City of Woodland

Meeting Agenda

Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

August 5, 2021
6:30 PM

***Please Note**: The numerical order of items on this agenda is for the 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. SPECIAL COMMENTS

PLEASE NOTE: The August 5, 2021 Woodland Planning Commission will be conducted pursuant to the Governor's Executive Order N-29-20.

The meeting will be held via teleconference and Commission members and the public will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public. The public is encouraged to listen to the Planning Commission meeting live on Woodland TV Channel 20 and also by going to the City of Woodland web site at www.cityofwoodland.org/meetings.

If you wish to make a comment during general Public Comment or on a specific agenda item, there are three (3) ways to do that. 1) Join the Zoom Planning Commission meeting remotely by either logging onto the Zoom link located on the meeting agenda (please download the app to your computer or mobile device) and meter the Meeting ID or by calling a listed number and enter the Meeting ID; 2) Leave a voice mail message at (530) 661-5900, press Option 1. All voice mail messages received by 6:30 p.m. will be played during the Planning Commission meeting and read into the record at the appropriate time; 3) If you are watching the live stream and wish to make a comment on an item as it is being heard, you may submit an email to the Planning Commission at the following link planningcommissionmeetings@cityofwoodland.org prior to Public Comment on that item. Email comments submitted to be read into the record shall be no more than three (3) minutes when read aloud. Please include the agenda item in the subject line.

Instructions are provided at the end of the agenda.

Please click the link below to join the Public Comment portion of the meeting:

https://zoom.us/j/92170095836

Or Telephone: Dial 669-900-6833

Webinar ID: 921 7009 5836

B. CALL TO ORDER

C. ROLL CALL

D. PLEDGE OF ALLEGIANCE

E. STAFF AND COMMISSIONER COMMENTS

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

F. SUBCOMMITTEE REPORTS

G. COMMUNICATIONS FROM THE PUBLIC

H. APPROVAL OF MINUTES

I. PUBLIC HEARING

1. SUBJECT: Tentative Parcel Map No. 5214

   RECOMMENDATION FOR ACTION: Staff recommends that the City Planning Commission: (1) Receive the staff report; (2) hold a public hearing; (3) adopt Planning Commission Resolution No. PC 21-03 in support of Tentative Parcel Map No. 5214 for the division of property located at 1755 East Beamer Street into two separate parcels consisting of 49.11 acres and 22.41 acres respectively in the City Industrial (I) Zone.

2. SUBJECT: Lennar Homes, Crestada & Lavender CUP Modification to PD and Associated Design Review

   RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission: 1) Receive a staff report; and 2) Conduct a public hearing; 3) Adopt Planning commission Resolution No. PC 21-04 in support of the conceptual residential designs for 183 lots and requested minor Conditional Use Permit (CUP) Modification to the Planned Development (PD) as part of the Lennar Crestada and Lavender (Prudler) project subject to the conditions of approval.

3. SUBJECT: 6th Cycle Housing Element

   RECOMMENDATION: Staff recommends that the Planning Commission: (1) Receive a staff report; (2) Hold a public hearing; and (3) Adopt Planning Commission Resolution PC 21- 05 recommending that the City Council:

   1. Certify that the Housing Element is consistent with the General Plan EIR pursuant to Section 15183 of the California Environmental Quality Act (CEQA);
   2. Approve a Resolution Amending the existing General Plan to replace the existing Housing Element with the 6th cycle 2021-2019 Housing Element; and
   3. Direct staff to transmit the final document to the State Department of Housing and Community Development (HCD) pursuant to Government Code Section 65585(g).

J. BUSINESS ITEMS

K. STAFF OR COMMISSIONER COMMENTS

L. 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 24hours 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.

TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: August 5, 2021
ITEM #: I.1
SUBJECT: Tentative Parcel Map No. 5214

Recommendation for Action: Staff recommends that the City Planning Commission: (1) Receive the staff report; (2) hold a public hearing; (3) adopt Planning Commission Resolution No. PC 21-03 in support of Tentative Parcel Map No. 5214 for the division of property located at 1755 East Beamer Street into two separate parcels consisting of 49.11 acres and 22.41 acres respectively in the City Industrial (I) Zone.

Staff Contact:
Anna Canales, Assistant Planner, (530) 661-5819, anna.canales@cityofwoodland.org

Background:
Project applicant, Thrifty Payless, Inc., submitted Planning Application PLNG-21-00013 for a proposed two-lot Industrial Parcel Map located north of East Beamer Street, south of East Kentucky Avenue, east of North Pioneer Avenue, and west of County Road 102. The property is located within the Industrial Zone and is designated for Industrial land use under the City 2035 General Plan.
The request includes a two-lot Tentative Parcel Map to allow for future industrial development along East Kentucky Avenue. The existing single parcel is 71.52 acres in size and the proposed Parcel 1 and Parcel 2 will be 49.11 acres and 22.41 acres in size.

Site Location: 1755 East Beamer Street

Applicant/Owner: Thrifty Payless, Inc.

APN: 027-360-006-000

Adjacent Land Uses and Zoning:

DIRECTION	LAND USE	ZONING
North	Developed and Vacant Land	Industrial
South	Manufactured Home Builder and Sales	Industrial
East	Agricultural Industrial	Industrial
West	Industrial	Industrial

Flood Zone: The FEMA flood map for the project area is 06113C0455H

Street Access: East Kentucky Avenue

Project Site Description:
The subject property is currently 71.52 acres in size and is located in the City Industrial Zone. Currently, half of the existing 71.52-acre parcel is used as the Rite Aid Distribution Center and the other half is undeveloped

vacant land.

Primary access to the project site will be from East Kentucky Avenue.

The proposed project's electricity and natural gas provider is Pacific Gas & Electric (PG&E) Co. The City will serve as the provider for water, storm drainage, and sewer services. The final map will dedicate easements to allow the connection of storm drain facilities across parcels. Any future development on Parcel 2 will require the construction of separately metered water service and the installation of City approved backflow devices. Separate sewer service for Parcel 2 will be constructed in accordance with City Standards.

Environmental Assessment Status:
Pursuant to the California Environmental Quality Act ("CEQA"), the proposed project is exempt from CEQA review per CEQA regulation Article 19 Categorical Exemption 15315. Minor Land Divisions.

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

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

Discussion:
City of Woodland Subdivision Ordinance:
The project site, as conditioned, complies with the City of Woodland's Subdivision Ordinance.

General Plan Consistency:
The City's 2035 General Plan sets a vision for the City with detailed descriptions of the industrial types and land uses that will be included in these continually evolving areas. The following is an analysis of the proposed project's consistency with the intent of the 2035 General Plan:

The 2035 General Plan designation for the site is Industrial (I) which allows manufacturing, processing, refining, and similar activities including those with outdoor facilities. It also provides for warehousing/distribution and logistics uses with supporting commercial services and office space. Some ancillary retail and dining that supports businesses and workers are also permitted. The maximum allowable Floor Area Ratio is 0.8.

The proposed tentative map is consistent with the intent of the City's General Plan I designation is supported in the following General Plan Goals and Policies:

Policy 2.K.3 Northeast Industrial Area. Promote clustering of industrial uses into areas that have common needs and impacts in order to maximize their efficiency and minimize conflicts. Provide for industrial uses that require a larger footprint on the east side of the northeast industrial area. Provide for smaller uses on the west side.

Policy 4.C.5 Strategic Land Inventory. Maintain an adequate amount of land properly zone, consistent with the General Plan, and ready to be expeditiously developed, redeveloped, and/or revitalized for economic development and job creation purposes. The land inventory should include parcels of a range of sizes, locations, and job-supporting land use designations in order to support a wide variety of industries and

development needs.

The proposed two-lot industrial parcel map meets these policy objectives by Subdividing an underutilized portion of a large parcel within the Industrial Zone;

The General Plan is the overarching roadmap for the City and all policy documents must be consistent with this document. With this consistency requirement comes the need for the City's current zoning code to be updated to match the vision, goals, and policies set forth in the General Plan as stated in the following policy:

Policy 2.F.2 Zoning. Prepare a comprehensive Zoning Code update that includes performance and/or form-based zoning regulations as appropriate. The updated Zoning Code will provide a clear and consistent set of procedures, actions, and administrative guidance to implement the Vision, Guiding Principles, goals, and policies of this General Plan while ensuring the sensitive treatment of existing nonconforming uses.

With the City's zoning code being updated to match the goals and policies of the General Plan it is important to look to the General Plan for guidance on the most current vision for the City and the master policy document that will need to support the proposed Tentative Parcel Map.

Zoning Consistency:

Land Use

The zoning designation for the site is Industrial (I), which provides development standards for properties located within the zone. The zone is intended to encourage sound industrial development by providing areas exclusively for such development subject to regulations necessary to ensure the protection of adjoining uses.

The proposed two-lot industrial parcel map is consistent with allowed uses under the City Zoning Ordinance. Tentative Parcel Maps require Planning Commission review and approval.

City of Woodland Subdivision Ordinance:

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

Yolo Habitat Conservation Plan/ Natural Community Conservation Plan:

The proposed project is deemed a covered project under the Yolo Habitat Conservancy's Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP). A Planning Level Survey was required by the Yolo Habitat Conservancy and was conducted by a Biologist listed on the Conservancy's List of Qualified Biologists. The project will be required to both pay mitigation fees and conduct pre-construction surveys at the time of site disturbance. The below findings were made:

Developed Land Cover Types

Approximately 39.609 acres of Yolo HCP/NCCP land cover types classified as Disturbed/Developed were mapped within the project site and includes parking lots, driveways, walkways, active buildings/structures, and landscaped vegetated corridors.

Ruderal

Approximately 2.159 acres of HCP/NCCP land cover types classified as Ruderal Vegetation were mapped within the project site and includes areas primarily along fence lines in portions of the project site that are in a regularly disturbed (mowed) weedy area surrounding a tractor-trailer storage area in the central portion of the project site.

California Annual Grassland Natural Community

Approximately 25.270 acres of California annual grasslands were mapped throughout the project site. All of the grasslands within the project site correspond to the California annual grassland alliance land cover type

classification under the HCP/NCCP.

Fresh Emergent Wetland Natural Community
Approximately 3.987 acres of fresh emergent wetland was mapped in the project site. This land cover type occurs within portions of managed stormwater retention basins that occur along the western boundary of the project site.

Open Water Natural Community
Approximately 0.500 acres of Open Water land cover type was mapped in the southwestern portion of the project site in association with an actively managed man-made wastewater treatment pond.

The project will be required to pay habitat mitigation fees in effect a the time of site development for the Natural Grassland, Emergent Wetland, and Open Water land cover types. Current (2021) Yolo HCP/NCCP fees are $15,169 per acre of fee-paying Land Cover and $77,366 per acre of Fresh Emergent Wetland.

Evaluation of Yolo HCP/NCCP Covered Species
No Yolo HCP/NCCP covered species, or any other special-status species were observed during the planning level survey conducted by a qualified Biologist. However, potential habitats for four Yolo HCP/NCCP covered species, were observed within the project site. The Yolo HCP/NCCP outlines requirements for avoidance and minimization measures (AMMs) when covered species or potential habitat is identified in a project site. The requirements of all Yolo HCP/NCCP AMMs are provided in Chapter 4 of the Yolo HCP/NCCP Permitting Guide. Below is an outline of habitat space identified during the biological field survey, along with a determination of which Yolo HCP/NCCP avoidance and minimization measures (AMMs) may be required based on the project's proximity to the suitable habitat space for certain covered species.

Swainson's Hawk
According to the Yolo HCP/NCCP, suitable nesting habitat for Swainson's hawk includes remnant woody vegetation or isolated trees above 20 feet in height, and suitable foraging habitat includes the California annual grassland alliance. Both habitat types were observed within the project site, and several recent occurrences of nesting Swainson's hawks have been reported in the vicinity of the project site. Therefore, Yolo HCP/NCCP AMM16, Minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite, applies to the project.

White-Tailed Kite
According to the Yolo HCP/NCCP, suitable nesting habitat for white-tailed kite includes remnant woody vegetation or isolated trees above 20 feet in height, and suitable foraging habitat includes the California annual grassland alliance. These habitat types occur within the project area. Therefore, Yolo HCP/NCCP AMM16, Minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite, applies to the Project.

Burrowing Owl
According to the Yolo HCP/NCCP, suitable habitat for burrowing owl includes the California annual grassland alliance. This habitat type occurs within the project site, and potentially suitable burrows were observed within this habitat type during the field survey. Therefore, Yolo HCP/NCCP AMM18, Minimize Take and Adverse Effects on Habitat of Western Burrowing Owl, applies to this project.

Tricolored Blackbird
According to the Yolo HCP/NCCP, suitable nesting habitat for tricolored blackbird includes the alkali-bulrush-bulrush brackish marsh alliance, bulrush-cattail wetland alliance, freshwater marsh alliance, and blackberry alliance land cover types. Suitable foraging habitat includes the California annual grassland alliance occurring within eight miles of nesting habitat. While no suitable nesting habitat occurs within the project site, the California annual grassland alliance land cover type does occur within the project site, which represents

suitable foraging habitat. Suitable nesting habitat for tricolored blackbirds may occur within 1,300 feet of the project site, on the property to the west of the project site. Therefore, Yolo HCP/NCCP AMM21, Minimize Take and Adverse Effects on Habitat of Tricolored Blackbird, applies to the project.

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

- A legal notice was published in the Woodland Daily Democrat
- Notices were mailed to all property owners within 300 feet of the project site

Applicable Laws, Codes, and Ordinances:
The project is subject to several laws, codes, and ordinances:

- The California Environmental Quality Act (CEQA)
- City of Woodland 2035 General Plan
- City of Woodland Zoning Ordinance
- City of Woodland Subdivision Ordinance
- Yolo Habitat Conservancy's Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP)

Reviewing Agency Comments:
The project has been circulated to other city divisions and departments for review. All reviewing agency comments have been integrated into the conditions of approval.

Entitlements:
The Planning Commission shall base its decision on the conformity of the tentative map with the requirements of the Subdivision Ordinance, the Zoning Ordinance, the 2035 General Plan, any applicable specific plans, and any other applicable ordinance, resolutions, or provisions of law. If the tentative map complies with all of the requirements of the Chapter and the Subdivision Map Act, the Planning Commission may approve or conditionally approve the map.

Appeal:
The subdivider, or any party adversely affected by the decision, the City Planning Commission, an individual City Planning Commissioner, or the City Manager or Community Development Director, may appeal any action of the Planning Commission with respect to a tentative map to the Planning Commission within (10) days after the action of the Planning Commission. No conflict of interest shall exist solely by reason of the filing of an appeal by the City Planning Commission, an individual City Planning Commissioner, the City Manager, or Community Development Director. Any such appeal shall be filed with the City Clerk and, except an appeal by the City Planning Commission, a City Planning Commissioner, or the City Manager, shall be accompanied by a filing fee as prescribed by Planning Commission resolution. Upon the filing of an appeal, the City Clerk shall set the matter for hearing. Such hearing shall be held within thirty days after the date of filing the appeal. Within ten days or at its next regular meeting following the conclusion of the hearing; the City Planning Commission shall render its decision on the appeal.

Conclusion:

Staff recommends that the City Planning Commission: (1) Receive the staff report; (2) hold a public hearing; (3) adopt Planning Commission Resolution No. PC 21-03 in support of Tentative Parcel Map No. 5214 for the division of property located at 1755 East Beamer Street into two separate parcels consisting of 49.11 acres and 22.41 acres respectively in the City Industrial (I) Zone.

Prepared By: Anna Canales, Assistant Planner

Reviewed By: Cindy Norris, Principal Planner

Attachments:

1. Resolution and Exhibits A & B
2. Tentative Parcel Map No. 5214
3. Project Information Sheet

RESOLUTION NO. PC 21 - 03

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND APPROVING TENTATIVE PARCEL MAP NO. 5214 LOCATED AT 1755 EAST BEAMER STREET.

(APN 027-360-006-000)

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on August 5, 2021 to review and consider a request for Tentative Parcel Map No. 5214, to divide a single existing parcel with a cumulative size of 71.52 acres into 2 parcels 1 and 2 of 49.11 acres and 22.41 acres, as shown in **Exhibit A**. The property is located at 1755 East Beamer (APN 027-360-006); and

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

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

WHEREAS, the site for the intended use is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the use and required provisions of the City of Woodland Zoning Ordinance and satisfies all minimum physical standards required under the City's Zoning Ordinance for an industrial development; and

WHEREAS, the proposed use will be organized, designed, constructed, operated, and maintained so as to be compatible with the character of the area as intended in the City of Woodland General Plan; and

WHEREAS, the proposed use will not constitute a nuisance or be detrimental to the public welfare of the community, the use would be consistent with existing and permitted uses in the area and all conditions and requirements deemed necessary and in the public interest have been or will be met as they have been imposed on the application approval to reduce the impact of the use and/or future use on adjacent properties and vicinity; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the proposed parcel map is exempt from CEQA review per CEQA regulation (Class 19 Minor Land Division) § 15315 which applies to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the City of Woodland General Plan and City of Woodland Zoning Ordinance,

no variances or exceptions are required, and all services and access to the proposed parcels to local standards are available.; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby make the following findings and determinations with respect to the proposed Tentative Parcel Map No. 5214 at 1755 East Beamer Street:

Section 1. The proposed Tentative Parcel Map is consistent with the City's General Plan. The proposed Tentative Map will implement the City of Woodland General Plan by helping to maintain an adequate amount of land properly zoned, consistent with the General Plan, and ready to be expeditiously developed, redeveloped, and/or revitalized for economic development and job creation purposes.

Section 2. The Tentative Parcel Map depicts a site that is physically suitable for development. There are no conditions that would render the property unsuitable for industrial development.

Section 3. The site is physically suitable for the proposed density of development. The site is of sufficient size and shape to allow the proposed density, and the parcel will be able to accommodate future development of industrial uses given the shape and topography of the project site.

Section 4. The design of the parcel or the proposed improvements will not create substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Section 5. The design of the proposed parcel will not cause serious public health problems and is not anticipated to have substantial negative impacts on project occupants or occupants of the surrounding area.

The Planning Commission does hereby approve Application No. PLNG-21-00013 for Tentative Parcel Map No. 5214 (**Exhibit A)**, subject to the recommended conditions of approval as provided in **Exhibit B**.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 5th day of August 2021, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Kirby Wells, Chairperson

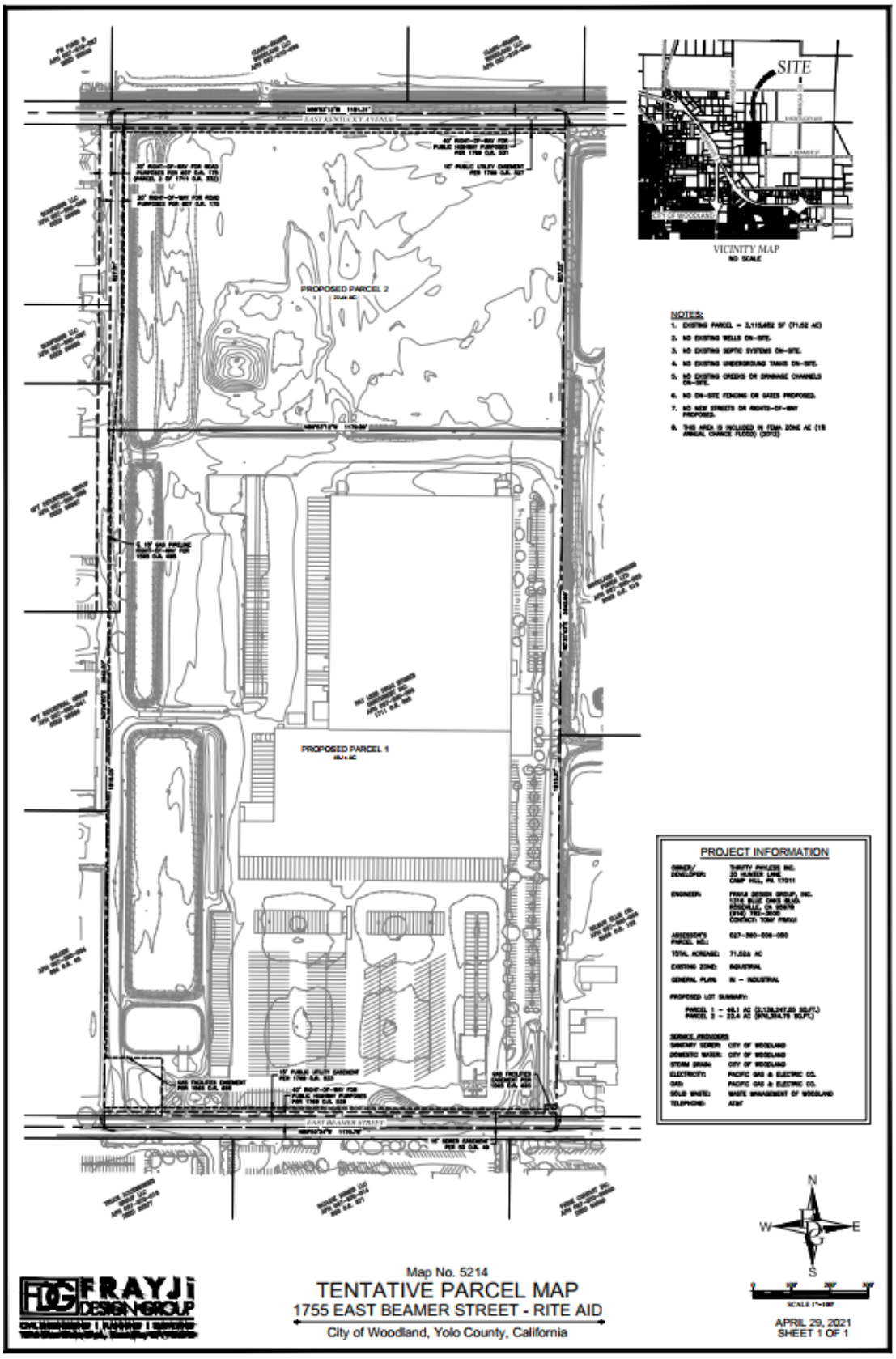
ATTEST:

_____

Cindy Norris, Principal Planner

Exhibit A – Tentative Parcel Map No. ____
Exhibit B – Conditions of Approval

Exhibit A



SITE
VICINITY MAP
NO SCALE
NOTES:
PROPOSED PARCEL 2
PROPOSED PARCEL 1
PROJECT INFORMATION
N
W
E
S
Map No. 5214
TENTATIVE PARCEL MAP
1755 EAST BEAMER STREET - RITE AID
City of Woodland, Yolo County, California
APRIL 29, 2021
SHEET 1 OF 1

Exhibit B
Conditions of Approval

GENERAL

1. The project is as described in the staff report prepared for the August 5, 2021 Planning Commission meeting to approve Parcel Map No. 5214 to divide the existing 71.52 acre parcel located at 1755 East Beamer Street into two separate parcels, Parcel 1 of 49.11 acres and Parcel 2 of 22.41 acres. The project shall be carried out in substantial compliance as depicted on the submitted Tentative Parcel Map No. 5214 dated April 30, 2021, included in Exhibit A, except as modified in these conditions of approval and with any changes necessary to meet city codes and specifications.

2. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.

3. Secure approval and satisfy requirements of all agencies of jurisdiction.

4. Upon approval, the applicant will be required to submit a final parcel map. Prior to official recordation of the legal description and revised lots, the Community Development Department must approve this map.

5. Prior to issuance of a Certificate of Occupancy for future development, all conditions of approval and required improvements shall be completed to the satisfaction of the Community Development Department.

