



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, September 1, 2016

6:30 PM

Council Chambers

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..

E. Subcommittee Reports

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.

G. Approval of Minutes

[16-692](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of August 4, 2016 and August 18, 2016.

Attachments: [A - August 4, 2016 Meeting Minutes](#)

[B - August 18, 2016 Meeting Minutes](#)

H. Public Hearing

[16-688](#)

SUBJECT: Public Review of the Draft 2035 General Plan Update

DATE: September 1, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Open the Public Hearing; and
2. Receive comments on the Draft 2035 General Plan Update

Attachments: [A - Joint CC & PC Staff Report 8.24.16](#)[B - Copy of Comments Received to date on the Public Review Draft 2035 GP](#)[C - Copy of the Public Hearing Notice for 9.1.16 PC Meeting](#)**I. Business Items**

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

[16-690](#)

SUBJECT: Election of Officers for Chair and Vice-Chair of the Planning Commission

DATE: September 1, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Hold Elections; and
2. Vote and select among current membership, the appointments of Chair and Vice-Chair of the Planning Commission

Attachments: [A - Planning Commission Rules and Regulations excerpt.pdf](#)**J. Staff or Commissioner Comments**

Continued as needed.

Receive Absence Requests.

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 #: 16-692 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 8/26/2016 **In control:** Planning Commission
On agenda: 9/1/2016 **Final action:**
Title: SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of August 4, 2016 and August 18, 2016.

Sponsors:

Indexes:

Code sections:

Attachments: [A - August 4, 2016 Meeting Minutes](#)
[B - August 18, 2016 Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
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Planning Commission Minutes

TO: Members of the Woodland Planning Commission

DATE: September 1, 2016

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of August 4, 2016 and August 18, 2016.

STAFF CONTACT: Debbie Flemmer, Administrative Clerk, Community Development Department

ATTACHMENTS:

Attachment A - August 4, 2016 Meeting Minutes

Attachment B - August 18, 2016 Meeting Minutes



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, August 4, 2016

6:30 PM

Council Chambers

A. Call to Order

Meet was called to order at 6:30 pm.

Staff present:

Cindy Norris, Principal Planner

Erika Bumgardner, Senior Planner

B. Roll Call

Present 5:

*Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris,
Commissioner Fred Lopez, Commissioner Elodia Ortega-Lampkin*

Absent 2:

Commissioner Marco Lizarraga and Commissioner John Murphy, Commissioner

C. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

F. Communications from the Public

G. Approval of Minutes

[16-651](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of July 7, 2016 and July 21, 2016.

Attachments: [A - July 7, 2016 Meeting Minutes](#)

[B - July 21, 2016 Meeting Minutes](#)

A motion was made by Vice Chairman Holt and seconded by Commissioner Ortega-Lampkin to approve the Planning Commission Meeting minutes of July 7,

2016. The motion was carried by the following vote:

Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Lopez and Ortega-Lampkin

Abstention: Commissioner Harris

A motion was made by Vice Chairman Holt and seconded by Commissioner Lopez to approve the Planning Commission Meeting minutes of July 21, 2016. The motion was carried by the following vote:

Ayes: Vice Chairman Holt and Commissioner Harris, Ortega-Lampkin and Lopez

Abstention: Chairman Wells

H. Public Hearing

[16-647](#)

The Human Bean Drive-Thru Coffee Kiosk: Request for a Conditional Use Permit Modification to allow a drive-thru coffee kiosk on an approximate 3.25 acre parcel within the County Fair Mall parking lot in the C-2, General Commercial Zone.

Location: 1264 East Gibson Road

Applicant/Owner: Amie Wallace (Applicant); Top Property Group, LLC (Mall Site Owner)

Environmental Report: Categorical Exemption

APN: 041-130-003

Project Planner: Erika Bumgardner, Senior Planner

Staff Recommendation: Conditional Approval

Attachments: [1 - Resolution Approving Conditional Use Permit and EXH A & B](#)
 [2 - Project Application](#)
 [3 - Landscape Maintenance Agreement and Approved Landscape Plans \(1986-87\)](#)

A motion was made by Vice Chairman Holt and seconded by Commissioner Harris to approve a Conditional Use Permit Modification to allow a drive-thru coffee kiosk at 1264 E. Gibson Rd with the added condition that prior to Certificate of Occupancy the applicant shall provide public art. The motion was carried by the following vote:

Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lopez and Ortega-Lampkin

I. Business Items

[16-648](#)

SUBJECT: Long Range Calendar

Recommendation for Action: Staff recommends that the Planning Commission receive the Long Range Calendar for informational purposes only.

Attachments: [A - PLANNING COMMISSION LONG RANGE CALENDAR 7.26.16](#)

Staff presented a brief presentation.

J. Staff or Commissioner Comments

No absence requests were presented to the Commission.

K. Adjournment

Meeting was adjourned 7:03 pm.

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.



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, August 18, 2016

6:30 PM

Council Chambers

A. Call to Order

The meeting was called to order at 6:30 pm.

Staff present:

Cindy Norris, Principal Planner

Jeff Ballantine, Associate Planner

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. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

F. Communications from the Public

G. Approval of Minutes

H. Public Hearing

[16-644](#)

Fort Sutter Company Parcel Map No. 5105 (PLNG 16-00026). A request for a tentative parcel map to divide an existing 8.979 acre parcel into two parcels of approximately 6.432 acres and 2.547 acres, at 444 Santa Anita Drive in the Industrial Zone.

Location: 444 Santa Anita Drive

Applicant/Owner: Fort Sutter Company, P.O. Box 255646,
Sacramento, CA 95865

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

APN: 027-450-079

Project Planner: Jeff Ballantine, Associate Planner

Staff Recommendation: Conditional Approval

Attachments: [1 - Planning Commission Resolution 8-4-16](#)
 [2 - General Application](#)

*A motion was made by Commissioner Lizarraga and seconded by Vice Chairman Holt to recommending the approval of tentative parcel map 5105 to divide the property located at 444 Santa Anita Drive into two separate parcels, parcel one be an area of 6.432 acres and parcel two consistant of 2.547 acres; with the change of condition of approval No. 18 to allow deferral to the Community Development Director. The motion was carried by the following vote:
Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lizarraga, Lopez, Murphy and Ortega-Lampkin*

I. Business Items

[16-667](#)

SUBJECT: Presentation of the Woodland Transit Study by Terry Bassett, Executive Director of the Yolo County Transit District (YCTD)

DATE: August 18, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission receive and accept presentation of the Woodland Transit Study and provide questions and comments.

Attachments: [A - Woodland Transit Study](#)

Terry Bassett, Executive Director, Yolo County Transit District presented information and opened for comments the Woodland Transit Study Draft Plan.

J. Staff or Commissioner Comments

No absence requests were presented to the Comission.

K. Adjournment

Meeting was adjourned at 7:30 pm.

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 #: 16-688 Version: 1 Name:
Type: Public Hearing Item Status: Agenda Ready
File created: 8/23/2016 In control: Planning Commission
On agenda: 9/1/2016 Final action:
Title: SUBJECT: Public Review of the Draft 2035 General Plan Update

DATE: September 1, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Open the Public Hearing; and
2. Receive comments on the Draft 2035 General Plan Update

Sponsors:

Indexes:

Code sections:

Attachments: [A - Joint CC & PC Staff Report 8.24.16](#)
[B - Copy of Comments Received to date on the Public Review Draft 2035 GP](#)
[C - Copy of the Public Hearing Notice for 9.1.16 PC Meeting](#)

Date	Ver.	Action By	Action	Result
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City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission

FROM: Cindy Norris, Principal Planner
Ken Hiatt, Community Development Director
Heidi Tschudin, General Plan Manager
Sophie Martin and Elizabeth Schmidt, Dyett and Bhatia, Technical Consultants

SUBJECT: Public Review of the Draft 2035 General Plan Update

DATE: September 1, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Open the Public Hearing; and
2. Receive comments on the Draft 2035 General Plan Update

PROJECT PROPOSAL:

The purpose of this meeting is to hold a public hearing in order to receive comments from Commission Members both individually and as a group, interested parties, and the public. All comments received by the close of business on September 13, 2016 will be provided to the City Council on that date for consideration at a public hearing scheduled for the evening of September 13, 2016.

BACKGROUND:

The Public Review Draft 2035 General Plan was developed over the past three years based on requirements of state law, technical analysis, input from the public and landowners, and previous direction from the Planning Commission and City Council. Since the release of the Public Review Draft 2035 General Plan on July 8, 2016 there have been a number of opportunities during the two month review period for the public to learn about and make comment on the Draft Plan.

- July 8, 2016 Release of the Public Review Draft 2035 General Plan
- July 25, 2016 Release of the Public Review Draft of the Housing Element Update
- July 25, 2016 General Plan Steering Committee regarding Goals and Policies
- August 8, 2016 Community Open House
- August 15, 2016 General Plan Steering Committee regarding Appendix A
- August 24, 2016 Joint City Council and Planning Commission Workshop

In addition, the detailed information boards presented at the Open House have been stationed at the Community and Senior Center with a comment box and copies of those same information panels have been on display in City Hall with a comment box. The documents have been available on-line and as hard copies at City Hall and the Library, including loaner copies that are available to be checked out at no cost. The documents may be viewed from the following link:

<http://www.cityofwoodland.org/gov/depts/cd/divisions/planning/generalplan/2035/default.asp>

PROJECT ANALYSIS:

A copy of the staff report prepared for the August 24, 2016 Joint City Council and Planning Commission workshop is included as Attachment “A” to this report and provides detailed information concerning the Draft 2035 General Plan. A video of the August 24, 2016 presentation and discussion is available on the City’s web page at the following link: <https://cityofwoodland.legistar.com/Calendar.aspx>.

Staff has also provided a copy of all comments received at the time of preparation of this report, including minutes of meetings that were held, as Attachment “B” to this report.

Two additional component parts of the overall project, the draft updated Climate Action Plan (CAP) and Draft General Plan Environmental Impact Report (DEIR), are anticipated to be released in mid-September. Once the Draft CAP and EIR are released there will be public review and comment periods specific to those documents. Comments at this point are specific to the General Plan only.

PUBLIC NOTIFICATION:

Public notice advertising for the public hearing on this matter 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:

- An 1/8th page display was published in the Woodland Daily Democrat on Sunday, August 21, 2016,
- Email notification to all identified interested parties (over 150) with a copy of the notice,
- Notice posted on the General Plan Web page,
- Notice posted on the front page of the City of Woodland web page and linked to the City of Woodland Facebook page,
- Prior notification of meeting date in previous meetings and hearings regarding the General Plan

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Open the Public Hearing; and
2. Receive comments on the Draft 2035 General Plan Update

ATTACHMENTS

Attachment A - Joint City Council and Planning Commission Staff Report from August 24, 2016

Attachment B - Copy of comments received to date on the Public Review Draft 2035 General Plan

Attachment C - Copy of the Public Hearing Notice for the September 1, 2016 Planning Commission Meeting



City of Woodland

300 First Street
Woodland, CA 95695

Legislation Text

File #: 16-675, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL AND HONORABLE MEMBERS OF THE PLANNING COMMISSION

DATE: August 24, 2016

SUBJECT: Joint City Council and Planning Commission Workshop on the Public Review Draft 2035 General Plan

Recommendation for Action

Staff recommends that the Planning Commission and City Council

1. Receive an overview of Draft 2035 General Plan from staff and General Plan Team
2. Request clarification and ask questions of the staff and the General Plan team

Report in Brief

The purpose of the joint workshop is to introduce and provide a comprehensive overview of the public release Draft 2035 General Plan to the public, Planning Commission and City Council. Meetings to accept public comments on the Draft General Plan will be held on September 1, 2016 at the Planning Commission and on September 13, 2016 at the City Council.

The Draft 2035 General Plan was released July 8, 2016 and the Draft Revised Housing Element was released July 29, 2016. Comments on both documents will be accepted through September 13, 2016.

Both documents were distributed to the City Council and Planning Commission at the time of their release. Council Members and Commissioners are encouraged to bring them to the subject workshop. This report summarizes the Draft 2035 General Plan and identifies key differences between the proposed General Plan and the current General Plan.

Staff Contact

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

Background

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

Jan 15, 2013	General Plan work plan approved
Feb 7	Formation of General Plan Steering Committee
Feb 19	Development of public participation program
February	Development of website and branding
Mar 26	Stakeholder interviews
Apr 29	Economic and Fiscal Background Report

May 29 Community visioning workshop
June Communitywide household survey results
Oct 15 Housing Element Update and Negative Declaration
Nov 19 Identification of Development Scenarios and development of a composite land use map
Jun 2014 Release of the Opportunities and Challenges (Issues and Options) Report
Apr 10, 2015 Release of the Visioning Statement and Guiding Principles
April Release of the Development Scenarios Analysis report
Jul 16 Planning Commission hearing #1 to discuss development scenarios and growth options
Jul 23 Planning commission hearing #2 concerning development scenarios and growth options, concerning amount and location of growth
Oct 26 Planning Commission hearing concerning growth amount and location
Nov 3 City Council hearing concerning growth amount and location and identify General Plan and EIR alternatives (direction to prepare 2 equal weight alternatives)
Jul 8, 2016 Release of Public Review Draft 2035 General Plan
Jul 29 Release of draft Housing Element Update
Sep Release of Draft Climate Action Plan (CAP)
Sep Release of Draft Environmental Impact Report

Draft 2035 General Plan

The Draft 2035 General Plan was developed over the past three plus years based on requirements of state law, technical analysis itemized above, input from the public and landowners, and direction from the Planning Commission and City Council. To date over 20 meetings and hearings have been held to provide input and direction to the staff and consultant team.

FORMAT AND ORGANIZATION

The Draft 2035 General Plan is comprised of nine chapters:

Chapter 1: Introduction and Administration
Chapter 2: Land Use, Community Design, and Historic Preservation Element
Chapter 3: Transportation and Circulation Element
Chapter 4: Economic Development Element
Chapter 5: Public Facilities and Services Element
Chapter 6: Healthy Community Element
Chapter 7: Conservation and Open Space Element
Chapter 8: Safety Element
Chapter 9: Housing Element
Appendices

The following chart shows how the Draft 2035 General Plan format compares to the current General Plan. Elements that are required by state law are identified.

Topic	Required Element?	Current General Plan	Draft 2035 General Plan
Administration	no	Chapter 10	Chapter 1
Circulation	yes	Chapter 3	Chapter 3
Community Design	no	Chapter 1	Chapter 2
Community Services	no	Chapter 5	Chapter 4 and 6

Conservation	yes	Chapter 7	Chapter 7
Economic Development	no	Chapter 9	Chapter 4
Education	no	Chapter 5	Chapter 4
Environmental Resources	no	Chapter 7	Chapter 7
Health	no	Chapter 8	Chapter 6 and 8
Historic Preservation	no	Chapter 6	Chapter 2
Housing	yes	Chapter 2	Chapter 9
Land Use	yes	Chapter 1	Chapter 2
Noise	yes	Chapter 8	Chapter 8
Open Space	yes	Chapter 7	Chapter 7
Public Facilities and Services	no	Chapter 4	Chapter 5
Recreation	no	Chapter 5	Chapter 4
Safety	yes	Chapter 8	Chapter 7

Each chapter is organized generally to provide an introduction and description of purpose, followed by discussion of relevant topics including goals, policies, and relevant tables and figures. A summary of each chapter is provided below.

INTRODUCTION AND ADMINISTRATION

This chapter sets the stage for the revised general plan. It identifies the overarching community vision statement and guiding principles, and emphasizes a focus on sustainability and climate change. It defines the planning area which is identical to the 2006 voter-adopted urban limit line (ULL). Absent modification by voters in the future, this boundary sets a permanent limit to the size of the city. As a result vacant land within the ULL is a valuable finite resource, the use of which should be deliberated with great care to maximize public benefit and ensure compatibility with community vision. The permanent ULL also underscores the importance of ensuring appropriate density and intensity of development to reflect efficient use of the limited land area available for future growth of the City. These ideas are embodied throughout the text of the general plan, particularly in the proposed revised Land Use Designations which generally reflects increased density and intensity of use for planned future land uses.

This chapter describes required annual reporting, the process for plan amendment, and plan implementation including a reference to Appendix A which contains the General Plan Implementation Program.

LAND USE, COMMUNITY DESIGN, AND HISTORIC PRESERVATION ELEMENT

This element addresses growth and change, citywide land use and community design, and historic preservation. Though technically and legally on equal footing with all other required elements of the General Plan, practically speaking the Land Use element in any general plan is often the most defining component. Key policies and components of this element include the following:

- 2006 voter-approved urban limit line (ULL) (Policy 2.A.1)

- 1:1 mitigation for loss of farmland (Policy 2.A.3)
- Primacy of downtown (Policy 2.A.4)
- Priority for buildout of existing specific plan areas (Policy 2.B.1)
- Compact development patterns (Policy 2.C.1)
- Relationship of jobs and housing (Policy 2.D.1)
- Adoption of the official land use map of the City (Figure 2.5, Land Use Diagram)
- Adoption of new and modified land use designations (Table 22-3, see summary below)
- Phasing and sequencing by new growth areas (Table 2-4)

A key policy that would be replaced in the current General Plan Land Use and Community Design Element is Policy 1.A.7 which was revised in 2005 to limit new single family residential construction in new planned residential neighborhoods to 5,000 houses by the year 2020 per approved Specific Plans. The proposed General Plan uses different policies as summarized above to manage and direct growth.

TRANSPORTATION AND CIRCULATION ELEMENT

This element emphasizes the importance of balancing all modes of travel, particularly bicycle and pedestrian travel which are currently less developed than vehicular travel in the City. Key policies and components of this element include the following:

- Modified vehicle level of service (LOS) standard of LOS D with exceptions (Policy 3.A.1)
- Establishment of a vehicle miles traveled (VMT) standard of 30 VMT per capita (Policy 3.A.4)
- Street grid network and density goal of ± 9 centerline miles (arterials/collectors) per square mile (Policy 3.A.7)
- Prohibition of 6-lane roads (Policy 3.A.8)
- Minimize and manage parking (Goal 3.11)
- Support for rail relocation (Policy 3.A.2 and 3.I.5)

A key policy that would be modified in the current General Plan Transportation and Circulation Element would be Policy 3.A.2 which establishes LOS C as the standard for city roadway performance except downtown and near freeways where LOS D would apply. This policy is proposed for modification based on changing perspectives related to LOS as the sole metric for measuring circulation performance, changing legal requirements reflected in SB 743 (Steinberg, 2013), and to reflect important policy trade-offs as described on page TC 3-9 of the Draft 2035 General Plan. VMT provides a more accurate measure of impact and incorporates elements of type use, location, density and mode split and is a component used to measure greenhouse gas emissions. LOS more simply measures driver discomfort in delay.

ECONOMIC DEVELOPMENT ELEMENT

This element addresses fiscal sustainability, economic growth, business retention and expansion, and job development, with a focus on agricultural and food-related industries. Opportunities to expand on existing warehousing and distribution-related business, health care related to the hospital, and government sector related to educational institutions and local government are identified as important. Key policies and components of this element include the following:

- Emphasize projects that maximize revenues and diversify the economic base (Policy 4.A.1)
- Target growth in areas that generate higher tax revenue (Policy 4.C.1)
- Implementation of a comprehensive flood solution (Policy 4.C.11)

- Support for the business community (Goal 4.D)
- Workforce Development(Policy 4.E.2)
- Attract biotech and seed industry (Policy 4.G.2)

PUBLIC FACILITIES AND SERVICES ELEMENT

This element addresses police, fire, emergency services, parks and recreation, schools and public utilities (water, sewer, storm drainage, solid waste, gas and electric, and communications. Among other things, this element updates and integrates service standards within the element, and Appendix D (City of Woodland Level of Service Guidelines) of the current General Plan would be eliminated. Key policies and components of this element include the following:

- Updated response time standards for police services (Policy 5.A.1)
- Crime prevention through design (Policy 5.A.6)
- Updated response times standards for fire protection services (Policy 5.B.1)
- Modified park acreage standard to 5 acres of parks per 1,000 population (Policy 5.C.3)
- Establish new standards for parkland within one quarter mile of all housing (Policy 5.C.5)
- Establishes new greenbelt standard for specific plans of 5% of residential land (Policy 5.C.9)
- Promote coordination between District and City on school location/design (Policy 5.E.2)
- Fiscal impact analysis for significant new development (Policy 5.F.2)
- Support for recycled water system (Policy 5.G.5)
- Reduce wastewater treatment system demand through design (Policy 5.H.9)
- Require “Low Impact Development” features to reduce stormwater runoff (Policy 5.I.4)
- Support new techniques for solid waste reduction and reuse (Policy 5.J.3)
- Develop a master plan for the City’s fiber network (Policy 5.L.5)

A key policy that would be modified in the current General Plan Recreational, Educational, and Community Services Element would be Policy 5.A.2 which establishes a standard of six acres of parks per 1,000 population to 5 acres per 1000. This policy is proposed for modification to reflect standards in the industry and economic and fiscal reality.

