of items on this agenda is for convenience of reference; items may be taken out of order. No new items shall begin after 10:30 pm unless unanimous consent exists to continue.

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Staff and Commissioner Comments

This is an opportunity for the Planning Commission members and staff 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..

F. Communications from the Public

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

I. Business Items

Items for Planning Commission discussion and/or action that do not require public hearing.

[16-180](#)

SUBJECT: Special Meeting to Update the Planning Commission
Regarding the General Plan

DATE: October 26, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission receive an overview from Staff regarding recommendations to City Council and next steps in the General Plan Update process.

Attachments: [A - July 23, 2015 Meeting Minutes](#)
[B Summary of Alternatives & EIR Framework Table](#)
[C - Draft General Plan Land Use Map Exhibit](#)
[D1 - Summary Land Use Designation Table](#)
[D2 - Land Use Designations Detail Table.docx](#)
[E - Schedule for the GP Update Process](#)

J. Staff or Commissioner Comments

Continued as needed.

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 #: 16-180 **Version:** 1 **Name:**
Type: Staff Report **Status:** Agenda Ready
File created: 10/21/2015 **In control:** Planning Commission
On agenda: 10/26/2015 **Final action:**
Title: SUBJECT: Special Meeting to Update the Planning Commission Regarding the General Plan

DATE: October 26, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission receive an overview from Staff regarding recommendations to City Council and next steps in the General Plan Update process.

Sponsors:

Indexes:

Code sections:

Attachments: [A - July 23, 2015 Meeting Minutes](#)
[B Summary of Alternatives & EIR Framework Table](#)
[C - Draft General Plan Land Use Map Exhibit](#)
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[E - Schedule for the GP Update Process](#)

Date	Ver.	Action By	Action	Result
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City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission

FROM: Cindy A. Norris, Principal Planner
Heidi Tschudin, Contract Planner
Ken Hiatt, Community Development Director

SUBJECT: Special Meeting to Update the Planning Commission Regarding the General Plan

DATE: October 26, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission receive an overview from Staff regarding recommendations to City Council and next steps in the General Plan Update process.

BACKGROUND:

The City began the General Plan update process in early 2013. To date the following key steps/tasks have been completed:

- General Plan work plan (1/15/13)
- Development of website and branding (2/13)
- Formation of General Plan Steering Committee (2/7/13)
- Development of public participation program (2/19/13)
- Stakeholder interviews (3/26/13)
- Economic and Fiscal Background Report (4/29/13)
- Community visioning workshop (5/29/13)
- Communitywide household survey (6/13)
- Housing Element Update and Negative Declaration (10/15/13)
- Identification of Development Scenarios (11/19/13)
- Opportunities and Challenges (Issues and Options) Report (6/14)
- Development Scenarios Analysis (4/15)
- Visioning Statement and Guiding Principles (4/10/15)
- Identify General Plan and EIR alternatives (11/3/2015)

Remaining steps and tasks include the following:

- Prepare Draft General Plan
- GHG Reduction Evaluation
- EIR Analysis
- Comments and Responses
- Hearings and Action
- Final Plan Documents

The subject discussion provides a starting point for preparation of the text and policies of the draft General Plan and the draft Environmental Impact Report (EIR). Once written, these documents will be subsequently reviewed and discussed in public workshops and hearings. It is anticipated that final adoption will occur in October 2016. See attached schedule for completion of the General Plan Update (Attachment E).

Over the last two years, the General Plan team has engaged the City Council and community in a series of discussions to determine the baseline starting point from which to begin drafting the General Plan and EIR. Key steps in this process involved review by the Planning Commission to provide recommendation to the City Council.

Planning Commission Review

Two public meetings were held before the Planning Commission on July 16, 2015 and July 23, 2015. Staff provided a detailed presentation and update regarding the Development Scenarios Analysis at the July 16

meeting. The Planning Commission continued the meeting to July 23 in order to allow staff to respond to questions and to allow additional time for public input and Commission deliberation.

The staff recommendation to the Planning Commission on July 23, 2015 was as follows:

- 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.

On July 23, 2015, the Planning Commission voted unanimously to accept the staff recommendation with the following additional direction (Attachment A, Action Minutes from July 23, 2015 Planning Commission):

- Include SP-2 in the EIR for programmatic clearance
- Include SP-3 in the EIR for programmatic clearance
- Adjust the growth assumptions as necessary to accomplish the inclusion of these two areas
- Revert to preliminary policy language pertaining to timing of development in relation to flood control to language presented with recommendations on July 16, 2015 as follows:
 - *Preparation of a Specific Plan is contingent on identifying a comprehensive flood solution with funding and a new receiving site for waste from the PCP plant. (July 16 2015 language)*
 - *Development requires a Specific Plan, which may not be processed until a comprehensive flood solution (Cache Creek and Yolo Bypass west levees) has been designed, engineered and financed. Receiving site for waste from PCP plant must also be identified. (July 23, 2015 language)*

DISCUSSION:

Integration of the Planning Commission Recommendation

Planning Commission recommendation: Include SP-2 and SP-3 in the EIR for Programmatic Clearance

Environmental review is required for discretionary actions, including approval of development projects and/or adoption of land use plans such as the General Plan. An Environmental Impact Report (EIR) is a disclosure document that provides detailed information about the possible adverse physical effects that any given action is likely to have on the environment and the ways in which those effects could be minimized or avoided, including the adoption of alternatives and/or the inclusion of mitigation measures to lessen or avoid adverse effects.

For the City's updated General Plan a "program level" EIR will be prepared. A program EIR provides environmental analysis for a series of actions that can be characterized as one large project. This is the

appropriate CEQA document to prepare for planning actions (like a general plan) as opposed to construction projects like a development proposal (for which a “project EIR” is typically prepared).