6. The applicant will be required to file a copy of the recorded instruments with the City of Woodland Community Development and the Public Works Department upon recordation of the revised parcels.

7. Applicant shall provide the Community Development Department with a check for the sum of $50.00 made out to Yolo County to record the environmental document with Yolo County.

8. Applicant shall be responsible for informing all subcontractors, consultants, engineers or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements herein in the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities.

PLANNING

9. Future Industrial Development. Future development shall be subject to Site Plan and Design Review with the City of Woodland Planning Division. Future development shall

meet development standards and regulations as outlined in the City's General Plan, Zoning Code and Community Design Standards, as applicable.

YOLO HABITAT CONSERVANCY - HABITAT CONSERVATION PLAN/NATURAL COMMUNITY CONSERVATION PLAN

10. Parcel Map No. 5214 Parcel No. 2 future development will be implemented in accordance with the Yolo Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) and shall be based on area of permanent and temporary site impact. Prior to any site disturbance, including grading or any other ground disturbing activities, the applicant shall apply for Yolo HCP/NCCP incidental take permit coverage by submitting an application to the Yolo Habitat Conservancy and receive a Certificate of Approval from the City of Woodland Planning Department after payment of the correct land cover mitigation fees and implementing project-specific Avoidance and Minimization Measures (AMMs). With the payment of HCP/NCCP fees or equivalent mitigation and incorporation of AMMs, the project will contribute to the HCP/NCCP's conservation strategy, thereby benefiting the covered species outlined in the corresponding staff report and receive incidental take permit coverage under the Yolo HCP/NCCP.

The applicant/Owner shall adhere to the Yolo Habitat Conservancy's Habitat Conservation Plan / Natural Community Conservation Plan (HCP/NCCP) Avoidance and Minimization Measures for any site work (grading) associated with parcels created by Parcel Map No. 5214 as follows:

11. Applicant shall secure approval and satisfy requirements of the Yolo Habitat Conservancy's HCP/NCCP.

12. ***AMM8, Avoid and Minimize Effects of Construction Staging Areas and Temporary Work Areas.*** Project proponents should locate construction staging and other temporary work areas for covered activities in areas that will ultimately be a part of the permanent project development footprint. If construction staging and other temporary work areas must be located outside of permanent project footprints, they will be located either in areas that do not support habitat for covered species or are easily restored to prior or improved ecological functions (e.g., grassland and agricultural land). Construction staging and other temporary work areas located outside of project footprints will be sited in areas that avoid adverse effects on the following:
    Nest sites for covered bird species and all raptors, including non-covered raptors, during the breeding season.

13. ***AMM9, Establish Buffers Around Sensitive Natural Communities and AMM10, Avoid and Minimize Effects on Wetlands and Waters***. Design project to avoid Fresh emergent wetlands by including a 50-foot (minimum) buffer zone from the edge of the natural community (including the supporting hydrologic area), unless there is an intervening hydrologic barrier.

14. ***AMM16, Minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite***. The project proponent will retain a qualified biologist to conduct planning-level surveys and identify any nesting habitat present within 1,320 feet of the project footprint. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas.

    If a construction project cannot avoid potential nest trees (as determined by the qualified biologist) by 1,320 feet, the project proponent will retain a qualified biologist to conduct preconstruction surveys for active nests consistent, with guidelines provided by the Swainson's Hawk Technical Advisory Committee (2000), between March 15 and August 30, within 15 days prior to the beginning of the construction activity. The results of the survey will be submitted to the Conservancy and CDFW. If active nests are found during preconstruction surveys, a 1,320-foot initial temporary nest disturbance buffer shall be established. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then the qualified biologist will monitor the nest and will, along with the project proponent, consult with CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed only to proceed within the temporary nest disturbance buffer if Swainson's hawk or white-tailed kite are not exhibiting agitated behavior, such as defensive flights at intruders, getting up from a brooding position, or flying off the nest, and only with the agreement of CDFW and USFWS. The designated on-site biologist/monitor shall be on-site daily while construction-related activities are taking place within the 1,320-foot buffer and shall have the authority to stop work if raptors are exhibiting agitated behavior. Up to 20 Swainson's hawk nest trees (documented nesting within the last 5 years) may be removed during the permit term, but they must be removed when not occupied by Swainson's hawks.
    For covered activities that involve pruning or removal of a potential Swainson's hawk or white-tailed kite nest tree, the project proponent will conduct preconstruction surveys that are consistent with the guidelines provided by the Swainson's Hawk Technical Advisory Committee (2000). If active nests are found during preconstruction surveys, no tree pruning or removal of the nest tree will occur during the period between March 1 and August 30 within 1,320 feet of an active nest, unless a qualified biologist determines that the young have fledged and the nest is no longer active.

15. ***AMM18, Minimize Take and Adverse Effects on Western Burrowing Owl.*** Design project to minimize activities in the vicinity of occupied burrows, consistent with guidelines outlined in Chapter 4 of the Yolo HCP/NCCP Permitting Guide.

    If burrows cannot be avoided, consistent with guidelines outlined in Chapter 4 of the Yolo HCP/NCCP, a qualified biologist will conduct preconstruction surveys up to 30 days prior to construction to identify active burrows in the area of impact (area of impact is defined in Section 8.4.1.2, Land Cover Fee of the Yolo HCP/NCCP Permitting Guide).

    Avoid all nest sites during the breeding season (February 1 to August 31) with a buffer consistent with guidelines outlined in Chapter 4 of the Yolo HCP/NCCP Permitting Guide, or as otherwise approved by the Yolo Habitat Conservancy and wildlife agencies.

Construction may occur inside the disturbance buffer if the project proponent develops an avoidance, minimization, and monitoring plan, as described in AMM18, Minimize Take and Adverse Effects on Habitat of Western Burrowing Owl (Section 4.3.4, Covered Species of the Yolo HCP/NCCP Permitting Guide).

Avoid all occupied burrows outside the breeding season (February 1 to August 31) with a 250-foot buffer, unless specific criteria are met, as described in Section 4.3.4.

A qualified biologist will monitor the site, as described in Section 4.3.4.

16. ***AMM21, Minimize Take and Adverse Effects on Habitat of Tricolored Blackbird.*** If active colony is present or has been present within the last five years, design project to avoid adverse effects within 1,300 feet of the colony site(s), unless a shorter distance is approved, based on site-specific conditions, by the Conservancy, USFWS, and CDFW.

    From March 1 to July 30, no activity within 1,300 feet of nesting colony that has been active within the last five years (as identified through planning-level surveys and record search).

    Passive relocation (or active relocation upon wildlife agency approval) may be implemented, as described in Section 4.3.4.

DEVELOPMENT SERVICES ENGINEERING

Fees:

17. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.

The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

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

Construct with building permit

For Parcel 2, applicant shall construct with first building the following:

19. Applicant shall construct separate metered water service for a building on parcel 2. Per the City's cross connection control ordinance Owner shall install approved backflow devices on all services that serve parcel 2 including domestic and irrigation. Backflow devices shall be tested by a City-approved tester and results provided to the Public Works Department prior to occupancy.

20. Applicant shall construct a separate sewer service for parcel 2 in accordance with City Standards.

21. If a new driveway is to be constructed, the existing driveway off Kentucky Avenue shall be removed and replaced with City standard curb and gutter. New driveways shall be constructed according to the most current City of Woodland Standard Specifications

Site Design and Frontage Improvements

22. None

Easement Dedications, Right of Way, and map restrictions

23. The applicant shall contact Yolo County to obtain a Parcel Map Number.

24. The final map shall dedicate easements to allow connection of storm drain facilities across parcels by one of the methods listed below.

    a. A legally binding CC&R document, reviewed and approved by the City and recorded on the title of the land; or

    b. Prior to approval of the final map the applicant shall enter into an Agreement for Conveyance of Easements and record it against the property. The map shall reference the agreement; or

    c. A statement on the map as follows "We hereby reserve easements for reciprocal private access, drainage, utilities, and maintenance, on, over, and across Parcels and these easements shall bind and insure to the benefit of the heirs, administrators, executors, and successors of the grantors and are for the benefit of each of Parcels so described."

General Conditions

25. If the final map is requested prior to the construction of required improvements, applicant shall prepare improvement plans for all work and obtain an encroachment permit for all work within the public right-of-way or public easements, or new utility connections and submit them to the Development Services Engineering Section enter into an improvement agreement and provide security. This submittal is separate from the building permit submittal. All public improvements shall conform to the most current City of Woodland Standard Specifications.

26. In accordance with the City Ordinance, project shall obtain an encroachment permit for any work within the public right-of-way and/or utility connections. Applicant shall submit to the Development Engineering Division of the Community Development Department an encroachment permit application and civil improvement plans for review and approval. All public improvements shall conform to the most current City of Woodland Standard Specifications. This is a separate application from the building permit.

General Information and Applicable Ordinances

27. The site is within the flood plain. Development shall comply with all FEMA standards and regulations and all City requirements for development within a flood plain.

28. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit. Applications/projects disturbing less than one acre of soil shall implement BMP's to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP to be approved by the City Engineer.

29. This project is subject to the City's Storm Water Quality Control Ordinance. All parcels, regardless of size shall incorporate General site design measures, Site Specific Measures, and Treatment Measures. Alternatively, the development may pay the Storm water treatment in lieu fee.

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

31. When constructing improvements, OWNER needs to describe how the project is meeting the requirement. OWNER may reference the City's Post Construction Standards Manual on the web.

    http://www.cityofwoodland.org/gov/depts/cd/divisions/engineering/development/h2oquality.asp

32. Final map shall tie into two City control network monuments in accordance with the City's electronic submission ordinance

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

PW FUND B
APN 027-210-027
DEED 25548

CLARK-RAMOS WOODLAND LLC
APN 027-210-038

CLARK-RAMOS WOODLAND LLC
APN 027-210-039

N89°53'12"W 1181.31'

EAST KENTUCKY AVENUE

40' RIGHT-OF-WAY FOR PUBLIC HIGHWAY PURPOSES PER 1769 O.R. 531

10' PUBLIC UTILITY EASEMENT PER 1769 O.R. 527

30' RIGHT-OF-WAY FOR ROAD PURPOSES PER 607 O.R. 175 (PARCEL 2 OF 1711 O.R. 332)

30' RIGHT-OF-WAY FOR ROAD PURPOSES PER 607 O.R. 175

SUNFOODS LLC
APN 027-360-028
DEED 29933

827.01'

827.02'

PROPOSED PARCEL 2
22.4± AC

SUNFOODS LLC
APN 027-360-037
DEED 29933

N89°53'12"W 1179.89'

GPT INDUSTRIAL GROUP
APN 027-360-038
DEED 38387

℄ 10' GAS PIPELINE RIGHT-OF-WAY PER 1565 O.R. 695

WOODLAND BIOMASS POWER LTD
APN 027-360-023
2083 O.R. 518

N0°24'50"E 2642.07'

N0°30'43"E 2642.99'

GPT INDUSTRIAL GROUP
APN 027-360-041
DEED 38386

PAY LESS DRUG STORES NORTHWEST INC.
APN 027-360-006
1711 O.R. 335

PROPOSED PARCEL 1
49.1± AC

1815.05'

1815.97'

BOLGER
APN 027-360-034
934 O.R. 63

WILBUR ELLIS CO.
APN 027-360-026
2468 O.R. 122

GAS FACILITIES EASEMENT PER 1565 O.R. 695

10' PUBLIC UTILITY EASEMENT PER 1769 O.R. 533

40' RIGHT-OF-WAY FOR PUBLIC HIGHWAY PURPOSES PER 1769 O.R. 529

GAS FACILITIES EASEMENT PER 1565 O.R. 695

EAST BEAMER STREET

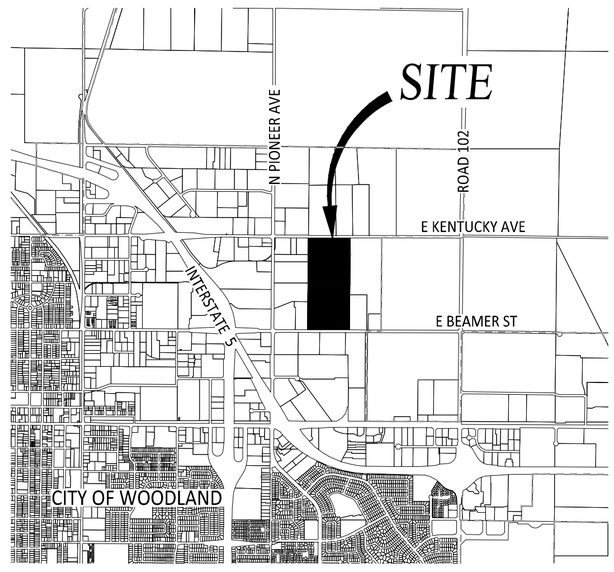
N89°50'34"W 1176.78'

15' SEWER EASEMENT PER 50 O.R. 49

TRUCK ACCESSORIES GROUP LLC
APN 027-370-013
DEED 22377

SKYLINE HOMES LLC
APN 027-370-014
923 O.R. 371

PRIME CONDUIT INC.
APN 027-370-24540
DEED 24540



VICINITY MAP
NO SCALE

NOTES:

1. EXISTING PARCEL = 3,115,602 SF (71.52 AC)
2. NO EXISTING WELLS ON-SITE.
3. NO EXISTING SEPTIC SYSTEMS ON-SITE.
4. NO EXISTING UNDERGROUND TANKS ON-SITE.
5. NO EXISTING CREEKS OR DRAINAGE CHANNELS ON-SITE.
6. NO ON-SITE FENCING OR GATES PROPOSED.
7. NO NEW STREETS OR RIGHTS-OF-WAY PROPOSED.
8. THIS AREA IS INCLUDED IN FEMA ZONE AE (1% ANNUAL CHANCE FLOOD) (2012)

PROJECT INFORMATION

OWNER/ DEVELOPER:	THRIFTY PAYLESS INC. 30 HUNTER LANE CAMP HILL, PA 17011
ENGINEER:	FRAYJI DESIGN GROUP, INC. 1316 BLUE OAKS BLVD. ROSEVILLE, CA 95678 (916) 782-3000 CONTACT: TONY FRAYJI
ASSESSOR'S PARCEL NO.:	027-360-006-000
TOTAL ACREAGE:	71.52± AC
EXISTING ZONE:	INDUSTRIAL
GENERAL PLAN:	IN – INDUSTRIAL

PROPOSED LOT SUMMARY:

PARCEL 1 – 49.1 AC (2,139,247.55 SQ.FT.)
PARCEL 2 – 22.4 AC (976,354.75 SQ.FT.)

SERVICE PROVIDERS

SANITARY SEWER:	CITY OF WOODLAND
DOMESTIC WATER:	CITY OF WOODLAND
STORM DRAIN:	CITY OF WOODLAND
ELECTRICITY:	PACIFIC GAS & ELECTRIC CO.
GAS:	PACIFIC GAS & ELECTRIC CO.
SOLID WASTE:	WASTE MANAGEMENT OF WOODLAND
TELEPHONE:	AT&T

N
W E
S

0 100' 200' 300'
SCALE 1"=100'

FRAYJi DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING
1316 Blue Oaks Blvd., Roseville, CA 95678

Map No. 5214

TENTATIVE PARCEL MAP

1755 EAST BEAMER STREET - RITE AID

City of Woodland, Yolo County, California

APRIL 29, 2021
SHEET 1 OF 1

PROJECT INFORMATION SUMMARY SHEET

Tentative Parcel Map No. 5214 – 1755 East Beamer Street: Project applicant, Thrifty Payless, Inc., has submitted Planning Application PLNG-21-00013 for a proposed two-lot Industrial Parcel Map located north of East Beamer Street, south of East Kentucky Avenue, east of North Pioneer Avenue, and west of County Road 102. The property is located within the City Industrial zone district and is designated for Industrial land use under the City 2035 General Plan.

The request includes a two-lot Tentative Parcel Map to allow for future industrial development along East Kentucky Avenue. The existing single parcel is 71.52 acres in size. The proposed parcels 1 and 2 will be 49.11 acres and 22.41 acres in size.

Location: 1755 East Beamer Street

Applicant/Owner: Thrifty Payless, Inc.

Environmental Report: Categorical Exemption.

APN: 027-360-006-000

Project Planner: Anna Canales, Assistant Planner

Staff Recommendation: Conditional Approval

Report For: Planning Commission Public Hearing – August 5, 2021

General Plan Designation: Industrial

Existing Land Uses & Zoning:

DIRECTION	LAND USE	ZONING
North	Developed and Vacant Land	Industrial
South	Manufactured Home Builder and Sales	Industrial
East	Agricultural Industrial	Industrial
West	Industrial	Industrial

Flood Zone: 06113C0455H

Street Access: Kentucky Avenue

TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: August 5, 2021
ITEM #: I.2
SUBJECT: Lennar Homes, Crestada & Lavender CUP Modification to PD and Associated Design Review

Recommendation for Action: Staff recommends that the Planning Commission: 1) Receive a staff report; and 2) Conduct a public hearing; 3) Adopt Planning commission Resolution No. PC 21-04 in support of the conceptual residential designs for 183 lots and requested minor Conditional Use Permit (CUP) Modification to the Planned Development (PD) as part of the Lennar Crestada and Lavender (Prudler) project subject to the conditions of approval.

Staff Contact:
Megan Meier, Associate Planner, (530) 661-5814, megan.meier@cityofwoodland.org

Background:
An application has been filed by Lennar Homes for Site Plan/Design Review and Conditional Use Permit (CUP) modification to the originally approved Planned Development (PD) standards for the proposed Crestada and Lavender (Prudler) residential project. The single family development is on a 38 acres total site that includes a 1.46 acre park area (APN: 041-070-042) at the northwest corner of East Street and Sports Park Drive under the R-1 Residential Single Family zoning.

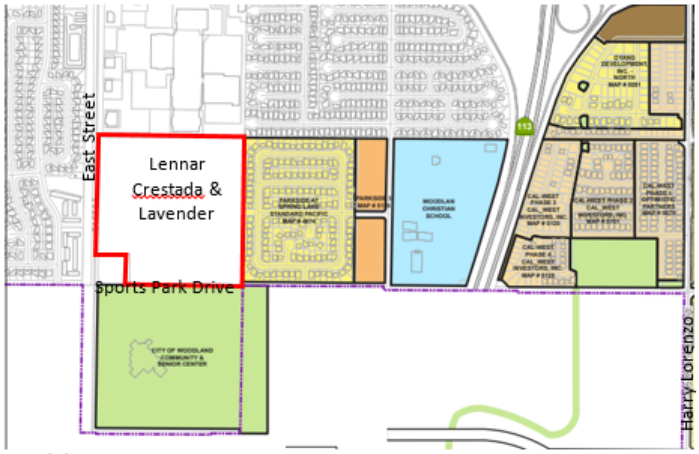


Exhibit 1 – Location Map

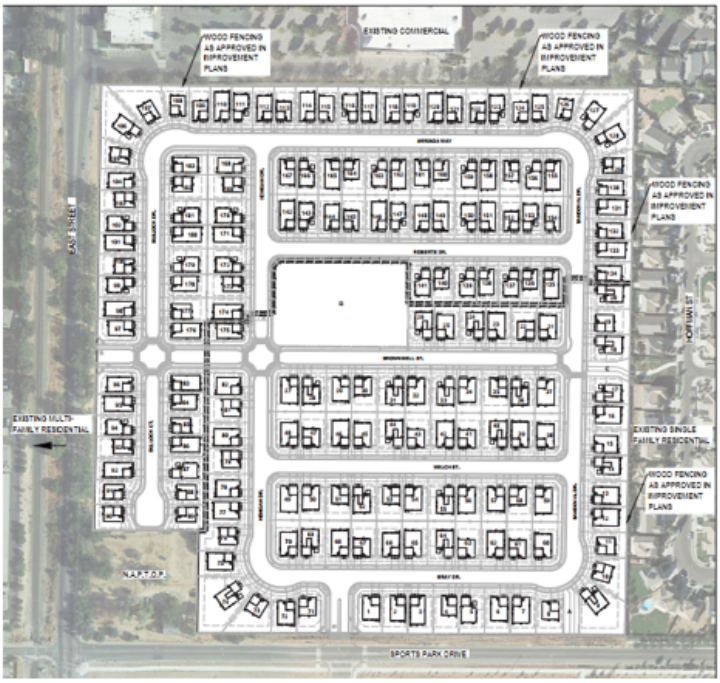


Exhibit 2 – Development Map

The property is commonly referred to as the Prudler Property, created by Map No. 4856 on March 31, 2015 and contains 183 residential lots to be built out in two concurrent phases with eight (8) floor plans and four (4) architectural styles for a total of sixteen (32) elevations. The homes range in size from 1,587 to 2,910 square feet. A lot layout plan, typical front-yard landscape plan, and a residential design booklet are included in the plan submittal (see Attachment – Residential Design Booklet).

Discussion:

The original Prudler subdivision map (No. 4856) and associated Planned Development (PD) Standards were approved in 2016 and had a two phased buildout of the subdivision with Phase 1 containing 82 lots of R-1 single family residential and Phase 2 having the remaining 101 lots of R-1 residential.

While the Prudler site is not within the Spring Lake Specific Plan area, the PD provided for lot design and architectural standards that were similar with Spring Lake R-5 and R-8 design standards. Phase 1 is more similar to R-5 and Phase 2 is more similar to R-8. However, the purpose of a Planned Development overlay (PD) is to allow for flexibility in design and standards.

The Phase 1 area is generally designed with 60'-wide lots while the Phase 2 area is designed with 50'-wide lots. A separate set of development standards were established for each phase. The applicant is proposing a CUP modification to the PD development standards to accommodate the proposed plans for Phase 1, as outlined later in the report.

The design proposal consists of eight plans with four of the proposed homes slated to be 1-story and two are "NextGen" plans. The single story plans will make up approximately 48% of the total homes with the NextGen comprising roughly 25% of the overall home designs.

The NexGen units include a small integrated studio with separate entrance, which adds to the variety and flexible use of the homes. The Planned Development (PD) standards also require courtyards or similar outdoor space on homes adjacent to the park area to provide greater interaction with the public open space. Additional design variety within the development will also be provided with the four architectural styles, including "Spanish", "Craftsman", "Artisan", and "Traditional".

STREET SCENE

A – Spanish
Spanish revival style architecture is influenced by the early Spanish missions and villages, and incorporated forms, details, textures and materials inherent to these earlier buildings. In Spanish revival architecture, new features were added to classic ones to create a distinct look. Including curved archways, light color stucco walls with darker accents, terracotta inspired "S" shaped roof tiles and accents, outside courtyards, and arched arcades, extended entryway porticos and corbels at roofline.

B – Craftsman
The Craftsman style became popular emerged in the first half of the 20th Century and quickly became Americas favorite home style. Architectural features include lower –pitched gabled roofs, large front porches, exposed wooden structural elements, multi pane windows, single dormers, and often feature a mix of materials and earth tones.

C – Artisan
The Artisan design harkens back to the Prairie style with a contemporary twist and is marked by horizontal lines, broader lower lying roofline, windows grouped in horizontal bands, integration with the landscape, solid construction, craftsmanship, and discipline in the use of ornament such as horizontal brick veneer.

D – Traditional
The "traditional" design style pays homage to the early American and French farmhouse design that features a simple application of cladding materials such as, stucco and board and batten along with contemporary colors, shutters and stacked stone to create a transitional style. Varying massing, rooflines, shutter and column details create the foundation of the traditional style.

All of the homes come standard with windowed garage doors, wrap around brick or stone and a variety of window treatments and lighting. Additionally, homes located on corner lots, and/or side and rear elevations that are visible to public view will have enhanced treatment provided on sides and rear in addition to the home front.