HEALTHY COMMUNITY ELEMENT

This new element embraces the idea that the health of city residents is important to the health of the community. It addresses access to medical care, environmental justice, active lifestyles, access to healthy food, services for youth and elderly, and art and culture. Key policies and components of this element include the following:

- Access to medical and health services (Policy 6.A.1)
- Fair access to benefits and fair share of burdens (environmental justice) (Policy 6.A.6)
- Improve pedestrian connections (Policy 6.B.10)
- Promote urban agriculture (Policy 6.C.3)
- Encourage community engagement (Policy 6.D.6)
- Promote public art and performances (Policy 6.E.8 and 6.F.5)

CONSERVATION AND OPEN SPACE ELEMENT

This element promotes environmental stewardship and community sustainability. It addresses natural

resources, archeological resources, air quality, and climate change. While this element is the primary source of information related to sustainability and climate change, policies related to these important concerns are found throughout the Draft 2035 General Plan and are marked with an oak leaf icon for easy identification. Key policies and components of this element include the following:

- Support local groundwater management efforts (Policy 7.A.2)
- Protect sensitive habitats and species (Policy 7.B.2 and 7.B.3)
- Establish an urban forest management plan (Policy 7.B.10)
- Support interim use of agricultural land within the ULL (Policy 7.C.2)
- Protect discovered cultural, archeological, and paleontological resources (Policy 7.E.2)
- Protect the odor buffer around the wastewater treatment plant (Policy 7.F.6)
- Implement the Climate Action Plan (CAP) (Policy 7.F.9)

SAFETY ELEMENT

This element addresses natural and man-made hazards, and regulation of noise. Key policies and components of this element include the following:

- Restrictions on development in flood zones (Policy 8.B.3)
- Siting of critical community facilities outside of hazard areas (Policy 8.F.4)
- Revised policy regarding noise compatibility (Policy 8.G.1)
- Revised land use noise compatibility standards (Policy 8.G.2)
- Acknowledgement regarding construction noise (Policy 8.G.11)

A key aspect of noise policy that would be modified in the current General Plan Health and Safety Element would be Tables 8-1 and 8-2, and Figure 8-1; which establishes acceptable noise exposure levels at fairly low levels similar to what might be experienced in a rural or suburban environment. These are proposed to be replaced with Tables 8-5, 8-6, and 8-7 which recognize that vibrant urban environments have greater ambient noise.

HOUSING ELEMENT

This element addresses community housing needs for all affordability levels. 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 also known as the Regional Housing Needs Allocation (RHNA). For Woodland, this fair share is established by the State and the Sacramento Area Council of Governments (SACOG). The RHNA for the City for the most recent housing cycle is 1,877 units as shown below, with income limits shown based on the 2012 median family income (Note: The four-person family median income for Yolo County for 2012 was \$76,900):

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

The table below presents the City's quantified objectives for the 2013-2021 period. These objectives

acknowledge that the number of units that are likely to actually be built may be lower than the RHNA fair share numbers.

Summary of Quantified Objectives						
Program	ELI	VLI	LI	M	AM	Total
New Construct	75	80	90	349	864	1,458
Rehabilitation	10	20	25			55
Conservation	-	-	-	-	-	-
Total	85	100	115	349	864	1,513
RHNA	390		274	349	864	1,877

The Housing Element was adopted by the City in October 2013 and subsequently certified as adequate by the State. Pursuant to state law it has a horizon year of 2021 which is different from the rest of the General Plan.

This element is now proposed for minor modification to ensure consistency with the changes proposed for the other components of the updated Draft General Plan. In the course of updating the Housing Element to be consistent with the rest of the proposed Draft 2035 General Plan, the City determined that additional rezoning will be necessary to satisfy state requirements and that an extension of time to accomplish this goal will be necessary. The primary substantive change proposed for the Housing Element is limited to a change in Program 9.A.2 to identify that the City will rezone at least five additional acres to a minimum density of 20 du/ac within 12 months of adoption of the General Plan.

The revised Draft Housing Element was been submitted to the State Department of Housing and Community Development for mandatory review and comment on July 29, 2016. The request for extension will be before the City Council on September 6, 2016.

COMPARISON OF LAND USE DESIGNATIONS

The Draft General Plan Land Use Diagram (Figure 2-5 on page LU 2-23 of the Draft 2035 General Plan) reflects a number of changes to the existing General Plan land use designations that have been previously reviewed with the Council:

<u>Land Use Designation</u>	<u>Summary of Change</u>
Agriculture	Eliminated
Rural	Eliminated
Very Low Density	Changed to Low
Low Density	Changed from 0 to 8 du/ac, to 3 to 8 du/ac
Neighborhood Preservation	Eliminated (zoning to be retained)
Medium Low Density	Changed to Medium
Medium Density	Increased from 5 to 12 du/ac, to 8.1 to 19.9 du/ac
High Density	Increased from 16 to 25 du/ac, to 20 to 40 du/ac
Planned Neighborhood	Changed to Specific Plan
Commercial/Residential MU	Changed to Downtown Mixed Use and Corridor Mixed Use
Downtown Mixed Use	FAR of 1.0 to 4.0; Density unlimited
Corridor Mixed Use	FAR range increased from 0.6 to 1.5 to a range of 0.25 to 3.0; Density increased from 0 to 25 du/ac to 20 to 0 du/ac

Specific Plan Density increased from 7 du/ac average to 8 du/ac and FAR of 0.3
Neighborhood Commercial Max FAR of 0.5 changed to range of 0.15 to 0.5
Central Commercial Eliminated
General Commercial Changed to Community Commercial
Community Commercial Max FAR of 0.8 changed to range of 0.15 to 0.5
Service Commercial Eliminated
Highway Commercial Changed to Regional Commercial
Regional Commercial Max FAR of 0.5 changed to 0.15 to 0.7
Business Park Max FAR of 0.5 changed to 0.25 to 2.0
Industrial Max FAR of 0.6 increased to 0.8
Public Service Changed to Public/Quasi Public
Public/Quasi Public Max FAR of 0.5 increased from 1.0
Open Space Max FAR of 0.1 changed to "none"
Urban Reserve Eliminated
Flood Study Area (New)
Light Industrial Flex Overlay (New)

These revisions were made in order to achieve the following:

- *Make the General Plan more general* - The current land use schema is too detailed, not flexible, and approaches regulation in its specificity.
- *Improve the clarity of the General Plan* - The current land use designations are ambiguous and wordy. This makes them difficult to interpret and apply.
- *Modernize the General Plan* - The current land use designations preclude efficient use of land because of restrictions on density and intensity.
- *Make the General Plan more flexible* - The 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.

COMPARISON OF LAND USE

The current city limit is 9,619 acres. There are another 3,161 acres outside of the city limits but within the urban limit line (ULL). There is a total of 12,781 acres within the entire ULL or planning area. This means that approximately 75 percent of the planning area is controlled by the city and the remaining 25 percent is within the County.

Attachments A through C contain three useful land use tables:

1. Existing Lands Uses in the Planning Area (Attachment A) - This table shows the distribution of developed land uses by acreage as of the 2013 base year. The land use categories are not land use designations but rather existing on-the-ground conditions from the County Assessor's data base. This table reveals the following:
 - There are currently 9,619 acres within the city limits of which ±7,381 are developed and ±2,238 are vacant or in agricultural use. In other words 23 percent of the existing city is undeveloped (2013).
 - There are currently 3,161 acres outside of the city limits but within the ULL, of which ±914 are

developed and $\pm 2,247$ are vacant or in agricultural use. This means that 71 percent of the unincorporated planning area is undeveloped.

- Within the entire ULL there are 12,781 acres of which $\pm 8,295$ acres are developed and $\pm 4,486$ acres of vacant or in agricultural. This shows that 35 percent of the total planning area is undeveloped.

2. Magnitude and Distribution of Current General Plan Land Uses in the Planning Area (Attachment B) - This table shows land uses by acreage under the current General Plan.

3. Magnitude and Distribution of Proposed General Plan Land Uses in the Planning Area (Attachment C) - This table shows land uses by acreage as proposed in the Draft 2035 General Plan.

These two tables are not directly comparable because, as noted above, the land use designations for the proposed Draft 2035 General Plan are different from the designations currently in use. Nevertheless, land uses between the tables can be aggregated for purposes of comparison as follows:

Aggregated Land Uses	Existing Land Uses	Current General Plan	Proposed General Plan	Relative Differences
Residential	2,722	3,199	3,236	+37
Commercial	525	1,163	1,355 ⁶	+192
Industrial	1,559	2,544	2,244	-300
Public	1,298	1,078	1,102	+24
Park/Open Space	400	442	673	+231
Vacant/Agric	4,485	2,575 ⁴	2,405 ⁵	-170
Rights-of-way ³	1,792	1,781	1,766	N/A
TOTALS	12,781	12,781	12,781	
1/ In acres 2/ Totals differ due to rounding 3/ Rights of way acres are residual from other data 4/Planned Neighborhood + Urban Reserve + Undesignated/Agriculture 5/ Specific Plan + Flood Study 6/ Includes Mixed Use				

As compared to current General Plan land uses, the proposed Draft 2035 General Plan land uses result in the following:

- Slightly more future residential land and public land
- Increase in planned future commercial and parks and open space
- Decrease in planned industrial land
- Decrease proposed specific plan (including FS) as compared to urban reserve, undesignated, and Planned Neighborhood combined

ALTERNATIVES

The City of Woodland currently (2013) has approximately 55,690 residents, 26,000 jobs, 19.8 million square feet (sf) of non-residential land uses, and 20,000 homes. The Draft General Plan anticipates the addition of up to 19,300 new residents, 18,200 to 19,300 new jobs, 16.7 million to 17.4 million square feet of new non-residential land uses, and 7,000 new homes in Woodland by 2035. The Draft General Plan contains language that considers two alternatives with respect to where this growth would occur: South Alternative and the East Alternative. Generally these alternatives differ as follows:

- The South Alternative assumes more infill growth downtown and in corridors, and more greenfield growth in SP-1B, SP-1C, and SP-3 by 2035.
- The East Alternative assumes less infill growth downtown and in corridors, no greenfield growth in SP-1C, and less greenfield growth in SP-1B and SP-3 in favor of new greenfield growth in SP-2 by 2035.

The alternatives generally share all other growth assumptions including the same growth in the Spring Lake Specific Plan (SLSP), the industrial area, SP-1A, some non-residential growth in SP-1B, residential growth in SP-3A, and non-residential growth in SP-3B.

The following table summarizes the amount of growth assumed in the EIR for each of the alternatives:

Development Area	South Alternative		East Alternative	
	New Housing Units	Non-Residential SF	New Housing Units	Non-Residential SF
Downtown	1,000	484,000	550	266,000
Corridors/Other Infill	950	3,700,000	440	3,878,000
SLSP	2,600	530,000	2,600	530,000
Industrial Area	0	8,552,000	0	8,552,000
<i>Subtotal Infill</i>	<i>4,550</i>	<i>13,266,000</i>	<i>3,590</i>	<i>13,226,000</i>
SP-1A	1,600	2,160,000	1,600	2,160,000
SP-1B	520	216,000	0	198,000
SP-1C	80	0	0	0
SP-2	0	0	1,600	865,000
SP-3A	200	220,000	200	114,000
SP-3B	50	823,000	10	823,000
<i>Subtotal New Growth Area</i>	<i>2,450</i>	<i>3,419,000</i>	<i>3,410</i>	<i>4,160,000</i>
TOTALS	7,000	16,685,000	7,000	17,386,000

Baseline data from 2013

As compared to the East Alternative, the **South Alternative** includes:

- Same growth in SLSP
- Same growth in the industrial area
- Same growth in SP-1A
- Same residential growth in SP-3A
- Same non-residential growth in SP-3B
- Nearly double the growth downtown (82% more)
- More than double the residential growth in corridors and other infill areas (116% more)
- Slightly less non-residential growth in corridors and other infill areas (5% less)
- All of the residential growth in SP-1B
- Slightly more non-residential growth in SP-1B (9% more)
- All the growth in SP-1C
- No growth in SP-2

- Nearly double the non-residential growth in SP-3A (93% more)
- Five times the residential growth in SP-3B

As compared to South Alternative, the **East Alternative** includes:

- Same growth in SLSP
- Same growth in the industrial area
- Same growth in SP-1A
- Same residential growth in SP-3A
- Same non-residential growth in SP-3B
- More than half of the growth downtown (55%)
- Almost half of the residential growth in corridors and other infill areas (46%)
- Slightly more non-residential growth in corridors and other infill areas (5% more)
- No residential growth in SP-1B
- Slightly less non-residential growth in SP-1B (8% less)
- No growth in SP-1C
- All the growth in SP-2
- Almost half of the non-residential growth in SP-3A (48%)
- One fifth of the residential growth in SP-3B

It is important to note however, that the proposed Draft General Plan (including the Housing Element but not including front matter or appendices) has 422 pages of text (including 55 figures and 33 tables) and almost all of that content applies equally to the South or East Alternative. The alternatives share many aspects of the Draft General Plan including:

- Vision Statement
- 12 of 12 Guiding Principles
- 70 of 70 goals
- 381 of 384 policies
- 54 of 55 figures
- 29 of 33 tables
- All but 7 passages of text over 422 pages

In fact, the areas of difference are limited solely to tables and text related to where and under what circumstances growth will occur prior to 2035. These distinctions appear in only 15 places throughout the entire Draft General Plan document including three policies, four tables, one figure, and several passages of text (see Attachment D).

The purpose of this overview is not to suggest that the differences between the two alternatives are immaterial or insignificant. But rather to emphasize how much of the community vision is shared by both alternatives and to encourage the community, the Planning Commission, and the City Council to focus their review and comment on the entire General Plan. The EIR will be structured to allow adoption of a General Plan based on one of these two alternatives, or some variation, so long as the total growth numbers do not exceed 7,000 residential units and ±17.0 million sf of non-residential uses and there are no other substantive inconsistencies with assumptions made in the EIR.

Schedule

Aug 8	Community Open House
Aug 15	Steering Committee (review of Implementation Program)
Aug 24	Joint Workshop City Council and Planning Commission
Sep (TBD)	Release of Draft Revised Climate Action Plan (CAP)
Sep (TBD)	Release of Draft Environmental Impact Report (DEIR)
Sep 1	Planning Commission Hearing - Comments on Draft General Plan
Sep 13	Close of comment period for Draft General Plan
Sep 13	City Council Hearing - Comments on Draft General Plan
Oct (TBD)	Comment Hearing on the Draft EIR and CAP
Oct 31	Release Revised 2035 Draft General Plan, CAP, and Final EIR
Nov 3	Planning Commission Hearing #1
Nov 10	Planning Commission Hearing #2 - Final Recommendation to City Council
Nov 29	City Council Hearing #1
Dec 6	City Council Hearing #2 - Final Action and Adoption

Recommendation for Action

Staff recommends that the Planning Commission and City Council:

1. Receive an overview of Draft 2035 General Plan from staff and General Plan Team
2. Request clarification and ask questions of the staff and the General Plan team

Prepared by: Heidi Tschudin, General Plan Project Manager

Reviewed by: Ken Hiatt, Community Development Director

ATTACHMENTS:

The Draft 2013 General Plan was released July 8, 2016 and the Draft Revised Housing Element was released July 29, 2016. Both documents were distributed to the City Council and Planning Commission at the time of their release. Council Members and Commissioners are encouraged to bring them to the subject workshop.

Attachment A - Existing Lands Uses in the Planning Area

Attachment B - Magnitude and Distribution of Current General Plan Land Uses in the Planning Area

Attachment C - Magnitude and Distribution of Proposed General Plan Land Uses in the Planning Area

Attachment D - Differences Between the Alternatives, by General Plan Element

Attachment E - List of Public Meetings and Release of Material for the General Plan

Existing Land Uses in the Planning Area

Land Use	Inside City Limits		Outside City Limits		Total Planning Area	
	Acres	Percent	Acres	Percent	Acres	Percent
Low Density Residential (1-8 du/ac)	1,997	20.8%	102	3.2%	2,099	16.4%
Medium Density Residential (9-16 du/ac)	443	4.6%	0	0.0%	443	3.5%
High Density Residential (>16 du/ac)	180	1.9%	0	0.0%	180	1.4%
Commercial	405	4.2%	6	0.2%	411	3.2%
Office	111	1.2%	3	0.1%	114	0.9%
Industrial (Warehousing)	596	6.2%	0	0.0%	596	4.7%
Industrial (Other)	773	8.0%	190	6.0%	963	7.5%
Park and Open Space	358	3.7%	41	1.3%	400	3.1%
Public/Institutional	960	10.0%	338	10.7%	1,298	10.2%
Agricultural	315	3.3%	1,924	60.9%	2,238	17.5%
Vacant	1,923	20.0%	323	10.2%	2,246	17.6%
Right of Way ¹	1,500	15.6%	215	6.8%	1,715	13.4%
Railroad	58	0.6%	19	0.6%	77	0.6%
Grand Total	9,619	100.0%	3,161	100.0%	12,781	100.0%

Note:

- I. "Right of Way" acreage is estimated by subtracting the sum of the existing land use acreages for parcels from the total Planning Area acreage.

Source: Dyett & Bhatia, 2013.

Magnitude and Distribution of Current General Plan Uses in the Planning Area

Land Use Description	Inside City Limits		Outside City Limits		Total Planning Area	
	Acres	Percent	Acres	Percent	Acres	Percent
Business Park	0	0%	227	7%	227	2%
Central Commercial	160	2%	0	0%	160	1%
General Commercial	360	4%	96	3%	456	4%
High Density Residential	34	0%	0	0%	34	0%
Highway Commercial	117	1%	11	0%	129	1%
Industrial	1,793	19%	752	24%	2,544	20%
Low Density Residential	2,106	22%	0	0%	2,106	16%
Medium Density Residential	364	4%	0	0%	364	3%
Medium Low Density Residential	332	3%	0	0%	332	3%
Mixed Use	38	0%	0	0%	38	0%
Neighborhood Commercial	27	0%	0	0%	27	0%
Neighborhood Preservation	183	2%	0	0%	183	1%
Open Space	353	4%	90	3%	442	3%
Planned Neighborhood	0	0%	585	19%	585	5%
Public Space	1,079	11%	0	0%	1,079	8%
Rural Residential	0	0%	54	2%	54	0%
Service Commercial	126	1%	0	0%	126	1%
Undesignated	0	0%	333	11%	333	3%
Urban Reserve	890	9%	767	24%	1,657	13%
Very Low Density Residential	126	1%	0	0%	126	1%
Right of Way	1,533	16%	247	7%	1,781	14%
Grand Total	9,619	100%	3,161	100%	12,781	100%

Source: Dyett & Bhatia, 2016.

Table 3-3: Magnitude and Distribution of Proposed General Plan Uses in the Planning Area

Land Use Designation	Inside City Limits		Outside City Limits	
	<i>Acres</i>	<i>Percent</i>	<i>Acres</i>	<i>Percent</i>
Business Park	0	0%	142	4%
Community Commercial	110	1%	0	0%
Corridor Mixed Use	491	5%	52	2%
Downtown Mixed Use	140	1%	0	0%
Flood Study Area	76	1%	445	14%
Industrial	1490	15%	754	24%
Low Density Residential	2502	26%	54	2%
Medium Density Residential	645	7%	0	0%
High Density Residential	35	0%	0	0%
Neighborhood Commercial	14	0%	0	0%
Open Space	408	4%	264	8%
Public/Quasi Public	1012	11%	90	3%
Regional Commercial	305	3%	102	3%
Specific Plan - 1A			330	10%
Specific Plan - 1B			248	8%
Specific Plan - 1C			151	5%
Specific Plan - 2	890	9%	169	5%
Specific Plan - 3			96	3%
Right of Way	1501	16%	264	8%
Totals	9619	100%	3161	100%

Total Planning Area	
<i>Acres</i>	<i>Percent</i>
142	1%
110	1%
543	4%
140	1%
521	4%
2244	18%
2556	20%
645	5%
35	0%
14	0%
673	5%
1102	9%
406	3%
330	3%
248	2%
151	1%
1059	8%
96	1%
1766	14%
12781	100%

ATTACHMENT D**Differences Between the Alternatives, by General Plan Element**

General Plan Element	Citation	Content
1 - Introduction and Administration	None	None
2 - Land Use, Community Design, and Historic Preservation Element	Table 2-2, page LU 2-7	Anticipated Growth Through General Plan Horizon (2035) (by alternative)
	Policy 2.B.2, page LU 2-10	Development in the floodplain (East)
	Table 2-4, page LU 2-67	Phasing by New Growth Area (by alternative)
	Policy 2.L.3, page LU 2-69	Policy language specific to SP 1B (East)
	Policy 2.L.5, page LU 2-69	Policy language specific to SP 2 (East)
3 - Circulation	Figure 3-2, page 3-19 and 3-20	Citywide Circulation Diagram (by alternative)
4 - Economic Development	Page ED 4-9	Job growth (by alternative)
	Table 4-1, page ED 4-10	Jobs-Housing Balance (by alternative)
	Page ED 4-19	Focus areas for economic growth (East)
5 - Public Facilities and Services Element	Page PF 5-5	Police staffing needs (by alternative)
	Page PF 5-12	Fire station needs (by alternative)
	Page PF 5-34	Student enrollment, by alternative
	Table 5-8, Page PF 5-35	Student Enrollment and Capacity (by alternative)
	Page PF 5-36	School construction needs, by alternative
6 – Healthy Community	None	None
7 - Conservation and Open Space	Page CO 7-42	Text related to treatment of agricultural processing water (East)
8 - Safety	Page 8-19	Flood depths (by alternative)
9 - Housing	None	None