While the EIR on the General Plan update will be programmatic, it will be prepared with as much detail as possible to support maximum use of the CEQA Guidelines Section 15183 statutory exemption for projects consistent with a community plan, general plan, or zoning (Attachment G, CEQA Guidelines Section 15183). Subsequent projects consistent with the General Plan could rely upon the EIR, subject to this Section, but may need more site-specific technical and/or environmental analysis. This would be determined for each project based on a project description and initial study.

The EIR is required to analyze a “reasonable range” of alternatives that will attain the basic objectives of the project but avoid or minimize the significant adverse effects of the project. One of those alternatives must be the “no project” alternative which must consider existing conditions and may also consider what would reasonably be expected to occur in the future if the project is not approved. In order to foster informed decision making, the EIR must compare the effects of the alternatives to those of the project and identify the environmentally superior alternative.

Lead agencies have the option to perform more detailed levels of analysis of alternatives. Where there is no preferred project, and/or interest in more than one project alternative, it is advisable to undergo more detailed analysis of those alternatives beyond the comparative analysis required as a minimum. Where analysis of multiple alternatives occurs at a level typically reserved for a single preferred project this is described as “equal weight” analysis.

Equal weight alternatives analysis is more expensive than comparative alternatives analysis which is often qualitative. However, upon certification of the EIR, equal weight analysis of two or more alternatives provides the lead agency with the flexibility to adopt either project at the end of the process.

In response to the direction by the Planning Commission, staff and the consultant team have refined an approach for the City Council to consider. Staff is proposing preparation and environmental analysis of two General Plan alternatives rather than decide on one preferred alternative at this time. With concurrence by Council, the General Plan team will fully develop and equally analyze these alternatives. Alternatives 2 and 3 will be considered “equal weight alternatives” for the purposes of CEQA analysis as provided in Attachment B.

Alternative 2 (Infill Plus SP-1 and SP-3) assumes a substantial amount of infill plus new growth in SP-1, SP-3A, and non-residential projects only in SP-3B. This alternative does not assume any growth in SP-2 nor does it assume any residential growth in SP-3B.

Alternative 3 (Infill Plus SP-1A, SP-2, and SP-3) assumes less infill than Alternative 2 plus new growth in SP-1A and B, SP-2, and SP-3A, and non-residential projects only in SP-3B. This alternative does not assume any growth in SP-1C, or any residential growth in SP-1B or SP-3B.

Both of these alternatives will be fully developed as equal General Plan alternatives. The General Plan team will write one draft General Plan document with all appropriate text, goals, policies, objectives, actions, exhibits, and maps. However, as necessary to define and differentiate between the two alternatives, there will be separate Alternative 2 and 3 text and exhibits where appropriate throughout the document.

The preparation of two equal weight General Plan alternatives provides the community and the Council the opportunity to fully evaluate and compare them throughout the remainder of the process. The Council will have the flexibility to choose either alternative as its preferred project after completion of the environmental

review. Both General Plan alternatives plus an additional EIR alternative required under state law (Alternative 1, No Project, Existing General Plan) will be analyzed in the General Plan EIR.

Both SP-2 and SP-3 are included in the Cumulative Scenario.

Regarding SP-2 (which encompasses the east area of the City including primarily the City's 900 acres) the assumption will be made for the Cumulative Scenario analysis that a portion of the area in SP-2 may develop with residential and non-residential by 2035 as provided in Alternative 3, and full development is assumed by 2050.

Regarding SP-3 (which encompasses the northwest area) an assumption will be made for this analysis that a portion of the area in SP-3 may develop with residential and non-residential growth by 2035 as provided in Alternatives 2 and 3, and buildout is assumed by 2050.

Planning Commission recommendation: Expand growth assumptions as necessary to accommodate inclusion of SP-2 and SP-3

It was not necessary to expand the growth assumptions through 2035 to accommodate the Planning Commission's recommendation. Growth in both SP-2 and SP-3 will be analyzed in the EIR using an equal weight alternatives analysis and a residential growth assumption of 7,000 residential units by 2035. The Cumulative Scenario will assume much more growth in order to analyze buildout of all non-residential and residential land by 2050 at the mid-range of allowable densities and intensities.

For equal weight alternatives (Alternatives 2 and 3), staff is recommending analysis based on a maximum non-residential square footage of over ten million square feet and maximum residential yield of 7,000 dwelling units. This recommendation is based on the following considerations:

- Consistent with the General Plan Update Visioning Statement and Guiding Principles to provide for orderly growth, maintain quality of life and distinct character, and remain fiscally sound while supporting realistic and sustainable public services.
- This growth assumption exceeds regional growth projections and would provide for a 1.6% annual growth rate, which is the equivalent of roughly 320 housing units per year (Calculated based on a time frame of 22 years, from 2013 through 2035).
- Since 2005 the average number of permits issued per year is 172. The number of permits issued to date for 2015 is 98.
- From January 1, 1991 through October 1, 2015, a time frame that included periods of very rapid growth over approximately 24 years, 5,438 units were added to Woodland's housing stock. (An average of 227 permits per year)
- Provides analysis for possible development of 7,000 dwelling units through 2035. If the market were to heat up beyond past historical and additional demand emerges, the General Plan may be amended to address this issue.

Planning Commission Recommendation: Use preliminary policy language regarding timing of

planning for Specific Plan areas within the flood plain from the July 16 Planning Commission Meeting.

Staff is no longer recommending that the preliminary policy language be included on the land use map. The annotated notes were drafted to convey preliminary policy concepts and were not intended as actual policy language. General Plan policy language will be drafted as part of the next phase of the process and a decision on this language is premature and unnecessary at this time. Timing of development within the 200-year flood plain is subject to requirements of SB 5 and the addition of the Flood Study Area to the land use map adequately addresses the compatibility of development with the flood control project. This approach will provide the desired flexibility and adaptability in developing the general plan.