Lavender (Phase 1)
Lavender is within the Phase 1 area (southern) village with homes ranging in size from 1,772 to 2,910 square feet. The two smallest plans are 1-story while the largest two plans are 2-story. These homes offer 3 to 4-bedroom configurations. The smaller plan, a three bedroom and 3-bathroom unit, is located on 16 (26%) of the lots. Each plan offers a two-car garage, a separated sidewalk to the front door and a covered entry. The applicant has pre-plotted each unit floor plan and elevation, as shown on the Planned Development Site Plan in order to ensure a balanced mix of units.
The largest home is designed as a NextGen home, which means it includes a private suite that can function as a separate living space. The NextGen home is intended to accommodate the needs of multi-generational families living together and has been included in all the new communities established by Lennar in the City of Woodland. The architectural styles will provide for a mixture of roof lines, massing, materials, and accents, unique to each style. Twelve complementary color palettes are proposed to provide further interest along with some courtyards.

Per the approved PD, there are development standards that are specific to this subdivision. The proposed project will substantially be in conformance with these standards however, the applicant is requesting a CUP modification of the original approved PD development standards for Phase One (1) of the project area to reduce the front garage setback and driveway from 22 feet to 20 feet and to reduce the rear yard setback from 20 feet to 18 feet to be in line with development standards used in the neighboring Spring Lake area. The applicant is also requesting a garage forward design on two of the models (2536 and 2971) for a total of twelve (12) of the units within the development. These standards and the proposed changes are characterized in Table 1.

Table 1 – Existing and Proposed Development Standards

	Phase 1 Existing	Proposed Change?	Phase 2 Existing	Proposed Change?	SL R-5/R-8
Lot Coverage	50%	No	50%	No	50%
Front Setback to House	15'	No	12'	No	15/12'
Front Setback to Garage	22'	Yes 20'	20'	No	22/20'
Minimum Setback from Garage to House	3'	Yes No Minimum Off-set	3'	No	
Corner Side Setback	10'	No	10'	No	10/10'
Interior Side Setback	5'	No	5'	No	5/5'
Rear Setback	20'	Yes 18'	15'	No	20/15
Height Limitations	30'	No	30'	No	35/35'
Minimum Driveway Length	22'	Yes 20'	20'	No	

The table illustrates that the requested modifications to the Planned Development (PD) standards are similar to the comparable R-5 and R-8 single family zoning in the Spring Lake development area. The requested reduction in driveway length is also consistent with the City's Zoning Ordinance that allows 20-foot driveways.

The requested reduction in the front and rear setback allow for the largest single story and the NextGen home to fit on the lots. To offset the requested development standard modification the developer has added private front courtyard spaces to the two garage forwarded models as illustrated in (Exhibits- 3 & 4). The courtyards have been designed with a lower perimeter black tubular steel fence that surrounds a usable paved outdoor court that extends to the front garage façade with accent landscaping. The builder has also provided a 10-foot side yard opposed to the standard 5-foot side yard on 60-foot wide lots to allow for extra usable outdoor space.

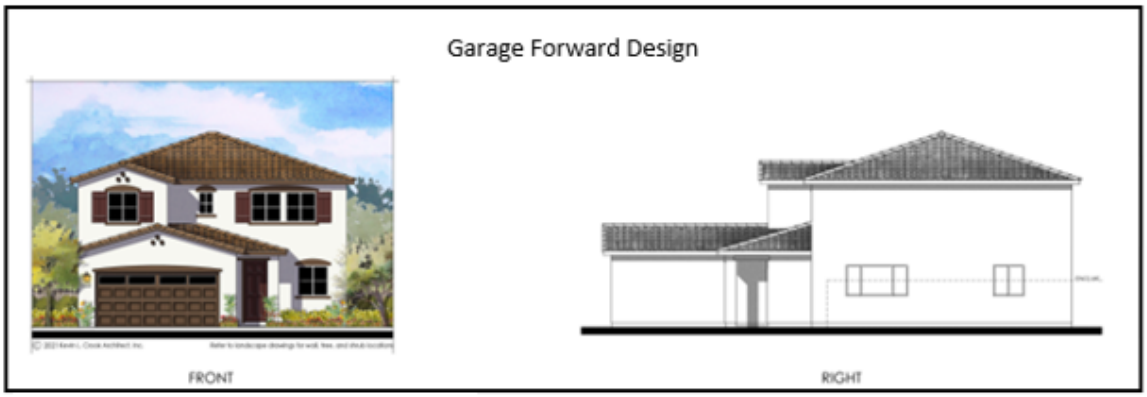


Exhibit 3 – Garage Forward Example

Exhibit 4 – Courtyard Typical

Crestada (Phase 2)
Crestada is within the Phase 2 portion of development (northern half of site) with homes ranging in size from 1,587 to 2,536 square feet in size.

The two smallest plans are 1-story while the largest two plans are 2-story. The largest home is designed as a NextGen home. The architectural styles will provide for a mixture of roof lines, massing, materials, and accents, unique to each style. Twelve complementary color palettes are proposed to provide further interest along with porches and courtyards.

The applicant is not requesting any modification to Crestada development standards. In the Phase 2 area, the lots are generally designed as 50'- wide lots and the proposed homes are 35'-wide, so again, providing a deeper side yard on one side of the home.

Many of the NextGen Plan 2536 homes are set on corner lots with very large side yards to provide a private outdoor space at the secondary entrance.

Staff Analysis & Discussion:

In order to assess project consistency with the approved PD development requirements, the project is substantially consistent with the aforementioned documents.

Building Orientation – PD Design Standards requires street facing facades, with separated front walk and recessed garages of at least 3 feet. The project has been designed with front facing entryways with dedicated walks and a majority of homes with recessed garages of at least 3 feet from front façade. The applicant has requested that approximately 25% of the units have recessed garages to be offset by dedicated front courtyards

for additional living space.

Homes Adjacent to Lot C (interior paseo) and Park – In addition to courtyards on the garage forward designs, courtyards or similar outdoor space will be on all homes surrounding the park area to have greater visual interaction with the public park space.

Single Story Requirement – The approved Development agreement required that at least 10% of the project be developed as single story homes. As proposed the development will build out with 48% or 88 homes being single story. Additionally over half of the homes that back on to the shared east property line are single story homes.

Building Setbacks – The project is substantially consistent with the PD setback requirements. The requested modifications to the front driveway and rear setback are also consistent with similar R-5 housing products in the Spring Lake development area that allows 30% of its homes to have a 15-foot rear setback and a 20-foot garage setback.

Universal Design Features – The project has been conditioned to include Universal Design features in all homes. Universal Design, otherwise known as multi-generational housing, provides features that make homes accessible for the spectrum of young, old, healthy, and infirm individuals. Improvements may include items such as wider doorways, wider hallways, roll-in showers, and reinforced towel bars. The seven Universal Design Features being used in the development include:

1. All exterior doors shall be a minimum of 36" wide.
2. A ground-floor bedroom or an area that could be used as a guest sleeping area for someone that is mobility impaired or as an area for someone that incurs an injury or an impairment to recover or relocate their sleeping quarters.
3. Install at least 1 toilet that has a higher than standard seat height (16-19") in a ground floor bathroom that meets the criteria in requirement No.
4. Use lever-style handles on all faucets.
5. Install all electrical switches 42-48" above finished floor.
6. Provide reinforced towel bars in all ground floor bathrooms.
7. Lever-style handles on doors.

Pedestrian Circulation – The PD requires pedestrian access points that are separated from auto circulation routes. The Tentative Map as approved provides a north to south pedestrian paseo to Sports Park Drive between lot 8 and lot 9 as well as connections between the existing developments to the East (south of lot 17) that will provide direct pedestrian access to the park area within the new development.

Open Space – The development was designed with a 1.4 acre park space at the center of the development for active recreation.

Energy Efficiency - The project shall be required to meet the 2019 Building, Residential, Building Energy Efficiency Standards, and California Green Building Codes that now requires that all home provide solar. All homes will have rooftop solar as well as other energy efficiency features including:

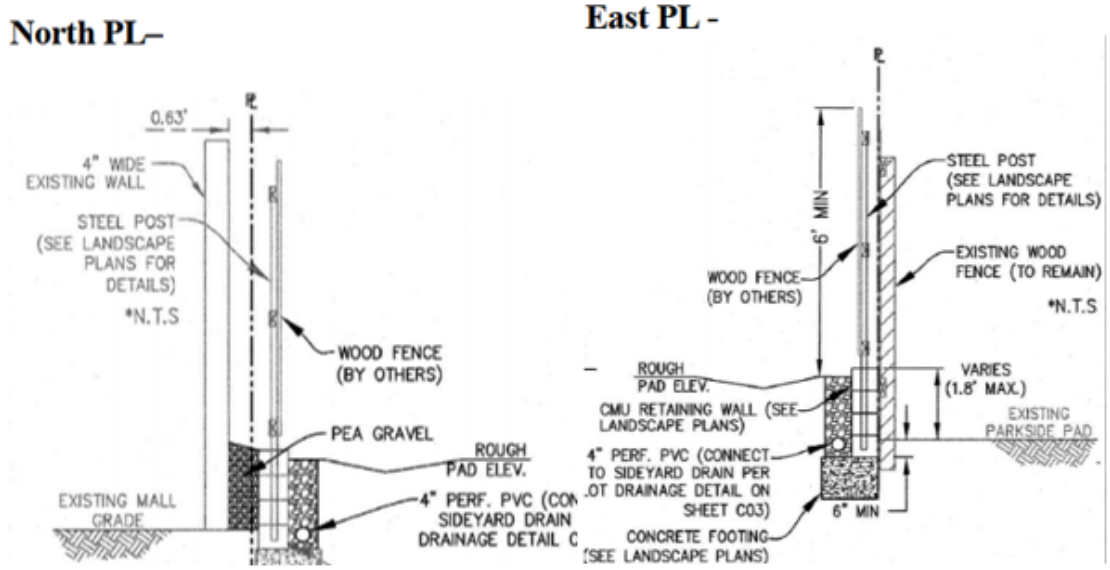
- Water conserving landscaping for all front yard landscaping
- All homes meet or exceed Title 24 Energy Efficiency standards;
- All homes come standard with solar roof panels systems;
- All homes are conditioned to facilitate electric vehicle plug-in;
- All homes have tank-less water heaters;

Fencing - All wood fence footings and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with an opaque or semi-transparent water sealant to prevent water damage and staining.

The project application illustrates that at all times a minimum 6-foot fence will be provided on each side of project boundary. Any potential double fence conditions will be minimized by placement of the new fence adjacent, but approximately 2 inches apart from any existing fence.

North and East Property Perimeter Fencing. The new wood fencing along the north and east boundary of the project shall be six-feet in height as measured from the masonry block or pad elevation from the highest side as illustrated in the diagram below.

It is noted that fencing can sometimes be a concern with infill developments. The goal is to minimize conditions that will become maintenance problems in the future. At the time the civil improvement plans were developed in (2018) a concerted effort was made to reach out to the adjacent homeowners to the east of the project along the shared boundary via letter, in person, and a neighborhood meeting to discuss fencing options. Due to lack of response it was determined that the existing fence would remain and a on-site a fence design was provided that includes a footing that is contained entirely on the project site, retaining wall, and a wood fence. The wood fence will have openings near the bottom to allow for clean out of the space between the two fences. The fence along the north boundary will be located entirely on the project site. The existing block wall is located 0.63 feet north of the property line boundary.



Fencing Diagram

Off Street Parking - Pursuant to Section 25-23-10A of the Zoning Ordinance, the applicable parking ratio is two (2) parking spaces per unit. The project provides a minimum of two covered parking spaces in a garage for each unit. Additional parking, either on a driveway or on street parking.

Water Conservation Ordinance - The project shall comply with the City's Water Conservation Ordinance and any applicable state water conservation requirements.

The proposed project as conditioned is consistent with the City's Zoning Ordinance.

Affordable Housing- The project applicant is proposing to meet the required 10% affordable housing unit obligation by in lieu low-income payment, at approximately $57,800 per affordable unit, based on 19 units as outlined in the previously approved Development Agreement.

Public Art - The project applicant is proposing to meet the required public art obligation by in lieu payment. Per the previously approved Development Agreement the public art amount for the 38-acre site is $15,000.

Staff's review of the conceptual elevations and plans, finds the residential designs, as conditioned, substantially comply with the approved project PD development standards. The proposed residential designs incorporate a variety of elevation styles, varied roof lines, and a mix of siding and accent materials.

The applicant shall comply with the Conditions of Approval contained in the previously approved Development Agreement and Planned Development unless modified herein and as outlined in the attached Planning Commission Resolution PC 21-04.

General Plan Consistency
The City Council previously determined that the approved PD is consistent with the General Plan. The project is consistent with the low density General Plan land use that allows density from 1 to 8 dwelling units per acre. The project is an R-1 single-family development at a proposed overall density of 4.8 dwelling units per acre. The project is consistent with key policies in the General Plan as summarized below:

Policy 2.A.5 Complete and Well-Designed Neighborhoods. Promote the development of complete neighborhoods with a physical layout and land use mix that allows for a diversity of incomes; puts residents in close proximity to services and amenities; promotes walking, biking and transit use; fosters community pride; enhances neighborhood identity; ensures public safety; and meets the needs of all ages and abilities.

Policy 2.A.6 Infill Development. Encourage infill, redevelopment of and development on underutilized sites, adaptive reuse, and the restoration of historic buildings in existing urbanized areas to enhance community character; promote pedestrian and bicycle friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, optimize city investment in infrastructure, support increased transit use, and enhance economic vitality.

Zoning Ordinance Consistency
Lot Coverage - The maximum allowable lot coverage is 50 percent. Individual lot coverages vary from 14.9% to 46.4% within the development.

Public Notification
Public notice advertising for the public hearing on this project were 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. At least two methods of public notice were used:

1. Legal notice was published in the Woodland Daily Democrat on or before July 26, 2021.
2. Notices were mailed to all property owners within 300 feet of the project site.
3. Copies of the staff report for the proposed project have been on file at City Hall since July 29, 2021.

Environmental Review
The City has reviewed and considered the proposed project and has determined that the project will not have a significant effect on the environment and prior environmental CEQA analysis was conducted with original entitlement that included a focused Environmental Impact Report (EIR) as a qualified infill site.

Conclusion:
Staff recommends that the Planning Commission: 1) Receive a staff report; and 2) Conduct a public hearing; 3) Adopt Planning commission Resolution No. PC 21-04 in support of the conceptual residential designs for 183 lots and requested minor Conditional Use Permit (CUP) Modification to the Planned Development (PD) as part of the Lennar Crestada and Lavender (Prudler) project subject to the conditions of approval.

Prepared By: Megan Meier, Associate Planner

Reviewed By: Cindy Norris, Principal Planner

Attachments:

1. Resolution & COA_ Lennar Crestada & Lavender
2. General Application
3. Statement of Justification
4. Crestada & Lavender Design Book (Exhibit C to the PC Resolution)
5. Project Information Summary Sheet

RESOLUTION NO. PC 21-04

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND RECOMMENDING THE CITY COUNCIL APPROVE A CONDITIONAL USE PERMIT MODIFICATION TO PREVIOUSLY APPROVED PLANNED DEVELOPMENT STANDARDS, ASSOCIATED WITH SUBDIVISION MAP NO. 4856 FOR LENNAR HOMES CRESTADA AND LAVENDER DEVELOPMENT, IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL.

WHEREAS, the applicant, Lennar Homes, filed Planning Application # PLNG 21-00040 to request approval of a, a Conditional Use Permit Modification to a previously approved Planned Development standards for Lennar Homes Crestada and Lavender development (previously Prudler) located at the northeast corner of East Street and Sports Park Drive to develop 183 single-family lots, consistent with the Low Density General Plan land use designation.

WHEREAS, the applicant has requested a reduced front garage (from 22-feet to 20-feet) and rear setback (from 20-feet to 18-feet)**;** and

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on August 5, 2021, to review and consider approval of the proposed modification to the Planned Development; and

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

WHEREAS, the previously approved project conducted a focused Environmental Impact Report certified on October 23, 2015 (SCH # 98032089) and associated Development Agreement approved September 20, 2016. The proposed CUP modification and Site Plan and Design Review application are consistent with the previous environmental document; and

WHEREAS, proper notice of this public hearing was given in all respects as required by law to receive written and oral testimony and review the proposed plans; and

WHEREAS, the Planning Commission reviewed and considered the proposed Conditional Use Permit modification to the Planned Development and has determined that the proposal is in conformance with the goals and intent of the previously approved Conditional Use Permit and Planned Development Standards and in conformance with the Woodland General Plan; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby make the following findings, and

determinations with respect to the proposed CUP Modification of the Planned Development standards for the Project:

Planned Development and Conditional Use Permit Findings:

a. The proposed CUP Modifications to the Planned Development Overlay (PD) is consistent with the General Plan Low Density Land use and SLSP R-1 zoning district and will allow flexibility in development standards and will be in line with similar R-5 and R-8 housing setbacks;

b. The area is physically suited to the proposed development modification to the PD overlay;

c. The proposed modification to the PD is compatible with the land uses existing and permitted on the properties in the vicinity;

d. The project will further the goals and policies of the City of Woodland General to provide for variety of housing types and encouraging infill development

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 5th day of August 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Kirby Wells, Chairperson

ATTEST:

_____
Cindy Norris, Planning Commission Secretary

EXHIBIT – A

Conditions of Approval

1. Design Review. The site shall be developed and maintained in accordance with the approved plans, which include architectural elevations, exterior materials and colors, conceptual landscape, site and floor plans. Should there be a change in the plans, the change shall be described and provided in writing to be evaluated by the Community Development Director to determine general consistency with Design Standards and Planned Development Standards. All exterior changes beyond those stated in the original approval will require staff level design review.

2. Project Changes. Should there be a change in the use or intensification or expansion of the described use or project design, the change shall be described and provided in writing to be evaluated by the Community Development Director to determine general consistency with the provisions of the use permit. The Director shall either approve the proposed changes based on a finding that the changes shall not result in significant traffic, noise, safety or security concerns or other potential nuisance to surrounding property owners or within public right-of-ways beyond that anticipated by the original approval, or, if these findings cannot be made, the Director shall make a determination that a Zoning Administrator Permit Modification is required, which shall include Planning Commission review including applicable processing and development fees.

3. Indemnification. The applicant/owner shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City, and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.

4. Coordination of Plans. The applicant shall be responsible for coordinating all plans to ensure consistency throughout site plan, landscaping plans, and improvement plans, prior to submittal for review.

5. Requirements of all Agencies. The applicant shall secure approval and satisfy requirements of all agencies with jurisdiction prior to operating.

6. Informing subcontractors. The applicant shall be responsible for informing all subcontractors, consultants, engineers or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements herein in the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities.

7. Construction Plan. Prior to issuance of any permit or inception of any construction activity on the site, the developer shall submit a construction impact management plan including a project development schedule and "good neighbor" information for review and approval by the Community Development Department. The plan shall include but is not limited to public notice requirements for periods of significant impacts (noise/vibration/street closures, tree removal, etc.), special street posting, construction vehicle parking plan, phone listing for community concerns, names of persons who can be contacted to correct problems, hours of construction activity, noise limits, dust control measures, and security fencing and temporary walkways

8. Final Plan Set. Prior to the issuance of building permits, the applicant shall include a Final Plan Set, with all conditions of approval incorporated or clearly listed on the plans. The conditions shall be printed on a full-size plan sheet(s). All plans, including site, grading, civil, mechanical, street improvement, landscaping, and architectural elevations shall be coordinated for consistency prior to issuance of permits.

9. Setbacks and Lot Standards. Setbacks and other area requirements for all homes and related structures shall be consistent with the requirements of the approved Development Overlay standards or as amended in resolution 21-04 as provided in the City Council Resolution approving the Tentative Subdivision Map, Conditional Use Permit and Planned Development.

10. Energy Efficiency and Climate Action Plan. The land plan for the project has been designed to maximize energy efficiency to the extent possible. All buildings shall be designed to meet, and are recommended to exceed, energy efficiency requirements provided in the California Green Code, including solar requirements. In addition, the project shall be designed to address strategies identified in the City of Woodland's Climate Action Plan (CAP). The project will meet all measures as outlined in the Climate Action Plan checklist. Verification will be required prior to issuance of building permits.

11. Photovoltaic Panels. At minimum, each home shall be photovoltaic ready and shall: 1) be pre-wired; 2) have adequate roof strength to support solar panels; 3) roofs to have minimal penetrations in order to accommodate solar panels; 4) a 200 amp main electrical panel; and 5) space provided adjacent to main panel for solar disconnect and associated equipment (inverter). If not provided as a standard feature, photovoltaic systems shall be offered by the builder as an upgrade offered at the time of initial purchase.

12. Electric Vehicle Charging Infrastructure. Each home shall have a dedicated 240-volt, 40-amp circuit for electric vehicle charging station in every garage or as required by the most current California Green Building Standards. Garages shall have adequate ventilation as required for vehicle charging stations. Compliance with this condition shall be clearly indicated on the building permit plans for each single-family home.

13. Trash and Recycling Container Storage. Areas shall be provided for designated storage of trash and recycling containers in compliance with Design Standard. Such areas shall be located adjacent to the house and screened from view of the streets. Information shall be verified prior to issuance of building permits.

14. Landscape Plan Submittal. Detailed Landscape and Irrigation Plans, shall be designed and prepared by a licensed landscape architect and shall be certified in accordance with City and State water conservation requirements. Landscape plans shall be submitted and approved by the Community Development and Public Works Departments prior to issuance of building permits. Landscape plans shall specify the following:

    a. Locations, size and quantity of all plant materials.

    b. A plant legend specifying species type (botanical and common names), container size, maximum growth habit and quantity of all plant materials.

    c. Location of all pavements, fencing, wheel stops or curbs, buildings, structures, light poles, property lines and other pertinent site plan features.

    d. Location of utilities in relation to on site planting and street trees.

    e. Planting and installation details and notes including soil amendments. A soil fertility test shall be prepared prior to approval of plans to determine planting and amendment requirements.

    f. Existing trees on site shall be identified. Trees planned for removal or relocation shall be marked on the plans, and the methodology to preserve existing adjacent trees during construction of new footings shall be provided on plans consistent with the Arborist report prepared by Sierra Nevada Arborists.

    g. Any trees for removal and identified as heritage, specimen, or landmark under City code shall be mitigated for per City requirement.

    h. Details of all irrigation (drip, sprinkler, bubbler) as well as equipment such as backflow controller and water meter devices identified.

15. Compliance with City and State Water Conservation Ordinance. The project shall comply with City and State Water Conservation Ordinance. This applies to all yard and public landscaping. Plans shall be reviewed for compliance prior to issuance of building permits.

16. Tree Planting. All trees shall be planted and staked with Reddy stakes (or equivalent) in accordance with city standards.

17. Street Tree Master Plan. A Final Street Tree Master Planting Plan shall be approved prior to the issuance of the first building permit. The plan shall be reviewed for conformance with the Approved Street Tree list and shall be reviewed

and approved by the Community Development Department and the City's Community Services Department, Urban Forestry division. A soils test shall be submitted that will assist in appropriate species selection. Trees shall be a minimum of 15-gallons in size. A minimum of two alternate species shall be provided per street. It is recommended that the Chinese Fringe Tree be incorporated into the plan along Sports Park Drive.