Meetings and Actions Concerning the Draft General Plan Update

Jan 15, 2013	General Plan work plan approved
Feb 5	City Council kick-off meeting
Feb 7	Formation of General Plan Steering Committee
Feb 19	Development of public participation program
Feb 21	Planning Commission kick-off meeting
Feb	Development of website and branding
Mar 7	Community Housing Forum
Mar 21	Community-wide household survey mail out
Mar 26	Stakeholder interviews
Apr 11	Community Workshop #1
Apr 13	Community Workshop #2
?	Community workshop #3 (Holy Rosary)
Apr 29	Economic and Fiscal Background Report
Apr 30	General Plan Steering Committee Meeting #2
May 16	Planning Commission hearing on draft housing element
May 21	City Council hearing on draft housing element
June 4	Release of the Community workshop report and Council review and direction concerning the community vision and guiding principles
June	Release of the Communitywide household survey results
June 11	Joint City Council and Planning Commission workshop
Oct 15	Housing Element Update and Negative Declaration
	Consideration of proposed growth alternatives
Nov 19	Identification of Development Scenarios and Phasing with direction to develop a composite land use map
Apr 7, 2014	General Plan Steering Committee meeting #3 on growth scenarios
Jun 2014	Release of the Opportunities and Challenges (Issues and Options) Report
Apr 10, 2015	Release of the Visioning Statement and Guiding Principles
Apr 27	General Plan Steering Committee #4 to discuss scenario options
April	Release of the Development Scenarios Analysis report
Jun 9	General Plan Steering Committee #5 to discuss policy options
Jul 16	Planning Commission hearing #1 to discuss development scenarios and growth options
Jul 23	Planning commission hearing #2 concerning development scenarios and growth options, concerning amount and location of growth
Oct 26	Planning Commission hearing concerning growth amount and location
Nov 3	City Council hearing concerning growth amount and location and identify General Plan and EIR alternatives (direction to prepare 2 equal weight alternatives)
May 4 2016	General Plan Steering Committee #6 on draft General Plan goals and policies
Jul 8, 2016	Release of Public Review Draft 2035 General Plan
Jul 25	General Plan Steering Committee #7 on review of Public review draft of the General Plan
Jul 29	Release of draft Housing Element Update
Aug 15	General Plan Steering Committee #7 - Implementation
Sep (tbd)	Release of Draft Climate Action Plan (CAP)
Sep (tbd)	Release of Draft Environmental Impact Report

PC Sept 1 – ATT B
Comments on the Public Review Draft General Plan
Draft 8.26.16

	DATE	NAME	COMMENT TOPIC
1A & B 1C	7-25-16	GPSC Evelia Genera + Chris Casey Minutes	#1A - E. Genera; 1B Chris Casey; 1C GPSC Minutes from 7-25-16
2	8-1-16	Chris and Elizabeth (email)	Concern with animal safety (email)
3	8-3-16	Cindy (note)	Include the National Register District and 2 honorary district boundaries in Ch 2. (not included)
4	8-8-16	Open House (cards)	Comments on comment cards (27 comments)
5	8-12-16	Chad Roberts and Tim Taron (email)	Email comments received 8.12.16
6	8-16-16	David Storer, Development Advisory Services (letter)	Letter with comments
7A & B	8-16-16	Lisa Baker, Executive Director YCHA (email)	Emphasize collaboration between agencies to include YCHA (email) Notations and corrections on data for the Housing Element.
8A & B	8-16-16	Christine Shewmaker (email)	#17A GPU Comments and # 17B Notes on South vs. East Comparison
9A & B	8-15-16	Minutes of the GPSC and written comments from Evelia Genera	A – Minutes of the GPSC for August 15, 2016 B – Evelia Genera -Comments on Appendix A (GPSC)
10	8.21.16	Bobby Harris (email)	Concern with ULL and the Prudler development project FEIR
11	8.24.16	Workshop Minutes	Minutes of the Joint CC and PC workshop for August 24, 2016
12	8.26.16	Chris Holt (email)	Excel table of comments
13	8.26.16	John Murphy (email)	Excel table of comments
14	8.26.16	Woodland Chamber(email)	Email Comments dated 8.25.16

1

General Plan Draft Comments #1

7/25/16

Evelia R. Genera, General Plan Steering Committee member

Focus on Education, Youth and Flood Control

4 - ECONOMIC DEVELOPMENT

Page: ED 4-26 "Woodland's economy, which is based on production and services of knowledge-intensive activities such as technological or scientific advances and professional services. Firms and businesses in the knowledge economy rely on intellectual capabilities..."

Goal 4.E, Policy 4.E.2 **Workforce Development**

Strike the word "strive" need to be more specific and intentional with intellectual development. I suggest something along these lines: **work/collaborate with UCDavis, WJUSD, YCOE, & WCC to advice on a rigorous science, math, technology i.e. "knowledge economy" curriculum (the subjects comprising of course of study in a school or college) which best supports and prepares youth (ages 15-25) in this academic/ Industry arena.**

Page ED 4-36

Goal 4.G, Policy 4.G.5 **Industry-Education Partnerships**. Facilitate partnerships between area businesses and educational and training institutions to provide training programs...." Include examples such as **apprenticeships, job shadowing, internships, work experience and job fairs.**

Extremely pleased to see Policy 4.G.6 **PreK-12 Education Support** WJUSD and its efforts to provide the highest quality educational facilities and programming and market these successes as part of the City's business recruitment program.

ADD: **Work with realtors to Support WJUSD** (Too many myths and unsubstantiated comments being made about WJUSD)

5 - PUBLIC FACILITIES AND SERVICES

Goal 5.A – **Law Enforcement Services** - Add language to Goal or new Policy statement to address **Law Enforcement training in working with at-risk youth and a diverse (religious, ethnic, economic) community which also includes restorative justice.**

Goal 5.C – **Park System**

Pg. PF 5-28, Policy 5.C.14 include **"community/recreation centers" to serve and provide programs/activities for youth in each electoral district within the city (5).** This could be marked with a green leaf as it would reduce carbon footprint. Also supports healthy life style by allowing youth to walk to and from. Also supports safety as these centers would provide safe environments for youth recreation.

Goal 5.D – **Programming**

Include statement on partnering with education (WJUSD/YCOE) to provide social/positive/interpersonal skills development workshops/activities for at-risk youth in goal statement.

Goal 5.D cont.

Pg. PF 5-28, Policy 5.D.4 **Economically Disadvantaged Program**

Add:that provide affordable opportunities for economically....

Goal 5.E

Pg. PF 5-37, Policy P5.E.7 **Higher Education and Workforce Development**

Add: **High School**. Youth/ workforce preparation begins while in high school. This is already happening and coordination efforts must occur among local agencies, high schools, higher education, and industry. Activities such as **Internships, apprenticeships, job shadowing, job fairs**, All can begin in high school in support of our “knowledge economy” .

Pg. PF 5-38, Policy 5.E.8 Add **Board of Realtors and city staff** to this policy statement. They all must be informed and market the positive, economy-supporting programs/curriculum in our schools, college and university. (Pre-engineering, Agriculture, technology, agriculture, home arts, etc.)

Policy 5.E.10 **Other Educational Programs**

Add **ROP (Regional Occupation Programs)** offered in high schools but, can and do include adults in the areas of construction, pre-school education, welding, agriculture, police science, etc.

HEALTHY COMMUNITY ELEMENT

Pg. HC 6-25 Add **school gardens and programs** to 3rd paragraph along with community gardens.

Pg. HC 6-26, Policy 6.C.5 **Healthy Food Program**

Add – **collaborate with the WJUSD to support school gardens and programs which teach healthy eating such as farm to fork foundation.**

Goal 6.D **Community Facilities and Programs**

Pg. HC 6-33

Policy 6.D.6 **Community Engagement**

Add “**Transparency**” to this statement city must be reminded as engagement can only occur if transparency is front and center at all times in all matters/decisions involving the citizens of Woodland.

Policy 6.D.7 **Volunteerism**

Add **Encourage and support partnerships with WJUSD, organizations** to create volunteer opportunities that benefit the community and also benefit volunteers

Pg. HC 6-34, Policy 6.D.11 **Other Programs and Services for Youth**

Add – **include and involve youth to develop thoughtful and responsive services and programs that address unmet needs of youth in Woodland. We must give our youth a VOICE in what directly affects them!**

Goal 6.E

Pg. HC6-36, Policy 6E.3 **Woodland Opera House**

Add – **to offer diverse cultural programs and opportunities reflecting our community**

Goal 6.F

Pg. HC 6-37, Policy 6.F.2 **Arts Partnerships**

Add – **UCD, TANA (Taller Arte del Nuevo Amanecer), Woodland Community college and WJUSD (all offer arts programs for youth)**

7 CONSERVATION AND OPEN SPACE ELEMENTS

GOAL 7.B **Maintain and Protect Biological Resources**

Pg. CO 7-25, Policy 7.B.10 **Urban Forest Management Plan**

Add – **overseen by an arborist (the plan needs to have an expert overseeing it)**

Page CO 7-40 ***Odor sources***

Add bold words to current sentence: Odors associated with the WPCF must be mitigated to acceptable levels in conjunction with planning and **prior to** development for any land within the odor buffer shown in Figure 7-6. This makes statement much more pro-active.

***FOR DISCUSSION:**

8 SAFETY ELEMENT

***Pg SE 8-17 Environmental Setting**

Third paragraph seems to support NO development on East Side until the 100 and 200 flood protection plan is resolved/adopted. Why are we even considering it? It will take more than the life of this plan to implement/construct additional flood protection. Is this correct???

***Pg. SE 8-26 Facilities for Emergencies and Large Public Assembly**

Prohibit the construction of facilities essential for emergencies (including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers and emergency communication facilities and larger buildings Again, why are we considering development in the East?

9 HOUSING ELEMENT

I may have misunderstood the Housing Element piece. Has this not already been adopted? Or was there a separate Housing Plan required prior to the General Plan, Housing Plan?

*Appendix A – I would like to request one session just to review this matrix

*Appendix B

B-2 and B-3 How are these housing numbers impacted by the Flood Plain area?

Cindy,

I will attend the meeting Monday evening. I have four comments:

1. Historic preservation. Could streamling the permitting process for the Downtown be in conflict with preservation, or might it provide for an expedited review process for buildings that include certain key features? A think a bit more clarification would be useful.
2. I didn't see any mention of the Yolo County Fairgrounds. Did I miss this, or is moving the Fairgrounds no longer being considered? I also didn't see a noise element; the two are related.
3. Transportation. While this is covered in detail, I'd like to see more detail on incentives or requirements for car alternatives.
4. Water. I appreciate the thorough consideration of water-related goals and policies.

Thanks.

Chris

Woodland General Plan Steering Committee Meeting #7

July 25, 2016 -- Meeting Minutes

Steering Committee Attendance:

Christine Casey
Evelia Genera
Kathy Trott
Chris Holt
Kay Hohenwerter
12 members of audience

Staff Attendance:

Ken Hiatt
Cindy Norris
Heidi Tschudin
Sophie Martin

The meeting started at 6:10 pm. K. Hiatt welcomed the committee and stressed three main tasks for the meeting: 1) overview of the draft plan; 2) comments and reactions from the committee; 3) consensus on moving forward.

C. Norris gave an overview of the process. She introduced the consultant team, and noted the Housing Element would be released Friday. She mentioned the Community Open House scheduled for August 8 and tentative joint workshop of the City Council and Planning Commission for August 24. She recommended people visit the outreach section of the website for more information. She noted that the City hopes to get consensus from the Steering Committee on the completeness, tone, and quality of the Draft General Plan.

S. Martin reviewed the Draft General Plan. She presented a power point presentation now which is posted online with other Steering Committee information. She reviewed key aspects of the schedule. She noted that the Housing Element was updated and certified in October 2013 and is now being revised to be consistent with rest of the Draft General Plan. She noted that there are two growth scenarios contemplated in the Draft General Plan and the bulk of the Draft General Plan applies to both growth scenarios. Where there is a difference the **South Alternative is shown in green text** and the **East alternative is shown in blue text**.

€ Action Item – The Steering Committee requested to be sent a copy of the schedule information.

The presentation ended at approximately 6:40 pm and the Steering Committee was invited to provide comments and questions.

C. Casey noted that she provided written comments (copies of these were provided to the Committee at the meeting). She summarized her comments. She asked why the wording for various transportation policies uses differing approaches. Sometimes identified as a consideration and other times as a requirement. She asked that the document be expanded to include references to animal services.

E. Genera noted that she provided written comments (copies of these were provided to the Committee at the meeting) and that her focus is education and youth. She made the following points:

- Regarding economic development prepare youth for the work force starting in high school
- Refer to "Pre-K through 12" not just "K through 12"
- Encourage apprenticeships that develop "soft skills"
- Emphasize what is right with schools
- Coordinate with realtors
- Coordinate with law enforcement
- Examine parks and safety
- Get out awareness and information on ROP program
- Involve youth in decision-making and make decision-making accessible to them
- See her written comments for specific recommended edits to policies
- Why shown any growth in East area
- Would like to review Appendix A (Implementation Program) as a committee
- Policy 2.L.5 addressing zero net energy buildings in SP-2 should apply to buildings throughout the city

C. Casey noted that the Community Center is insulated from the community. You can't get there easy except by car.

E. Genera noted that she has additional comments from a member of the community which she will forward to staff. She requested the comments be circulated to the entire committee.

K. Trott expressed that she has not had time to read the draft document yet. The colors on LU 2-5 for Downtown Mixed Use and Community Commercial are difficult to distinguish. She recommended different colors.

C. Holt expressed that he has not had time to finish reading the draft document. He will submit written comments. He agrees with E. Genera that reviewing the Implementation Program as a committee would be useful. He is leery of the East Alternative – there is too much land and it stretches the City. The South Alternative fills in the City. Policy 2.1.6 addressing rail relocation needs an implementation action. He also recommends that policy be cross-referenced in the Circulation Element because it creates an opportunity for circulation and trails. He noted that it is difficult to distinguish between "I's" and "1's" in the text. He would like his written comments to be circulated to other committee members.

€Action Item – City staff will circulate Committee member written comments to other members and will post committee written comments to the website.

K. Hohenwerter commented that the document seems to cover what the committee has discussed. The flexible wording is great. We have a unique location and community opportunities and we need to be ready for unexpected business opportunities. She noted that we should connect with Davis and Winters to encourage trails and bicycle travel. All the big issues are there – she is very pleased with the document and it looks good. It matches the community vision.

K. Hiatt asked the committee if the tone is correct and whether there is an appropriate balance between being flexible and being prescriptive. The committee generally agreed on both items.

E. Genera noted that she likes the general introductions but she felt the policies could be more specific and more targeted.

C. Casey felt that because of the drivers of flood risk and UCD proximity the South Alternative was more viable. K. Trott agreed saying there is no way to connect the East Alternative to downtown. E. Genera noted that the flood solution is far out in the future.

At 7:22pm the public was invited to provide comments.

D. Storer noted that he had trouble printing the maps and asked if he could purchase a copy. Staff responded that copies are available for purchase. E. Genera said she had no trouble printing the maps.

€ Action Item – The City will post a file of just the figures for separate download.

He asked if the Implementation Program will be integrated with the rest of the document? Staff responded that Appendix A was designed to remain separate from the Draft General Plan so that as changes are warranted in the future it will not trigger a general plan amendment to make them. D. Storey suggested that language be included in Appendix A. Staff noted similar text is already included in the Introduction Chapter.

Debra Zavala recommended the City include the amendment process in the General Plan. Staff noted there is a section on this in Chapter One. She also asked how public notice was provided for the Open House. Staff responded that four ads were placed in the paper in English and Spanish. She recommended the City consider notice in utility bills. C. Casey indicated that that is very expensive. She recommended use of social media.

€ Action Item – The City will post the Open House and other upcoming events on the City's Facebook page and look into other social media options.

There were no other members of the audience interested in making comments so the Committee returned to their discussion.

K. Hiatt asked whether the committee was generally comfortable with the Draft General Plan moving forward through the public review process and whether it accurately represented input received from the process to date. The Committee members confirmed their comfort level. He indicated they would be happy to receive additional written comments from the Committee. The Committee expressed interest in a second meeting to review the Implementation Program (Appendix A).

€ Action Item – An additional meeting of the Steering Committee will be held on August 15 at 6:00 pm to discuss the Implementation Program.

The meeting ended at 7:35 pm.

2

Chris and Elizabeth: August 1, 2016

Any chance there will be new rules about dogs on leashes and muzzles for dogs that have the potential to injure people. It's nice to see more people walking in their neighborhoods with their dogs. I had one incident in which a doberman was on a leash with a young girl walking it on a sidewalk. I moved to the bike lane in the street. When I passed them that dog growled and if it had gotten away that dog could have mauled me. People with these kinds of dogs need to put muzzles on them to protect others from being bit or seriously hurt.

#2

2#

3

Not a Part

Not a fact

4

TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- ☒ Resident ☐ Property/Business Owner
☐ Worker ☐ Other:

2

Contact Information:

Name: Rogelio Morales
Email: rogelio.morales@outlook.com
Phone Number: 530-840-0012

COMMENTS

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

Seems SP-2 has better housing,
more space.
I like the transportation (more bike paths)
and the focus on business parks
and the downtown area.
Will either plan affect farmland and
wildlife?

For additional comment space, please see reverse.

General Plan Update 2035
CITY OF WOODLAND

TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- ☒ Resident ☐ Property/Business Owner
☐ Worker ☐ Other:

2

Contact Information:

Name: Al Tercero
Email: t.stark57@yahoo.com
Phone Number: (530) 383-57B

COMMENTS

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

It should protect the land
that's prime AG land
which is SP#2
That should be highly
considered.

For additional comment space, please see reverse.

General Plan Update 2035
CITY OF WOODLAND

TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- ☒ Resident ☐ Property/Business Owner
☐ Worker ☐ Other:

2

Contact Information:

Name: Tee Stark
Email: t.stark57@yahoo.com
Phone Number: (530) 383-57B

COMMENTS

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

Feel best option would be to
protect prime AG land SP#2
It should protect the land.
That should be highly considered.

For additional comment space, please see reverse.

General Plan Update 2035
CITY OF WOODLAND

TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- ☒ Resident ☐ Property/Business Owner
☐ Worker ☐ Other:

2

Contact Information:

Name: Jose Freshner
Email: Jose.Freshner@gmail.com
Phone Number: _____

COMMENTS

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

I was wondering how the city will be
able to preserve the ground water? I am also
very interested in the SP#2. I am interested
in the preservation of land. I hope I would
have been able to see more about this.

For additional comment space, please see reverse.

General Plan Update 2035
CITY OF WOODLAND

#4

TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- ☒ Resident ☐ Property/Business Owner
☐ Worker ☐ Other: _____

2

Contact Information:

Name: Nikko Mendoza
Email: Nikkomendoza38@yahoo.com
Phone Number: _____

COMMENTS

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

I believe we should protect farm and ag land since it's a huge aspect of this city. Many people have told me that the most fertile soil is under the houses of the bay area because it is untouched and a region that has superb soil and weather conditions, but houses are over the soil thus not being used to its full potential. Don't let the rich farm land of the city be blocked by houses. This land can also provide future opportunities with the universities and community present agriculture.

For additional comment space, please see reverse.

General Plan Update 2035

CITY OF WOODLAND

TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- ☒ Resident ☐ Property/Business Owner
☐ Worker ☐ Other: _____

2

Contact Information:

Name: _____
Email: _____
Phone Number: _____

COMMENTS

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

I think the SP-2 plan is the best option. It would provide conservation of prime agricultural land while also allowing needed public services to residents. Very environmentally friendly.

For additional comment space, please see reverse.

General Plan Update 2035

CITY OF WOODLAND

TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- ☒ Resident ☐ Property/Business Owner
☐ Worker ☐ Other: _____

2

Contact Information:

Name: Joe Romero Jr.
Email: jrcromerojr@gmail.com
Phone Number: 530-204-3027

COMMENTS

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

1. Protect Prime Ag land
2. Remove The Train Tracks on East St.
3. 10,000 homes built in Woodland

For additional comment space, please see reverse.

General Plan Update 2035

CITY OF WOODLAND

TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- ☒ Resident ☐ Property/Business Owner
☐ Worker ☐ Other: _____

2

Contact Information:

Name: Art Pimentel
Email: _____
Phone Number: _____

COMMENTS

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

- ① Protect Ag land around woodland.
- ② Focus on infill and downtown.
- ③ Find a flood solution if possible
- ④ Don't

For additional comment space, please see reverse.

General Plan Update 2035

CITY OF WOODLAND

TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- ☒ Resident ☐ Property/Business Owner
☐ Worker ☐ Other:

2

Contact Information:

Name: David Moreno
Email: smallville2493@yahoo.com
Phone Number: N/A

COMMENTS

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

I am in favor of SP-2. I would feel much more comfortable if we preserved our prime ag-land and develop in an area that with lower risk.

For additional comment space, please see reverse.

General Plan Update 2035
CITY OF WOODLAND

TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- ☒ Resident ☐ Property/Business Owner
☐ Worker ☐ Other:

2

Contact Information:

Name: Pauline van Muyden
Email: w.vanm@wavecable.com
Phone Number:

COMMENTS

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

Good presentation / information THANKS!

Infrastructure / landuse - (infill) important

talked alot for years. How to fill fill - ?

Can't force owners.

For additional comment space, please see reverse.

General Plan Update 2035
CITY OF WOODLAND

TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- ☒ Resident ☐ Property/Business Owner
☐ Worker ☒ Other:

2

Contact Information:

Name: Brenda Pate
Email: brendapate@sbcglobal.net
Phone Number: (530) 308-8052

COMMENTS

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

Permission for Mother & Law units & lot size for aging population or grown children

For additional comment space, please see reverse.

General Plan Update 2035
CITY OF WOODLAND

TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- ☒ Resident ☒ Property/Business Owner
☐ Worker ☐ Other:

2

Contact Information:

Name: James C Glica-Hernandez
Email: jcglica-hernandez@gmail.com
Phone Number: 916-201-1162

COMMENTS

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

⑥ The area surrounding all of East St has NO medical clinics, which means some of the poorest in our community has reduced access. Perhaps a good idea that has medical and mental health triage near Main & East in a mixed use area that accepts m/cal, m/care.