Land Use Exhibit

Over the course of the last year or so, the land use map (referred to formally in State law as the General Plan Land Use Exhibit) has been refined and land use designations were developed based on input regarding community values and vision, in particular, the expressed desire for greater flexibility, simplicity and clarity.

Staff is proposing to use the attached Draft Proposed Land Use Exhibit (Attachment C) as the basis for the next step in the process which is writing the first draft of Draft General Plan Update document and commencing preparation of the Draft EIR. It is important to note that the Draft Proposed Land Use Exhibit for Alternatives 2 and 3 is identical. The differences between the alternatives are sequence and timing of growth; basically different build-out assumptions.

The Draft Proposed Land Use Exhibit that is contained in this report is identical to the map previously shown to the Planning Commission, with the following exceptions:

- The policy guidance notes have been removed.
- The proposed future growth area SP-3 has been modified to include likely phasing (subarea A and B). The SP-3A area land use has been modified to include a larger amount of the Specific Plan designation as well as Light Industrial Overlay over all Corridor Mixed Use land. The SP-3B area land use has been modified from a mix of Specific Plan, Business Park and Corridor Mixed Use with Light Industrial Overlay designations to Industrial with Light Industrial Overlay. The SP-3 boundary has been expanded west to County Road 98, encompassing an area designated residential with existing development. Inclusion of this area will facilitate future infrastructure master planning, but will not limit residential development in this area. Staff believes these new land use categories better reflect both the existing and desired future land use opportunities in this area.
- A new Flood Study Area (FSA) designation has been added that identifies those properties and areas that shall be restricted from development due to either direct flood impacts, or because they are within a likely future flood project area. The boundaries of SP-2 and SP-3 have been adjusted so that they do not include any FSA land.

While not a part of previous Planning Commission review and action on July 23, 2015, additional information and details about the proposed designations, including information about density and intensity standards, are provided in Attachment D. This table provides a comparison between existing and proposed land use designations and definitions. These designations will be further evaluated through the drafting of the General Plan and subsequent community review.

It should be mentioned that while much of the discussion at this time addresses primarily new development

concerns, ultimately a General Plan also deals with existing uses and preservation policies. Consideration of all physical aspects of the community will be considered as the document is drafted and attention to the various elements is provided. The focus of discussion so far has been primarily related to the Land Use Chapter.

The proposed outline for the draft plan includes the following Chapters:

- Chapter 1: Land Use and Development Strategy Element
- Chapter 2: Housing Element (updated in October 2013)
- Chapter 3: Transportation and Circulation Element
- Chapter 4: Community Design Element
- Chapter 5: Economic Development Element
- Chapter 6: Conservation and Sustainability Element
- Chapter 7: Health and Safety Element
- Chapter 8: Public Facilities and Services Element
- Chapter 9: Recreational, Educational, and Community Services Element
- Chapter 10: Historic Preservation Element
- Chapter 11: Administration and Implementation Element

The existing General Plan will be used as the base document, updated where necessary, and repackaged to follow the outline presented above. Appendices will be updated as needed.

RECOMMENDATION:

Staff recommends that the Planning Commission receive an overview from Staff regarding recommendations to City Council and next steps in the General Plan Update process.

Attachment A - Action Minutes from July 23, 2015 Planning Commission and Detail Notes

Attachment B - Draft CEQA Alternatives and EIR Framework Table

Attachment C - Draft General Plan Land Use Map Exhibit

Attachment D - Draft Land Use Designation Table

Attachment E - Draft General Plan Schedule



City of Woodland

Meeting Minutes - Draft

Planning Commission

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

Thursday, July 23, 2015

6:30 PM

Council Chambers

Special General Plan Meeting

A. Call to Order

Meeting was called to order at 6:35 pm

Staff Present:

Ken Hiatt, Director

Cindy Norris, Principal Planner

Heidi Tschudin & Sophie Martin, General Plan Team Consultants

B. Roll Call

Present 7:

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

C. Approval of Minutes

No minutes presented.

D. Communications - Directors Report

E. Communications - Public Comment

None provided

F. Communications - Commission Statements Requests

None provided

G. Communications - Subcommittee Reports

None provided

H. Public Hearing

[16-029](#)

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

Development Strategy

DATE: July 23, 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 - Minutes from the Planning Commission Meeting - Part 1](#)

[2 - Development Scenario Analysis Summary](#)

[3 - Examples of Infill Development Policies](#)

[4 - Converted Farmland within Specific Plan Areas by Category](#)

Commissioner Lizarraga made a motion to accept the staff proposal, with the addition that the 900 acres (SP 2) be included in the program level EIR clearance.

Commissioner Wells made a friendly amendment to that request, to also take out the language for SP-2 regarding flood and to include SP 3 to receive programmatic clearance under CEQA.

Commissioner Holt suggested amendment to Commissioner Wells request to only take out the portion of the trigger language that relates to funding and permits, and to revert to old language that says contingent upon a comprehensive flood solution.

Commissioner Wells restated his motion to say that it should revert to the old language and accepted Commissioner Holt's suggestion.

Commissioner Lampkin requested that the motion be restated.

Commissioner Lizarraga stated that he moves to accept staff recommendation and to add in that the EIR for the General Plan shall include the 900 acres and SP-3 for programmatic clearance.

Commission Holt asked if it also included reverting to the old language for SP 2. Commissioner Lizarraga agreed.

Commissioner Lampkin seconded the motion

Ken Hiatt asked for clarification regarding the motion and whether it included an amendment to the growth assumptions for the General Plan and EIR.

Commissioner Lizarraga stated that yes it does expand the development assumptions.

Commissioner Wells called for a vote: 7-0 in favor of the motion as clarified.

Summary of the Motion:

Move staff's recommendation, and include SP-2 and SP-3 as part of the programmatic CEQA clearance for the General Plan and modify the trigger language to revert to the old language (from the July 16 Preferred Plan map).

An amendment to the motion was added after discussion to expand the proposed build out assumptions as necessary to allow the inclusion of all the SP areas.