18. Public Landscaping. Landscaping design, materials, installation and maintenance in roadways, medians, greenbelts, subdivision trails, and other public areas shall be consistent with applicable City requirements. Landscaping shall satisfy and fully implement Development Regulations 2.15.1 and 4.16 (Tree Canopy), 2.22 (Drought –tolerant plantings), 4.17 (Timing of landscaping), 4.17.1 (landscaping at intersections), 4.18 and 4.19 (bikeway and landscaping) and 7.13 (public landscaping).

19. Residential Fencing. All wood fence footings and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with a semi-transparent or opaque water sealant to prevent water damage and staining. All wood fence footings and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with a water sealant to prevent water damage and staining. All required notes/details shall be provided on plans prior to the issuance of permits. Fencing shall comply with Section 2.9 of the Design Standards including but not limited to a 2" x 8" cap and 1" x 6" (or 1" x 8") panels and galvanized steel posts at least 3" minimum in diameter.

20. Fencing Plan. Prior to issuance of building permits submit a final fencing plan for review and approval which identifies the material, location and design of all fencing on the project, including perimeter, good neighbor, interconnecting walkways and paths and accent fencing.

21. Perimeter Wall. The perimeter concrete wall shall be consistent in design and match all approved subdivision improvement plans.

22. Greenbelt Fencing. All fencing adjacent to the greenbelt shall be enhanced materially and aesthetically pleasing. All wood fencing shall be stained with a water sealant. Fence design shall be submitted for review and approval prior to the issuance of building permits.

23. Entryways. All residential units shall include a separated pedestrian pathway from back of walk to the courtyard, porch, or front door. Final designs shall be reviewed and approved by the Community Development Department prior to issuance of building permits. Impervious paving (driveway/walkways) shall not exceed 40 percent of the required front yard setback area.

24. Courtyards and Porches. Courtyards and porches shall be designed to provide a pleasing and functional outdoor space. The same Hardscape treatment that is provided on the driveway shall be provided within the courtyard area. Final review of the landscape and hardscape plans will be reviewed and approved by the Community Development Department prior to issuance of building permits. Courtyards shall provide adequate usable space with fenced courtyards offsetting the garage forward design, to Lot C, and adjacent to public park.

25. Mechanical Equipment. Public facilities shall be oriented and screened from public view to the greatest extent feasible. Mechanical equipment such as heating, ventilation, and air conditioning units shall not be viewable from any street. Details shall be provided on final landscape plans, which shall be reviewed and approved by the Community Development Department prior to issuance of building permits.

26. Enhanced Elevations. Homes located on corner lots, and/or side and rear elevations that are visible to public view shall have enhanced treatment provided on sides and rear in addition to the home front and shall be notated on the plot plan with an asterisk. Color, material and/or accent treatment shall be carried back to the fence line. Final details and reviewed and approved prior to issuance of building permits.

27. Lot Coverage. The project shall comply with lot coverage requirements as specified in the City's Zoning Ordinance. Lot coverage shall be clearly specified for each lot on the final lot layout and site plan prior to issuance of building permits. The applicant shall provide disclosure to property owners of the maximum lot coverage allowed on the lot they have purchased. At no time shall the housing footprint exceed the maximum lot coverage requirement of 50 percent.

28. All future development shall meet the requirements for trash and recycling container storage. Information shall be provided on plans prior to issuance of building permits.

29. Prior to the commencement of construction on any project, the applicant shall ensure that the construction contractor has established construction recycling measures pursuant to the requirements of the Mitigation Monitoring Plan and all other City requirements.

EXHIBIT – B

Lennar Homes, Crestada & Lavender Site Plan

EXHIBIT – C

Crestada & Lavender Residential Design Book

City of Woodland

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

General Application Form

1. OWNER/APPLICANT

Property Owner:
Lennar Homes of California
Mailing Address:
1025 Creekside Ridge Drive, Suite 240
City State Zip Code:
Roseville, CA 95678
Phone Number:
916-746-8508
E-mail Address:
pierre.martinez@lennar.com

Project Applicant:
Pierre Martinez
Mailing Address:
Same as Owner
City State Zip Code:
Same as Owner
Phone Number:
Same as Owner
E-mail Address:
Same as Owner

2. PROJECT DESCRIPTION

Project Name:
Crestada & Lavender
Total Acres or Square Feet:
38 acres
General Plan Land Use Designation:
LDR
Existing Zoning:
R-1 PD

Site Address or Location:
N/E Corner of East Street and Sports Park Drive
Assessor's Parcel Number(s):
041-070-042
Is Project in Flood Zone? Yes No
No
Requested Entitlement/Permit Type:
Design Review and CUP Amendment

PROJECT NARRATIVE/JUSTIFICATION STATEMENT: On a separate sheet, please provide a written description of the project being proposed for development including justification. It must include a description of the project and detailed scope of work including how the project will address potential negative effects on the community. A Design Concept Narrative is also required for Site Plan and Design Review entitlement requests.

3. AUTHORITY TO FILE APPLICATION

Check one: **XProperty Owner** **Power of Attorney*** **Contract to Purchase*** **Other***
*Attach Evidence of Authority/Letter of Agency (see attached template)

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

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

Applicant	Date 5/19/21	Applicant	Date
Legal Owner	Date 5/19/21	Legal Owner	Date

DEPARTMENT USE ONLY

Entitlement Type

- ☐ Zoning Administrator Permit (ZAP)
- ☐ Conditional Use Permit (CUP)
- ☐ CUP/PUD/ZAP Modification
- ☐ Annexation Application
- ☐ Lot Line Adjustment
- ☐ Lot Merger
- ☐ Zoning Amendment
- ☐ Zone Interpretation
- ☐ Design Review
- ☐ Site Plan Review
- ☐ General Plan Petition
- ☐ General Plan Amendment
- ☐ Sign Plan
- ☐ Tentative Parcel Map
- ☐ Tentative Subdivision Map
- ☐ Amendment to Tentative Map
- ☐ Variance
- ☐ Other:_____

Is this request related to another development? ☐ Yes ☐ No **Explain:**_____

Intake

Amount Paid:_____

Amount Owed:_____

Logged by:_____ **Date:**_____

Planner:_____ **Date:**_____

Project No:_____

: : ATTACHMENT 1 : :

Application Package Submittal Requirements Checklist*

Submittal Materials	General Plan/ Zoning/ Specific Plan Amend	Conditional Use Permit	Zoning Admin Permit (Minor-Major)	Design Review (Staff and PC Level)	Site Plan Review	Tentative Map/ Other (TSM/ TPM/LLA)	*Applicant Check-off (In Packet)*	Planning Division Check-off (In Packet)
General Application Information								
Please note: Multiple permit/entitlement types may be required for a given project. Confirm with City Staff all required entitlements prior to preparing application submittal package.								
General Application Form *(Signed by the property owner)*	X	X	X	X	X	X	✓	
Letter of Agency *(If applicant is not the property owner)*	X	X	X	X	X	X	N/A	
Application Fees - or	X	X	X	X	X	X	✓	
Signed Fee Agreement	*as applicable*	*as applicable*	*as applicable*	*as applicable*	*as applicable*	*as applicable*	N/A	
Applicant Narrative/ Justification	X	X	X	X	X	X	✓	
Design Concept Narrative				X	X		✓	
Title Report	X	X	X	X	X	X	✓	
Legal Description	X	X	X	X	X	X	✓ Title	
Contextual Map	X	X	X	X	X	X		
Mailing labels from the County Assessor, of all affected property owners *(300-ft radius)*	X	X	X			*as applicable*	✓	
Color photographs of site and existing buildings	X	X	X	X	X	X	Aerial Context Map ✓	
Plan Set** *(5 Sets for a minor application; 8 for a standard application)*	X	X	X	X	X	X	Electronic Submittal 1 Hard Copy	
Reduction Plan set of each exhibit (11" x 17") *(For minor project these may be the only plans required)*	X	X	X	X	X	X	✓	
CAP Checklist	X	X	X	X	X	X	✓	
HCP/NCCP Form	X	X	X	X	X	X	N/A	
Electronic copy of the complete application	X	X	X	X	X	X	✓	
Development Application Specifics								
Cover Sheet	X	X	X	X	X	X	✓	
Site Plan		X	X	X	X		✓	
GP/Zoning Map (Existing/Proposed)	X						Application	
Tentative Map, Lot Line Adjustment or Merger Exhibit(s)						X - *See Tent. Map Supplemental*	N/A	
Floor Plan, Elevations, Roof, Demolition Plans		X	X	X	*as applicable*	X	✓	
Building/Site Cross Sections				*may be requested*	*may be requested*		✓	

Submittal Materials	General Plan/ Zoning/ Specific Plan Amend	Conditional Use Permit	Zoning Admin Permit (Minor-Major)	Design Review (Staff and PC Level)	Site Plan Review	Tentative Map/ Other (TSM/ TPM/LLA)	*Applicant Check-off (In Packet)*	Planning Division Check-off (In Packet)
Landscape Plans (24" x 36") *(5 Sets for a minor application; 8 for a standard application)*				X	X	X	✓ Combined 11x17	
Colored Plans Elevations, landscape plan, parking lot shading plan *(as applicable)*				X	X	*May be requested*	✓	
Circulation & Parking Plan		X	X	*as applicable*	X	*as applicable*	N/A	
Parking Use & Needs Statement		X	X	*as applicable*	*as applicable*	*as applicable*	N/A	
Parking Lot Shading Plan				*as applicable*	*as applicable*		N/A	
Lighting Plan				X	X		N/A	
Conceptual Drainage Plan				X	X	*as applicable*	N/A	
Color/ Materials Sample(s) including fixtures, materials, and cut sheets				X	*as applicable*		✓ In DR Book	
Boundary & Topographic Survey	*may be required*			*may be required*	*may be required*		N/A	
Conceptual Grading				X	X	*as applicable*	N/A	
Streetscape Perspective				*may be required*			✓	
Sign Plan		*as applicable*	*as applicable*	*as applicable*			N/A	
Environmental Review Form	X	X	X	X	X	X	N/A	

* This table lists the initial materials that are to be submitted for staff review; additional information and/or with revisions requested by staff may be required prior to a public hearing. Additional copies of application materials may be required for distribution if necessary.

Some items required on the Submittal Requirement checklist may be combined, so long as the plans are legible and all of the necessary information can be easily ascertained. Please note that structural drawings and calculations are not required for most Planning permit applications. ***If, for some reason, you choose not to provide a required item in your submittal package, please specify the reason by written statement at the end of this checklist.*** Staff will consider these statements in determining completeness of the submittal package on a case-by-case basis depending upon the unique circumstances of the project and the project site.

** The required number of plan sets is dependent upon the nature of the application. Most projects, which are small or minor in nature shall only be required to submit five (5) sets of plans plus an electronic copy. Additionally, at the discretion of the Community Development Department, plans for minor projects such as accessory structures, signs, may only be required to submit in 11" x 17" format. If applications are combined, the number of sets required shall be the maximum number required of the combined application types. For example, for projects with two entitlement requests such as a Tentative Map and Design Review, 12 full size sets are required.

Other Potential Submittal Requirements/Studies: Please check with Planning Staff to determine whether any of the following items will be required with the submittal package. Additional information regarding the applicability and description of the following items can be found in **Attachment 3**. *Check with staff before having the study prepared yourself.*

- ☐ Acoustical Study
- ☐ Agricultural and Mitigation Plan
- ☐ Arborist Report
- ☐ Biological Study/Assessment (Yolo HCP/NCCP
- ☐ Archaeological/Historic Resources Report
- ☐ Photo Simulations
- ☐ 3D Rendering of Proposed Building/Elevations
- ☐ Flood Modeling
- ☐ Draft Security Plan
- ☐ Preliminary Geotechnical Report
- ☐ Business Plan
- ☐ Market Study
- ☐ Financing Plan
- ☐ Community Impact/Benefit Assessment
- ☐ Utility Plan/Analysis
- ☐ Conceptual Master Plan
- ☐ Transportation/Traffic/Circulation Study
- ☐ Transportation Management Plan
- ☐ Odor Control Plan
- ☐ Shadow or Solar Study
- ☐ Photometric Study
- ☐ Affordable Housing Plan
- ☐ Public Art
- ☐ Planned Development Standards

Statement of Justification

Crestada and Lavender

Lennar Homes of California (Lennar) is submitting a Design Review Application and Conditional Use Permit Amendment to allow development of the Crestada and Lavender communities. The property is commonly referred to as the Prudler Property, created by Map #4856 and contains 183 lots. The property will be marketed with two product lines.

The Prudler subdivision includes a Phase 1 and Phase 2 area. The Phase 1 area is generally designed with 60'-wide lots while the Phase 2 area is designed with 50'-wide lots. A separate set of development standards were established for each phase. The applicant is proposing a minor modification to the development standards to accommodate the proposed plans. These standards and the proposed changes are characterized in Table 1 below.

Table 1 – Existing and Proposed Development Standards

	Phase 1 Existing	Proposed Change?	Phase 2 Existing	Proposed Change?
Lot Coverage	50%	No	50%	No
Front Setback to House	15'	No	12'	No
Front Setback to Garage	22'	Yes 20'	20'	No
Minimum Setback from Garage to House	3'	Yes No Minimum Off-set	3'	No
Corner Side Setback	10'	No	10'	No
Interior Side Setback	5'	No	5'	No
Rear Setback	20'	Yes 18'	15'	No
Height Limitations	30'	No	30'	No
Minimum Driveway Length	22'	Yes 20'	20'	No

Lavender

Lavender is within the Phase 1 area (southern) village and consists of 82 lots. Four distinct home plans have been designed for Lavender ranging in size from 1,772 to 2,910 square feet. Four architectural styles are proposed, including "Spanish", "Craftsman", "Artisan", and "Traditional". The two smallest plans are 1-story while the largest two plans are 2-story. The largest home is designed as a "NextGen" home, which means it includes a private suite that can function as a separate living space. The "NextGen" series of homes have been very well received by the market as they meet the needs of the changing demographics of our society. The "NextGen" home is intended to accommodate for the needs of multi-generational families living together and has been included in all the new communities established by Lennar in the City of Woodland.

The architectural styles will provide for a mixture of roof lines, massing, materials, and accents, unique to each style. Twelve complementary color palettes are proposed to provide further interest along with porches and courtyards.

It should be noted that for the Lavender series the applicant is requesting a modification to development standards to the front and rear yard setback, as noted in Table 1 above. The requested reduction in the front and rear setback allow for the largest single story and the Next Gen home to fit on the lots. At the front, applicant is requesting a reduction of 2' from 22' to 20' for the setback to the garage and an additional reduction of 2' at the rear yard from 20' to 18'. It should be noted that the lots are 60'-wide lots and the homes are 45'-wide. Typically, a builder would design homes to the 5' side yard setbacks; however, with the narrower home design, the bulk appearance from the street will be reduced since there will be additional separation from homes. Additionally, with respect to the Plan 2910 "Next Gen" home, a large courtyard has been designed just off the main entrance.

Crestada

Crestada is within the Phase 2 (northern) village and consists of 101 lots. Four distinct home plans have been designed for Crestada ranging in size from 1,587 to 2,536 square feet. Four architectural styles are proposed, including "Spanish", "Craftsman", "Artisan", and "Traditional". The two smallest plans are 1-story while the largest two plans are 2-story. The largest home is designed as a "NextGen" home.

The architectural styles will provide for a mixture of roof lines, massing, materials, and accents, unique to each style. Twelve complementary color palettes are proposed to provide further interest along with porches and courtyards.

It should be noted that for the Crestada series the applicant is not requesting any modification to development standards as the more relaxed development standards for this Phase 1 accommodate the proposed homes. In the Phase 2 area, the lots are generally designed as 50'-wide lots and the proposed homes are 35'-wide, so again, this should reduce the massing along the streetscape with homes being further separated from each other. Additionally, with respect to the Plan 2536 "Next Gen" home, a large courtyard has been designed just off the main entrance.

Summary

In summary, the applicant is proposing eight plans for 183 lots. Four of the proposed plans are 1-story plans and two are "Next Gen" plans, which adds to the variety and accessibility to the homes. Minor amendments are requested to development standards for the Phase 1 area as noted above to accommodate homes of a size and with features attractive to buyers. Per the Development Agreement approved with the project, there are Universal Design requirements, of which, the proposed project will meet.

CRESTADA & LAVENDER

WOODLAND, CA

LENNAR

07.12.2021
#21041

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

CRESTADA & LAVENDER

C-1 CONTEXTUAL SITE PLAN

C-2 PRELIMINARY PRE-PLOT EXHIBIT

A-1 COVER PAGE

A-2 TYPICAL PLOTTING

A-3 STREET SCENE

A-4 PLAN 1 (1587 “A”) - FLOOR PLAN

A-5 PLAN 1 (1587) - FRONT ELEVATIONS

A-6 PLAN 1 (1587 “A”) - SPANISH ELEVATIONS

A-7 PLAN 1 (1587 “B”) - CRAFTSMAN ELEVATIONS

A-8 PLAN 1 (1587 “C”) - ARTISAN ELEVATIONS

A-9 PLAN 1 (1587 “D”) - TRADITIONAL ELEVATIONS

A-10 PLAN 1 (1587) - ROOF PLANS

A-11 PLAN 2 (1879 “A”) - FLOOR PLAN

A-12 PLAN 2 (1879) - FRONT ELEVATIONS

A-13 PLAN 2 (1879 “A”) - SPANISH ELEVATIONS

A-14 PLAN 2 (1879 “B”) - CRAFTSMAN ELEVATIONS

A-15 PLAN 2 (1879 “C”) - ARTISAN ELEVATIONS

A-16 PLAN 2 (1879 “D”) TRADITIONAL ELEVATIONS

A-17 PLAN 2 (1879) - ROOF PLANS

A-18 PLAN 3 (2184 “A”) - FLOOR PLAN

A-19 PLAN 3 (2184) - FRONT ELEVATIONS

A-20 PLAN 3 (2184 “A”) - SPANISH ELEVATIONS

A-21 PLAN 3 (2184 “B”) - CRAFTSMAN ELEVATIONS

A-22 PLAN 3 (2184 “C”) - ARTISAN ELEVATIONS

A-23 PLAN 3 (2184 “D”) - TRADITIONAL ELEVATIONS

A-24 PLAN 3 (2184) - ROOF PLANS

A-25 PLAN 4 (2536 “A”) - FLOOR PLAN

A-26 PLAN 4 (2536) - FRONT ELEVATIONS

A-27 PLAN 4 (2536 “A”) - SPANISH ELEVATIONS

A-28 PLAN 4 (2536 “B”) - CRAFTSMAN ELEVATIONS

A-29 PLAN 4 (2536 “C”) - ARTISAN ELEVATIONS

A-30 PLAN 4 (2536 “D”) - TRADITIONAL ELEVATIONS

A-31 PLAN 4 (2536) - ROOF PLANS

A-32 WRITTEN COLOR SCHEMES

A-33 COLOR BOARDS - “A” SPANISH

A-34 COLOR BOARDS - “B” CRAFTSMAN

A-35 COLOR BOARDS - “C” ARTISAN

A-36 COLOR BOARDS - “D” TRADITIONAL

A-37 COVER PAGE

A-38 TYPICAL PLOTTING

A-39 STREET SCENE

A-40 PLAN 1 (1772 “A”) - FLOOR PLAN

A-41 PLAN 1 (1772) - FRONT ELEVATIONS

A-42 PLAN 1 (1772 “A”) - SPANISH ELEVATIONS

A-43 PLAN 1 (1772 “B”) - CRAFTSMAN ELEVATIONS

A-44 PLAN 1 (1772 “C”) - ARTISAN ELEVATIONS

A-45 PLAN 1 (1772 “D”) - TRADITIONAL ELEVATIONS

A-46 PLAN 1 (1772) - ROOF PLANS

A-47 PLAN 2 (1951 “A”) - FLOOR PLAN

A-48 PLAN 2 (1951) - FRONT ELEVATIONS

A-49 PLAN 2 (1951 “A”) - SPANISH ELEVATIONS

A-50 PLAN 2 (1951 “B”) - CRAFTSMAN ELEVATIONS

A-51 PLAN 2 (1951 “C”) - ARTISAN ELEVATIONS

A-52 PLAN 2 (1951 “D”) - TRADITIONAL ELEVATIONS

A-53 PLAN 2 (1951) - ROOF PLANS

A-54 PLAN 3 (2410 “A”) - FLOOR PLAN

A-55 PLAN 3 (2410) - FRONT ELEVATIONS

A-56 PLAN 3 (2410 “A”) - SPANISH ELEVATIONS

A-57 PLAN 3 (2410 “B”) - CRAFTSMAN ELEVATIONS

A-58 PLAN 3 (2410 “C”) - ARTISAN ELEVATIONS

A-59 PLAN 3 (2410 “D”) TRADITIONAL ELEVATIONS

A-60 PLAN 3 (2410) - ROOF PLANS

A-61 PLAN 4 (2971 “A”) - FLOOR PLAN

A-62 PLAN 4 (2971) - FRONT ELEVATIONS

A-63 PLAN 4 (2971 “A”) - SPANISH ELEVATIONS

A-64 PLAN 4 (2971 “B”) - CRAFTSMAN ELEVATIONS

A-65 PLAN 4 (2971 “C”) - ARTISAN ELEVATIONS

A-66 PLAN 4 (2971 “D”) - TRADITIONAL ELEVATIONS

A-67 PLAN 4 (2971) - ROOF PLANS

A-68 WRITTEN COLOR SCHEMES

A-69 COLOR BOARDS - “A” SPANISH

A-70 COLOR BOARDS - “B” CRAFTSMAN

A-71 COLOR BOARDS - “C” ARTISAN

A-72 COLOR BOARDS - “D” TRADITIONAL

L1.1 LANDSCAPE LAYOUTS PHASE 1

L1.2 LANDSCAPE LAYOUTS PHASE 2

L1.3 LANDSCAPE LAYOUTS CONNER LOTS

L1.4 PLANTING NOTES

L2.1 TYPICAL IRRIGATION SCHEMATICS

L2.2 IRRIGATION DETAILS

DEVELOPER:

LENNAR

1025 CREEKSIDE RIDGE DRIVE, SUITE 240,

ROSEVILLE CA 95678.

CONTACT: PIERRE MARTINEZ

BUSINESS: (916) 746-8508

WWW.LENNAR.COM

ARCHITECT:

KEVIN L. CROOK ARCHITECT, INC.