For additional comment space, please see reverse.

General Plan Update 2035
CITY OF WOODLAND

#4

TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- ☒ Resident ☐ Property/Business Owner
☐ Worker ☐ Other:

2

Contact Information:

Name: Juan
Email: _____
Phone Number: _____

COMMENTS

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

Most of it looks good. I just want the protection of Prime Agricultural land with a focus on downtown.

For additional comment space, please see reverse.

General Plan Update 2035

CITY OF WOODLAND

TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- ☒ Resident ☐ Property/Business Owner
☐ Worker ☐ Other:

2

Contact Information:

Name: Janet Ruggiero
Email: jmruggiero@sbcglobal.net
Phone Number: _____

COMMENTS

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

Please review GP Medium Density in Area north of MAIN St b/n West & East in light of Governor's By Right legislation. Strongly urge Neighborhood Preservation language to protect SF neighborhoods & prevent tear down of SF to build small apartments!

Budget Trailer Bill 707

more comments to follow

For additional comment space, please see reverse.

General Plan Update 2035

CITY OF WOODLAND

TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- ☒ Resident ☒ Property/Business Owner
☒ Worker ☐ Other:

2

Contact Information:

Name: Lisa Shelley
Email: Lisa@cornerdrugco.com
Phone Number: 530-666-2041

COMMENTS

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

- ① Time to review housing -
- ② emergency housing / shelter needed
- ③ Infill is now & has always been ignored -

For additional comment space, please see reverse.

General Plan Update 2035

CITY OF WOODLAND

TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- ☒ Resident ☐ Property/Business Owner
☐ Worker ☐ Other:

2

Contact Information:

Name: SIMAS, Judy
Email: jwsimas@yahoo.com
Phone Number: 662-1343

COMMENTS

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

Growth = infill first, then grow to south - growth to east = last alternative

For additional comment space, please see reverse.

General Plan Update 2035

CITY OF WOODLAND

TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- ☐ Resident ☐ Property/Business Owner
☐ Worker ☐ Other:

2

Contact Information:

Name: Tom Stallard

Email:

Phone Number:

COMMENTS

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

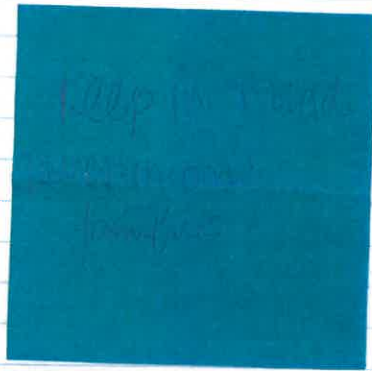
Add definition for "Form based
code" to glossary

For additional comment space, please see reverse.

General Plan Update 2035

CITY OF WOODLAND

WHAT IS THE DIFFERENCE BETWEEN
URBAN LIMIT LINE & CITY LIMITS -
ROAD 24A & SOUTH -



Comments 5

LU 2-69
SP 2 - why zero net, but not SP 1 & 3.

NO easy connection from Woodland to Amtrak
which can take you to Bay Area, etc.

reduce Greenhouse w/ Goal of

Define Form Based Code.

Make it into an App. online doc.

TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- ☐ Resident ☐ Property/Business Owner
☐ Worker ☐ Other: _____

2

Contact Information:

Name: Emily

Email: _____

Phone Number: _____

Comments (6)

COMMENTS

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

Project Prime Ag land seems more ideal. I would like to see a bigger focus on downtown. Woodland has potential and keeping this cities "mixed-use civic, cultural, and entertainment center" would be more efficient. SP-2
Bringing more LOCAL jobs for residence. keeping

For additional comment space, please see reverse.

General Plan Update 2035

CITY OF WOODLAND

TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- ☐ Resident ☐ Property/Business Owner
☒ Worker ☐ Other: _____

2

Contact Information:

Name: _____

Email: _____

Phone Number: _____

COMMENTS

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

Prefer East Alternative - less Primefarmland will be developed -- consider also increasing mitigation to 2-1 (or like County 3-1) - would not goal of preservation of

For additional comment space, please see reverse.

General Plan Update 2035

CITY OF WOODLAND

TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- ☒ Resident ☐ Property/Business Owner
☐ Worker ☐ Other: _____

2

Contact Information:

Name: Deborah Zavala

Email: diselazavala@gmail.com

Phone Number: 530-908-9642

COMMENTS

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

Please include in the general plan the following:
- Preservation of agland #1 priority
- New developments should pay their own way.
- Parks and recreation summer program should increase # of scholarships for low income participants, not sufficient.
- Farmers market should be placed at

For additional comment space, please see reverse.

General Plan Update 2035

CITY OF WOODLAND

TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- ☒ Resident ☐ Property/Business Owner
☒ Worker ☐ Other: _____

2

Contact Information:

Name: Cesar Chavez

Email: C.Chavez5@gmail.com

Phone Number: 661-974-159

COMMENTS

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

In regards to #7, I would like to see as much agricultural land protected as possible. I understand the city wants to grow and urban development is the track for that. Woodland is a very historic town that prides itself on its history and the preservation efforts the city and community have put forth. History is woodland tradition now, and being an agricultural community is a huge part of our history. As much as possible I would like to see that retained.

For additional comment space, please see reverse.

General Plan Update 2035

CITY OF WOODLAND

EMY

Allow for public transportation to be more reliable between cities.
Yolo Bus in particular seems to always run late!

General Plan Update 2035

CITY OF WOODLAND

WORKER

Farm land - I don't preserve farm land at all (T.C.)

General Plan Update 2035

CITY OF WOODLAND

DEBORA ZAVALA

- parking lot @ Court and College St. (shaded), new structure w/ light.
- lighting in older residential areas such as Beamer Park.

General Plan Update 2035

CITY OF WOODLAND

CEASAR CHAVEZ

I can see in some of the policies and goals in Section 7, such as Policy 7.C.2, state that the agricultural land that exists within the Urban limit line is going to be supported and preserved UNTIL urban development occurs in those particular areas, SP1, SP2, and SP3 of the specific plan. I would really like to see ~~red~~ ~~SP2~~ covered, especially SP2, as agricultural land and avoid urban development of such agricultural (and as possible). I grew up in an agricultural community and would like to see this city stay a heavy agricultural community also. There is more than enough urbanization of land around us, we can thrive off of our agriculture and stay true to our history.

General Plan Update 2035

CITY OF WOODLAND

#4

TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- ☒ Resident ☒ Property/Business Owner
☐ Worker ☐ Other: _____

2

Contact Information:

Name: Ed Shelley
Email: cornerdrug@hotmail.com
Phone Number: _____

COMMENTS

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

When did the Housing Element get published?

Why invite the public!
Most of staff's time is taken by Elected Officials.
Figure 2-1 Is too confusing I need to see streets?

Where will the infill be?
Table E-35 Housing Element: Friends of Wayfair Lodge

For additional comment space, please see reverse.

General Plan Update 2035

CITY OF WOODLAND

TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- ☐ Resident ☒ Property/Business Owner
☐ Worker ☒ Other: Residential

2

Contact Information:

Name: Brenda Tate
Email: brenda.tate@shcglobal.net
Phone Number: (530) 308-8052

> When can the multiple density adjust more take effect? 305 C Street

> What elaboration of Residential Care will be allowed does it still entail a use permitting teens homeless/metal health
← Over →

For additional comment space, please see reverse.

General Plan Update 2035

CITY OF WOODLAND

TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- ☒ Resident ☐ Property/Business Owner
☐ Worker ☐ Other: _____

2

Contact Information:

Name: [Redacted]
Email: [Redacted]
Phone Number: (530) 304-3346

COMMENTS

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

What are the major points highlighting the East Alternative over the Southern Alternative. I understand the draw from a developer's standing to propose projects next to an interstate over a highway. However, to continue ~~eastern~~ development would be to compromise the safety element proposed in the General Plan, in that it is subject to flooding more so than the Southern

For additional comment space, please see reverse.

General Plan Update 2035

CITY OF WOODLAND

Where will the railroad move?

Does the plan increase our police + fire depts?

General Plan Update 2035

CITY OF WOODLAND

BRENDA PATE

- Will nonconforming lots ie grandfathered type ie 3 houses on a lot, change 2 to change in increased density.
- If my rentals are good for extremely low income, he seen in favor to establish more extremely low housing ie (I have houses that rent for \$650/month).
- Will "tiny houses" ever be allowed. The New International Residence Code decreased to 70sq' as of 2015, down from 125 in 2012.
- Can ↑ MR be in Flood Plain territory ie East Main + Armfield?

General Plan Update 2035

CITY OF WOODLAND

RESIDENT

Alternative. This area is also separate from a residential area by about a mile, which does not seem to encourage walkability or even the potential for day-to-day bicycling activity to and from said development. Rather than continuing to create new structures, the primary focus for the 2035 plan should be to redevelop potential infill sites, and then re-assess the need for further developments in the eastern portions of the ULL.

General Plan Update 2035

CITY OF WOODLAND

11

5

1. IA I-7: Agricultural Heritage: Preserve and protect prime agricultural lands and their uses within and surrounding the community. Woodland's surrounding agriculture is an important part of the community's heritage, plays a major role in the city's economy, and endows Woodland with a unique sense of place. To help maintain this important resource, the General Plan maintains the voter-approved Urban Limit Line within which urban development will be contained. Development will occur in an orderly, contiguous manner to preserve agricultural use of land as long as possible. Outside the current city limits, the City will encourage and support continued agricultural use of land. Contrast existing general plan language (underlining added): "To preserve and protect prime agricultural lands and their uses in the areas between the Urban Limit Line and the boundary of the General Plan Area. Woodland's surrounding agriculture is important for many reasons. It defines the city, it gives the city identity, and it plays a major role in Woodland's economy. To help maintain this important resource, the General Plan establishes an Urban Limit Line within which urban development will be considered if consistent with the goals and policies of the General Plan. Outside the Urban Limit Line, agricultural lands are designated for agricultural use. The General Plan also contemplates establishing a permanent urban limit line to preserve agricultural land outside the city in perpetuity. Within the Urban Limit Line, the General Plan provides for the continuation of agricultural use of land until the need for urban development of the land is demonstrated and/or a substantial community benefit is provided. The policies of the General Plan ensure that development will occur in an orderly, contiguous manner to preserve agricultural use of land as long as possible."
2. LU 2-9: Policy 2.A.3: Agricultural Mitigation. For impacts to agriculture within the ULL, require one acre to be permanently conserved for every acre converted to urban development. Mitigation requirement should be tied to quality, e.g., for Prime Farmland as defined by the Department of Conservation's Important Farmlands Inventory.
3. LU 2-10: Policy 2.B.1: Priority to Existing Specific Plan Areas. Amenities, services, and infrastructure in all existing Specific Plan areas must be substantially complete before approving a new Specific Plan. Delete this policy. Alternatively, revise it to simply require that new specific plans evaluate impacts on existing specific plans.
4. LU 2-10: Policy 2.B.2: Development in the Floodplain. A residential Specific Plan for SP-2 in the East Alternative or SP-3A in either Alternative may not be approved until a comprehensive flood solution and supporting funding have been secured. No permits, entitlements or subdivision maps may be approved until adequate progress has been made on the construction of a flood protection system that will provide an urban level of flood protection according to applicable State and federal flood protection criteria. Revise this language as previously provided: "Residential construction in SP-2 and SP-3 is prohibited until 200 year flood protection is in place. However, SP-2 and SP-3 may proceed with planning at any time, provided that the City shall not enter into a Development Agreement for any property located in a floodplain unless the City has imposed conditions that will ensure 200 year flood protection. Similarly, the City shall not approve any discretionary or ministerial permit or any tentative subdivision map for SP-

2 or SP-3 that would result in the construction of a new residence in a floodplain unless the City has imposed conditions ensuring 200 year flood protection.”

5. LU 2-62: SP-2 is located in the eastern portion of the Planning Area, south of Interstate 5 and to the east of the Water Pollution Control Facility. Due to its distance from the Downtown urban core, in the East Alternative, SP-2 is envisioned to function as a sustainable “complete neighborhood” with a town center so that all daily needs (schools, parks, grocery stores, public facilities, etc.) are located within the Specific Plan area. In addition, sustainable development will be encouraged in SP-2 through use of renewable energy sources and water conservation tools with the goal of achieving zero net energy at the building and neighborhood level. Last sentence regarding sustainable development should be applied equally to all new specific plan areas or deleted.
6. LU 2-67: Table 2-4: Remove all references to phasing. See 4 above for recommended flood language.
7. LU 2-69: Policy 2.L.3: Specific Plan-1B (SP-1B). Encourage mixed-use residential development that complements development in SP-1A, including development of the Southern Gateway as a research and technology business park. This text should be in green.
8. LU 2-69: Policy 2.L.3: Specific Plan-1B (SP-1B). For the East Alternative, development in the Southern Gateway should complement the business park and commercial development in SP-1A. Revise to clarify only non-residential uses would be permitted in SP-1B under East Alternative.
9. LU 2-69: Policy 2.L.4: Specific Plan-1C (SP-1C). Design SP-1C as an exclusively residential neighborhood containing executive homes and rural estates on larger lots. This text should be in green.
10. LU 2-69: Policy 2.L.5: Specific Plan-2. Encourage SP-2 to develop as a sustainable “complete neighborhood” with a town center so that most daily needs can be met within the Specific Plan area. Promote the use of renewable energy sources and water conservation tools to achieve zero net energy buildings. Secure an alternate site for processing waste from the Pacific Coast Producers tomato processing plant prior to adoption of a Specific Plan for SP-2. If development occurs within the boundary of the odor buffer depicted in Figure 7-6, the developer must bear all costs associated with odor mitigation. A Specific Plan for SP-2 may not be approved until a comprehensive flood solution and supporting funding have been secured. No permits, entitlements, or subdivision maps may be approved until adequate progress has been made on the construction of a flood protection system that will provide an urban level of flood protection according to applicable State and Federal flood protection criteria. Through 2035, development shall be limited to a maximum of 25 percent (265 acres) of the total Specific Plan area, located in the northwest portion of SP-2 and adequately buffered from the Water Pollution Control

Facility. References to sustainable development should be applied equally to all new specific plan areas or deleted. See 4 above for recommended flood language.

11. CO 7-15: Figure 7-2: Figure requires revision. SP-2 is not rice or ag habitat. Will provide supporting documentation.
12. CO 7-27: Figure 7-4: Figure requires revision. SP-2 is not Farmland of Statewide Importance or Unique Farmland. Will provide supporting documentation.
13. CO 7-29: The primary purpose of the ULL is to allow for development and densification of Woodland over the long term while preserving and protecting agricultural, natural resource, and open space uses outside of the boundary. This language should be consistent with what the voters approved.
14. CO 7-30: Policy 7.C.1: Annexation. Annex land to the City only as it is needed for development of designated growth areas. Annexation of agricultural land will not be permitted except in conjunction with approved urban development consistent with the General Plan. Clarify what is meant/intended by "needed."
15. CO 7-30: Policy 7.C.2: Agricultural Uses Within the ULL. Where agriculture exists within the ULL, support existing agricultural uses until urban development (consistent with the General Plan) occurs on these properties. See 1 above.
16. CO 7-41: Figure 7-6: Remove reference to recommended buffer. Future buffer area should be based on mitigation achieved.
17. CO 7-47: Policy 7.F.6: Odor Mitigation. Require odors associated with the wastewater treatment plant to be mitigated to acceptable levels in conjunction with planning and development for any land within the odor buffer identified in Figure 7-6. Require an odor mitigation study to be prepared to identify specific measures to be undertaken and a fee program to be in place prior to the approval of development. Refer to the Land Use, Community Design, and Historic Preservation Element and the Public Facilities and Services Element for additional policies regarding the wastewater treatment plant and development in the surrounding areas. Replace "fee" with "financing." Change underlined timing to first building permit.
18. SE 8-17: The City of Woodland and the Central Valley Flood Protection Board are participating with the U. S. Army Corps of Engineers to identify a flood solution to reduce the city's risk of flooding from Cache Creek. The City is also supportive of other ongoing federal and State efforts to address flood risk associated with the Yolo Bypass west levee. This is the only reference to the City's ongoing efforts. This message is not being communicated by the City during public meetings. Recommend including flood consultants at future meetings.

19. SE 8-19: In addition, in the East Alternative, some portions of SP-3 are subject to flood depths of up to three feet and the majority of SP-2 is susceptible to flooding depths of greater than seven feet. Before a Specific Plan can be approved for either of these areas, a comprehensive flood solution and supporting funding must be secured. **We believe this information is inaccurate. Will provide supporting documentation.**
20. SE 8-25-26: 8.B.3: New Development in Flood Hazard Zones. No subdivisions, development agreements, or permits that would place development within a flood hazard zone can be approved unless the City makes explicit findings that either existing flood management facilities provide an adequate level of protection from flooding, the City has conditioned the project to provide an adequate level of protection, or the local flood management agency has made adequate progress on the construction of a flood protection system that will provide adequate protection. Specifically, the City is prohibited from: a) Approving a discretionary permit or other discretionary entitlement for all development projects; b) Approving a ministerial permit that would result in the construction of a new residence for a project (Government Code Section 65962); c) Approving a tentative map consistent with the Subdivision Map Act for all subdivisions; d) Approving a parcel map for which a tentative map is not required, consistent with the Subdivision Map Act for all subdivisions (Government Code Section 66474.5); or e) Executing a development agreement for any property development (Government Code Section 65865.5), unless the city finds, based on substantial evidence in the record, one of the following: (1) Flood management facilities provide 200-year level of protection; (2) The City has imposed conditions on the development action sufficient to provide 200-year level of protection; (3) The local flood management agency has made adequate progress on the construction/improvement of flood facilities that will provide 200-year level of protection by 2025; or (4) For property in areas without a finding of 200-year protection, the property meets the 200-year level of protection. These findings must be based on substantial evidence in the record and will require (among other things) an engineer's report demonstrating the technical basis for making the finding. **Clarify that subdivisions (a)-(e) are modified by "unless the city finds, based on substantial evidence in the record, one of the following..."**
21. HE 9-3: Since January 2014 through June 30, 2016 the City has issued 429 building permits for single family housing units of which 409 were in the Spring Lake Specific Plan area. **Clarify how this impacts 7,000 units.**

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DEVELOPMENT ADVISORY SERVICES

P.O. Box 6763 | Folsom, CA 95763-6763 - 916.502.7341

August 16, 2016

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

RE: Comments on the Public Review Draft – General Plan, (Draft General Plan Update), Woodland, California dated July 2016 and Public Review Draft of the Housing Element Update (dated July 29, 2016)

Dear Ken:

Thank you for the opportunity to provide you comments on the above referenced “General Plan Update” documents. I am happy to provide you with the following comments (see attachments) in an effort to assist you in this important planning process.

Please call me if you have any questions or need clarification on any comment that I have presented.

Sincerely,

David A. Storer, AICP
DAS – Development Advisory Services
on behalf of the Knaggs Commercial Trust

Attachment	1)	Comments on the Public Review Draft General Plan
Attachment	2)	Comments on the Public Review Housing Element Update

cc: Cindy Norris, Principal Planner, Woodland City Community Development Department
Ken Astle, Knaggs Commercial Trust, 83 Scripps Drive, Sacramento, CA 95825
Scott Daley, Knaggs Commercial Trust, 83 Scripps Drive, Sacramento, CA 95825



#6

Attachment 1

Comments on the General Plan Update.

- 1) When does the Horizon begin? Existing conditions of 2013 has been added upon to Jan 1, 2016 per DOF = 4.2% of the 7,000 units has been built. See also data on Memo, dated July 29th, 2016 announcing the release of the Public Review Draft of the Housing Element Update, third paragraph. Is it upon adoption of the GP that the 7,000 units start? Does not count 2016 build out to date from June 30th. See also "Transmittal Sheet" – Anticipated growth through General Plan Horizon (2035) chart – page 1
- 2) Page IA – 1-10. Add language of CO-7-29 about the "primary purpose" of the ULL. Helpful to distinguish between "Prime Ag" under WAC and "Prime Farmland"...
- 3) Appendix pages are not correct with reference to P. IA – 10-20 (Appendix C)
- 4) Modify Fig 2-1 page LU2-3 for Knaggs (remove Green Space) per flood map or state that boundaries are approximate.
- 5) Tables 2-2, page LU 2-7, numbers are not accurate to Existing (2013). DOF has 2016 (Jan 1) population as 57,526. General Plan to update to 2016. 2013 is three years ago...it is not "existing".
- 6) Policy 2. A.3 – Agricultural Mitigation – page LU 2-9 – Add language at the end of the existing sentence to read " or as otherwise provided in an agricultural mitigation program established with a Specific Plan. Note: Yolo County exempts projects that have a agricultural mitigation program in a Specific Plan.
- 7) Policy 2.B.1 Priority to Existing Specific Plan Areas – Request deletion of Policy. Alternative 1, reference Table 2-4 on page LU 2-67 Green or 2-68 Blue, or Alternative 2, delete "Substantially complete" and add "sufficiently advanced as determined by the City Council".
- 8) Policy 2. B.2 Development in the Floodplain. – page LU 2-10 – Request deletion – alternatively, 1) delete "secured" and add "identified" or 2) add language 8.B.3 on page SE 8-25 and referenced SB-5.
- 9) Policy 2. C.2 Consistency with the Climate Action Plan – page LU 2-13. Add in text that states that cases where there are differences/conflicts or contradictory direction, that the General plan supersedes/governs.
- 10) Page LU 2-35, Table 2-3. What is (SP)3? Notation?
- 11) Suggest expanding Kentucky Corridor further west past West Street, page LU 2-44 Figure 2-9. See text on page LU 2-43 middle paragraph and page LU 2-45 3rd paragraph.
- 12) Page LU 2-67: GREEN Table 2-4, delete words "PHASING BY" or use "APPROXIMATE PHASING" as per the 2nd column in the table. Also, delete 2nd sentence and add reference to Policy 8.B.3 on page SE 8 – 25.
- 13) Ditto for LU 2-68: BLUE Table 2-4... delete words "PHASING BY" or use "APPROXIMATE PHASING" as per the 2nd column in the table. Also, delete 2nd sentence and add reference to Policy 8.B.3 on page SE 8 – 25.
- 14) Page LU 2-69, Policy 2. L.6. Delete sentence beginning "No permits..." and add reference to Policy 8.B.3 on page SE 8 – 25.
- 15) Page ED 4-16. Last paragraph, last sentence modified to read "; as the City successfully attracts additional industrial or office **uses** that sell taxable products to other end-users **in** Woodland..."
- 16) Page CO 7-29. Soil Resources. Delete last sentence "For a more detailed discussion of soils and their characteristics, see the Environmental Impact Report". No need for this sentence.