Motion: Lizarraga Second: Lampkin

7-0 in favor

NOTE: Detailed minutes for the July 23, 2015 General Plan discussion were prepared. They have been included as an attachment to these minutes.

I. New Business

None provided

J. Old Business

None provided

K. Adjournment

Meeting adjourned at 9:35 pm

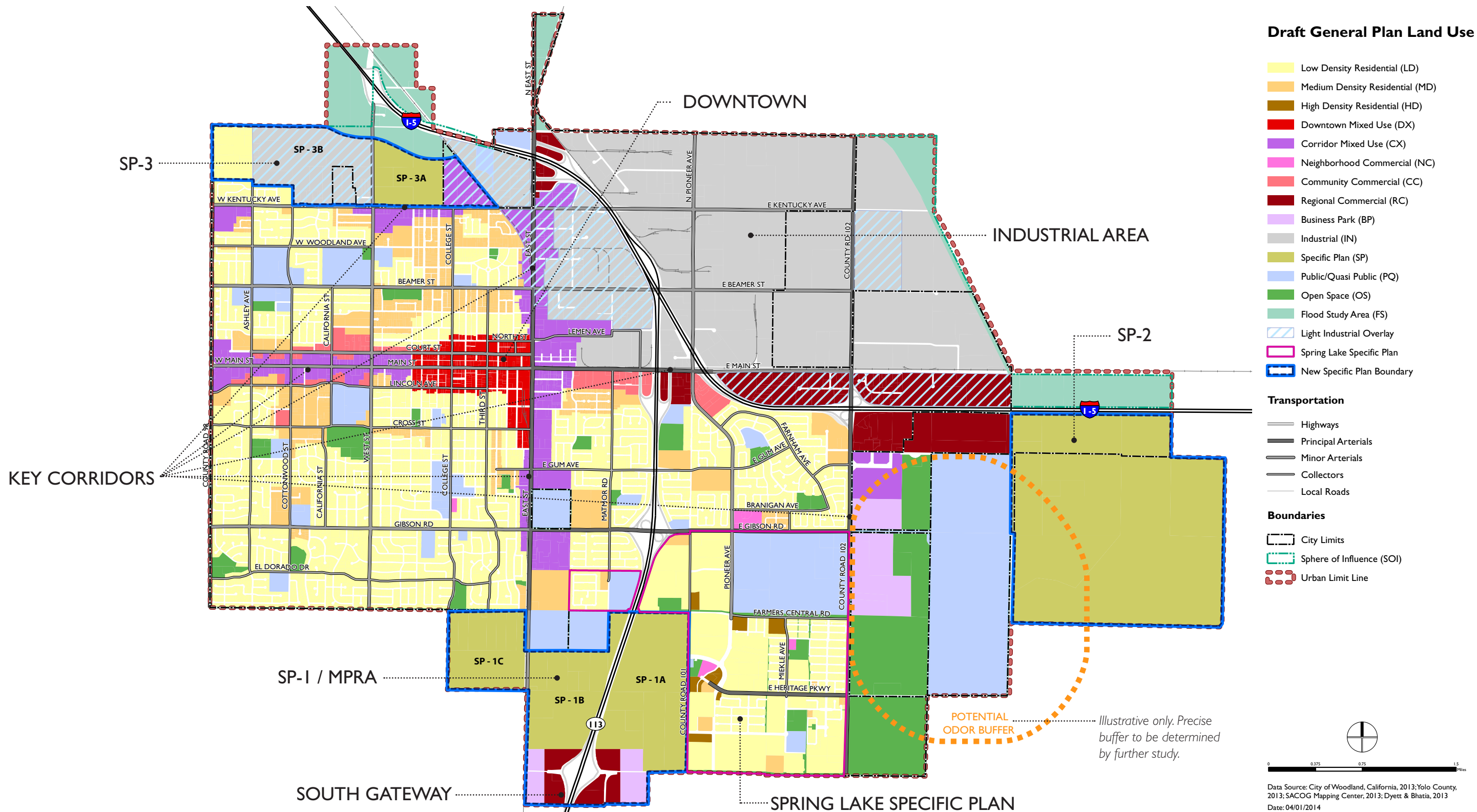
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SUMMARY OF ALTERNATIVES AND EIR FRAMEWORK

Item	Baseline/No Project, Existing Conditions	Alternative 1, No Project, Existing GP	Alternative 2, Infill Plus SP-1 and SP-3	Alternative 3, Infill Plus SP-1A, SP-2, and SP-3	Cumulative Scenario
Growth Included	On the ground conditions for baseline year	Existing GP land uses within existing city limits and SOI (“planning area”) at density/intensity assumed in prior EIR Partial buildout of Master Plan Remainder Area	Downtown infill (2x Alt 3) Key Corridors/Other Infill (less SF; more DUs than Alt 3) SLSP buildout Industrial area SP-1A, B, C SP-3A (more non-res SF than Alt 3) SP-3B	Downtown infill (1/2 of Alt 2) Key Corridors /Other Infill (more SF; less DUs than Alt 2) SLSP buildout Industrial area SP-1A SP-1B (non-residential only) SP-2 SP-3A (less non res ft ² than Alt 2) SP-3B	Assumes buildout of all residential and non-residential in entire ULL at mid-range of allowable density and intensity SACOG 2050 projections will be assumed for background outside of City.
Growth Not Assumed Through 2035	N/A	Revised land use designations ULL	SP-2	SP-1B (residential) SP-1C	N/A
Key Assumptions	Various baselines dependent on best available information – generally 2013 with exceptions to be substantiated.	N/A	No growth will be allowed that compromises flood solution	No growth will be allowed that compromises flood solution	No growth will be allowed that compromises flood solution
CEQA Perspective	This is the “baseline” for the EIR impact analysis Would be described in Chapter 4 “settings” sections and used for impact analysis	This allows comparison of new plan/alts to current plan Would receive comparative analysis	This allows analysis of growth including SP-1 and SP-3, but excluding SP-2 Would receive equal-weight analysis	This allows analysis of growth including SP-1A, SP-2, and SP-3, but excluding SP-1B (residential) and SP-1C. Would receive equal weight analysis	Provides a full buildout analysis for long-long range planning Would get less detailed analysis than Alternatives 2 and 3. Provides CEQA cumulative analysis on which any “GP consistent” project could rely
Assumed Buildout Year	N/A	2035	2035	2035	2050
GP Area	9,624 ac Looks only at growth within existing city limits	12,314 ac Looks at growth within existing city limits and SOI (equal to “planning area” in adopted GP)	12,772 ac Includes growth within entire ULL	12,722 ac Includes growth within entire ULL	12,772 ac Includes growth within entire ULL
New Non-Res SF	19,824,400	5,406,200	10,790,100	10,874,800	34,539,800
New Jobs	26,000	7,040	12,270	12,110	37,680
New Dwelling Units	19,980	5,390	7,030	7,010	18,580
New Population	55,690	14,850	19,330	19,320	51,150
New Jobs to New Housing Ratio	NA	1.31	1.75	1.73	2.03
Overall Jobs to Housing Ratio	1.30	1.30	1.42	1.41	1.65