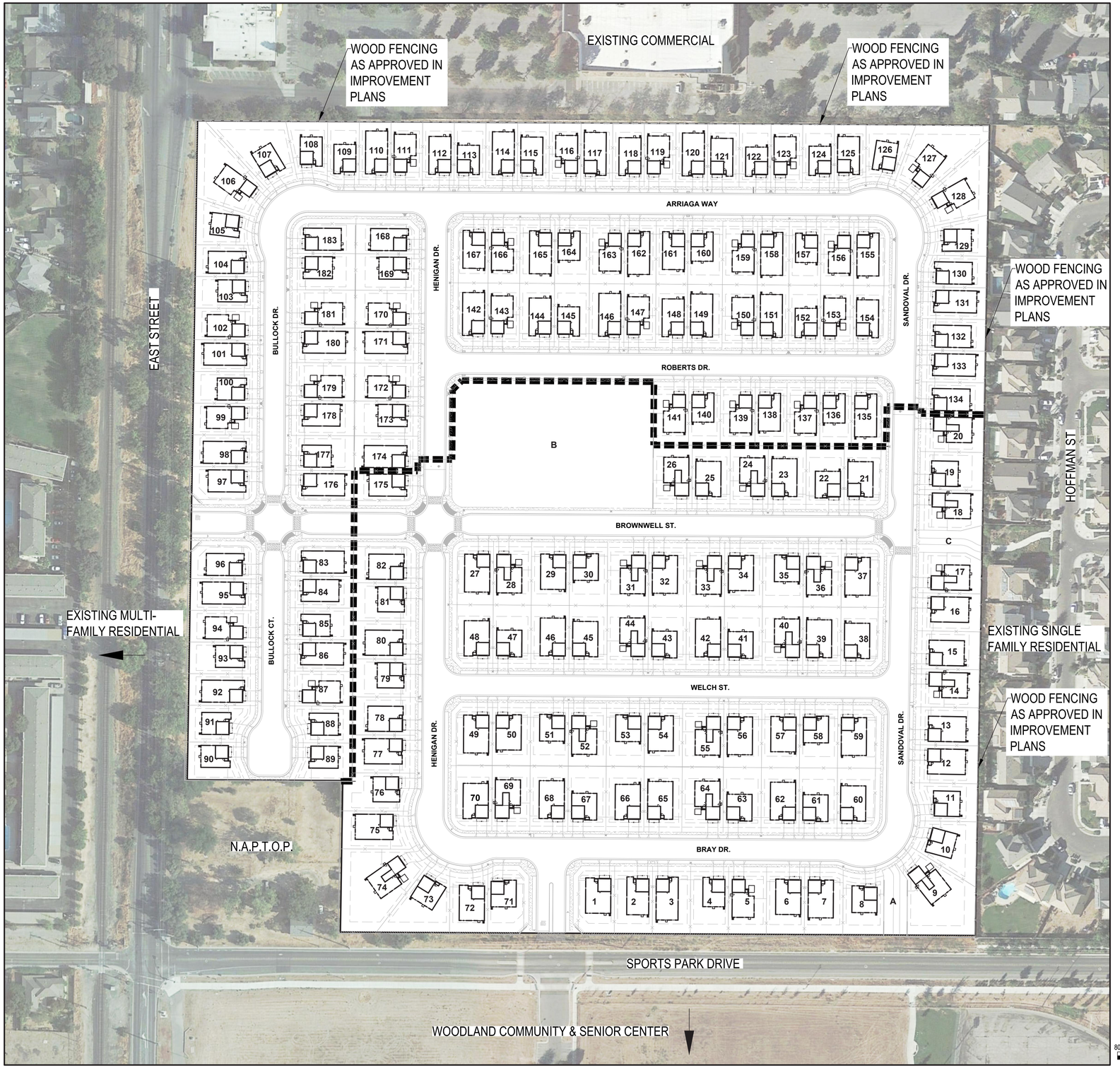
1360 REYNOLDS AVE. SUITE 110

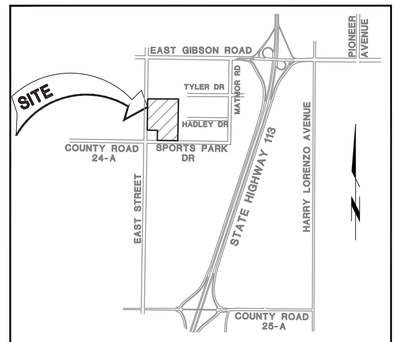
IRVINE, CA 92614

CONTACT: BARRY PATTISON

BUSINESS: (949) 660-1587

WWW.KLCARCH.COM





VICINITY MAP NO SCALE

GRAPHIC SCALE
80 40 0 80 160
1" = 80 ft

CONTEXTUAL SITE PLAN

CITY OF WOODLAND, CA
JULY 8, 2021
SCALE 1"=60' (@ 36x24)

C1

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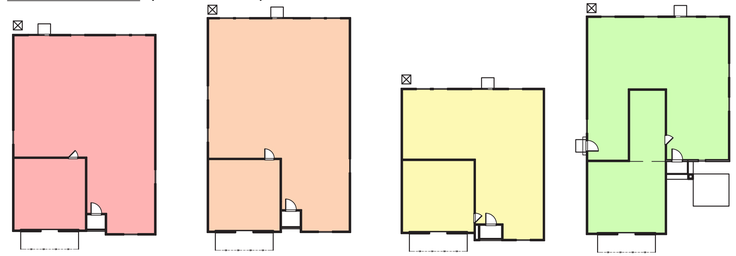
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING
600 COOLIDGE DRIVE, Suite 140 • Folsom, CA 95630
phone: 916.927.2400 • fax: 916.984.9617 • survey fax: 916.563.6770
survey email: staking@mpengr.com • web: www.mpengr.com

Dwg: X:\2021\21-0006.00 (PRELIM) B.A&D\WORKING\DWG\EXHIBITS\210628DD - CIRCULATION PLAN.DWG | Saved: 07-08-21 01:16pm JROLH

LAVENDER (PHASE 1)



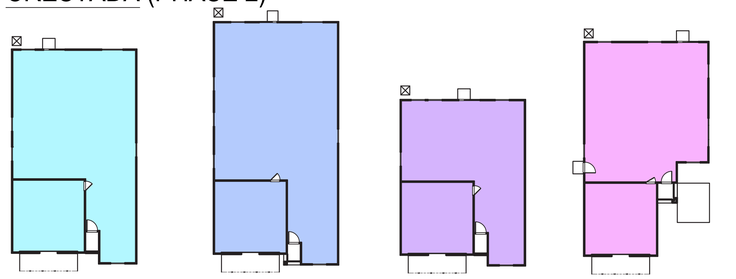
PLAN 1772 (1)
1-STORY
19 EA.

PLAN 1951 (2)
1-STORY
20 EA.

PLAN 2410 (3)
2-STORY
21 EA.

PLAN 2971 (4)
2-STORY
18 EA.

CRESTADA (PHASE 2)

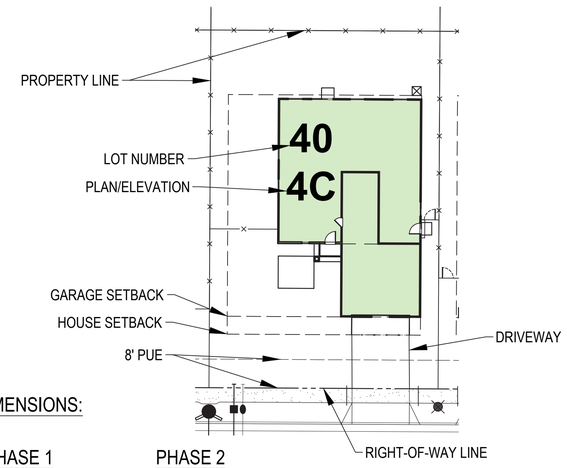


PLAN 1587 (5)
1-STORY
23 EA.

PLAN 1879 (6)
1-STORY
26 EA.

PLAN 2184 (7)
2-STORY
29 EA.

PLAN 2536 (8)
2-STORY
27 EA.



TYPICAL SETBACK ENVELOPE DIMENSIONS:

	PHASE 1	PHASE 2
FRONT HOUSE/GARAGE:	15' / 20'	12' / 20'
SIDES INTERIOR/STREET:	5' / 10'	5' / 10'
BACK:	18'	15'

PRELIMINARY PRE-PLOT EXHIBIT

CITY OF WOODLAND, CA
JULY 8, 2021
SCALE 1"=60' (@ 36x24)

C2

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phone: 916.927.2400 • fax: 916.984.9617 • survey fax: 916.563.6770
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CRESTADA

WOODLAND, CA

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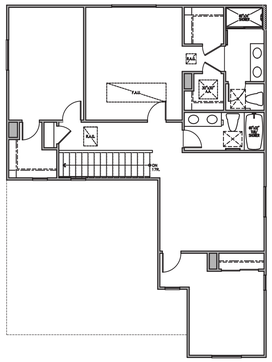
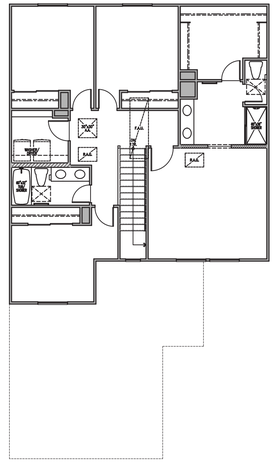
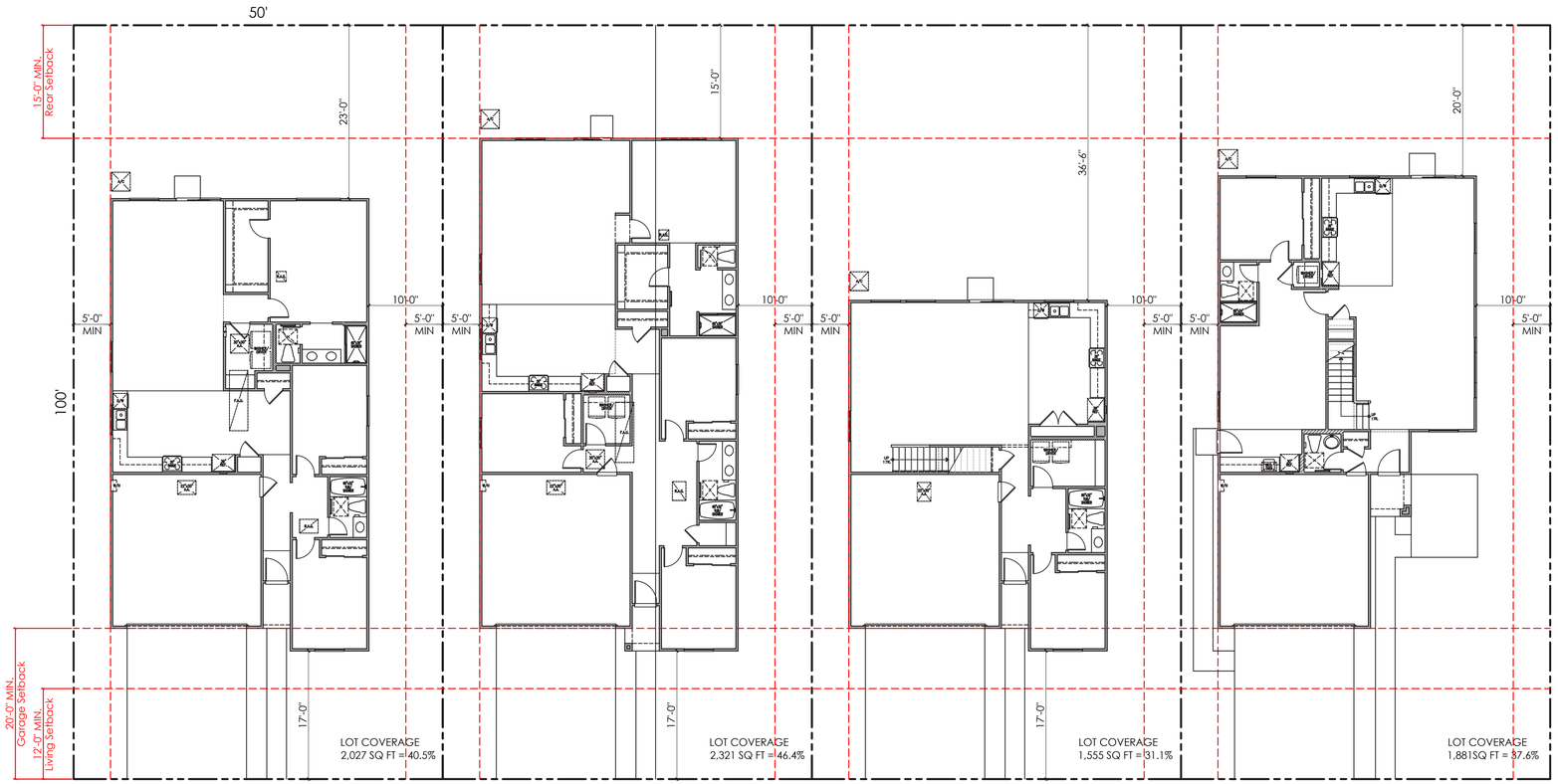






PLAN 1 (1587) PLAN 2 (1879) PLAN 3 (2184) PLAN 4 (2536)

TYPICAL PLOTTING

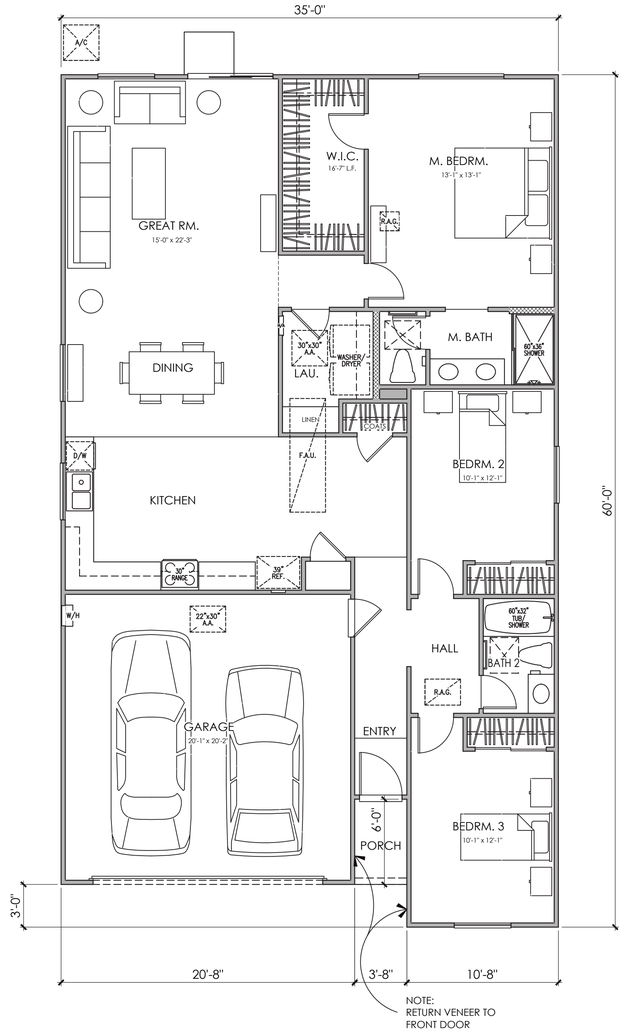
"C" ARTISAN
PLAN 1587

"D" TRADITIONAL
PLAN 2184

"A" SPANISH
PLAN 1879

"B" CRAFTSMAN
PLAN 2536

STREET SCENE



AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,587 SQ. FT.
TOTAL DWELLING	1,587 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	418 SQ. FT.
PORCH 'A'	22 SQ. FT.
PORCH 'B'	22 SQ. FT.
PORCH 'C'	22 SQ. FT.

0 2 4 8 12

FLOOR PLAN

PLAN 1587 "A"

3 BEDROOM, 2 BATH, 2 CAR GARAGE

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A-4

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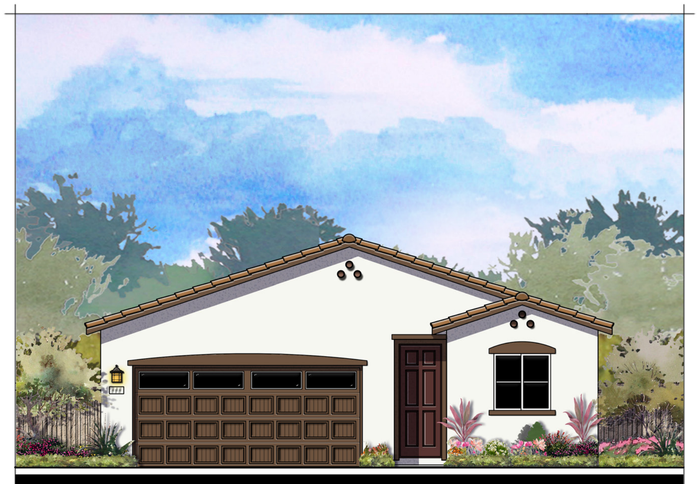

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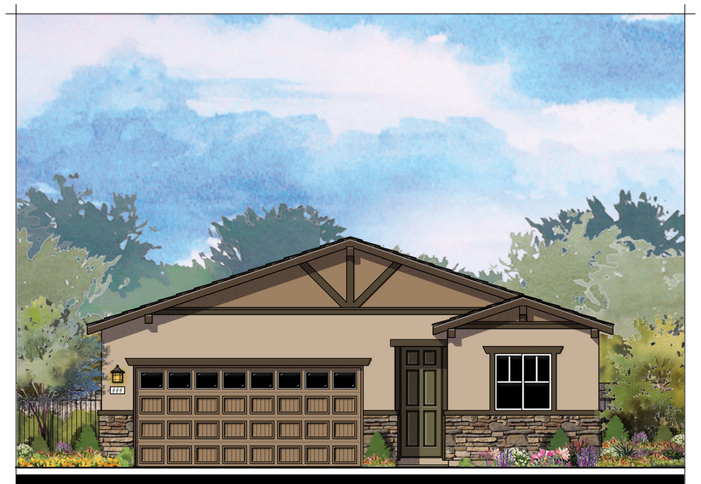
"A" SPANISH



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"B" CRAFTSMAN

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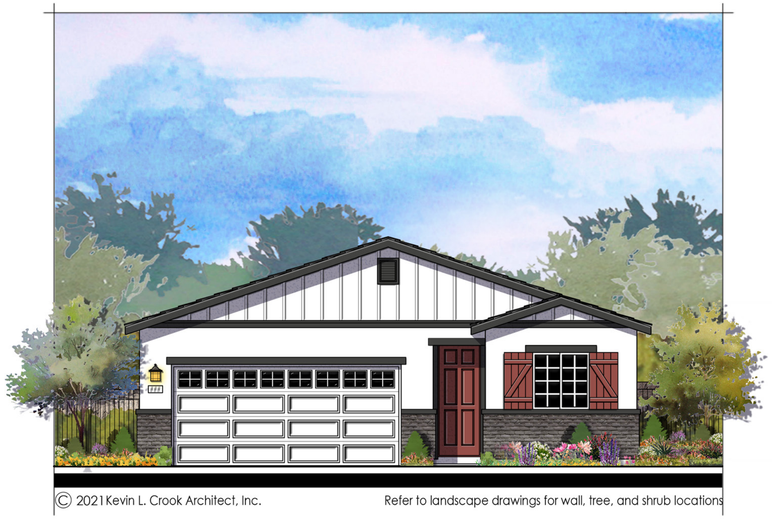
"C" ARTISAN



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"D" TRADITIONAL

PLAN 1587

3 BEDROOM, 2 BATH, 2 CAR GARAGE

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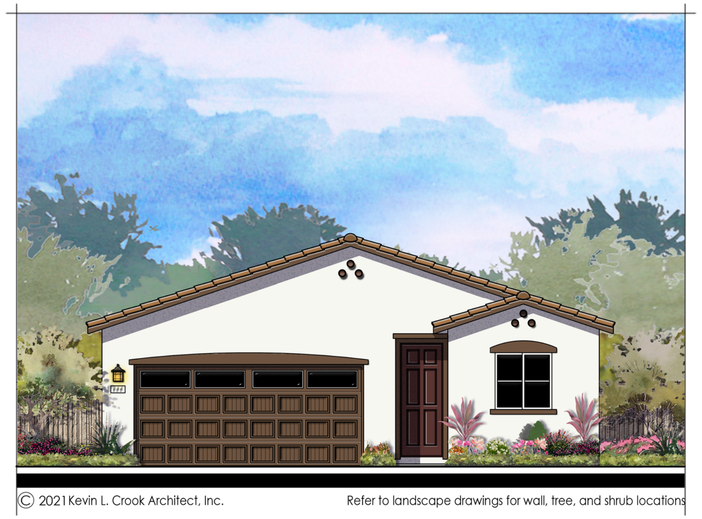

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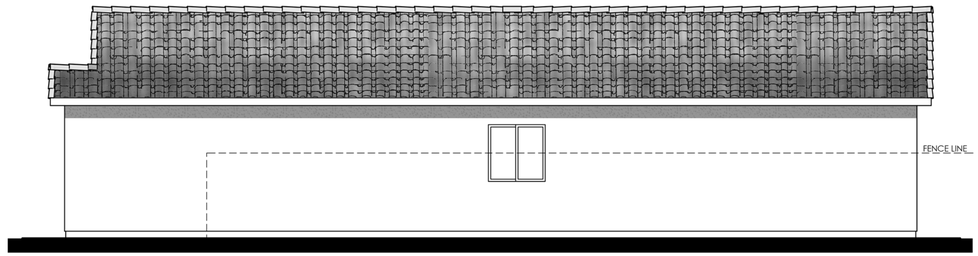
Refer to landscape drawings for wall, tree, and shrub locations

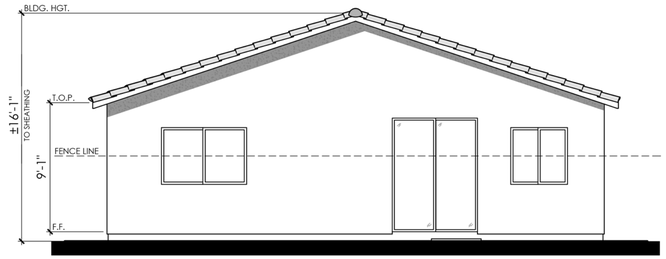
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



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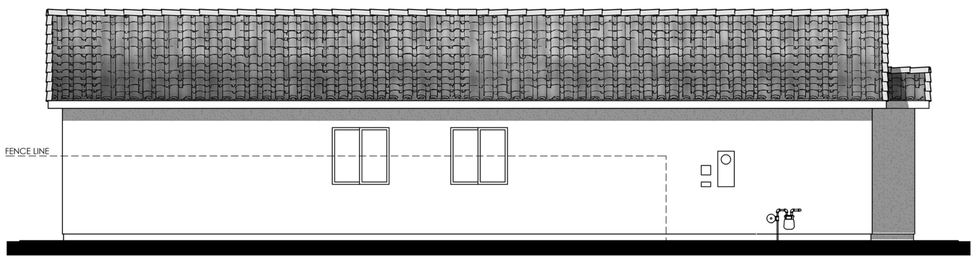

LEFT

COLOR SCHEME 1

PLAN 1587 "A"

SPANISH ELEVATION

0 2 4 8 12

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07.12.2021

A-6

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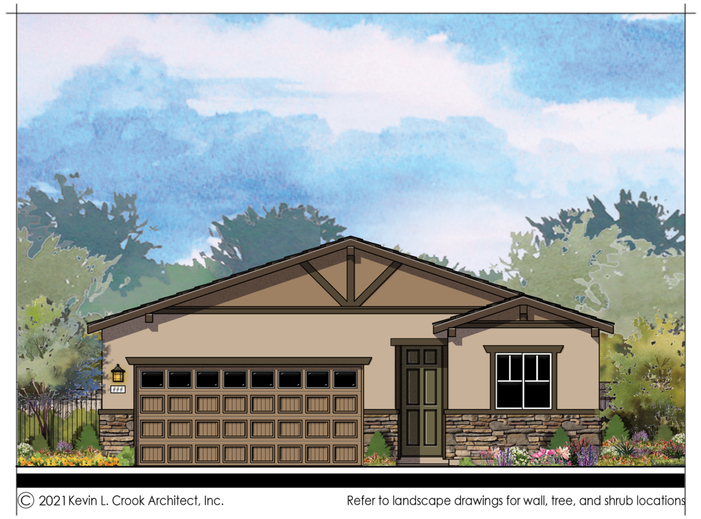