- 17) Page CO 7-30. Policy 7.C.2. How does the City "Support" existing agricultural uses? And why is this policy here?
- 18) Page Co 7-30. Policy. Why does this policy exist? Any development will "affect" adjacent agricultural practices located outside or inside the ULL. It can "affect" agricultural practices either positively or negatively. So, what is the intent of this policy? And why does the City have an interest in protecting the economics of County land uses adjoining its city limits perhaps at the disadvantage of lands within the city? This needs to be re-worded.
- 19) Page SE 8-17. Penultimate paragraph. Add more to discussion and the City's selection of Modified Alternative 2A, assuming the City Council has selected it as the preferred solution.
- 20) Page SE 8-19. Middle paragraph – add to green and blue sentences...after the word "secured" - ..."consistent with SB-5". Or, alternatively, "consistent with Policy 8.B. 3" on page SE 8-25.
- 21) Page SE 8-20. Add more detail to last paragraph. And include City Council action to adopt the preferred solution of Modified Alternative 2A.
- 22) Page SE 8-65: Policy 8.G.7. Add definition of "outdoor activity area".
- 23) Appendix page A-24. Number 7.2 – add the words "if appropriate" after "adopt" – as the City may wish to NOT be a part of the signatories/participants. The current language binds the City to adopt it.
- 24) Appendix page B-2 Green and B-3 Blue (Tables B-1). Why is there differing non-residential sqft for SP-3A (220,000 vs. 114,000)?
- 25) Page C-2 states that it is the Appendix A – Implementation programs??? Error - Should be titled something related to the General Plan/Zoning consistency matrix.
- 26) Page D-2. Error – should not be the implementation programs inserted in this location. It is the glossary.
- 27) Page D-3 Error – refers to Table B-1. Remove page. It is the glossary.
- 28) Page D-11. Add definition for "Outdoor activity area"
- 29) Insert the Implementation programs in the body of the text in the General Plan with a note stating that these are the programs that are included as a convenience to the reader that are in the Appendix and not part of the General Plan and can be modified by Resolution of the City Council.
- 30) Modify Figures to reflect the preferred flood solution Modified 2A alternative for SP-3: See Figures, 2-5, 5-1, 6-1, 6-2, 6-3, 6-4, 7-4 and 8-9.
- 31) Figure 2-2: Opportunity sites – parcel configuration to be as shown on attached map - and all three Knaggs' parcels to be considered "Opportunity sites". Hard to distinguish shades of greys on map.

Attachment 2

Comments on the Housing Element Update.

1. Housing Element to include updated information throughout to 2016 data per info in memorandum, dated July 29, 2016
2. Expand Kentucky Avenue Corridor to CR 98.
3. Page HE 9-7. Table 9-2 to reflect current RHNA. Current numbers are not per Table E-26 Table E-33?
4. Policy 9.A.4. Why does the City need to rezone 5 acres? There is no discussion of the need for this policy prior to its creation. A brief explanation is provided in the policy itself.
5. Page HE 9-9. Figures E-1 and E-2 contain sites that are not 2 acres in size and probably not suitable for rezoning. See three sites on south side of Kentucky Avenue. Note should be made although it is made on page E-39.
6. Appendix E – Background Data:
 - a) page E-2. Incorrect reference to Sections 2 and Section 1 of the Housing Element.
 - b) Page E-3. Reference to 2010 data? Is this an update to 2013 or a 2013 update to 2009? Confusing.
 - c) Table E-1 outdated data to 2010?
 - d) Table E-6. The 2020 estimate has been reached already per DOF in 2013. This 2012 data is stale.
 - e) Most of the data is referenced to 2012. Needs to be changed to more recent data
 - f) Page E-26, Table E-33. Typo for 380 units – should be 390 (add 195 x 2). See page E-36 for consistent data.
 - g) 2925 units (page E-37) and 3037 units on page E-44 confusing? Also, not sure how 317 units of VL calculated on Table E-39
 - h) Page E-44. What are Tables A-1, A-2 and A-3? Where are they?
 - i) Page E-45. Recommend expanding the Kentucky Ave corridor west of west to CR 98 in order to provide more available land.
 - j) Page E-72. When does the 7,000 units start the count?
 - k) Page E-73. Paragraph after Table E-47 is dated and refers to present tense of 2013.
 - l) Page E-74. Data is not current. Update to 2016?
 - m) Page E-78. Data is not current at 2012. Update to 2016?
 - n) Page E-86. Data is old at 2013 land prices. Update to 2016?
 - o) Page E-102. Reference to Appendices are incorrect – B and C (of the General Plan?)
 - p) Appendix E-1 Parcel Inventory includes sites that are well below 2 acres in size and not likely to be considered for affordable housing projects even though they may be appropriately zoned and can be considered infill. Only 4 of the 30 sites are over 2 acres of which just one is vacant.
 - q) Appendix E-1 and E-1-2: Difficulty in getting to understand which sites are actually suitable for residential development and how that translates to the RHNA numbers.

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Cindy Norris

From: Lisa A. Baker <lbaker@ych.ca.gov>
Sent: Thursday, August 18, 2016 12:56 PM
To: Cindy Norris
Subject: Re: City of Woodland - Release of the Public Review Draft of the Housing Element Update

I noticed that the Plan elements don't consider regional collaboration with YCH, just the Cities and the County and developers and others. Is this intended?

I also noticed inaccuracies in the voucher payment calculation, the units we own (for example, we are a partner in the Rochdale Grange LP)

For the reporting period, you have data, but no update on where you are today. Also Payment Standards moved from 90% of FMR to 100% of FMR in 2016 - which you could state in progress on the 110% FMR item (market study didn't support 110%, FYI) and your voucher occupancy data is only from 2013 - do you want updates?

I also didn't see us on the list of those who want to acquire property - we have 1st right of refusal on opt outs and we are interested (that is how we got Crosswood)
I didn't see any mention of the proposed 80 units at Cotton-Wood Beamer, which is a Mercy - New Hope, YCH project with the County

We are very interested and long term partners with the City - I'm hoping the Housing Element will reflect our support for each other. :)

On Fri, Jul 29, 2016 at 4:06 PM, Cindy Norris <Cindy.Norris@cityofwoodland.org> wrote:

The City of Woodland is pleased to release the Public Review Draft of the General Plan Housing Element.

The City of Woodland is in the process of a comprehensive update to its General Plan and as a result, the Housing Element is being amended to address the proposed land use changes and to provide an update on the City's progress toward meeting housing goals. The City completed and adopted a Housing Element in 2013. The City submitted the Housing Element to the State Department of Housing and Community Development and received a letter dated August 8th, 2013 informing the City that the Housing Element met the statutory requirements of State housing element law. The City Council adopted the Housing Element on October 15, 2013. Since the adoption and certification of the 2013 Housing Element, there have been changes and progress toward the City's housing goals.

The updated Housing Element will be available for public review and comment through September 13, 2016. For more information on the Housing Element and the rest of the 2035 General Plan, please see the City's General Plan Update website: <http://www.cityofwoodland.org/gov/depts/cd/divisions/planning/generalplan/2035/default.asp>. Or, please visit the public counter of the City Community Development Department at 300 First Street, Woodland, CA 95695, if you wish to review a printed copy.

The City of Woodland invites you to participate in the General Plan Open House to view and discuss the General Plan Update. The **Community Open House will be held on August 8, 2016 from 6:00 to 8:00 PM at the Community and Senior Center (2001 East Street), rooms 3 & 4.**

Cindy Abell Norris, Principal Planner

Community Development Department

300 First Street, Woodland, Ca 95695

[\(530\) 661-5820](tel:5306615820); [\(530\) 661-5911](tel:5306615911) (direct)

cindy.norris@cityofwoodland.org

--

Lisa A. Baker

Chief Executive Officer

Yolo County Housing

And

Executive Director

New Hope Community Development Corporation

Main Address

147 W. Main Street, Woodland, CA 95695

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fax: 530-662-5429

Office hours: M - Th, 8:00 to 5:00, **closed every Friday.**



Cindy Norris

From: Lisa A. Baker <lbaker@ych.ca.gov>
Sent: Monday, August 15, 2016 4:49 PM
To: Cindy Norris
Subject: tonight's meeting

I also think the Fairgrounds should get a mention - there are potentially ways in which to address development. An example: zone it planned development with a grandfathered in fairgrounds designation - it opens the door to negotiated change with a certainty for future fairgrounds location at part of any deal.

Like others, I favor in-fill over new development and lesser cost development over more expensive options unless the City is able to find a source of funds for flood alternative. I have always favored the I-5 gateway at East as a great opportunity to showcase Woodland in the future. Also want to ensure that Spring Lake and remainder area are not undercut by other development and "lost in the shuffle".

I am very favorable to protecting Downtown as a "go to" destination and taking advantage of its lovely and unique architecture and community elements - it is, by nature, very walkable and would like to see that, along with outdoor dining where possible, enhanced.

I still don't think we're quite "there" yet with multi-modal circulation options, but we definitely need great connectivity between Spring Lake and town as well as better bike and non vehicle connections options to the University, Davis and other locations.

--

Lisa A. Baker
Chief Executive Officer
Yolo County Housing

And

Executive Director
New Hope Community Development Corporation

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Comments on General Plan Update for City of Woodland

July 2016 Draft

Christine Shewmaker

August 16, 2016

Below are my comments. A few general items relating to the comments

- There are several major themes or areas where I collated the comments even if they are not in the same chapter. This is to make it easier to understand my point or concern.
- There are also some that do not fit into a major area and those are at the bottom.
- One of my driving interests is climate change, sustainability, etc. I do realize that there will also be a new or updated Climate Action Plan. Some of my comments may fit more for the GPU and some may fit more for the CAP. However to make sure they are all in one spot, I have included them here, if they will be addressed in the CAP, please consider them when you do that.
- I also plan to submit a comment on South vs East - but will hold off on that for a bit with the intent of including information for the Draft EIR and Draft Climate Action Plan in my comments on the South vs East decision,

Major Areas or Themes

1. **Climate Change Overarching Goal** – Chapter 1 – Vision, Goals and Presence Throughout Document

- a. I really like the section you added in **1.2** (pg 1-3) about focus on sustainability and climate change, I would just alter it slightly as indicated below with added phrase in bold

This General Plan advocates responsible growth while seeking to conserve energy, water and other resources; reduce greenhouse gas emissions **with a long term goal of zero net emissions (by 2050)**; promote infill, green and net-zero energy development; and build community resiliency to the effects of climate change

- b. The **green oak leaves** are good – just need to make sure their use is consistent – in some places where I think they might not be – I have indicated that below.
- c. **The vision statement (pg 1-4 to 1-5)** . You use excerpts of the vision statement at the beginning of the subsequent chapters. For that reason I think it would be good to insert something relating to climate change in the vision statement. I have pasted a suggestion for that below in bold. I would like to see this portion of the vision statement at the beginning of several of the chapters particularly 2, 3, 7 and 9. Woodland did join the Paris Pledge for Action on Earth Day and that does say we will aim to keep the temperature rise to 2 degrees C - as we are already at 1 degree C - the only way to get there is by aiming for zero emissions and fast.

"Woodland will be a community very attuned to reducing greenhouse gas emissions in all its activities, including transportation and buildings and will be closing in on the goal of zero emissions. It will also focus not just on mitigating climate change by

8A

reducing greenhouse gases but also on making the community resilient to the effects of climate change (This is in addition to what is in the vision statement – which is fine for the areas it addresses.)

- d. **The guiding principles (pg 1-5 to 1-8)** Again like the vision statement, some of the guiding principles are listed at the beginning of various chapters. Below are some guiding principles I think could be altered to include climate change and the chapters for which I believe they are relevant.
- i. In mobility options include also that we will aim to get transportation emissions in the city as low as possible and that this would include efforts to aid in the electrification or other zero emission technology for vehicle transportation. – Chapters 3.6
 - ii. In housing options - in addition to home size, etc - include the goal of new homes being net zero emissions and somewhere there has to be something about helping to transition the existing house stock to lower emissions - but maybe that is not in this section – Chapters 2. 9
 - iii. In safety - they mention natural as well as manmade hazards - but they need to include planning for climate resilience here - specifics for that would be heat waves, droughts, floods, new diseases (ala mosquitoes, etc) - maybe the specifics don't go here but somewhere else in document - but the basic idea of climate resilience should be included. Chapters 5,8
 - iv. In Environmental stewardship - mention zero emissions again here and maybe say we will be a leader as a small ag community in addressing both mitigation and adaptation to climate change. – Chapters 3,6,7

2. Zero-Net Energy (Emissions) in Buildings

This is a critical area for me. In reading through the whole document there did not seem to be a consistent message on building efficiency, especially new buildings. It is important that there is one consistent message throughout the document. The CPUC will require that all new residential development be ZNE (Zero Net Energy (Emissions) by 2020 and all new commercial by 2030. (See two attached short documents on this). I think the city of Woodland should have ZNE as their goal for residential starting now. Why build homes in the next year or two that will need to be redone to meet ZNE. As relates to commercial, ZNE should be at least considered now. The city should calculate GHG emissions on all new buildings (or require that the developer does). Again why wait until 2020, start now. A way to facilitate buildings to be net zero either now or in the future is to discourage fossil fuel in buildings, i.e. natural gas. Electricity has the opportunity to eventually be net zero.

A few specific areas in the document that need attention as relates to this are itemized below

- a. Goal 2 C – Include zero emissions in the overall goal as well as in policy 2.C.4
- b. On pages LU 2-61-LU2-63 it states a goal of zero net energy for SP-2 but not for SP-1 or SP-3 – it should be zero for all!
- c. Policy 2.L.5 lists zero net energy for SP-2 – but again 2.L.2 2.L.4 and 2.L.6- 2.L.7 do not. The ones where it is not mentioned are SP1-A, B,C and SP-3A and SP-3B. It needs to be consistent! This is especially true since 2.M.5 says strive for net zero? Also as relates to

consistency of green leaves, SP-2 has a green leaf on pg 2-69 (I suppose because you say it will be net zero), but all those on pg 2-68 to 2-70 should have net zero development. So either all get a green leaf or none do.

- d. Section 9.5 and the policies and programs therein is another place where ZNE needs to be consistently mentioned. All of the 9.D.# policies need to be looked at and altered to fit with ZNE. This is also true for 9.B.6.
 - e. Appendix A – Implementation in measure 7.6 (pg A-25) should strengthen sub goal relating to net zero. As all new residences will need to be ZNE by 2020, need to establish a program, within planning most likely, to ensure this is happening consistently. Either you or the developer will need to calculate GHG emissions.
 - f. Appendix A –Implementation in measure 7-6 (pg A-25) I like CCA idea but would like to see a stronger word than consider. It should be a goal if we are truly going to get our GHG down to zero
3. **Next Gen Transportation.** It is very important I think to plan overall transportation from the view of the next generation. It needs to be very focused on getting to zero emissions. There are areas where I think this could be stronger in this document. These are listed below with references to the document where appropriate
- a. Bikeways and Bike Infrastructure. First we need to look at bicycling not just to get to school or go to the park, it needs to be considered a major mode of transportation including commuting to work.
 - i. Class I bikeways – These need to be emphasized. There are none in Figure 3-3. I was told there are some that will be in a newer version of this, but overall, class I bikeways need to be emphasized for safety and for ease of use! It is important to do this in SP-1A and if South 1-B and 1-C if East SP-2
 - ii. Bikeways for commuting – In goals 6-B-3 and 6-B-5 include commuting to work as well along with other reasons for biking such as getting to schools. etc.! Also on page ED 4-24 include bike infrastructure along with other infrastructure in the goal/ policy for economic development.
 - iii. Woodland to Davis Bikeway We really need a “113” of bikes. Not that it has to be on the path of 113. But a dedicated class I bikeway that goes from Davis to Woodland and allows easy and safe commuting is necessary. I saw a piece that in Germany they are building a 62 mile elevated bikeway to connect 10 towns and will plan the exits near schools. Jobs, etc.. While we might not be able to do that yet, we must, I think, aim for a class I bikeway between Woodland and Davis. It would help with incentivizing businesses to locate at a tech park in the Southern section of Woodland. Emphasize more strongly in 3.F.8 and 3.K.3
 - b. Access to Amtrak. There needs to be an easy way to get from Woodland to Amtrak on public transportation. None exists at the moment. It is a long bus ride to Davis (from East side of Woodland anyway) and then one has to get from the center of the city to the Amtrak station – this is not easy now. Include in 2.J.6 and 3.G.6 – do it – don’t just evaluate feasibility!
 - c. EV charging stations or access to alternate carbon free fuels. This is essential in a next gen transportation world

- i. In goal 3.H.7 – include a goal for number of personal vehicle #EV stations throughout the city. Long term the goal should be no gas stations at all by 2050 or sooner. Overall I like other parts of this goal.
 - ii. Under movement of goods portion – page 3-34 – include mention of EV charging stations for trucks and/or alternate fuels for movement of goods vehicles
 - d. Prioritize alternate transportation be it bikes, pedestrian, mass transit over individual vehicles.
 - e. Greening the fleet. This mentioned in Appendix on page A-25. (7.7) Do it as fast as possible – it really should have already been done!
 - f. I like 3.A.5 and 3.A.11
4. Fossil- Fuel Infrastructure De-emphasized – Discourage Natural Gas. To get to zero carbon emissions we need to get totally off fossil fuels. That means de-emphasizing fossil fuel infrastructure. One way to do that is to not put natural gas in new homes, buildings, etc. So I would like to see language to that effect. In addition, some specifics relating to nat gas infrastructure
- a. Policy 7.F.5 says encourage nat gas and electricity on the exterior of new homes. I would say just electricity. I assume the nat gas is there because it is not as bad as gasoline for air pollution. But nat gas has 50% the GHG emissions of coal and 70% of gasoline. So just don't put the nat gas infrastructure in. There is no need for it on exterior of residences.
 - b. Policy 7.D.1 says consider compatibility with land use when considering applications for nat gas wells in the planning area. I would say discourage or even forbid nat gas wells in the planning area!
 - c. On page 7-31 it says no active nat gas wells in city limits but are in planning area and then refers to fig 7-5. Fig 7-5 does show nat gas fields but does not show the wells – this needs to be fixed.
 - d. On page 5-56 you mention the nat gas infrastructure and the importance that it is maintained safely. Should also include that as we shift off fossil fuel, the infrastructure is safely decommissioned.

Others

1. Threatened Species – Local vs YHCP This relates to section 7.3. There are 12 species covered by the YHCP that is in preparation. There are 6 animal and 6 plants listed as having special status in the plan area. The overlap between the 2 is not complete. Only 5 of those listed as special in table 7-2 and 7-3 are actually in the YHCP. It was explained to me at the 8-8- 16 meeting that if one of the special species was not covered by the YHCP, a special plan would be made. This needs to be made clear. If I missed it – just point out to me where it is in the document.
2. Energy –Utilities, Etc.
 - a. Page 5-57 This looks a bit boiler platesque. I wrote Yuck next to it the first time I read it. In looking at it again – it is an opportunity to discuss zero emission goals and I hope you can rewrite it.

- b. Goals 5-F thru 5-L. These relate to utilities. Only in one spot 5.K.6 is energy conservation mentioned (private utilizes) – The goal of zero emissions should be discussed and put in the goals for all of these- public utilities, potable water, wastewater, storm drainage, solid waste, other (private) and broadband.

3. A Few Specifics relating to CAP, etc

- a. Page CO 7-43 – the word fossil needs to be inserted as indicated in the sentence following definition of CO2. “emitted as a result of ***fossil*** fuel combustion....”
- b. I like the last paragraph at the end of pg 7-45!
- c. Again 7.F.5 – no nat gas on exterior of buildings (or interior for that matter)
- d. Page 8-29 – add wildfire danger does increase with climate change. As an aside – if you can zoom figure 8-7 in so we can see the Woodland specific part – that would be good



Zero Net Carbon (ZNC) Building

In December 2015, the world came together in Paris and reached a monumental agreement to limit global average temperature increase to “well below 2°C and to drive efforts to limit the temperature increase even further to 1.5°C above pre-industrial levels.”

To realize this goal, the [scientific community estimates](#) that the world must peak CO₂ emissions by 2020, reach zero fossil fuel emissions by about 2050 and zero total global greenhouse gas (GHG) emissions by 2060 to 2080.