Location of New Non-Residential Square Footage	Alternative 1	Alternative 2	Alternative 3	Cumulative Scenario
Infill				
Downtown	163,200	389,600	194,800	526,500
Corridors/Other Infill	1,047,300	2,807,400	2,842,900	8,254,100
Spring Lake Specific Plan	64,900	188,400	188,400	410,900
Industrial Area	2,588,600	5,215,800	5,215,800	17,386,100
Infill Total	3,864,000	8,601,200	8,441,900	26,577,600
New Specific Plan Areas				
SP-1	439,800	975,100	1,034,400	2,728,800
SP-1A	240,300	592,800	706,500	1,453,300
SP-1B	77,100	346,800	327,900	1,106,500
SP-1C	122,400	35,500	0	169,000
SP-2	0	0	290,800	1,384,500
SP-3	1,102,400	1,213,800	1,107,700	3,848,900
SP-3A	534,200	220,300	114,200	537,300
SP-3B	568,200	993,500	993,500	3,311,600
New Specific Plan Total	1,542,200	2,188,900	2,432,900	7,962,200
TOTAL	5,406,200	10,790,100	10,874,800	34,539,800
Note: Figures have been rounded				

Location of New Residential Units	Alternative 1	Alternative 2	Alternative 3	Cumulative Scenario
Infill				
Downtown	100	810	400	1,090
Corridors/Other Residential Infill	510	1,010	610	2,550
Spring Lake Specific Plan	2,600	2,600	2,600	2,600
Industrial	0	0	0	0
Infill Total	3,210	4,420	3,610	6,240
New Specific Plan Areas				
SP-1	2,180	2,410	1,600	4,290
SP-1A	1,190	1,600	1,600	1,980
SP-1B	380	610	0	1,380
SP-1C	610	200	0	930
SP-2	0	0	1,600	7,630
SP-3	0	200	200	420
SP-3A	0	200	200	420
SP-3B	0	0	0	0
New Specific Plan Total	2,180	2,610	3,400	12,340
TOTAL	5,390	7,030	7,010	18,580
Note: Figures have been rounded				



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
Flood Study Area (FS)	Flood Study Area (FS)	N/A
N/A	Light Industrial Flex Overlay (LIO)	Allowable FAR specified by the base designation

Woodland General Plan Land Use Designations Existing and Proposed, Detailed Table				
Existing			Proposed	
Designation	Definition	Proposed Action	Designation	Definition
Rural Residential (RR)	This designation provides for single family detached homes, secondary residential units, hobby farming and keeping of animals, and similar and compatible uses. Residential densities shall not exceed 2.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.40.	Delete – not an urban designation	N/A	N/A
Very Low Density Residential (VLDR)	This designation provides for single family detached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 1.0 to 4.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.30.	Combine with LDR 2 to 8 du/ac Remove P/QP	Low Density Residential (LD)	This designation provides for detached homes and some attached housing types such as duplexes. Secondary units are also permitted. Residential densities shall range from 2.0 to 8.0 dwelling units per gross acre.
Low Density Residential (LDR)	This designation provides for single family detached and attached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 3.0 to 8.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.40.	Combine with VLDR 2 to 8 du/ac Remove P/QP		

Neighborhood Preservation (NP)	This designation provides for single family detached and attached homes, duplexes, existing triplexes and fourplexes, existing multifamily units, existing nurseries, nursing, and convalescent homes and hospitals, limited commercial uses, public and quasi-public uses, and similar and compatible uses. This designation has the same density range and use provisions as low density residential, but allows the following uses in existence as of December 6, 1979: multiple-family residential uses, nurseries, nursing, and convalescent homes, and hospitals to continue to operate as legal uses. The primary focus of this designation is residential. Residential densities shall be in the range of 3.0 to 8.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.50. This designation is applied to older residential neighborhoods where a mix of housing types has developed due to previous land use designations and where continued conversions may negatively affect the overall low density residential character of the area, the capacity of services, and the circulation system.	Delete – unnecessary. Can be addressed with policy, regulation, design standards, and zoning	N/A	N/A
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Medium-Low Density Residential (MLDR)	This designation provides for single family detached and attached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 5.0 to 12.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.50.	Combine with MDR and allow increased density 8.1 to 18 du/ac Remove P/QP	Medium Density Residential (MD)	This designation provides for a range of housing types, from small-lot detached homes, zero-lot-line developments and duplexes, to townhouses and small attached developments such as walk-up apartments and condominiums. Residential densities shall range from 8.1 to 18.0 dwelling units per gross acre.
Medium Density Residential (MDR)	This designation provides for single family homes, duplexes, triplexes, fourplexes, multi-family residential units, group quarters, mobilehome parks, medical and professional offices, public and quasi-public uses, and similar and compatible uses. Medical and professional offices may be allowed with discretionary approval, when found to be compatible with the surrounding neighborhood. Residential densities shall be in the range of 8.0 to 16.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.50.	Combine with MLDR and allow increased density 8.1 to 18 du/ac Remove P/QP		