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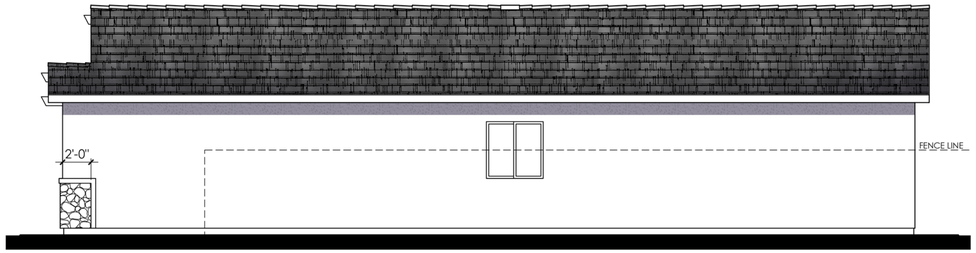
Refer to landscape drawings for wall, tree, and shrub locations

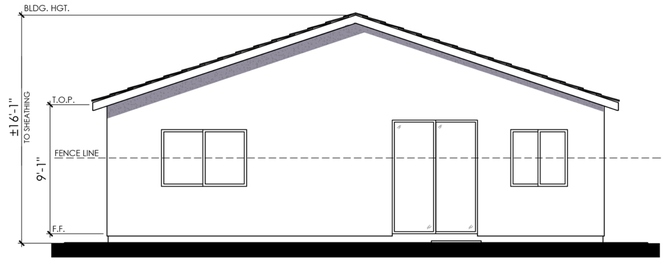
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSION:	SIMULATED WOOD CORBELS
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



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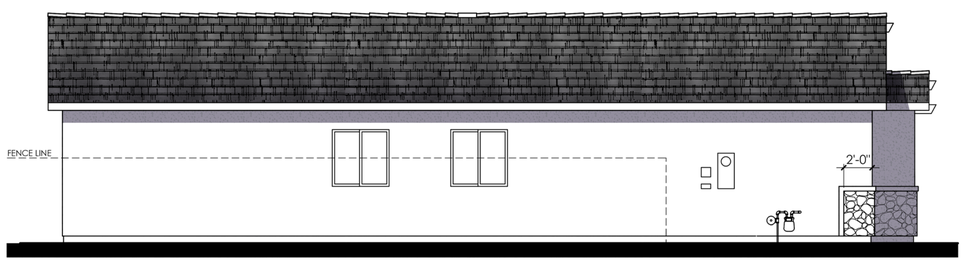

LEFT

COLOR SCHEME 4

PLAN 1587 "B"

CRAFTSMAN ELEVATION

0 2 4 8 12

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A-7

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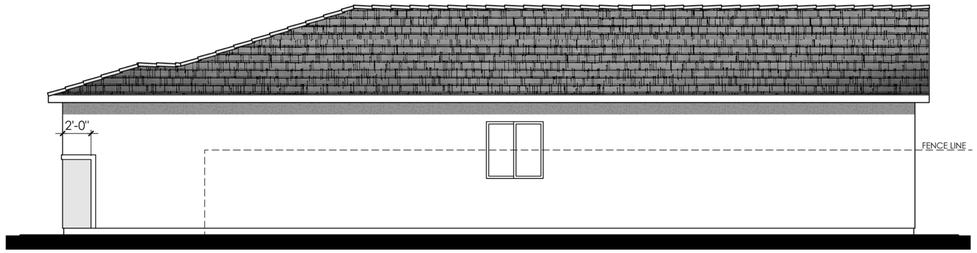
Refer to landscape drawings for wall, tree, and shrub locations

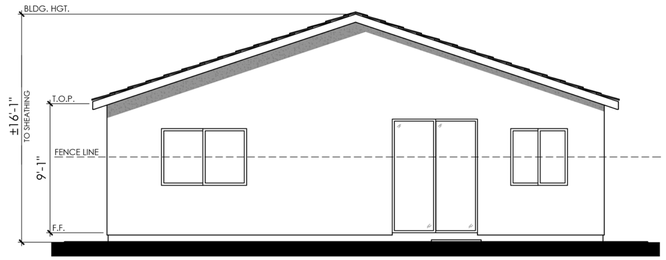
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



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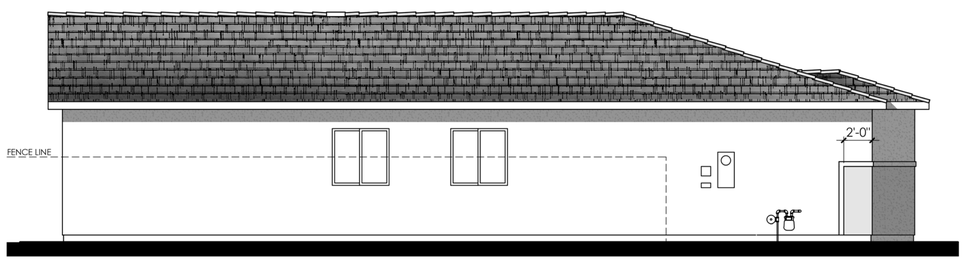

LEFT

COLOR SCHEME 7

PLAN 1587 "C"

ARTISAN ELEVATION

0 2 4 8 12

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WOODLAND, CA

07.12.2021

A-8

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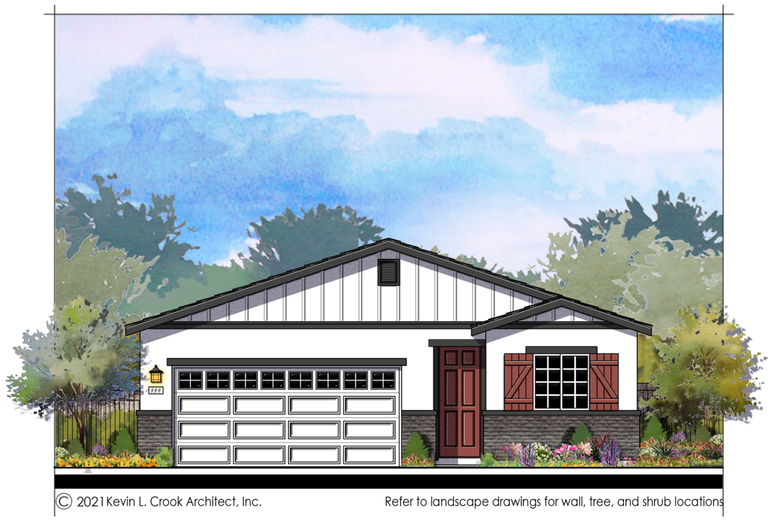

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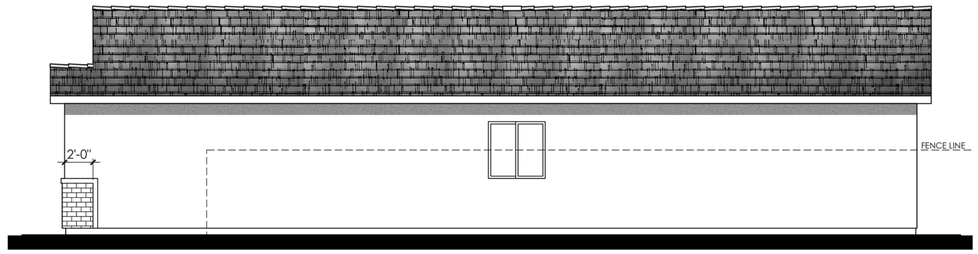
Refer to landscape drawings for wall, tree, and shrub locations

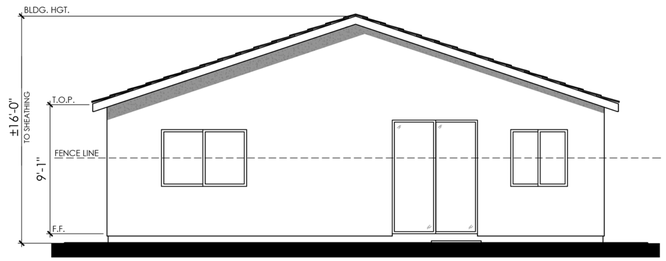
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN SIDING W/ DECORATIVE VENTS
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



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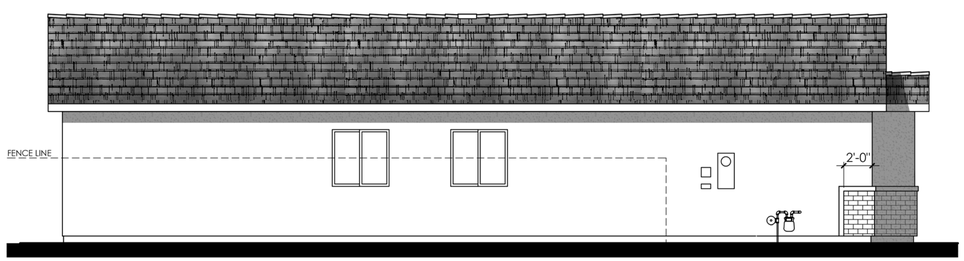

LEFT

COLOR SCHEME 10

PLAN 1587 "D"

TRADITIONAL ELEVATION

0 2 4 8 12

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WOODLAND, CA

07.12.2021

A-9

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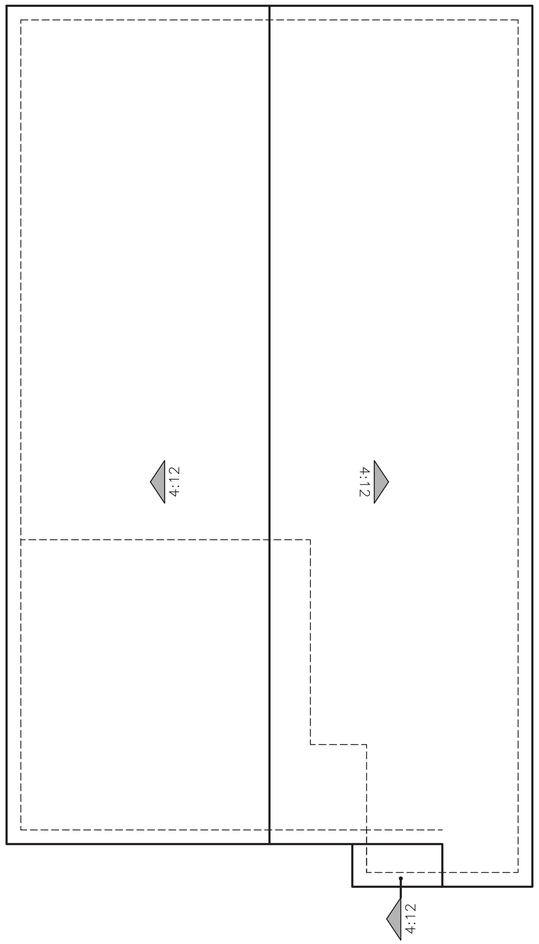
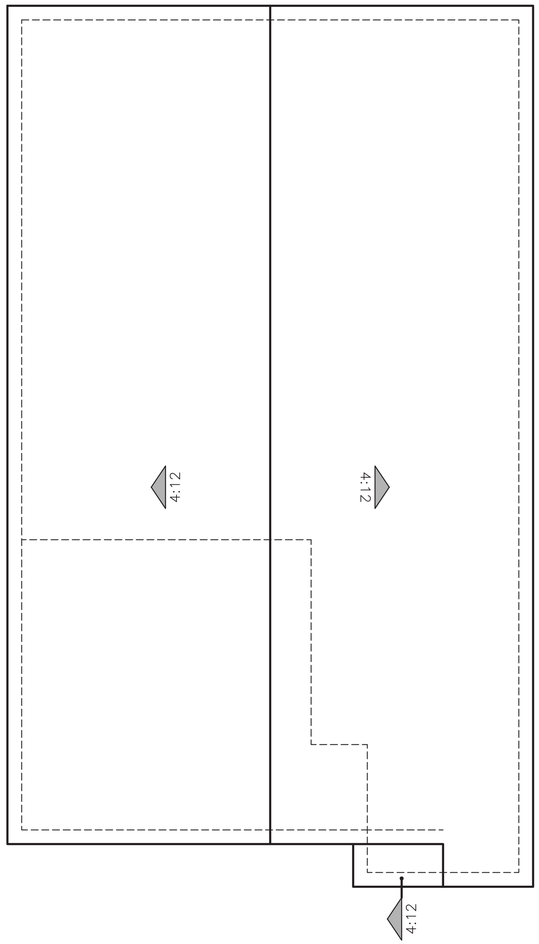
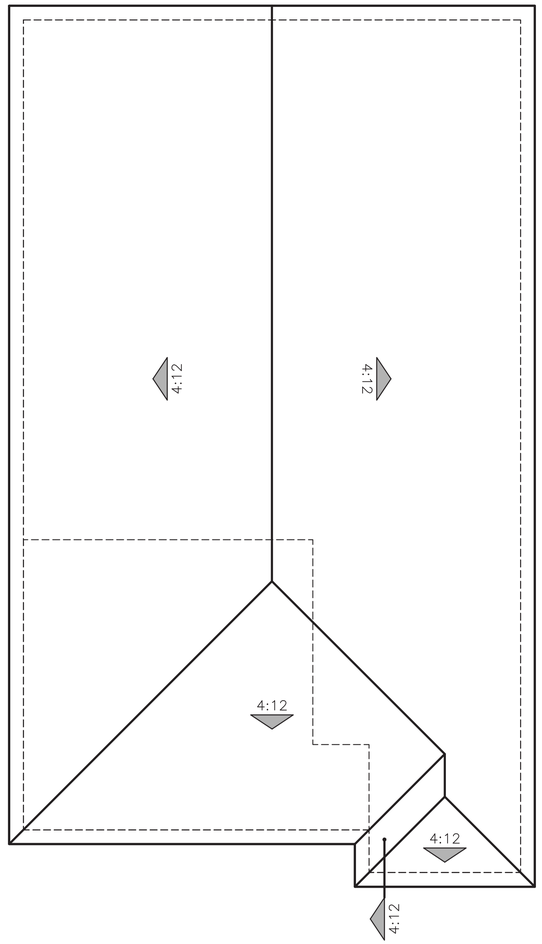


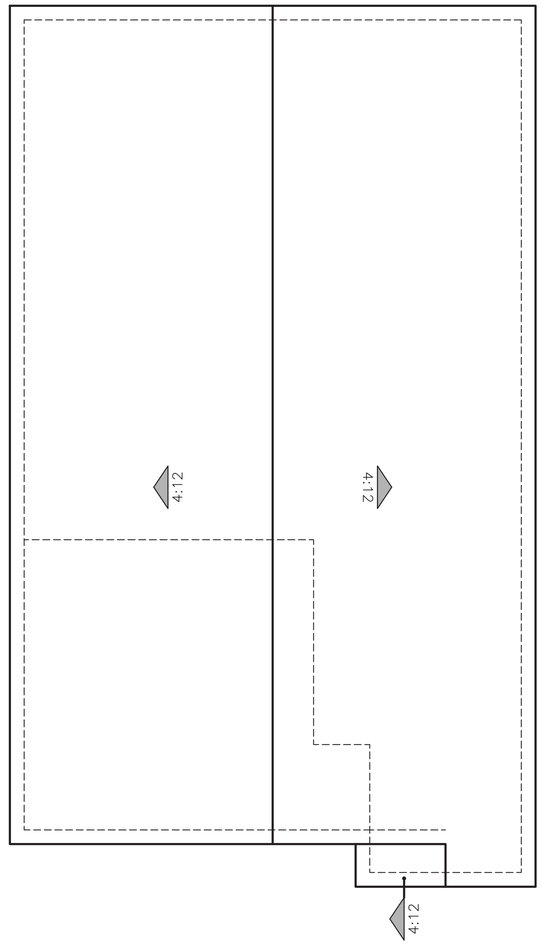
"A" - SPANISH



"B" - CRAFTSMAN



"C" - ARTISAN



"D" - TRADITIONAL

ROOF PLANS

PLAN 1587

0 2 4 8 12

LENNAR

CRESTADA

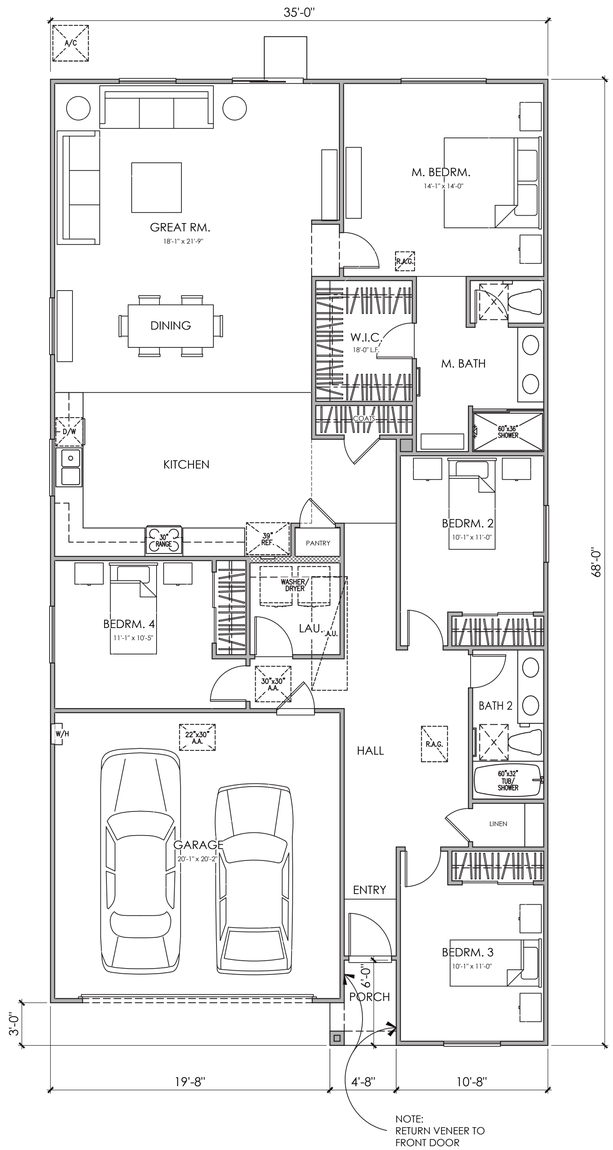
WOODLAND, CA

07.12.2021

A-10

Kevin L. Crook Architect Inc #21041

PLANNING + ARCHITECTURE



FLOOR PLAN

PLAN 1879 "A"

4 BEDROOM, 2 BATH, 2 CAR GARAGE

FIRST FLOOR AREA	1,879 SQ. FT.
TOTAL DWELLING	1,879 SQ. FT.
GARAGE	417 SQ. FT.
PORCH 'A'	25 SQ. FT.
PORCH 'B'	25 SQ. FT.
PORCH 'C'	25 SQ. FT.

0 2 4 8 12

LENNAR

CRESTADA

WOODLAND, CA

07.12.2021

A-11

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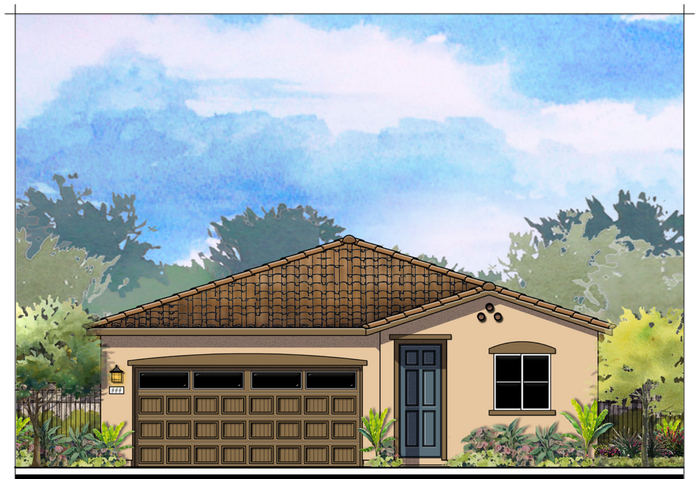

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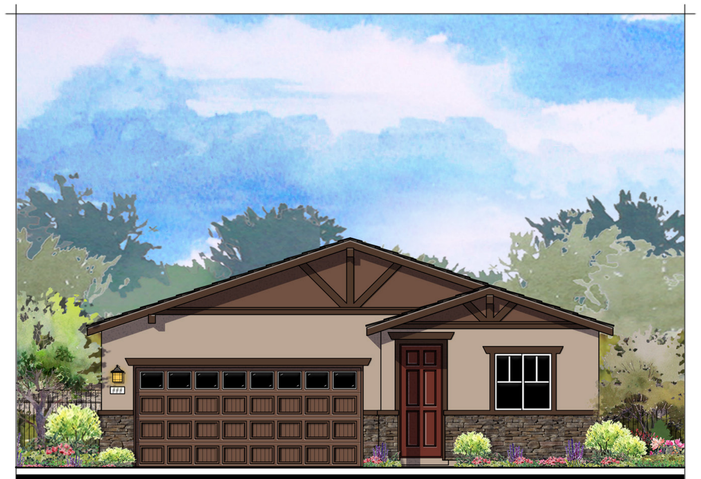
"A" SPANISH



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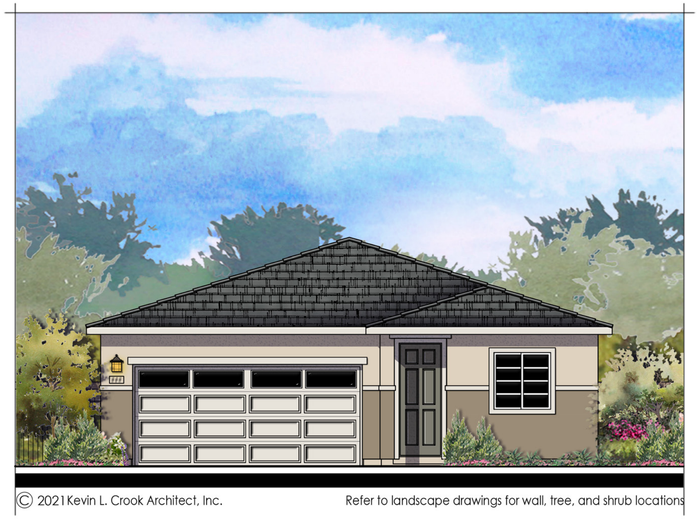
"B" CRAFTSMAN



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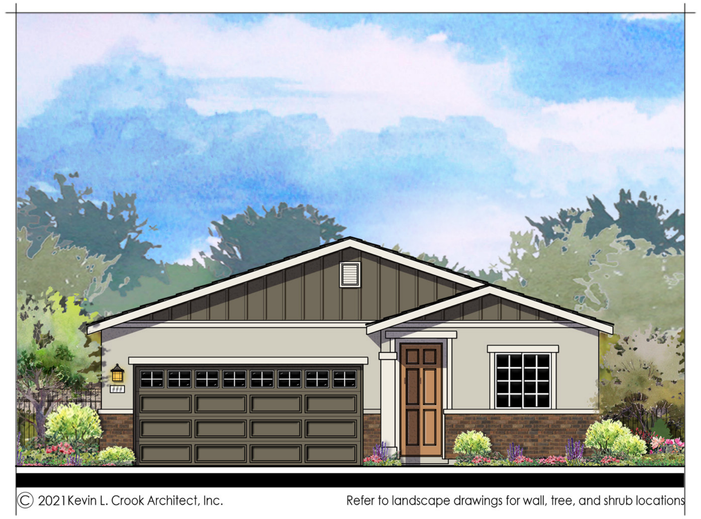
"C" ARTISAN