Today, [cities](#) are responsible for 70% of global energy consumption and approximately 75% of GHG emissions, mostly from building energy use. Over the next two decades, it's projected that about 900 billion square feet of [additional building area](#) will be built or rebuilt in cities worldwide to accommodate approximately 1.1 billion [new city dwellers](#). To put this in perspective, the entire population of the western hemisphere is about 1.1 billion people. This trend points toward urban buildings and built environments as the source of solutions to address the climate change crisis.

To keep the global average temperature increase to well below 2°C, the building sector must adopt a clear definition for both new and existing building energy consumption that is based on zero net CO₂ emissions.

A Pathway for All Building Types

A **zero net carbon (ZNC)** building definition must accommodate all building types – new and existing residential, commercial, institutional, and industrial buildings – in various settings, including those located in dense urban environments where on-site renewable energy production may be limited. A ZNC building is here defined as:

a highly energy efficient building that produces on-site, or procures, enough carbon-free renewable energy to meet building operations energy consumption annually.

Efficiency First

While the metrics for a “highly energy efficient building” should be defined by each jurisdiction and professional organization, a ZNC building dramatically reduces its fossil fuel generated energy consumption, *first* through building design strategies and energy efficiency measures, *then* incorporates on-site renewable energy systems *and then* procures locally produced renewable energy to meet the balance of its energy needs (see the [2030 Challenge](#)).

Net Balance

A zero net carbon balance is achieved when an equivalent unit of carbon-free renewable energy is produced (on or off-site) to offset each unit of fossil fuel energy used by the building. The “net” balance of carbon-free energy is critical to the definition, as this provides a path to achieve ZNC for buildings that use some form of fossil fuel energy or are unable to produce sufficient renewable energy on-site.

A ZNC building may meet its energy demands or offset its carbon-based energy consumption by the following:

- Production of on-site renewable energy
- Procurement of off-site renewable energy from local providers

In summary, a ZNC building can achieve a carbon neutral balance through (in order of priority) a combination of design strategies and materials, energy efficiency measures, efficient equipment, renewable energy production, and clean energy procurement.

Industry Net Zero Definitions

Many definitions exist for energy efficient buildings that meet a “net zero” energy or emissions threshold, including (but not limited to):

- [Zero Energy Building](#) (ZEB)
- [Zero Net Energy](#) (ZNE) Building
- [Net Zero Site Energy](#) Building (Site ZEB)
- [Net Zero Source Energy](#) Building (Source ZEB)
- [Zero Emissions Building](#) (ZEB)

Each of these definitions is compatible with ZNC because they offset carbon-based energy consumption with energy efficiency and new renewable energy capacity. In fact, these definitions represent a narrower path for achieving zero net carbon, specifically for locations that have the on-site renewable energy production capability to meet annual energy demands. However, this limits their application to mostly low-density, low-rise, suburban, or rural building applications. A standard that is more closely aligned to ZNC is the European definition of a [Nearly-Zero Energy Building](#) (NZEB) as it also allows for accessing nearby off-site generated renewable energy.

While all energy and greenhouse gas emissions reduction targets are important, as we move to a carbon emissions-free built environment by 2050, all strategies and definitions will converge to meet the **ZNC** definition.

ZNC Applications

Public and private actions aligned toward climate action must lead the building sector on a path of rapid CO₂ emissions reductions. A ZNC definition clarifies the approach for meeting the [2030 Challenge](#), American Institute of Architects [AIA 2030 Commitment](#), and the [China Accord](#)’s “carbon neutral” target, and can play an important role in guiding the design and development of new and rebuilt urban buildings as we all work to meet the goals set by the Paris Agreement.

CPUC, Energy Commission, and NBI Announce Milestone Toward Achieving Statewide Zero Net Energy Goal

August 3, 2016 / [Zero Net Energy](#)

The California Public Utilities Commission, California Energy Commission, and the New Buildings Institute (NBI) today announced that California continues the march toward its zero net energy (ZNE) goals, with 108 new and renovated commercial buildings that have been either verified as generating as much energy as they consume or are working toward that target.

California is the country's undisputed leader in both policies and projects that are laying the path to an energy efficient future. The California Energy Commission's 2007 Integrated Energy Policy Report and the CPUC's 2008 Energy Efficiency Strategic Plan established goals of having all new residential construction in California be ZNE by 2020 and all new commercial construction ZNE by 2030.

As announced today, the Golden State currently boasts 108 commercial ZNE buildings either verified (17) or working toward that target (91). The count was made official via the recently released [California ZNE Watchlist](#), which tracks ZNE commercial buildings, including multi-family projects. Buildings with ultra-low energy performance comparable to ZNE are also included. The Watchlist is funded via the CPUC and developed by NBI, a national nonprofit group.

With the state's bold vision of the energy future, California has steadily moved toward creating the necessary infrastructure to help design firms and owners realize ultra-low energy buildings. ZNE buildings help fight pollution and address the harmful impacts of climate change. Electricity is responsible for approximately 20 percent of California's greenhouse gas, with residential and commercial building consuming 70 percent of the electricity (equal to 14 percent of greenhouse gases).

Early adopters of ZNE buildings have also recognized the real estate and occupancy advantages of these high performance buildings which can garner higher rents and faster leasing times. For occupants, ZNE buildings offer healthy environments that reduce absenteeism and increase productivity.

"To save energy, reduce carbon emissions, and get the highest performance and value from all homes and buildings, California has set a course to achieve zero net energy in residential and commercial buildings in the next two decades," said CPUC Commissioner Carla J. Peterman, who is assigned to the CPUC's energy efficiency proceedings. "Zero net energy buildings are possible today, and as a leader in clean energy, California is well positioned to make zero net energy standard practice. We are excited to share this milestone highlighting progress toward the state's goals."

Added Commissioner Andrew McAllister of the California Energy Commission, who is the agency's lead on energy efficiency, "The best way to create a high-performing building is to design and build it that way in the first place. The California Energy Commission recently adopted the 2016 Building Energy Efficiency Standards. When these go into effect in 2017, new commercial and residential buildings will have better windows, insulation, lighting, air conditioning systems, and other features that reduce energy consumption. The number of buildings on the Watchlist will only continue to grow."

Projects on the ZNE Watchlist show there is a broad range in size and locations across the state with offices and education buildings leading the count. "Zero net energy performance is a clear and tangible aspirational goal for buildings that translates directly into operational savings for building owners and represents direct action on climate change" said Ralph DiNola, CEO of New Buildings Institute. "That is why we are seeing so much activity in the education sector."

Special attention is being paid to growing momentum behind reducing energy in K-12 schools and community colleges — both new and existing projects. With energy bills at California's K-12 public schools totaling more than \$700 million a year, innovative energy saving solutions are needed to manage costs. Schools built and renovated to ZNE performance have substantially lower energy costs and over time save money on energy bills that can be spent on students and programs.

One such project is the Oakland Unified School District La Escuelita Education Center, which opened its doors in the Fall of 2014 targeting net zero energy performance. The 123,000-square foot education complex project includes an elementary school, alternative high school, early childhood education center, the District's television station, and a community health center.

The effort to meet Governor Edmund G. Brown Jr.'s ambitious ZNE goals also extends to state-owned buildings, as California has led by example by adopting an administration-wide [definition](#) for ZNE construction and building new ZNE facilities for the [Department of Motor Vehicles](#) and [State Lottery](#) with a half dozen additional facilities with ZNE potential expected to be under construction in the next year.

For more information about California's progress on ZNE, read the [ZNE WatchList](#) or sign up for the [ZNE Action Bulletin](#).

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ABOUT THE CALIFORNIA PUBLIC UTILITIES COMMISSION

The CPUC regulates privately owned electric, natural gas, telecommunications, water, railroad, rail transit, and passenger transportation companies. The CPUC serves the public interest by protecting consumers and ensuring the provision of safe, reliable utility service and infrastructure at reasonable rates, with a commitment to environmental enhancement and a healthy California economy. For more information, please visit www.cpuc.ca.gov, or follow us on Twitter at twitter.com/CaliforniaPUC, or like us on Facebook at facebook.com/CaliforniaPUC.

ABOUT THE CALIFORNIA ENERGY COMMISSION

The California Energy Commission is the state's primary energy policy and planning agency. The agency was established by the California Legislature through the Warren-Alquist Act in 1974. It has seven core responsibilities: advancing state energy policy, encouraging energy efficiency, certifying thermal power plants, investing in energy innovation, developing renewable energy, transforming transportation, and preparing for energy emergencies. To learn more, visit the Commission's website at www.energy.ca.gov, join us on [Facebook.com/CAEnergy](https://facebook.com/CAEnergy) and follow us at twitter.com/CalEnergy.

ABOUT NBI

New Buildings Institute (NBI) is a nonprofit organization working to improve the energy performance of commercial buildings. NBI works collaboratively with commercial building market players—governments, utilities, energy efficiency advocates and building professionals—to remove barriers to energy efficiency, including promoting advanced design practices, improved technologies, public policies and programs that improve energy efficiency. Learn more at <http://www.newbuildings.org>.

COMPARISON SOUTH VS EAST WOODLAND GPU 2035

ITEMS ARE THOSE SPECIFICALLY MENTIONED IN JULY 2016 DRAFT

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

ITEMS ARE THOSE SPECIFICALLY MENTIONED IN JULY 2016 DRAFT

C. K. Shewmaker 8/8/16

9

Woodland General Plan Steering Committee Meeting #8

August 15, 2016 – Meeting Minutes

Steering Committee Attendance:

Evelia Genera
Enrique Fernendaz
Chris Holt
Don Sharp
Kathy Trott
Al Eby
Kay Hohenwerter

Staff Attendance:

Ken Hiatt
Cindy Norris
Heidi Tschudin
Elizabeth Schmid

The meeting started at 6:08 pm.

K. Hiatt stated that the public would be able to provide comments to Planning Commission and City Council in September. The main task for the meeting was the collective comfort level on the document as a whole, and reviewing Appendix A of the GP.

Appendix A covers future actions to implement the General Plan. Walked through the layout – column by column.

The Appendix will be adopted separately to allow more flexibility. No GPA needed. Could be changed in future based on needs, funds, etc... without a GPA.

There are not necessarily programs for every policy – that just means there was no observable gap that needed to be addressed. There could already be a program or administrative activity that the city is undertaking that addresses a policy or action.

Implementation Programs are not mandated by the State but most jurisdictions include them to show how policies will be implemented to reflect the budget.

Questions:

E. Genera asked if the policies were priorities. And how the city determines which policies were the highest priority.

E. Schmid responded that all policies are to be implemented. Having an implementation action does not mean it has a higher priority.

K. Hiatt added that the implementation programs outline steps the city needs to take to advance a policy versus a policy that is self-directive.

#9A

E. Genera asked about the lack of a cost column on the table and whether there would be alignment with the budget.

She also enquired where private industry would fall in w/ partnerships, and how the private sector would help.

E. Schmid noted "Community" column is a typo – it should be Community Services.

K. Hiatt added that the City tries to identify where partnerships are out there. The appendix is more of a management/budget tool to show responsibility for implementation.

Implement partnering/governing input of private industry (column could be added to indicate partnership required).

K. Trott noted that she would like to see the table organized by timeframe

Heidi responded that the table is excel based so it is possible to sort it by other variables e.g. responsibility, time frame, etc...

E. Genera noted that the plan address infrastructure to support infill which is very good for economic development.

E. Fernandez suggested that section 2.15 should not include Transit Priority Area's. Woodland does not have any of them. We would need a measure to change legislation to make streamlining GPs to Woodland and other small cities.

E. Fernandez noted that 5.13's language of developing a Master Plan for Broadband is a broad term. He would like to see more specific areas of focus. He asked what a master plan is? He also noted that it needs to apply to residents, not just the business community.

E. Genera enquired about the rescission of the East St. Corridor – Why wouldn't the City allow it to stand? Cindy noted that the land uses on East St are proposed to be amended to Corridor Mixed Use with the intent to allow broader LU opportunities. These would not be consistent with the current Specific Plan. The City intends to follow up with update to the zoning ordinance.

E. Genera noted that the 4th and 5th bullet on 2.9 could be combined.

K. Hiatt responded that performance standards let the City focus on outward variables rather than specific uses. Focus on "externalities" that could affect a neighbor rather than the specific use – is more flexible. (Lots of discussion followed).

E. Genera asked about 2.11 if there should be language about working with labor associations so they don't feel their jobs will be taken away and encouraged collaboration with employee associations.

E. Schmid responded that that program is in the current GP and that she would add language on roles of volunteers.

E. Genera asked about 2.12 Code Enforcement. She enquired about the meaning of "pursue" in the program language and noted that Stockton has a 5 year inspection checklist. Fees are paid by landowners and it helps to minimize blight. She noted that Woodland should be more specific.

K. Hiatt responded stating that the City needed to be careful about getting too prescriptive in this

situation and that the current language allows the City to find the right fit.

E. Genera noted that other actions in the GP are very specific.

K. Hiatt responded that there are many laws on the books that could be used.

D. Sharp noted that the budget has prevented the City from having the staff to do code enforcement, and that “pursue” could mean more staff.

E. Genera asked about supporting Code Enforcement with fees.

Both K. Hiatt and D. Sharp noted that fees could adversely affect affordable housing.

E. Schmid noted that vague language leaves room for the community to define.

A. Eby stated that a lot of it comes down to tenants understanding their rights. That the city needs more education and outreach on available laws and resources.

K. Hohenwerter noted she does not like words like “require” unless required “by law.”

E. Genera

4.10 include opportunities for youth e.g. Summer part time

4.12 Include education programs in schools. E.g. STEM – need to encourage employers to live in Woodland so the city can get economic benefits. The City needs to promote its schools to attract them.

5.1 need direct links from school district and school websites.

5.3 Leery of surveys; the city should work with schools to reach out to youth on school sites. Volunteers could do this. Go to youth where they are. Add “with outreach” after “survey.”

5.4 can we target very low income? E. Schmid responded “will change to lower income.”

6.7 include faith community to get word out and coordinate.

6.9 Legislation already prohibits non-nutritional foods. Only allowed for fund raisers outside of schools. This item not needed.

8.2 and 8.3 – add statement specify 200 year flood requirement especially as related to East side. At least 10 years to even request funds. Is east pie in the sky? She has a matrix from Shewmaker. K. Hiatt responded that those policies are in the GP policies. E. Genera asked whether 200 year needed to be specified. K. Hiatt responded that it is implied. E. Schmid added that not everything is captured in the implementation program appendix and more specifics about flood requirements are included in the goals and policies.

K. Trott asked why 8.2 says “ongoing” when it is 10-20 years out. E. Schmid responded that ongoing refers to the parts that the City is working on now.

D. Sharp stated that he looked at 8.2 differently; because of the flood situation it is not feasible to grow but the city needs it in the plan so that the east developers help with the flood solutions which we would need to capture private interest/investment. If City ____ are not identified as future development then the city cannot maximize its value.

K. Hiatt asked to table the issue and come back if there was interest. He noted that 8.2 could be short or mid-term to reflect the development of strategy.

K. Hohenwerter

2.3 Impact fees for infill is too daunting – cost prohibitive.

2.8 UCD is doing something similar – Woodland needs to expand on it.

2.9 Add churches to 2nd bullet on A-6.

2.11 If the budget drops, we don't want things vulnerable – volunteers can fill the gap.

2.17 Programs end when grants end – need built in funds for when grants end.

K. Hiatt responded that this referred to capital improvements.

3.2 There used to be money for rails to trails.

3.5 Very good. Would improve safety.

4.6 Is there a success story? Focus on what has been successful.

5.5 Get one central facility that we all pay to use and maintain instead of several

6.4 Why is "encourage" in here? Remove unless required by law.

E. Genera noted that in 3.4 the carbon footprint – Woodland could have station for charging that are available throughout the community for public to use.

D. Sharp noted that they were available in public lots.

C. Holt

2.H.3 (p. 2-40)

We need an implementation program that says adopt a streamline permit program. Very important to users. Prequalify architects and engineers.

2.H.4 Any example we can model? We need an implementation action here.

2.I.5 (p2-47) – There is an untargeted sector of buildings that could be adapted and reused – need to encourage that versus demo.

2.I.6 – Get rail out and use for community benefits. Is there a body actively working on it now?

2.P.3 (p. 2-77) City has gone too far in the past. Buildings get too Disney. We should back down on what we "think" was there. Don't go too far.

2.13 Typo.

2.17 Are we proposing mixed use on all those corridors?

2.23 Don't go crazy.

2.21 Great idea.

3.2 We would like to help.

E. Genera noted that it should be changed from ongoing to short or mid-term.

C. Holt continued:

2.A.3 – Ag 1:1 This would be detrimental to moving the city forward. Clarify that mitigation land is outside of ULL.

2.H.2 Don't get too prescriptive on fake history from a design perspective

2.G.2 Soften a bit

E. Fernandez

3.1 Add collaboration with County

7.3 We would like to see discussion regarding expansion of canopy cover

Regarding policy 2.A.3 – what is the purpose of it – protect immediately adjacent or AG in general? Can City dictate where?

K. Hiatt responded that yes, the city can do that. It could require it be immediately adjacent – that would drive it up. Woodland and Davis have a buffer.

A. Eby

2.11 Who is responsible along the I-5 highway now?

K. Hiatt – Along I-5 between 102 and main controlled by the City with a maintenance district paid by residents there.

A. Eby – no one follows through on stuff like this. How do we identify a responsible party? Add language to emphasize O/M and ability to enforce it.

2.17 Streetscape improvements – if the city is responsible then who maintains? E.g. Median on Gibson is a mess. Trash on the median looks terrible.

K. Hiatt – as owners change over time our ability to get O/M out of later owners is limited. Gibson is responsibility of the mall. Need teeth.

A. Eby requested to be on the rail committee.

A. Eby continued

3.6 What is the benefit?

K. Hiatt – probably none – we will plan to delete this

3.8 How does that affect the landowners?

4.6 Lots of effort on this. Visitwoodland.com. Partner with business webpage. Partner with realtors. Partner with hotels.

Bike trails, climate action, East Alt, flood – puts all eggs in one basket. Ignores West of Kentucky. That forces people to drive a long way for service. Need to service north area.

K. Trott discussed the tree canopy. Encourage ongoing growth of tree canopy.

E. Schmid noted that p7-25, Policy 7.B.9 addresses the tree canopy. An additional implementation program can be added.

K Trott provided an example where there are houses in new areas where you cannot put a tree in front because of utilities underground. The city needs to ensure that any lot can have on mid-sized tree in every yard.

A. Eby noted that the General Plan policy for maintenance of MF and community properties and area ordinance could be done by planning director. Everything comes back to maintenance.

E. Schmid stated that there are multiple ways to submit comments even if you don't comment at the meeting. She asked that attendees limit their comments to one or two minutes.

PUBLIC COMMENTS:

Debra from Beamer Park stated that she supports rail relocation, preservation of downtown, well-lit streets and safe sidewalks since they affect small children. She said they needed street lights. New development should pay the whole way. Rec programs should be available to all income levels. Low income kids should be able to take part in rec programs regardless of their low income. If they are on a lunch subsidy, they should qualify for rec programs.

Christine Shewmaker said that she was interested in climate change and sustainability. Likes 1.2. Thought that 7.6 policy mentions zero emissions – improvement action needs to define zero and provide more clarity on implementation action. She also noted that 7.7 should be VERY short term. She handed out a south vs. east chart in GP. Should apply to all new growth areas.

Terry Starr – we need to protect prime ag land (7.1) protect ag jobs. Support the growing community.

Trish Tran noted the importance of protecting prime ag land being threatened by developers and mentioned increases in taxes for farmers. She wants to work with the ag community to foster future generations. We currently are losing too much land and we should protect Woodland and Farmers.

Roy Moralis said that he supports moving to the east and that Woodland should put agriculture first. Protecting prime ag in 7.1 is important, as is promoting infill to preserve ag.

Art Pimental - Thanked the committee. Regarding the flood plain – it is important to align behind a solution to protect Woodland's Northeast side. It is an economic development issue. He noted that this plan is finally addressing the opportunity for the private sector to pay for the solutions. SLSP must be number one and we need to protect prime ag. Any developer in the future must pay their own way. Residents should not have to be stuck with the bill like what happened with the SLSP.

David Storer – Struggles with policies not having the implementation plan right next to them. Is there a way to do that but not have it be part of the GP? Maybe detach it by "reso"

Regarding perpetual maintenance – he noted that the City should require developers to post a bond for 2 years to pay for maintenance; that the city could amend zoning ordinances to require it – put it in COAs now. He noted that the GP should distinguish between prime ag and prime farmland since they are very different and that the city should use the Williamson Act definition, though it's not the best. Should not preserve the ULL – voters have already said no.

8:08 was the end of public comment

The committee finds that the GP as drafted – generally comfortable that it reflects public priorities including the comments today.

Committee agreed by consensus as long as public has opportunity to keep making comments

E. Genera liked the physical arrangement of the meeting.

K. Hiatt noted that it was the last meeting of the group.

AP

E. Genera thanked the staff

K. Hiatt thanked the committee and noted possibly getting back together at the end

Audience member Shewmaker asked what the event was on the 24th. K. Hiatt responded that it was a workshop and that no direct comments were expected then.

Asked when South vs East would be decided, K. Hiatt replied that the EIR was due out later this month and that it would help inform the decision.