High Density Residential (HDR)	This designation provides for triplexes, fourplexes, multi-family residential units, group quarters, medical and professional offices, public and quasi-public uses, and similar and compatible uses. Medical and professional offices may be allowed with discretionary approval when found to be compatible with the surrounding neighborhood. Residential densities shall be in the range of 16.0 to 25.0 units per gross acre. Densities greater than 25.0 units per acre may be allowed subject to a conditional use permit. The FAR for non-residential uses shall not exceed 0.50.	Keep and redefine to allow increased density 18.1 to 30 du/ac Avoid terms like SF v MF. Focus on attached v detached.	High Density Residential (HD)	This designation provides for a range of attached housing types, from triplexes, fourplexes, and row houses to stacked flats (apartments or condominiums). This designation also supports group quarters, such as assisted living facilities or college dormitories. Minor amounts of supporting ground floor commercial uses may be permitted. Residential densities shall range from 18.1 to 30.0 dwelling units per gross acre.
Planned Neighborhood (PN)	This designation provides for single-family detached and attached homes, secondary residential units, multi-family residential units, neighborhood commercial uses, parks, open space, public and quasi-public uses, and similar and compatible uses. All urban development under this designation shall be approved pursuant to an adopted specific plan. As these specific plans are approved, the Planned Neighborhood designation shall be replaced through corresponding general plan amendments with more specific land use designations. Policies 1.C.3	Replace with new SP designation. Establish 3 areas by priority (1, 2, and 3) Establish priority of development sub-areas within each SP area Keep last	Specific Plan (SP)	This designation identifies areas where a Specific Plan consistent with State law shall be adopted to direct urban development in a coordinated, master planned manner across multiple properties with adequate provision of infrastructure and public facilities to support that development. As these specific plans are approved, the Specific Plan designation shall be replaced with the more specific, adopted land use designations through corresponding General Plan amendments. Areas designated Specific Plan are also assigned a priority level for development, which establishes preliminarily the order in

	through 1.C.5 in Part II, Chapter 1, of this <i>Policy Document</i> include guidelines for the preparation of specific plans for Planned Neighborhood areas. The overall average residential density for residential lands (i.e., excluding lands designated for Neighborhood Commercial, Open Space, or Public Service) shall not exceed 7.0 units per gross acre. Prior to adoption of a specific plan, allowable uses shall include only those specified under the Agriculture (A) and Open Space (OS) designations.	sentence	which the specific plans may be prepared and develop. This order and timing is dependent upon phasing triggers and policies. The Specific Plan designation allows agricultural and open space uses to continue temporarily until such time as the Specific Plan has been adopted, or the land use designation is otherwise amended. Ultimate land uses must be consistent with the adopted Specific Plan. Capital intensive agricultural uses are discouraged in lands designated Specific Plan so as not to preclude later urban uses. More specifically, descriptions of the three possible broad Specific Plan Designation area are as follows; <u>SP-1:</u> Located south of 24A in the area otherwise known as the Master Planned Remainder Area. Infrastructure and initial cumulative consideration for development was previously generally considered as part of the Spring Lake Specific Plan and EIR. This specific plan also encompasses the area located around the Hwy 113 interchange, added with the Urban Limit Line Initiative in 2006. <u>SP-1 A:</u> It is generally thought that development is most likely to occur east of Hwy 113 in order to connect with circulation
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				and infrastructure from the Spring Lake Master Plan. It is assumed that approximately 50 gross acres would be Business park, 40 acres in commercial, and 203 gross acres in residential with an average density of 8 du/acre. <u>SP-1B</u>: The secondary portion of the SP area would be the lands west of Hwy 113, with the exception of the 160 acres west of East Street. This portion is assumed to develop after the SP-1A. This area would still be required to link to infrastructure and some circulation within Spring Lake and SP-1A. There is approximately 230 gross acres of land in this section of which 50 gross acres would be Business Park. <u>SP-1C</u>: This 160 gross acres of land is encompassed within the Specific plan boundaries, but this portion may develop concurrently with SP-1A or ahead if it is able to address infrastructure and circulation components. This portion is assumed to provide a larger lot, rural option with an average density of 2 du/ac likely. <u>SP-2</u>: Located east of CR 102 generally, with a section south of the I-5 north of the city's public lands that will be included as well. This area would be included as a single Specific Plan area to be master planned out at one time. At this time it is not possible to speculate on the nature and type of uses that may ultimately be appropriate and marketable for this site in the future. This site
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				will develop when specific actions or trigger occur, including resolution of the flooding concerns and installation of flood improvements. <u>SP-3:</u> Located north of Kentucky Avenue between the Northern Pacific RR and Ashley Avenue. The proposed future growth area SP-3 has been modified to include likely phasing (subarea A and B). The SP-3A area land use has been modified to include a larger amount of the Specific Plan designation as well as Light Industrial Overlay over all Corridor Mixed Use land. The SP-3B area land use has been modified from a mix of Specific Plan, Business Park and Corridor Mixed Use with Light Industrial Overlay designations to Industrial with Light Industrial Overlay. The SP-3 boundary has been expanded west to County Road 98, encompassing an area designated residential with existing development. Inclusion of this area will facilitate future infrastructure master planning, but will not limit residential development in this area. <u>Underlying land uses:</u> In a couple of instances the underlying land uses for properties have been identified, such as Commercial Mixed Use or Industrial and Light Industrial Overlay. In those instances, development that is consistent with those underlying designations will be allowed to move forward. However, in the case where a GPA to change a land use, such as to residential, will trigger the
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				requirement for a Specific Plan. It should be noted, that the businesses located to the West of West street may be allowed to continue to operate with uses that are consistent with those currently in place, similar to agricultural industrial uses. However, any proposal to modify the type or intensity of land use in these areas may trigger a specific plan requirement. <u>Minimum Specific Plan Area in SP - 3:</u> At a minimum, any specific plan should include the 160 acres to the east and encompass the lands contiguous to the west (Aspen Street)
Commercial/ Residential Mixed Use (MU)	This designation provides for medium to high density residential uses, retail and service uses, restaurants, banks, professional and administrative offices, and similar and compatible uses. This designation is seen as a transition zone utilized to buffer residential and more intensive commercial uses. The FAR for nonresidential uses shall be in the range of 0.6 to 1.5. The allowable density for residential projects shall be in the range of 0.0 to 25.0 units per gross acre. Residential uses shall be subject to discretionary review and	Replace with two new mixed use designations DX for downtown only CX for Kentucky, East, and Main Heavy industrial to become non-conforming	Downtown Mixed Use (DX)	This designation provides for mixed use development in Woodland's Downtown Core. It permits the highest density and intensity of development in the city in order to maintain and enhance Downtown a vibrant, walkable environment. Vertical mixed use is strongly encouraged. Retail, restaurant, entertainment, service, professional office, and residential uses are allowed. Maximum allowable FAR is 2.0 (combined residential and non-residential uses). No maximum allowable residential density; assumed maximum achievable density is 40 dwelling units per gross acre.