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"D" TRADITIONAL

PLAN 1879

4 BEDROOM, 2 BATH, 2 CAR GARAGE, 8' CEILINGS

0 2 4 8 12

LENNAR

CRESTADA

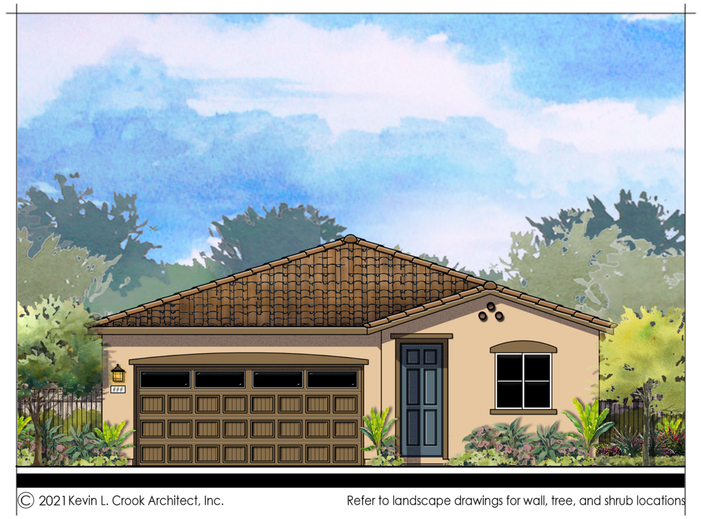
WOODLAND, CA

07.12.2021

A-12

Kevin L. Crook Architect Inc #21041

PLANNING + ARCHITECTURE



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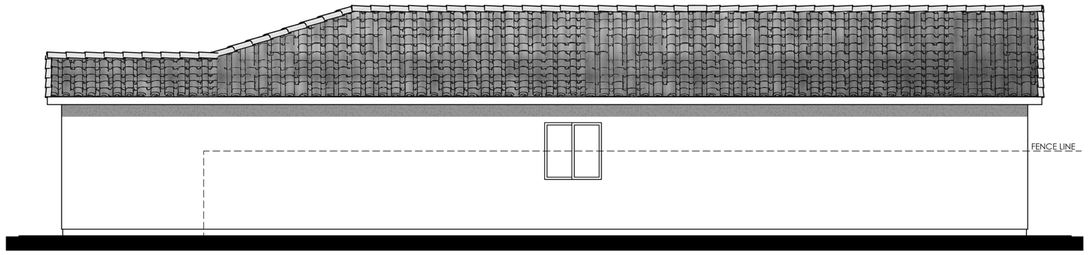
Refer to landscape drawings for wall, tree, and shrub locations

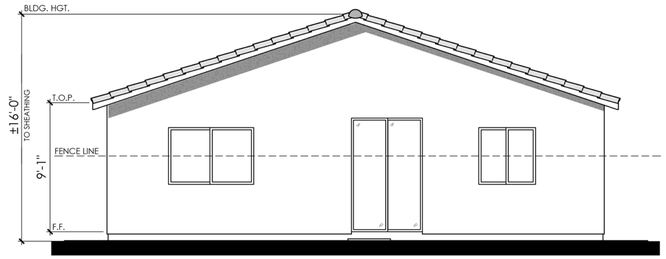
FRONT



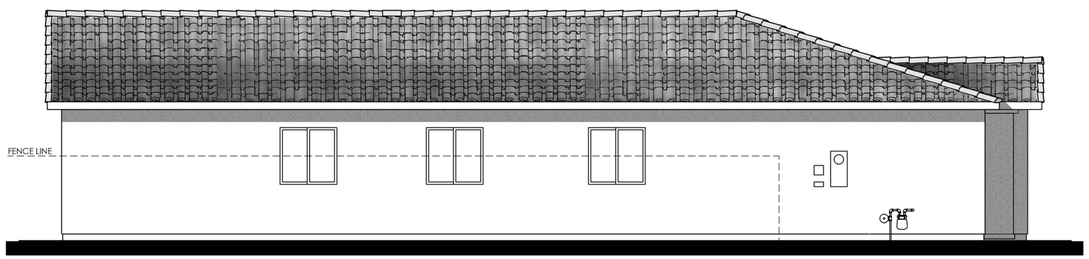
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 2

PLAN 1879 "A"

SPANISH ELEVATION

0 2 4 8 12

LENNAR

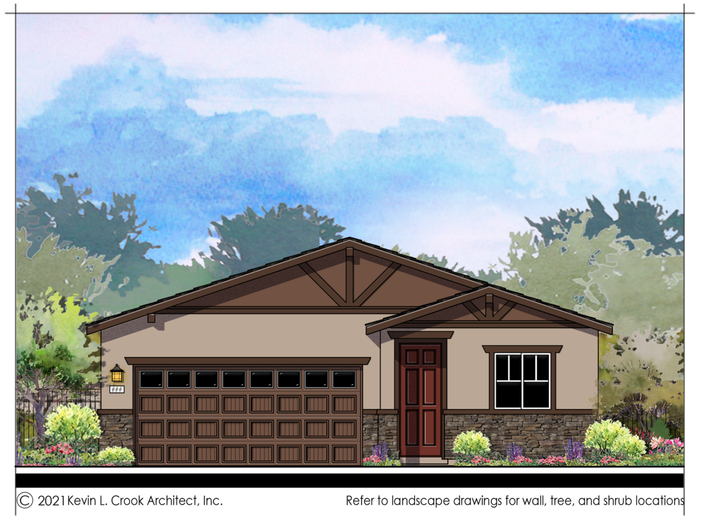
CRESTADA

WOODLAND, CA

07.12.2021

A-13

Kevin L. Crook Architect Inc #21041
PLANNING + ARCHITECTURE



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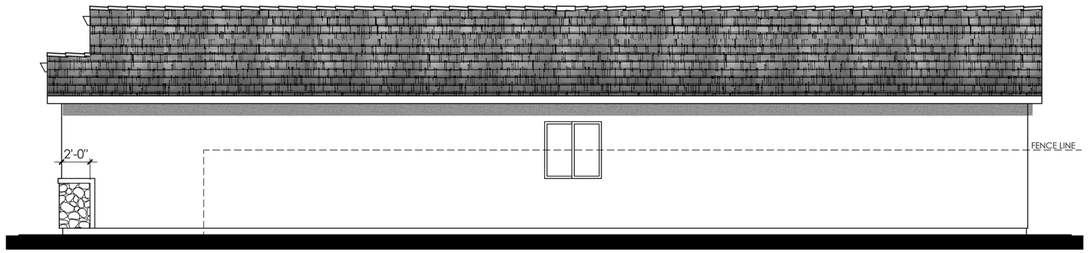
Refer to landscape drawings for wall, tree, and shrub locations

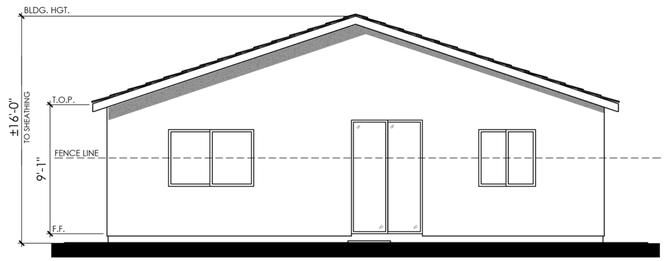
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSION:	SIMULATED WOOD CORBELS
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



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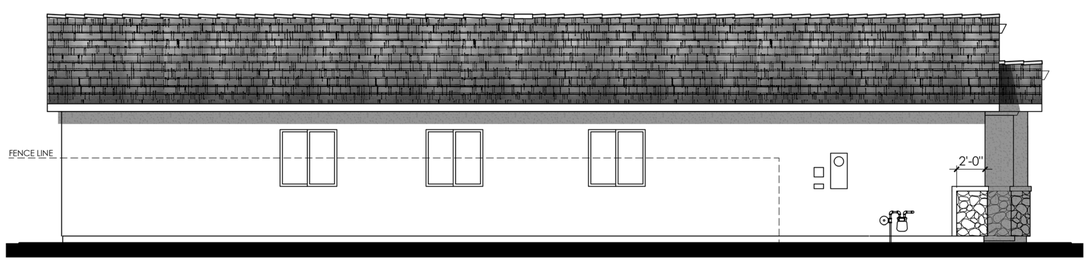

LEFT

COLOR SCHEME 5

PLAN 1879 "B"

CRAFTSMAN ELEVATION

0 2 4 8 12

LENNAR

CRESTADA

WOODLAND, CA

07.12.2021

A-14

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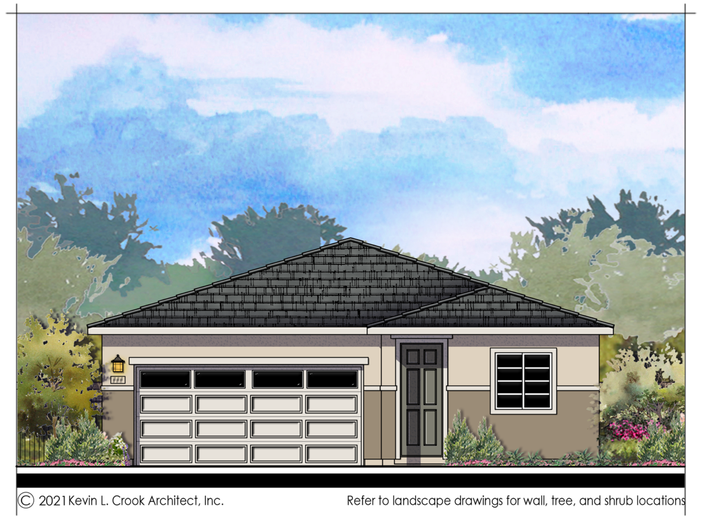
PLANNING + ARCHITECTURE



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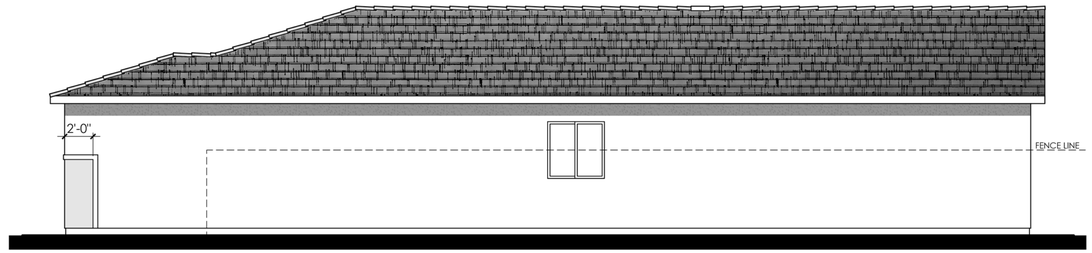
Refer to landscape drawings for wall, tree, and shrub locations

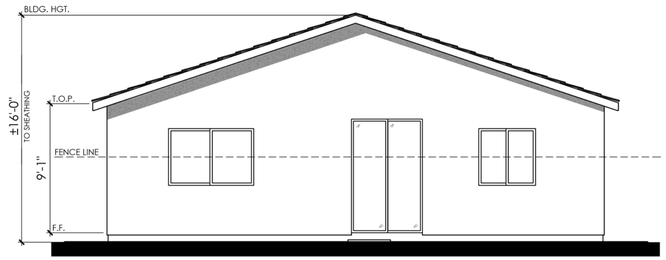
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



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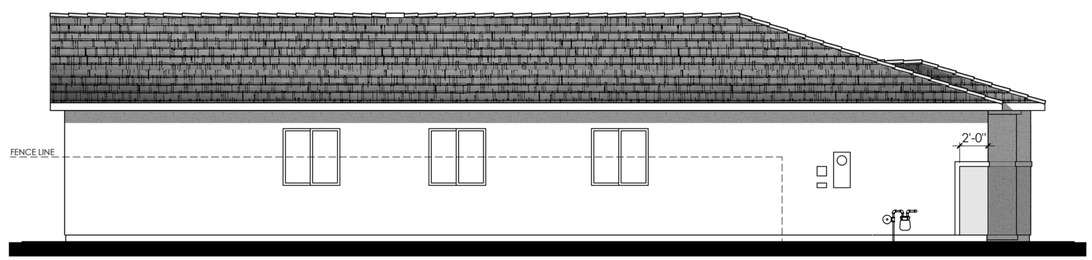


LEFT

COLOR SCHEME 8

PLAN 1879 "C"

ARTISAN ELEVATION

0 2 4 8 12

LENNAR

CRESTADA

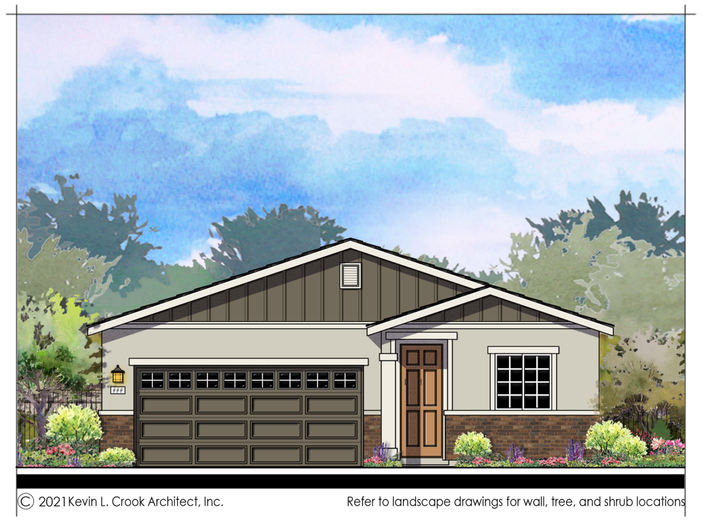
WOODLAND, CA

07.12.2021

A-15

Kevin L. Crook Architect Inc #21041

PLANNING + ARCHITECTURE



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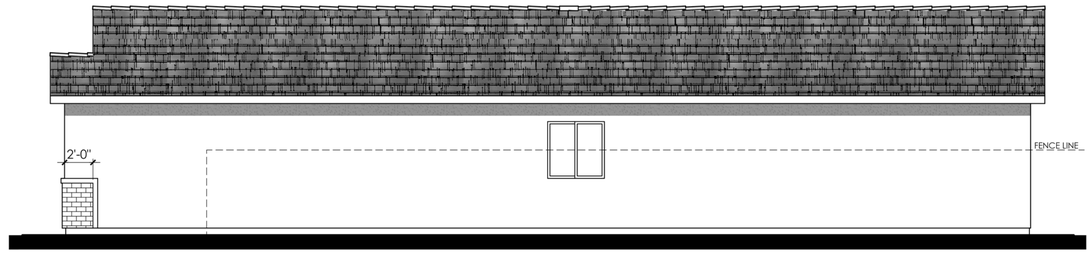
Refer to landscape drawings for wall, tree, and shrub locations

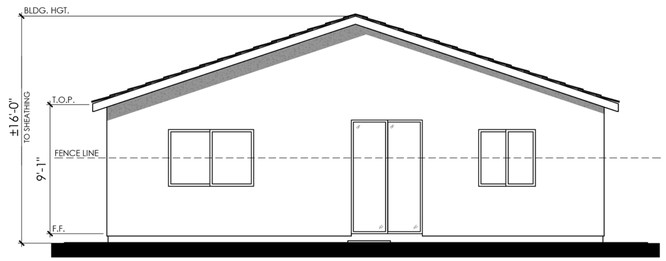
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN SIDING W/ DECORATIVE VENTS
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



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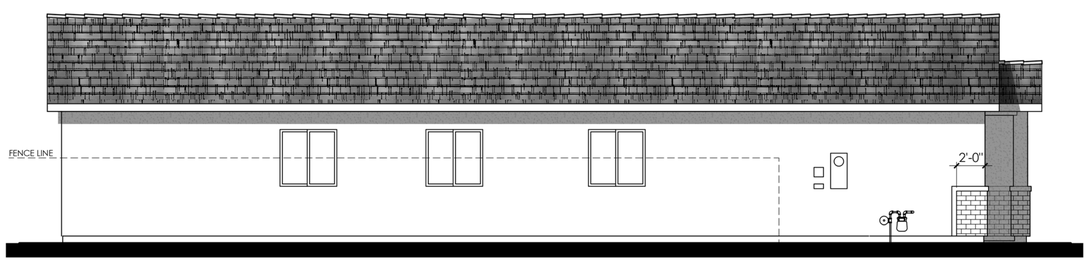


LEFT

COLOR SCHEME 11

PLAN 1879 "D"

TRADITIONAL ELEVATION

0 2 4 8 12

LENNAR

CRESTADA

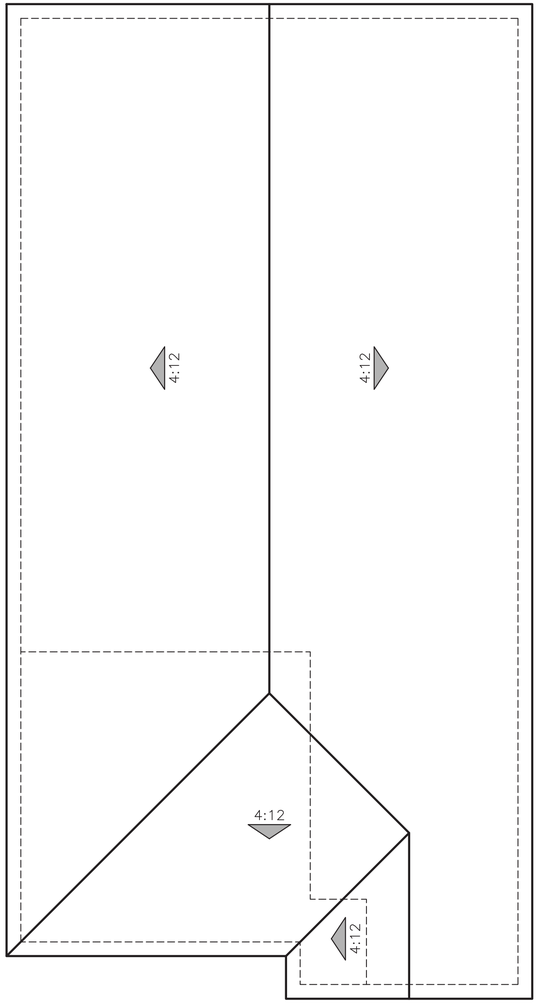
WOODLAND, CA

07.12.2021

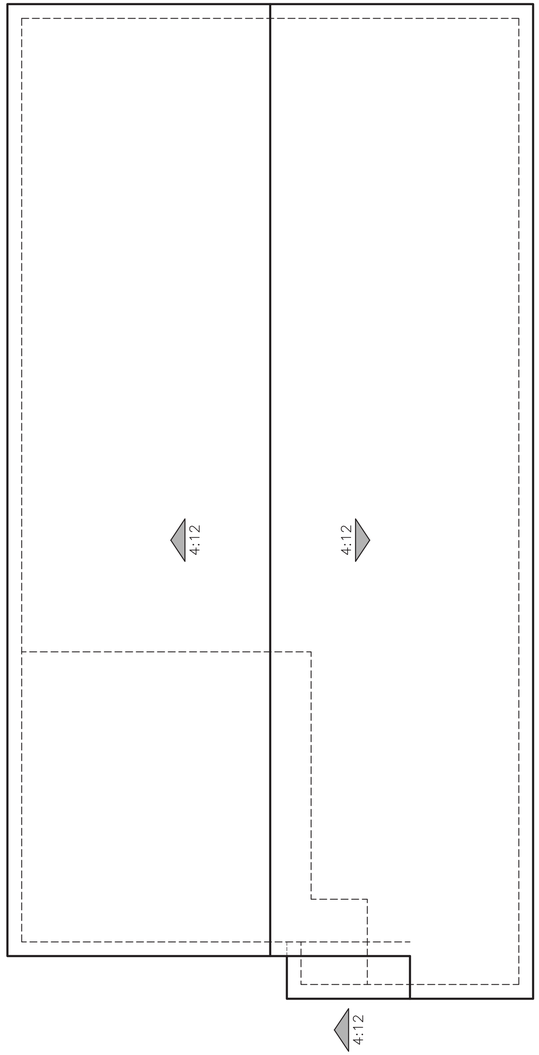
A-16

Kevin L. Crook Architect Inc #21041

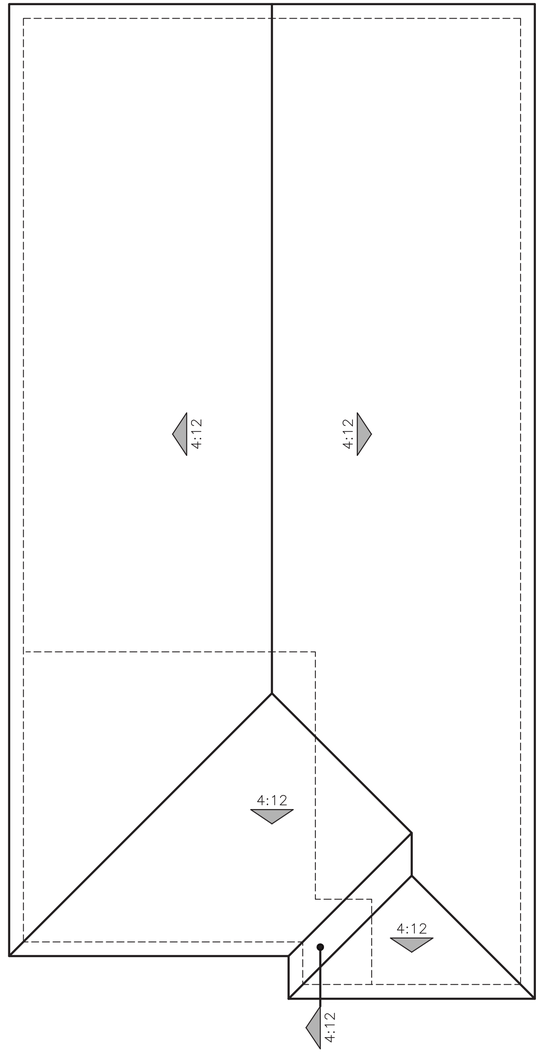
PLANNING + ARCHITECTURE



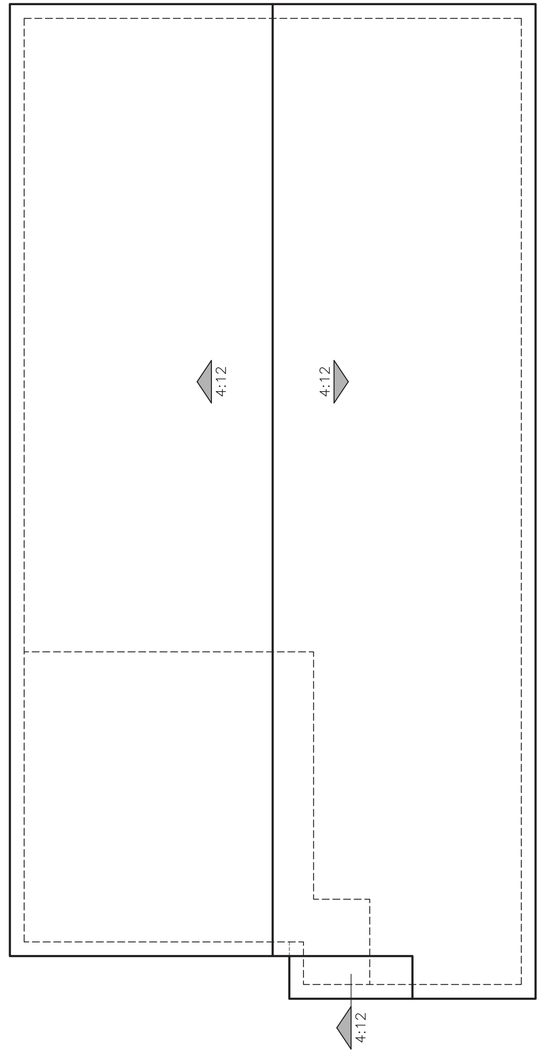
"A" - SPANISH



"B" - CRAFTSMAN



"C" - ARTISAN

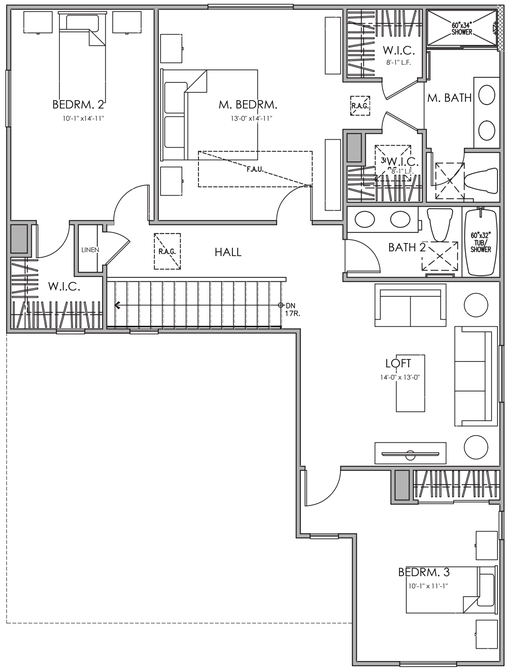


"D" - TRADITIONAL

ROOF PLANS

PLAN 1879

0 2 4 8 12



SECOND FLOOR PLAN

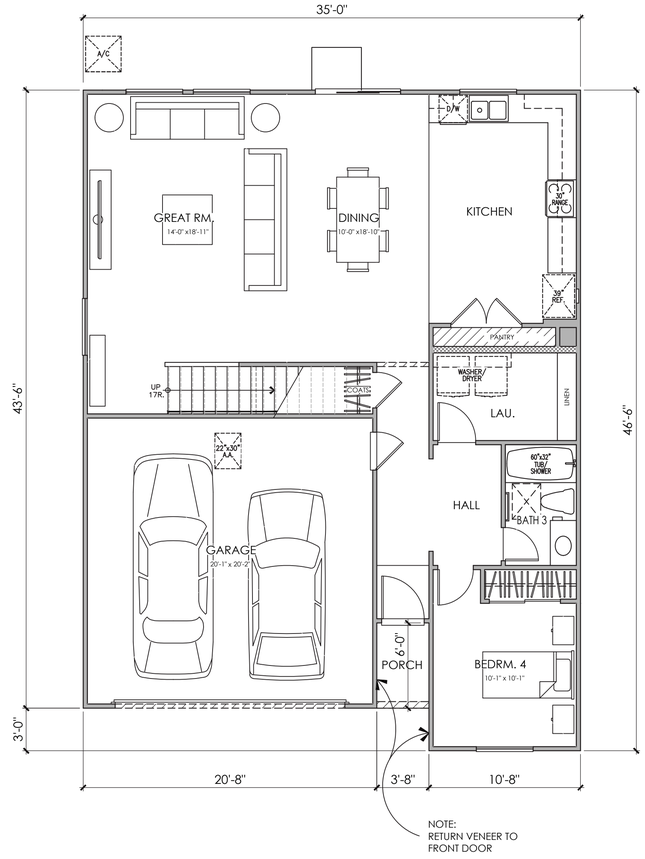
AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	1,115 SQ. FT.
SECOND FLOOR AREA	1,069 SQ. FT.
TOTAL DWELLING	2,184 SQ. FT.