Adjourned at 8:15

GENERAL PLAN STEERING COMMITTEE

Appendix A Comments/questions

8/15/2016

Submitted by Evelia Genera, General Plan Steering Committee member

1. I strongly recommend a Cost Estimate column for the Implementation Programs
2. Should there be a "Private" column as responsible party? OR does the "Community" imply private investors, developers, businesses? This is especially critical in the housing and transportation sections.
3. Does Appendix A represent "policy priorities" if not, then ...
Who and How will implementation of All policies be monitored?

NUMBER

2.5

Is It wise to rescind the East Street Corridor Specific Plan?

2.9

- Regarding Performance Standards... can you explain the difference in the two paragraphs regarding these performance standards? One is to develop and another is to include. Do current existing Performance Standards not suffice?
- Community Garden. How can this effort be coordinated as a collaborative effort with school gardens?

2.11

"...graffiti abatement and landscape planting.." should there be proactive language which brings the unions/labor associations into the conversation to avoid any labor conflicts

2.12

"Pursue code enforcement..." What does the city mean by "Pursue"? What is the current code on appropriate maintenance of rental properties to prevent blight? Stockton requires a "walkthrough" of rental property with a maintenance checklist every 5 years.

4.10

Include initiatives which also include opportunities and jobs for youth in our schools

4.12

Marketing... include salient educational programs in our schools such as Advanced Placement courses and program in STEM such as pre-engineering, and ROP. If our employees don't live in Woodland we do not benefit economically!

5.1

"Create and maintain a central directory of youth programs serving Woodland." Provide a direct link from School district and high school web pages to this directory.

5.3

"Conduct regular surveys to determine specific recreation needs...." Work with schools to reach out to youth, on school sites, regarding their recreation needs.

5.4

Is there a need to include VERY LOW INCOME as well as low income in this item?

6.7

Add the Faith community to this list offering information on food assistance programs. Church bulletins, etc.

6.9

"Remove unhealthy food and drinks from vending machines on school property." The State has already done this. Unhealthy drinks are not being sold during school hours. Only snack bars during after school sporting events are allowed to sell candy, soda, etc.

8.2 & 8.3

Regarding flood protection... should there be a statement specifically addressing the 200 year or 100 year flood zone/s requirement??? Before implementation on housing plans in the East?

10

To: Woodland City Council and Planning Commission

From: Bobby Harris

August 21, 2016, Page 1 of 2

Re: Urban Limit Line Ordinance and General Plan 2015 – 2035, City Policy Conflict

There is an **active and profound policy conflict** within City Hall, **regarding legal interpretation** of the City's Urban Limit Line Ordinance (ULLO), which has a **direct bearing on consideration of the City's new General Plan**. I object to such a conflict and demand that the City Council clearly and unambiguously address this obvious and serious legal conflict, prior to further substantial consideration of its draft General Plan.

Within the City's draft General Plan 2015-35, the ULLO is described as constituting (by voters) what appears to be comprehensive, local environmental law / policy:

"In Woodland, the Planning Area is the same as the Urban Limit Line (ULL), which was established by voters in June 2006 as the city's permanent, ultimate physical boundary. (The initiative was submitted to voters as "Measure A" on the ballot.) This can only be modified by the voters.

"The ULL reflects a community commitment to focus future growth within the city to prevent urban sprawl. In addition, it serves to preserve and protect prime agricultural land and environmentally sensitive areas surrounding the city."

"Policy 2.A.1

"Urban Limit Line. A permanent Urban Limit Line (ULL) is established around Woodland to permanently circumscribe urban development and comply with provisions for agricultural lands. Public services and facilities shall not extend beyond the permanent Urban Limit Line. The City shall take such administrative steps as may be required to implement Policy 2.A.1. The City shall also identify funding for implementing a permanent urban limit line, including mitigation for developing on agricultural land. The City shall continually reevaluate residential land use densities, housing policies, and zoning to determine the potential for increased residential densities for both infill sites and undeveloped land within the Urban Limit Line. The City shall continually review existing non-residential zoning to determine the potential for conversion to higher density residential uses within the permanent Urban Limit Line. The City will encourage and support appropriately located agricultural and wildlife conservation easements to support implementation of the permanent urban limit line.

This policy enacts Woodland Measure A (Ballot of June 2006), Urban Limit Line, and can only be modified by the voters."

“Policy 2.A.2 Finite Land Resources. Given that the ULL serves to make land availability within the city a finite resource, maintain high expectations for development.

“Policy 2.A.3 Agricultural Mitigation. For impacts to agriculture within the ULL, require one acre to be permanently conserved for every acre converted to urban development.”

Alongside these legal / policy pronouncements – however -- the City also states in the Final Environmental Impact Report (FEIR) -- March 2016 -- for its Prudler Subdivision Project (page 2 – 5):

“[T]he provision of affordable housing and consistency with the voter approved Urban Limit Line is a policy question related to economic and social effects. In accordance with [Public Resources Code] Section 15131, economic and social effects shall not be treated as significant effects on the environment.

“Due to this [Prudler Subdivision] project site’s current land use designation, the site was not included on the possible inventory of eligible sites in the Housing Element.”

City policy interpreting the ULLO for purposes of considering the Prudler Subdivision Project appears to be in -- **direct conflict** -- with its impending policy / law regarding the new General Plan. As well, the second excerpt (just above) from its FEIR, appears to also conflict with the ULLO, since -- “this [Prudler Subdivision] project site’s current land use designation” – being Commercial (C – 2) is fully susceptible to ULLO policy and process:

“The City shall continually reevaluate residential land use densities, housing policies, and zoning to determine the potential for increased residential densities for both infill sites [including commercial zoning] and undeveloped land within the Urban Limit Line.”

The ULLO has been on the books for a decade, it is not new to this draft General Plan.

Interpretation of the ULLO is **plainly pivotal to proper adoption** of this General Plan.

Recognizing this clear and stark conflict, between whether the City’s ULLO is to be interpreted as environmental law for purposes of the California Environmental Quality Act, or to be interpreted as being “a policy question related to economic and social effects[, in] accordance with [Public Resources Code] Section 15131[.]” as stated in the Prudler FEIR – the City must now overtly and immediately announce its actual interpretation of the ULLO, before attending to further consideration of the draft General Plan.

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Woodland Joint City Council/Planning Commission General Plan Meeting

August 24, 2016 – Meeting Minutes

City Council:

Mayor Jim Hilliard, Mayor Pro Tempore Angel Barajas, Sean Denny, Tom Stallard, Skip Davies

Planning Commission:

Chair Kirby Wells, Vice Chair Chris Holt, Steve Harris, Elodia Ortega-Lampkin, Marco Lizarraga, Fred Lopez, John Murphy

Staff Attendees:

Ana Gonzales – City Clerk
Paul Navazio – City Manager
Ken Hiatt – Community Development Director
Cindy Norris – Principal Planner

Consultants:

Heidi Tschudin
Sophie Martin

Questions from City Council and Planning Commission:

C. Holt: Can we meet the RHNA with SP-IA and SLSP only?

S. Denny: Is the plan aggressive enough?

S. Davies: Choosing between the [South and East] alternatives is too difficult now. Should there be criteria that have to be met to allow growth?

M. Lizarraga: EIR shows impacts of alternatives. It's not to decide between them.

E. Lampkin: In-Lieu fees for affordable housing

Public Comments Received:

Jessie Ortiz

- Developers need to pay for their own impacts – police, fire
- Protect prime farmland
- Protect farmworker jobs
- Historical preservation is very important
- Growth will happen – do it smart

Art Pimentel

- Flood Solution is getting close
- Rail Relocation
- Protect ag land

Teri Stark

- Preserve downtown – Heritage is important
- Protect ag land – ag has more value than we know
- Secure and protect job that exist and in the future

Christine Shewmaker

- What is timing on CAP and EIR?
- How can the City make commitments without having the CAP or EIR?
- How does the city come back around for a decision?

Rogelio Morales

- Thanked group for focusing on ag and industries that come from Ag

Tricia Tran

- Noted the importance of protecting prime Ag since it supports crops, jobs and industry
- It's threatened by developers who want to build, and increased tax burden on farmers
- Concern with loss of Ag land in the country in general as an important issue.

Debra Zavala

- Supports protecting Ag land and protecting related jobs at the cannery and on farms

Tim Taron

- Noted that he has attended all meetings
- Noted that the council wants to maintain flexibility and 2B1, 2.B.2 do not provide flexibility and create unnecessary triggers
- Unclear what substantially completed means
- State law – cannot build until a flood solution is in place. Does not allow a SP to provide advantage to help achieve flood solution
- 2.L.2 has chronological phrasing that should be amended

Final Wrap up Comments by City Council and Planning Commission:

C. Holt

- September 1 – will provide comments (spread sheet)
- Reverence for Ag heritage – the Urban Limit Line was adopted by voters to provide for growth within the ULL in a compact way, recognized that some land to be taken to allow for the growth in order to preserve Ag in the surrounding area.
- Prefers a more compact growth – therefore prefers Southern

J. Murphy

- Will provide comments on September 1 meeting
- Concern not just with where new growth, but how we shape the city we already have. Concerns such as revitalizing the west side of town.
- GP about overall city, not just new growth
- Feels similar to Chris on Ag land and ULL
- Are we obligated to come up with ways to fund and to discuss funding?
- Concern with a document that may look good, but may not be able to achieve key policies (price tag?). Come up with a concrete way of doing some of the things we say.

M. Lizarraga

- Flexible. The General Plan can always be amended and they have seen amendments come before Planning Commission. Certain that we will amend it in the future.

T. Stallard

- Beautiful Plan and hopeful for our future
- The issue for him is when growth will happen. Prefers to maintain focus on when we grow.
- EIR covers both alternatives and in doing so may reduce concern with future amendments.

E. Lampkin

- Glad that Economic Development is included
- Protecting ag land is a priority
- Affordable housing is a priority

S. Harris

- Thank you to the audience for participating. Government by the people.
- Take care of Ag land
- Infill is essential. Start at core and fill in around as we go.

A. Barajas

- General Plan will help shape Woodland and impact people's lives
- Guiding Principle No 7 does not protect prime Ag land, should revisit that.



- Develop as needed, scenarios to mitigate that impact
- SP-2 has less Prime ag land impacted as opposed to S and N
- Need diligent work on the flood solution but not sure that is part of the General Plan
- Other elements in the General Plan

E. Lampkin

- Chapter 4 Economic Development is progressive thinking
- Protect prime ag land, pro and con of these areas
- General Plan provides an opportunity to increase affordable housing

F. Lopez

- Important to look at infrastructure and explore vacant areas and infill – do this before expanding further

S. Denny

- Beautiful document but not a quick read
- Market, growth, etc... - want developers on the hook to provide improvements and cost.
- Feels all areas should be in play.
- Focus on jobs, leverage anyone who wants to do something to keep them local. “Jobs don’t wait.” Bring in economic driving power.
- Not against expanding into new areas, but older areas need to benefit too. Wants the whole City of Woodland improved and beautiful. Need funds to fix up older neighborhoods.
- Allow us to move with the market but to not over do it. Don’t miss a market cycle.
- Enough triggers and rules already and we don’t want to overdo

S. Davies

- There are two flood issues going on and both solutions are a number of years away, but don’t want to ignore those areas
- Supports removing triggers for development as per Tim Taron’s comments.
- Make ag mitigation more aggressive for prime Ag land but may not need mitigation if lesser quality.
- Net zero emission for all Specific Plans, not just the East
- Health Community: policy to encourage schools to have PE, healthy lifestyle classes, etc...

K. Wells

- Mentioned that Planning Commission in their recommendation on the growth options did not want to see triggers
- Allow decision makers of the future flexibility to make decisions
- Affordable housing

J. Hilliard

- Market will dictate how much infill can happen
- Ensure that areas that require a flood solution/rail can continue to plan and do not stifle their process.
- Mandate vs Strive for zero net energy; should apply to all or none
- Flood and Rail Relocation
- Emphasize flexibility, we do not want artificial triggers or limitations
- Keep prime ag land as long as possible

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Item Number	Page	Section	Policy / Implementation	Comment / Question		Response
				2.A.3 / None identified	2.A.4 / 2.2	
Q001	2-9	Land Use		What is the total amount of 'agriculture' within the ULL? How quickly will we eat through the available land in the ULL if we are conserving at a rate of 1:1? Is this realistic?	08/15/16. 'agriculture' land can be permanently conserved outside the urban limit line. This has been a policy for the city for a while and is also a policy at the county level (3:1) and LAFCO (1:1)	Closed Yes
G001	NA	NA	All	Is every policy meant to have a corresponding implementation plan?		
Q002	2-9	Land Use	2.A.4 / 2.2	Coordinated marketing, branding, and advertising will only go 'so far'. Can the city write an implementation that is more action oriented? Perhaps addressing true mixed use (retail, office, housing) as a development worthy of special treatment should be considered. Incentivize this development with increased FAR and/or reduced parking requirements etc.		
Q003	2-10	Land Use	2.A.5	How are other communities implementing this type of policy? Does this require comprehensive re-work of our Zoning Ordinance? Could this be handled at a Specific Plan level? How do we avoid the issues we're having at Spring Lake?		
C001	2-10	Land Use	2.A.6 / 2.3	I like this policy, the implementation plan seems reasonable. As a community, we need to make sure our infrastructure serving the downtown and mixed use corridors is up to date. People will not develop downtown if they have to replace major infrastructure serving their project		
Q004	2-10	Land Use	2.A.7	This is a fairly ambiguous policy. While I understand that it may need to remain ambiguous for the sake of the 25 year plan, can we get some implementation policy that can address concrete steps we are or will be taking? How are we being proactive in to help this change happen?		
Q005	2-10	Land Use	2.B.1	Please explain what 'substantially complete' means in the context of approving a new Specific Plan area. Does that mean that all parks, schools, shopping etc. must be built out? 90%? 80%?		
Q006	2-10	Land Use	2.B.2	This policy states that no residential specific plan can be approved, and then later states that 'No permits, entitlements, or subdivision maps' may be approved. Does this include industrial subdivisions/specific plans? What about Commercial? Or does the permit/entitlement moratorium only apply to residential?		
Q007	2-13	Land Use	2.B.4 / 2.16	Where are the 'limits' of DA scope defined? Is there a law that limits what can or can't be included in a DA?		
Q008	2-13	Land Use	2.B.5	Will we make any changes to policy/procedure regarding coordinating elementary school quantity and location with WJUSD to avoid what is happening in Spring Lake?		
C002	2-13	Land Use	2.C.1 / 2.3, 2.6	Consider re-framing this policy. It reads very negative, and makes it sound like in order to get more compact development we MUST accept these negative effects. Develop Implementation policy that can mitigate these negatives. Work in the Traffic and Open Space sections could help this case.		
Q009	2-14	Land Use	2.D.1	This is a great aspirational policy, I am not sure what type of implementation program would service it. I tracked a number of similar policies down in Economic Development, which seems like a better place to have this discussion. Consider removing or making greater reference to those other policies.		
C003	2-40	Land Use	2.H.3	Permit Streamlining is a common goal for many municipalities, Perhaps we should enumerate exactly how we will implement this program. Will we accept the PASS permit streamlining system? Permit Simlicity? And what are we 'guaranteeing' to those that would do business with us, how are we differentiating ourselves?		
Q010	2-40	Land Use	2.H.4	Can we develop an implementation policy for public/private partnerships? Is there a certain number of PBIDs that we already know we want/need? Can we start to identify them so that community members can start to get involved?		
Q011	2-47	Land Use	2.I.5	East street adaptive re-use presents a very particular set of challenges and opportunities. Can we develop an implementation program that helps property owners understand what we expect? Perhaps the implementation is to develop a case study booklet of successful adaptive re-use projects? (Pearl Brewery District-San Antonio, Pearl District - Portland, or any of the projects Vrilakas Architects has done in Sacramento.)		
Q012	2-48	Land Use	2.I.6	Our implementation should include establishing a special study committee that will be appointed by Council and/or other stakeholder boards, this committee will be charged with full research of the process and development of a strategic plan to achieve rail relocation within a given timeline. If we do not establish a plan, this item will never move past "it sounds like a good idea".		
C004	2-36	Land Use	2.G.2, 2.9	This policy has good intentions, I would caution us against creating regulations that are too prescriptive or that attempt to 'protect' historic context by requiring new buildings to emulate the historic fabric. This type of policy can cause a false sense of historicism and ultimately water down the historic resources that are original.		
C005	2-40	Land Use	2.H.2	Same comment as 2.G.2 / C004, regarding over zealous regulation of 'historic neighborhoods'.		
Q013	2-78	Land Use	2.Q.1 / 2.21	This is a great policy, I would like to see more concrete planning for implementation. Identify architectural historians (David Wilkinson) that could assist this effort, put a timeline on developing curriculum etc.		

C006	2-77	Land Use	2.P.3 / 2.1.3, 2.2.3	Same comment as 2.G.2 / C004, regarding over zealous regulation of 'historic neighborhoods'.
Q014	3-34	Transportation	3.L.5	Same Comment as Q012 / 2.1.6 regarding rail relocation special study committee
Q015	2-67	Land Use	Table 2-4	Is there a reason we have SP2 and SP-3A developing at a different rate? I suspect it is because the SP-2 area is part of the east alternative and we are being more explicit with what needs to happen for that development to go forward.
C007	2-67	Land Use	Table 2-4	The Southern Gateway presents a very unique opportunity to attract high paying jobs. This land could be developed as a research park for UCD which would provide economic stimulus for Woodland and could provide local, walkable jobs for university employees that live in Spring Lake or SP 1A or SP 1B. This should be considered as we look at which specific plan areas to include in the updated GP.
Q016	2-68	Land Use	Table 2-5	Can we meet the RHNA allocation by developing SP 1A and the remainder of Spring Lake? Does that create an artificially restricted supply which drives up housing and land prices? Does this put the city in a bad bargaining position if we do not achieve a comprehensive flood protection plan within the next 4-10 years?
Q017	2-69	Land Use	2.L.3	Does SP-1B hold up development of the Southern Gateway? This blue section of text seems ambiguous please clarify.
Q018	2-69	Land Use	2.L.5	Is the 25% limit on development actually doing anything for us here? Realistically, once the infrastructure (city services, roads, freeway exits) is constructed, this will be our primary greenfield growth area (Similar to the Spring Lake situation). By limiting this to 25% are we setting an artificial impediment in the General Plan?
Q019	2-69	Land Use	2.L.5 and 2.L.6	Why are we specifically requiring the owner of any land within SP 3A to plan and finance any infrastructure upgrades regarding this land and not requiring the same of development within SP 2? Is it assumed that the developer of SP 2 will bear ALL costs of infrastructure within that area?
C008	2-70	Land Use	Goal 2.M	I appreciate the sentiment of this goal, I would like our community and governance bodies to discuss the implications of the goal. Currently we are dealing with a situation out at Spring Lake where the expectations of the community and the economic realities for the developers are not matching up. We need policies and implementations that facilitate this goal, but provide flexibility and process for future stakeholders to change if the need arises.
Q020	2-70	Land Use	2.M.2, 2.M.3	How do we achieve this Policy? We don't have an implementation program for it, I suspect because it is very difficult to regulate. I am concerned that we lay out these aspirational policies, but when the rubber hits the road we end up with something similar to Spring Lake. This development had mixed use and walkable neighborhoods at its core, but that is NOT what we are currently achieving. How will this be different?
C009	2-70	Land Use	2.M.5	Zero Net Energy (ZNE) development is coming. California is incredibly progressive when it comes to climate issues. As a community, Woodland needs to commit to being on the leading edge of this movement. What incentives and enabling code provisions can we adopt to accelerate the move to ZNE?
Q021	2-70	Land Use	2.M.7	Can we mandate orthogonal street grids? This seems like a great 'idea', but is this a strategy that other communities have successfully implemented?
Q022	2-74	Land Use	2.N.2	Have Greenbelts been part of our General Plan in the past? How will we implement this policy in existing portions of the city?
Q023	2-75	Land Use		Does a non-contributing building always have to be inconspicuous? Can we incorporate contrasting (contemporary) buildings with historic buildings?
C010	2-77	Land Use	2.O.2	Adaptive Reuse is a key to creating a vital district around our historic buildings. Overregulating and creating 'historic design guidelines' will stifle this effort. We need to approach the historic downtown differently than we have in the past.
Q024	2-77	Land Use	2.P.1	Who maintains the Historic Resources Inventory? It seems like a good job for the Historic Preservation Commission.
Q025	2-77	Land Use	2.P.2	What 'environmental' review level are we talking about here? Will each and every Historic building have to go through an EIR?
Q026	2-78	Land Use	2.P.5	This is a great program, how will we leverage the resources and grants available to preserve the historic fabric that remains in our community?
C011	2-78	Land Use	goal 2.Q	Obviously, it is no secret that I support architectural education and recognition of our historical resources. If/when additional implementation strategies/programs are developed, I would be more than happy to assist in bringing a greater knowledge of our history/architecture to the community.
Q027	3-11	Transportation	3.A.1	Can You explain the LOS categories in a succinct way? What does LOS E or LOS F mean?
Q028	3-11	Transportation	3.A.2	Is there a stakeholder group assigned to this goal? This effort will need a dedicated group of stakeholders that are interested in seeing it through. If there is a group, I would like to be considered to serve on it. If there isn't, I can help organize such a group.
Q029	3-11	Transportation	3.A.4	Do we have a current VMT performance metric? How does this goal stack up against local municipalities?
Q030	3-13	Transportation	Figure 3-1	Explain LOS F exceptions. Are these areas of the community that have impacts that the city cannot address? Why is Maxwell Ave so impacted?