	approval.		Corridor Mixed Use (CX)	This designation provides for vertical and horizontal mixed use development along Woodland's key corridors. Commercial, service, office, and residential uses are allowed, either in combination or as a single use. Maximum allowable FAR is 1.5 (combined residential and non-residential uses). Residential density shall range from 8.1 to 18 dwelling units per gross acre. West Main Street Corridor MU: This corridor segment is a transition zone, with a key development node is west of Ashley and Main Street. Development intensity is encouraged in this area. Overall, the intent is to promote corridor revitalization, but at lower intensities than in the Downtown Core. Transitional uses are encouraged between Ashley and Cleveland with reuse of older strip commercial to office or to mixed use and residential is highly encouraged. Uses will be less regulated and corresponding zoning will be performance based in order to promote flexibility, minimize non-conformance issues of existing situations while focus future improvements on appearance and urban design. Residential uses in conjunction with mix use projects are encouraged. This area has large amounts of older commercial and light industrial uses. Use categories generally include commercial service, light industrial, office, and community retail allowed.
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				East Street Corridor MU: The intent is to promote corridor revitalization, but at lower intensities than in the Downtown Core. Uses will be less regulated and corresponding zoning will be performance based in order to promote flexibility, minimize non-conformance issues and focus future improvements on appearance and urban design. Residential uses in conjunction with mix use projects are encouraged. Use categories generally include commercial service, light industrial, office, and community retail allowed. Kentucky Avenue Corridor MU: This area applies specifically to Kentucky Avenue from approximately the west boundary of the railroad to Cottonwood Street. This corridor area allows a range of uses relating to commercial service, light industrial and agricultural industrial. Kentucky is acknowledged to be a main truck travel corridor from industrial areas to the SR-113. Compatibility between residential uses and more intensive uses shall be carefully considered with the intent to minimize conflicts and provide buffering. New residential uses shall be considered only in the context of a new specific plan format
Neighborhood Commercial	This designation provides for neighborhood and locally-oriented	Keep; clean up definition	Neighborhood Commercial	This designation provides for small-scale commercial development that primarily

(NC)	retail and service uses, public and quasi-public uses, and similar and compatible uses. This designation is applied to areas of 15 acres or less within residential neighborhoods for the purpose of providing services to the immediate neighborhood. The FAR shall not exceed 0.50.	Remove P/QP	(NC)	serves local neighborhoods, such as convenience shopping, small grocery stores, services, and small offices. Generally provides for uses that result in a higher frequency of trips with lower cost items. FAR shall not exceed 0.35.
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Central Commercial (CC)	This designation provides for neighborhood and locally-oriented retail and service uses, public and quasi-public uses, and similar and compatible uses. This designation is applied to areas of 15 acres or less within residential neighborhoods for the purpose of providing services to the immediate neighborhood. The FAR shall not exceed 0.50. Specific Plan area shall be in the range of 0.0 to 25.0 units per gross acre. Residential uses shall be subject to discretionary review and approval.	Delete – unnecessary; addressed by NC and mixed use designation	N/A	N/A
General Commercial (GC)	This designation provides for retail, services, restaurants, professional and administrative offices, hotels and motels, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.80. The FAR in the East Street Corridor Specific Plan Area shall be between 0.60 and 1.50.	Replace with new CC designation to serve area larger than NC but not regional Remove P/QP	Community Commercial (CC)	This designation provides for commercial development that serves local neighborhoods and/or a broader area of the community than Neighborhood Commercial. Allowable uses include retail, services, grocery stores, restaurants, professional offices, and similar commercial uses. Hotels and motels are also permitted. FAR shall not exceed 0.35.
Service Commercial (SC)	This designation provides for heavy commercial uses such as repair shops when activities are conducted indoors, contractors shops, auto and other vehicle sales lots; large retail building supply businesses, storage warehouses, and nurseries; eating establishments; entertainment and recreation facilities; and small and large grocery stores, public and quasi-	Delete – this is zoning Remove P/QP	N/A	N/A

	public uses, and similar and compatible uses. The FAR shall not exceed 0.80.			
Highway Commercial (HC)	This designation provides for restaurants, service stations, truck stops, hotels and motels, and retail and amusement uses that are oriented principally to highway and through traffic, regional retail uses, regional offices, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.50.	Replace with RC Remove P/QP	Regional Commercial (RC)	This designation is intended to accommodate retail establishments that serve residents and visitors of the region at large. Shopping malls, large format, or “big-box” retail are allowed, as are supporting uses such as gas stations and hotels. Ancillary office spaces that support commercial uses are also allowed, as are stand-alone professional office buildings or complexes. The intention is to focus truly regional-serving uses at key locations in order to provide market depth. Expansion of complementary clusters of larger format or unique retail, healthcare, commercial recreation and possibly institutional uses that tend to reinforce and support each other is encouraged. Multiple story intensity of office uses is desired. Conflicts with the specialty entertainment, dining and retail desired in the Core Downtown and with neighborhood serving services provided within the city shall be minimized through performance-based zoning. The typical service area for goods and services would be regional in scope, hitting 250,000 + people, larger format stores (50,000 to 100,000 sq ft + for majors), higher

				shopping expenditures and possibly lower frequency of shopping trips. Maximum allowable FAR is 0.45.
Business Park (BP)	This designation provides for office parks, research and development, warehouses and light manufacturing related to research and development, general commercial uses that cater to industrial uses in this designation, professional offices, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.50.	Keep; clean up definition Remove P/QP	Business Park (BP)	This designation provides accommodates master planned concentrations for office parks that may include a mix of, research and development, green technology uses, and light manufacturing related to research and development. Other uses include up to 25% general commercial uses that cater to industrial and office uses in this designation, professional offices, and hotels. Encourages walking and bicycling within the master planned areas as well as connections to adjacent uses. Maximum allowable FAR is 0.7.
Industrial (I)	This designation provides for industrial parks, warehouses, manufacturing, research and development, commercial uses compatible with the industrial uses, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.60.	Keep; clean up definition Remove P/QP	Industrial (IN)	This designation allows primary manufacturing, processing, refining, and similar activities including those with outdoor facilities. It also provides for warehousing and distribution with supporting commercial services and office space. Retail is not permitted. Maximum allowable FAR is 0.8; maximum lot coverage standards shall be determined via zoning.
Public Service (PS)	This designation provides for public facilities such as colleges, schools, hospitals, sanitariums, penal institutions, libraries, museums, government offices and courts, churches, meeting halls, cemeteries and mausoleums, and similar and	Replace with PQ; clean up definition	Public/Quasi-Public (PQ)	This designation provides for public and quasi-public facilities such as colleges, schools, hospitals, penal institutions, libraries, museums, government offices and courts, churches, meeting halls, cemeteries and mausoleums, and similar uses. It also includes public facilities such as fire and

	compatible uses. The FAR shall not exceed 0.50.			police stations, recycling centers, and wastewater treatment. There is no maximum FAR specified for this land use designation.
Open Space (OS)	This designation provides for agricultural uses, outdoor recreational and equestrian uses, habitat protection, irrigation canals, reservoirs, watershed management, public and quasi-public uses, and areas typically limited for human occupation due to public health and safety hazards such as earthquake faults, floodways, unstable soils, or areas containing wildlife habitat and other environmentally-sensitive features. Such land areas are primarily publicly owned, but may include private property. The FAR for nonresidential uses shall not exceed 0.10.	Keep; clean up definition	Open Space (OS)	This designation provides for public parks, agricultural uses, outdoor recreational and equestrian uses, habitat protection, irrigation canals, reservoirs, watershed management, and natural recreation viewing areas typically limited for human occupation due to public health and safety hazards such as earthquake faults, floodways, unstable soils, or areas containing wildlife habitat and other environmentally-sensitive features. Existing agricultural uses are permitted to continue operation, but new commercial agricultural uses are generally not permitted. Such land areas are primarily publicly owned, but may include private property.
Agriculture (A)	This designation provides for agricultural uses, limited agricultural support service uses (e.g., barns, animal feed facilities, silos, stables, fruit stands, and feed stores), industrial uses related directly to agriculture, public and quasi-public uses, and similar and compatible uses. The minimum parcel size shall be 20 acres. Allowable residential development in areas designated	Delete – not an urban designation	N/A	N/A

	Agriculture includes single family homes, secondary residential units, caretaker/employee housing, and farmworker housing. The FAR for nonresidential uses shall not exceed 0.40. This designation is applied to lands outside the Planning Area, but does not prohibit lands within the Planning Area from being used for agricultural purposes.			
Urban Reserve (UR)	This designation is applied to land outside the Urban Limit Line within the Planning Area, which may be considered for development with urban uses. No urban development may occur on lands designated Urban Reserve before the General Plan is amended to specify a primary land use designation for the property. Allowable uses shall include wastewater treatment facilities and other uses specified under the Agriculture (A) and Open Space (OS) designations. See also policy section 1.J in the Goals, Policies, and Implementation Programs section of this chapter.	Delete	N/A	N/A

Flood Study Area (FS)	N/A			Flood Study Area (FSA) This designation is applied to areas restricted from urban development due to health and safety concerns related to flood risk, or because the property falls within a likely future flood project improvement area. Allowed uses include open space, and low-intensity agriculture or recreational uses. Land uses that require extensive capital improvements or permanent infrastructure improvements shall be prohibited. Existing structures and business operations in areas designated FS may remain but may not expand.
N/A	N/A	Create new overlay designation for use in corridors (Kentucky; north on East; north of I-5) to allow existing uses to continue	Light Industrial Flex Overlay (IFO)	This overlay designation is applied to areas where light industrial or heavy/service commercial uses are also appropriate or desired, in addition to those uses permitted by the base designation. Such uses include auto sales and repair, other repair shops where activity is conducted outdoors, storage facilities, equipment rental, wholesale businesses, nurseries, contractors' facilities, and retail not typically located in shopping centers. Ancillary office spaces that support such commercial uses are also permitted. Allowable FAR is that which is specified by the base designation.