Q031	3-15	Transportation	3.A.10	How will he city inforce the 'elimination of gaps' in the transportation system if they are 'off-site' improvements? Does the City control this through Development Agreements (D.A.s)?
C012	3-15	Transportation	3.A.15	What is the purpose of this policy? Identified during GP Steering committee, please revise/inform/remove policy.
Q032	3-16	Transportation	3.B.7	Is this policy highlighting two sides of the same coin? It seems that minimizing curb cuts improves a 'pedestrian experience' but may also lead to increased speed of vehicles on the streets, (given that less curb cuts means less interruption of flow of traffic) This increase in speed for automobile traffic would decrease the attractiveness of that street for bicycle and pedestrian circulation.
Q033	3-16	Transportation	3.B.8	We do not have an implementation plan for this policy. Unfortunately, we have a lot of trouble with accessible sidewalks in the community. Does the City have an inventory of all trouble areas for existing sidewalks? Could our implementation include commissioning a systematic survey of existing neighborhoods by a CASp specialist?
C013	3-26	Transportation	3.F.8	As a community, we don't have a lot of Class I bike paths (that I am aware of). I fully support the creation of the intercity Class I bike path (Rail Relocation). That was outlined in City of Woodland Ordinance #6163. What are the mechanisms that we have at our disposal to fund this effort?
Q034	3-31	Transportation	3.H.6	Will the Parking standards revisions happen with our revision of the Zoning Ordinance (directly after GP adoption?). Or will that require a special citywide study and a separate ordinance update?
Q035	3-38	Transportation / Infrastructure	3.K / 5.F.1 / 5.F.2	Can you explain how fees are levied against new development proposals? What is the definition of 'fair share' for a developer? Do we split capital investment in initial infrastructure with the developer? How do we fund the maintenance of this infrastructure once the developer has left town?
C014	4-9	Economic Development		Both the South and East Alternatives project job growth in excess of the 2012 SACOG projection of 31,600. The South alternative exceeds by 12,610 (39%) and the East Alternative exceeds the numbers by 13,740 (43%). These numbers seem sufficient on their own right, what are the implications if we exceed this job growth?
Q036	4-17	Economic Development	Figure 4-3	Can you explain this graphic? Does this mean that people in the downtown are paying over a 25% taxrate? Or does this mean that taxes collected in the downtown account for 25% of the taxes collected by the City of Woodland?
Q037	7-27	Conservation and Open Space	Figure 4-3	What is the land used for that is located in the north west corner of SP 2? (The area that is white)
Q038	7-27	Conservation and Open Space	Figure 4-3	Are the 'spray fields' currently located within the 900 acres? If so, can you show us where they are?
C015	7-26	Conservation and Open Space	Figure 7-4	There are in fact, 3 classifications of ag land identified by the Farmland Mapping and Monitoring Program (FMMP), of which all of the proposed Specific Plan areas contain some. The difference between 'Prime' and <i>Farmland of Statewide Importance</i> is identified as 'minor shortcomings', and even <i>unique farmland</i> is used for the production of the state's 'leading agricultural crops'. Please explain to me why we have given the 'prime' ag land such a disproportionate amount of importance?
Q039	2-63	Land Use		How many acres are included in SP 3A and SP 3B?
Q040	2-61	Land Use		Was the Infrastructure (Storm, Sewer, Water, Gas) for SP 1A, SP 1B, and SP 1C included in the Spring Lake development? Has the infrastructure already been installed to the edge of the development? Why wasn't it installed under 113 and all the way through SP 1C as shown in the SPSP (pg 6-3, 6-6, 6-9)?
Q041	2-69	Land Use		while I understand it is speculation, how would the Infrastructure be installed for SP 2? Would they size and run the majority of the infrastructure (Storm, Sewer, Water, Gas) at the outset of the project? Would they come back and install additional infrastructure if the other 75% of the project moved forward at a date passed the 2035 horizon?
Q042	5-47	Public Facilities	Figure 5-6	Would the traditional 'gravity' infrastructure (storm/sewer) need to be pressurized in order to bring it westerly to the treatment plant? I have been told, the city generally slopes from west to east, by roughly 30' in elevation. How does this affect the cost of Infrastructure and the difficulty in maintaining that infrastructure?

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	Chapter	Pg	Comment
1	IA	1-5	Principle 1, Quality and Character , should include a statement describing at the highest level how the City will 'promote the development of new neighborhoods with similar qualities' to Woodland's best existing neighborhoods. Our experience is that developers propose projects where dozens to hundreds of homes are built at the same time using similar designs, while what distinguishes the best existing neighborhoods is the variety and quality of homes build independently.
2	IA	1-5	Principle 2, Orderly Development . This is an excellent principle and needs to be adhered to. Spring Lake development has <u>not</u> been orderly resulting in a lack of 'finished' qualities for early residents.
3	IA	1-6	Principle 2, Orderly Development . 'Infill and adaptive reuse of underutilized and vacant buildings is promoted', broadly, how will this be incentivized? Experience shows that new building is easier and preferred by many builders and businesses.
4	IA	1-7	Principle 5, Mobility Options. This is great. Throughout the document there is a recurring theme of developing bike and walking options. The easiest option for bikes, bike lanes on existing and new roads is not optimal without a greater effort to separate bikes from traffic. On major roads, a bike lane separated from cars travelling 30+ mph will not be used. Dedicated bike <i>paths</i> are optimal. Where bike lanes are the only option, lanes should be separated from traffic using pavement marker, Botts dots, or other physical demarcation. Also, driveways and on-street parking should be limited as much as possible.
5	IA	1-10	Principle 10, Public Services. Should include the proposed means of funding these services. Suggest adding something like '...through pursuing creation of, or extension of special districts Citywide in order to address issues with funding essential services from the general fund, and to ensure consistent services across all neighborhoods'
6	IA	1-15	Bullet #2 'Provides goals and policies...' should be expanded to include verbiage suggesting how policies will be funded.
7	LU	2-2	See comments 1-3 related to 'an orderly pattern of development that retains and enhances Woodland's quality of life and a distinctive indentity...'
8	LU	2-6	Bullets 1 and 2, and text regarding 'opportunity sites' - again, broadly how. These goals have not been met in the past and policies for incentivizing these goals. Developers have not shown a great deal of interest in the past.
9	LU	2-9	Policy 2.A.4 should include language about encouraging non-conforming, or sub-optimal uses to relocate to other more appropriate areas of the City.
10	LU	2-10	Policy 2.A.8 should mention construction of a Hwy -113 N to I-5 S interchange to allow creation of true gateway at this enterchange, and to get through traffic off of east Main
11	LU	2-10	Policy 2.B.1, excellent. Could be clearer about what 'substantially completed' means.
12	LU	2-10	Policy 2.B.2, excellent. Could be stronger if the word 'residential' was struck. I think that what we mean is that we want no development in the floodplain, residential or otherwise.
13	LU	2-11	Policy 2.B.4, Development agreements should be sonsistent across all developments. Insert language regarding 'consistency'.
14	LU	2-13	Policy 2.C.1, Excellent!
15	LU	2-14	Policy 2.D.2, in the Food and Agriculture cluster, relocation of the cannery should be mentioned specifically. The site of the cannery is no longer appropriate and can be put to far better urban uses.
16	LU	2-18	Policy 2.E.4 should emphasize that off-street bike paths are preferred over on-street bike lanes
17	LU	2-27	What are the current City FAR standards? How much do we propose raising FAR to achieve GP goals
18	LU	2-36	Policy 2.G.4, should be altered to "...by implementing public realm improvements <i>such as street lighting and utility undergrounding</i> where needed..."
19	LU	2-38	Urban Form Characteristics, bullet five should include <u>balconies</u> in the list of architectural features. The more interaction that buildings and their occupants can have with the street the better.

20	LU	2-41	Policy 2.H.10, should read "..Encourage the <i>expansion and</i> redesign of Heritage Plaza..." Additional policy should specifically encourage the relocation of buildings and services out of the downtown if they do not meet Goal 2.H. Some uses are no longer appropriate. Specifically, the Post Office and scattered Courts building should be relocated from their current locations so that their sites can be made available for redevelopment.
21	LU	2-41	
22	LU	2-43	regarding East St, neighborhood revitalization should not be encouraged, instead existing single family home residential properties in areas zones industrial/ mixed-use should be encouraged to relocate. Upstairs loft residential is encouraged.
23	LU	2-43	regaring bike lanes on Kentucky, see previou bike-related comments. Inclusion of bikelanes on a street which is expected to have truck and industrial-related traffic will not be safe or utilized. An off-street bike <i>path</i> however might get use.
24	LU	2-45	In all Corridor Mixed Use (CX) areas except East St, non-conforming uses should be identified and incentives made to relocate to more appropriate areas, with subsequent redevelopment. (An example of this is the NorCal tank and truck facility on Cottonwood between Lincoln and Main. This use id adjacent to residential uses and does not fit with the vision of this area)
25	LU	2-47	Policy 2.I.3, Green Streets should encourage center medians with street trees as well. Limiting center left-turn lanes will enhance traffic flow.
25	LU	2-47	Policy 2.I.4 should mention redevelopment of vacant and underutilized centers. Relacement of retail centers with mixed use retail/services/housing would revitalize W Main.
26	LU	2-48	Policy 2.I.7, Kentucky Ave. Should include suggestion for relocation of Woodland High to this street with subsequent redevelopment of the site (pool would remain as City park). Residential development is not optimal in this corridor.
27	LU	2-51	drive throughs windows - developers tell us these are a must (Starbucks on W Main was recently relocated just so a drive through could be added). Does this proposed 'urban form characteristic' mesh with reality?
28	LU	2-52	Though regional commercial can have offices, we would want to cluster space related to innovation and technology in a 'campus' and/or closer to downtown's activity.
29	LU	2-53	Industrial and warehouse form should include a presumption of rooftop solar
30	LU	2-58	Policy 2.J.1, should include 'rezoning and redevelopment' of under performing existing centers
31	LU	2-61	re: reduction of VMT - how can we connect homes in new development area with jobs in the same areas, when these developments are usually build by separate developers with totally different timeframes.
32	LU	2-63	SP-3A could house a new high school site allowing redevelopment of existing WHS site
33	LU	2-64	No islands of unincorporated area should be allowed to exist in SP-3. Westucky and Rd 98 resiential areas should be annexed to the City in order to have consistent planning and service delivery.
34	LU	2-69	Policy 2.L.6 - see above. Should have a strategy for incorporating all areas north of current city boundary
35	LU	2-74	Should have specific policies related to completion of the Community Center and Sports Park build out, and to construction of a perimeter bike and walking path (beginning with along the south side of the city along the pipeline ROW)
36	LU	2-78	Should have a specific Policy for aquiring addl property adjacent to the Depot for construction of a 'History Center' park. Historical building in the way of development elsewhere could be relocated to this site. Visitors and school groups would use this site as a central hub for learning about the town' s historic resources.

37	TC	3-5	Complete Streets vision – this vision should include separation of bike and car traffic. When this is not possible, restrictions on driveways and onstreet parking, along with physical demarcation of bike lanes should be used (not just a stripe)
38	TC	3-7	Generally speaking, new roads should be built as complete, landscaped roads, not the partial roads seen in Spring Lake.
39	TC	3-11	Explain continued use of LOS in Policy 3.A.1. The previous paragraph makes it sound like VMT is a better metric.
40	TC	3-11	Additional Policy needed to specifically prioritize acquisition necessary ROW to meet bike path goals along major corridors. Encourage innovative road design to separate vehicle from bike traffic.
41	TC	3-12	Road Diets - While considering road reconfigurations, incorporate as many median and center turnout as possible in order to breakup massive streets.
42	TC	3-15	Policy 3.A.13 - this is the only mention of the interchange. As I-80 becomes busier and busier, there are more and more accidents which result in routing of eastbound I-80 traffic North on Hwy-113. Currently, once in Woodland, the only eastbound options connecting to I-5 are surface streets, Main and Gibson/102. When Rd 25A is completed it will be subject to use for through traffic. It is essential to show SACOG and the State that the N 113 to east I-5 connector should be built.
43	TC	3-21	Policy 3.E.5 implement all-way stops on Main St. Additionally, at the same time possibly increase parking by restriping to parallel to diagonal.
44	TC	3-25	see previous comments regarding development of off-street bike paths, not on-street bike lanes
45	TC	3-31	Policy 3.H.4 include possibility of diagonal restriping to create more parking spots.
45	TC		Generally, add language that acknowledges that movement of traffic across town on Main Street is secondary to accommodating growth and development along Main St. It is no longer a highway.
46	ED	4-13	Add additional policy advocating partnership between WJUSD and WCC to create programs for training in practical skills needed in ag and manufacturing industries.

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Woodland Chamber of Commerce Public Policy Committee
Draft General Plan Update 2035 Comments
August 25, 2016

Land Use (section 2)

1. Policy 2.A.3 would require 1:1 acres of conservation for each acre converted to “urban development”. However, this ratio should be weighted based on location, grade of soil, and type of conservation desired, and set at 1:1 when addressing mitigation of like-for-like property and adjusted when not like-for-like. For example a parcel of prime farmland should sitting on the edge of town would be more valuable to conserve than a similar sized parcel elsewhere. So a sliding scale should be developed to take this into account where developing some land (infill or other redevelopment uses) may have no mitigation requirement, while other may require significant contributions in key areas on the outskirts of town.
2. The growth estimates noted in the document make sense at an average of 350 units per year and a total of 19,000 new residents over 20 years. However, trying to limit development artificially by selecting either the East or South alternative for development seems misguided. Each of the three future growth areas already faces real constraints to development (e.g., flood solutions, annexations with County tax sharing agreements, County/LAFCO land mitigation requirements, etc.). Instead, we should be focusing on:
 - a. Funding for the necessary infrastructure without any risk to the City through the use of Mello-Roos, CSD, or other developer financing.
 - b. The natural timing of processing new specific plans will not likely interfere with the build-out of Spring Lake, plus the impact costs/fees will be sufficient to protect any remaining lots through build-out, false triggers to protect Spring Lake and other specific plan areas should be avoided. Therefore, Policy 2.B.1 and Policy 2.L.1 should be removed.
 - c. Infill high density projects should be exempt from job create requirements to further incentivize these types of developments.
 - d. Since State law allows the City to approve development agreements and discretionary permits for areas within floodplains, Policy 2.B.2 should be rewritten to allow planning to proceed, but require urban level flood protection before commencing vertical construction.
3. We encourage an effort to ensure infill development through the use of discounted fees in order to ensure these types of developments are competitive with “greenfield” new development, even though the hard construction costs are significantly higher. This lower cost should be coupled with a fast-track approval process since the infrastructure is already in place.
4. Specifically identify the Fairgrounds as a location for future corridor mixed-use development, similar to the land use designation planned for the surrounding parcels. Not that the current location of the Fairgrounds is an inappropriate use based on both its current and future surroundings. This should be done as an overlay in the General Plan in a manner that encourages the future developer to provide a more appropriate location on the outskirts of town which would also allow of an amphitheater for larger concerts and events than currently available.
5. Ensure that the development of Bed & Breakfast inns Downtown and secondary residential units (granny flats) in the historical areas are specifically encouraged in order to provide additional short-term and lower cost alternatives for housing.

6. High Density residential units would be required to provide articulated facades and varied rooflines plus parking lots with shade trees and other landscaping. To encourage this type of development to meet the needs of lower income households, we should:
 - a. Specifically discourage or limit the use of turf grass and focus on drought-tolerant landscape design with significant use of shade trees.
 - b. Further encourage the use of shade trees in the parking lots and other common areas behind the buildings (not visible from the streets), allow the use of larger and more intensive planting of shade trees as a way to break up the visible mass and minimize the amount of architecture articulation required in these areas.
7. In the document, Downtown is intended to be the entertainment and cultural center of the City with Policy 2.H.7 noting exclusive location of VENUES for live performances and movie theaters should be Downtown. The policy should reference mechanisms to control the use of other venues for live entertainment through limits (through zoning) on the amount of space or the amount of time these spaces can be used for various types of entertainment.
8. New Downtown buildings are limited to 2-6 stories with FAR of 1.-4.0 with setbacks on upper stories to help break up the mass. There should also be a measured height limit and language about transitions within the historic Downtown area and more specifically by city block. The real concern is maintaining the small-town historical look and feel to Downtown while allowing for some growth and true mixed use buildings. Specific language to be addressed with zoning ordinances by block or historic nature of the buildings.

Transportation and Circulation (section 3)

1. This document should have a general policy to more clearly address the use of permits and other parking restrictions in the residential areas adjacent to Downtown.
2. The General Plan policies in this area should more specifically identify/reference their connections to the Climate Action Plan (CAP) and explain how the noted policies and the necessary time to implement them will address the CAP goals. Any transportation and circulation items that are not consistent with CAP goals should be reevaluated.

Economic Development (section 4)

1. Specifically state strategic plan(s) to achieve the goal of retaining and creating new businesses as part of language/policy in the document.
2. Reinforce the need to have job creation drive the housing permit allocations in order to avoid creating more of a bedroom community rather than bringing jobs to Woodland. The focus must be on playing to the strengths of Woodland with respect to job creation with a focus on the industries and areas stated throughout the General Plan to ensure they are actually fully developed and realized.
3. Woodland Chamber Mission Statement should be corrected to show the current one.

Public Policy Committee Co-Chairs

Al Aldrete, Aldrete Maintenance & Handyman Svs. and Jim Gillette, Yolo County Housing

General Plan Update 2035 Task Force

Aniek Ramsey, Van Beurden Insurance
Bob Thomas, Conaway Ranch
Cyndi Bickle, TriCounties Bank
Debbie Bruno, Bella Vie Real Estate
Don Sharp, ReMax Woodland
Isabel Isherwood, Y.C. Taxpayers Assn.
James Richie, Yolo Federal Credit Union
Katie Curran, Dignity Health
Kevin Cowan, Investment Planner (LPL Financial)
Linda Zablotney-Hurst, Yolo County Food Bank
Mark Ullrich, Ullrich Delevati CPA's
Matt Rexroad, Yolo County Supervisor
Nick Ponticello, Sunrise Rotary Club
Pam Welling, Conaway Ranch
Pete Rominger, Alforex Seeds
Phil Hogan (Chamber President), USDA/NCRS
Vicki Faye, First Northern Bank

Embedded Secure Document

The file <https://cityofwoodland.legistar.com/View.ashx?M=F&ID=4643131&GUID=26E37972-213F-418A-9B85-824DED21EDB5> is a secure document that has been embedded in this document. Double click the pushpin to view.



Legislation Details (With Text)

File #: 16-690 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 8/24/2016 In control: City Council
On agenda: 9/1/2016 Final action:
Title: SUBJECT: Election of Officers for Chair and Vice-Chair of the Planning Commission
DATE: September 1, 2016
RECOMMENDATION:
Staff recommends that the Planning Commission:
1. Hold Elections; and
2. Vote and select among current membership, the appointments of Chair and Vice-Chair of the Planning Commission

Sponsors:

Indexes:

Code sections:

Attachments: [A - Planning Commission Rules and Regulations excerpt.pdf](#)

Date	Ver.	Action By	Action	Result
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City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission
FROM: Cindy Norris, Principal Planner
SUBJECT: Election of Officers for Chair and Vice-Chair of the Planning Commission
DATE: September 1, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Hold Elections; and
2. Vote and select among current membership, the appointments of Chair and Vice-Chair of the Planning Commission

BACKGROUND:

The positions of Chair and Vice-Chair are to be elected annually and typically this is done the first meeting in September as stated in the Planning Commission Rules and Regulations, Sections 401, 402 and 403 (Attachment 1).

ATTACHMENTS:

Attachment 1 - Excerpt from the City of Woodland Planning Commission Rules and Regulations for the election of officers.

It is recommended that Commission members be ready a minimum of five minutes prior to the meeting time.

The Planning Commission conducts the business of the City with regard to land use and Zoning matters and as an advisory agency to the City Council. Actions of the Commission can have an impact on the City as well as on those coming before this body for review and determination. It is necessary for meetings to be conducted in a timely and efficient manner.

IV. OFFICERS

- 401. The officers of the Commission shall consist of a Chairperson and Vice-Chairperson. The Chairperson and Vice-Chairperson shall be elected annually at the first meeting in September by a majority of the Commission.
- 402. The Chairperson and Vice-Chairperson shall hold their respective offices until the next annual meeting after election and until their successors are elected. Their terms of office are limited to two (2) consecutive years.
- 403. Vacancies in the office of Chairperson and Vice-Chairperson shall be filled from the membership of the Commission by an election held at any meeting.

V. DUTIES OF OFFICERS

- 501. The Chairperson shall preside at all meetings. He or she shall appoint all standing committees each year following the election of officers and such special committees as from time to time may be authorized by the Commission. He or she may present to the Commission such matters as in his or her judgment require attention; and he or she need not vacate his or her chair for the purpose of actively discussing (as a member of the Commission) an item on the agenda or a subject for review, discussion and recommendation by the Commission.
- 502. The Chairperson (and the Commission) shall be guided by the Roberts Rules of Order, latest revision, on all questions of procedure and parliamentary law not covered by these rules and regulations.
- 503. At the request of any member of the Commission, the Chairperson shall direct that a written record be made and entered on any questions before the Commission.
- 504. The Chairperson shall exercise firm control and direction during the course of any Commission meeting or hearing. (No member of the Commission or of the general public shall address the Commission until recognized by the Chairperson.)
- 505. The Community Development Director shall exercise general supervision over the business papers and property of the Commission.
- 506. On the absence of the Chairperson, the Vice-Chairperson shall perform all duties of the Chairperson.
- 507. The Commission shall elect a temporary Chairperson from the members present in the event that both the Chairperson and Vice-Chairperson are absent.
- 508. The Commission may designate any of its members to represent its views with respect