UNCONDITIONED SPACE

GARAGE	418 SQ. FT.
PORCH 'A'	22 SQ. FT.
PORCH 'B'	22 SQ. FT.
PORCH 'C'	22 SQ. FT.



FIRST FLOOR PLAN

PLAN 2184 "A"

4 BEDROOM, 3 BATH, 2 CAR GARAGE, LOFT

0 2 4 8 12

LENNAR

CRESTADA

WOODLAND, CA

07.12.2021

A-18

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PLANNING + ARCHITECTURE

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"A" SPANISH

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"B" CRAFTSMAN

© 2021 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"C" ARTISAN

© 2021 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"D" TRADITIONAL

PLAN 2184

4 BEDROOM, 3 BATH, 2 CAR GARAGE, LOFT

0 2 4 8 12

LENNAR

CRESTADA

WOODLAND, CA

07.12.2021

A-19

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PLANNING + ARCHITECTURE

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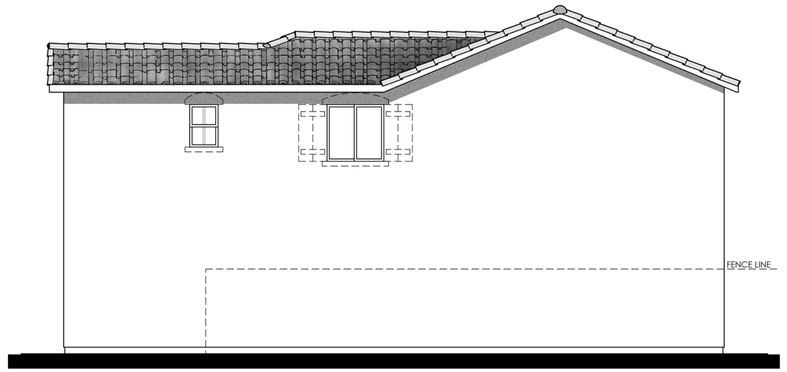
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

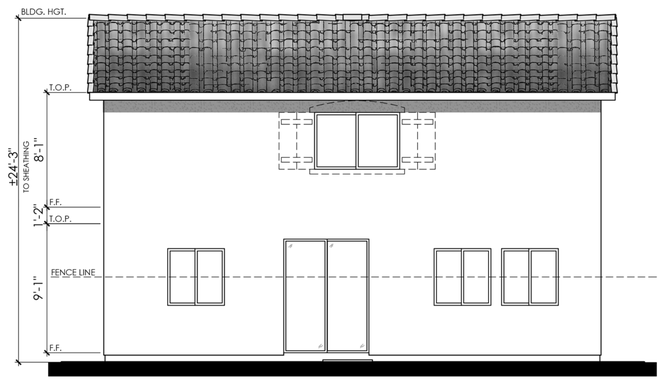


NOTE:
ITEMS SHOWN DASHED SHALL OCCUR
AT LOTS FACING RIGHT OF WAY

RIGHT

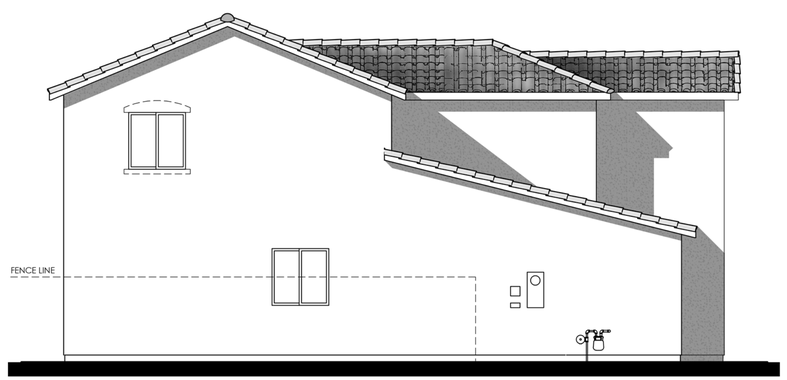
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
POT SHELF:	SIMULATED WOOD



NOTE:
ITEMS SHOWN DASHED SHALL OCCUR
AT LOTS FACING RIGHT OF WAY

REAR



NOTE:
ITEMS SHOWN DASHED SHALL OCCUR
AT LOTS FACING RIGHT OF WAY

LEFT

COLOR SCHEME 3

PLAN 2184 "A"

SPANISH ELEVATION

0 2 4 8 12

LENNAR

CRESTADA

WOODLAND, CA

07.12.2021

A-20

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PLANNING + ARCHITECTURE

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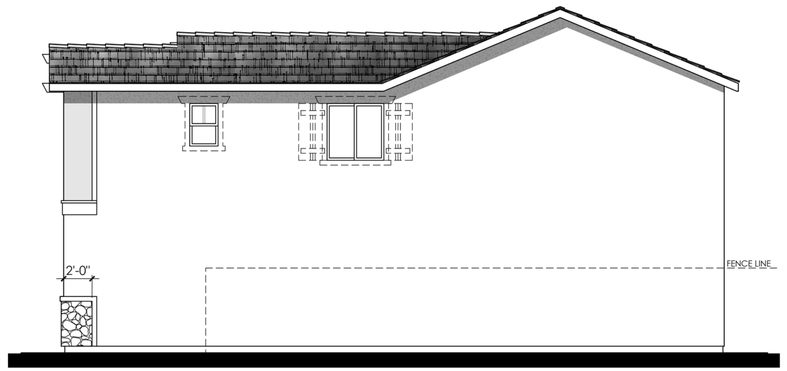
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

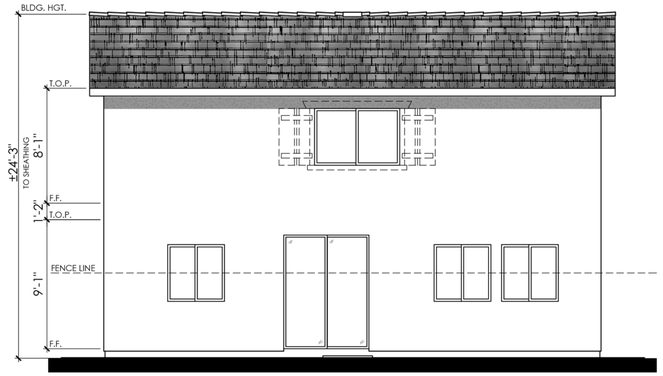


NOTE:
ITEMS SHOWN DASHED SHALL OCCUR
AT LOTS FACING RIGHT OF WAY

RIGHT

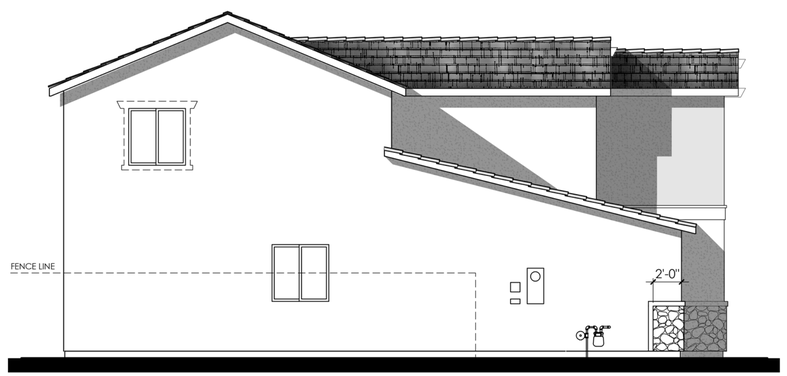
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSION:	SIMULATED WOOD CORBELS
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



NOTE:
ITEMS SHOWN DASHED SHALL OCCUR
AT LOTS FACING RIGHT OF WAY

REAR



NOTE:
ITEMS SHOWN DASHED SHALL OCCUR
AT LOTS FACING RIGHT OF WAY

LEFT

COLOR SCHEME 6

PLAN 2184 "B"

CRAFTSMAN ELEVATION

0 2 4 8 12

LENNAR

CRESTADA

WOODLAND, CA

07.12.2021

A-21

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PLANNING + ARCHITECTURE

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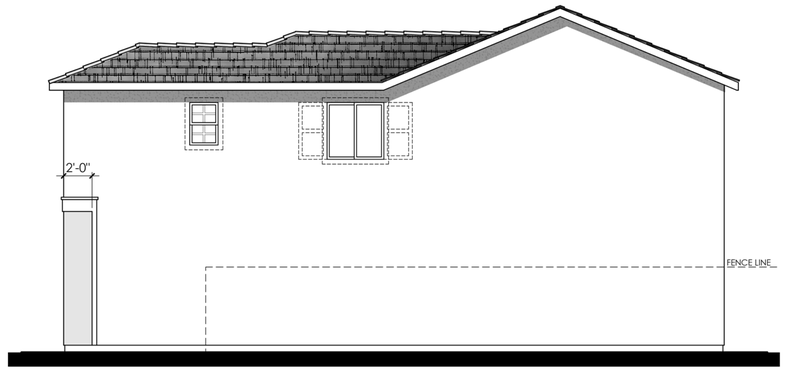
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

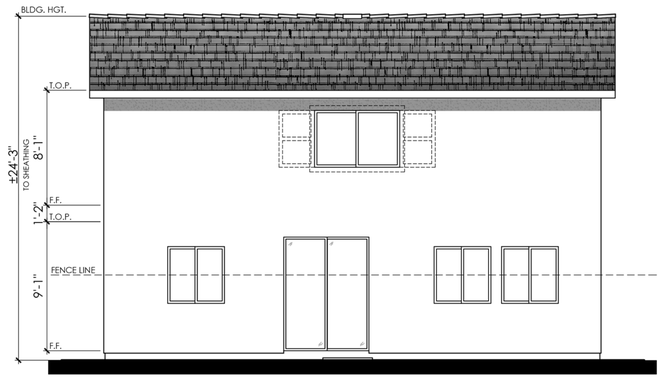


NOTE:
ITEMS SHOWN DASHED SHALL OCCUR
AT LOTS FACING RIGHT OF WAY

RIGHT

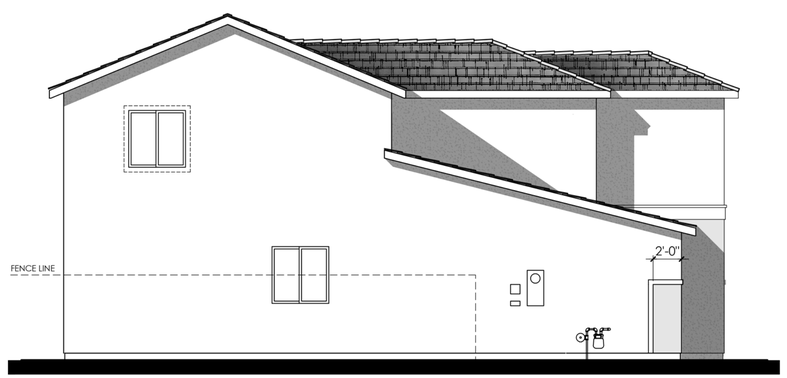
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



NOTE:
ITEMS SHOWN DASHED SHALL OCCUR
AT LOTS FACING RIGHT OF WAY

REAR



NOTE:
ITEMS SHOWN DASHED SHALL OCCUR
AT LOTS FACING RIGHT OF WAY

LEFT

COLOR SCHEME 9

PLAN 2184 "C"

ARTISAN ELEVATION

0 2 4 8 12

LENNAR

CRESTADA

WOODLAND, CA

07.12.2021

A-22

Kevin L. Crook Architect Inc #21041
PLANNING + ARCHITECTURE

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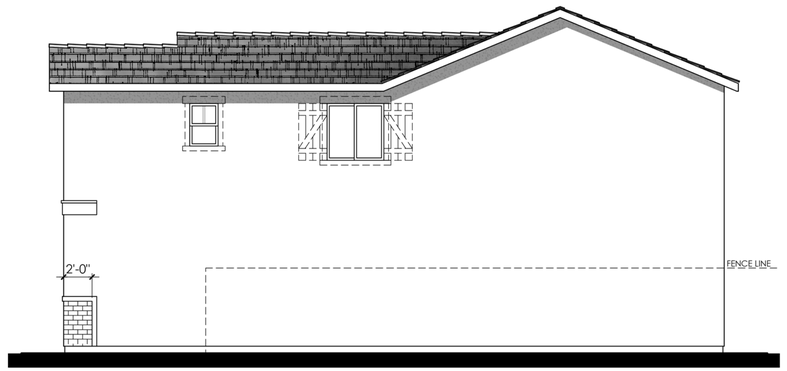
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



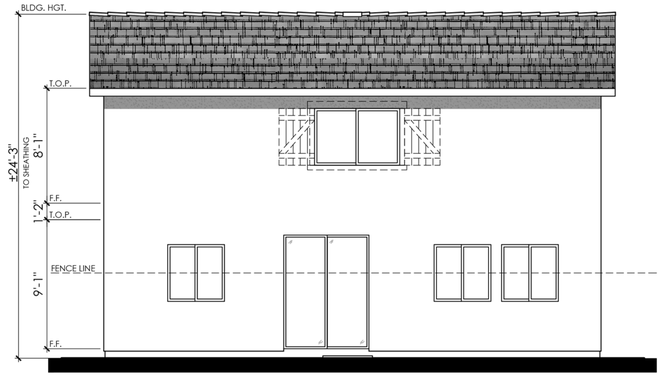
NOTE:
ITEMS SHOWN DASHED SHALL OCCUR
AT LOTS FACING RIGHT OF WAY

RIGHT

MATERIALS LEGEND

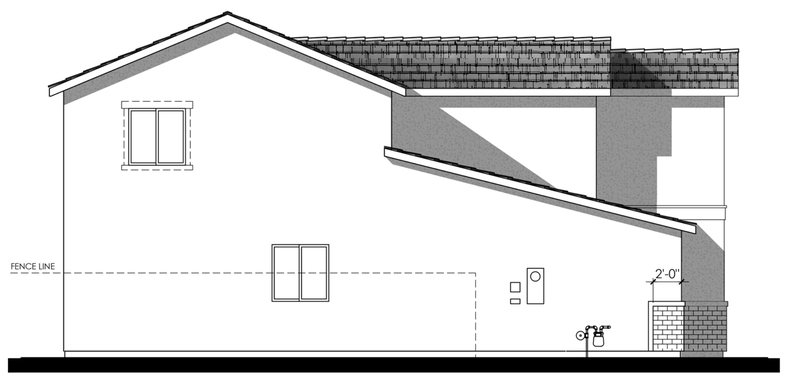
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN SIDING W/ DECORATIVE VENTS
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



NOTE:
ITEMS SHOWN DASHED SHALL OCCUR
AT LOTS FACING RIGHT OF WAY

REAR



NOTE:
ITEMS SHOWN DASHED SHALL OCCUR
AT LOTS FACING RIGHT OF WAY

LEFT

COLOR SCHEME 12

PLAN 2184 "D"

TRADITIONAL ELEVATION

0 2 4 8 12

LENNAR

CRESTADA

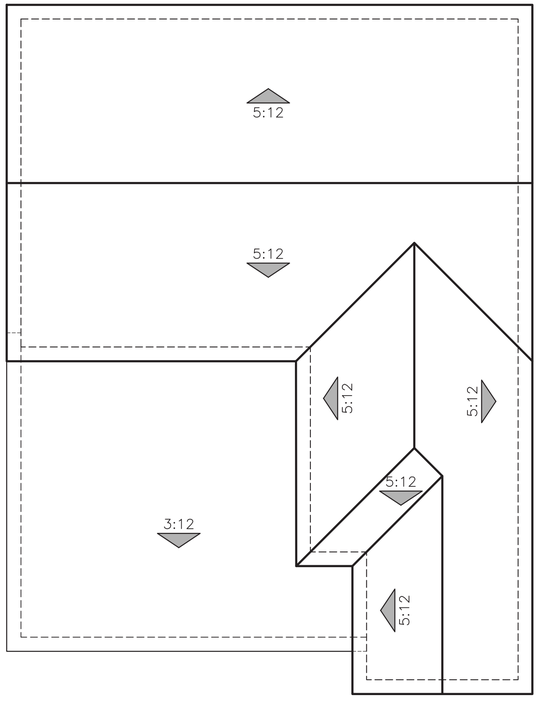
WOODLAND, CA

07.12.2021

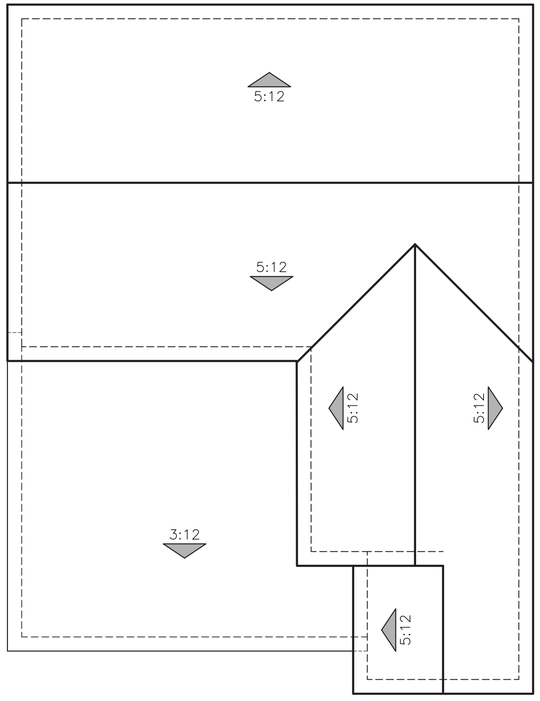
A-23

Kevin L. Crook Architect Inc #21041

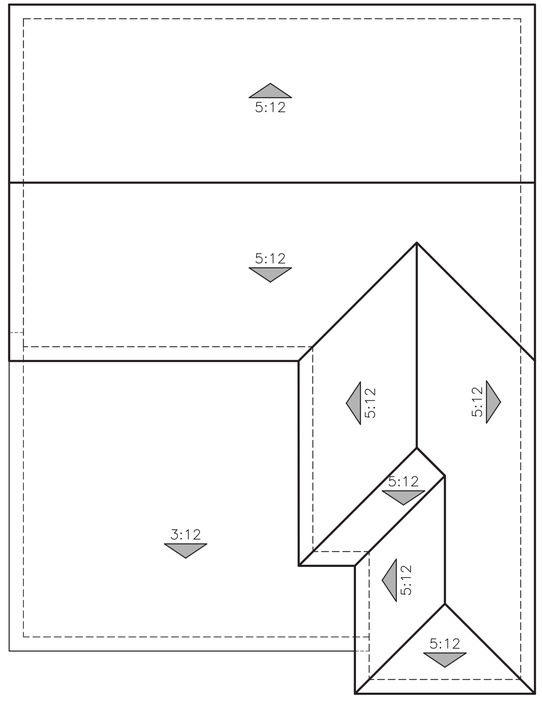
PLANNING + ARCHITECTURE



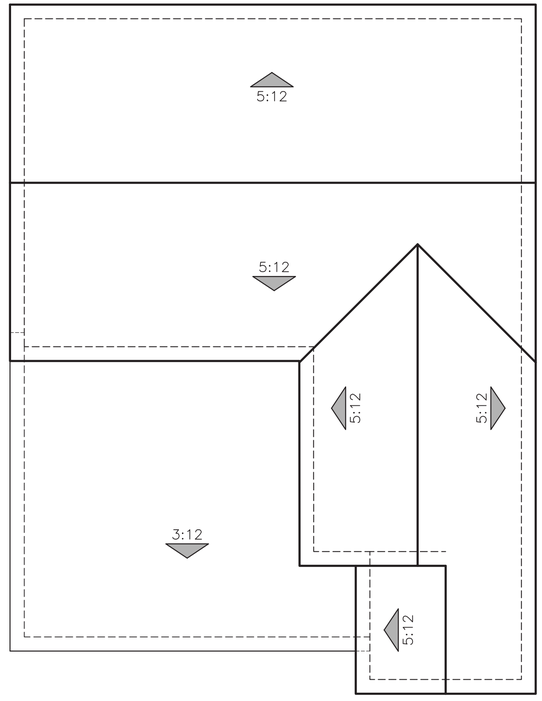
"A" - SPANISH



"B" - CRAFTSMAN



"C" - ARTISAN



"D" - TRADITIONAL

ROOF PLANS

PLAN 2184

0 2 4 8 12

LENNAR

CRESTADA

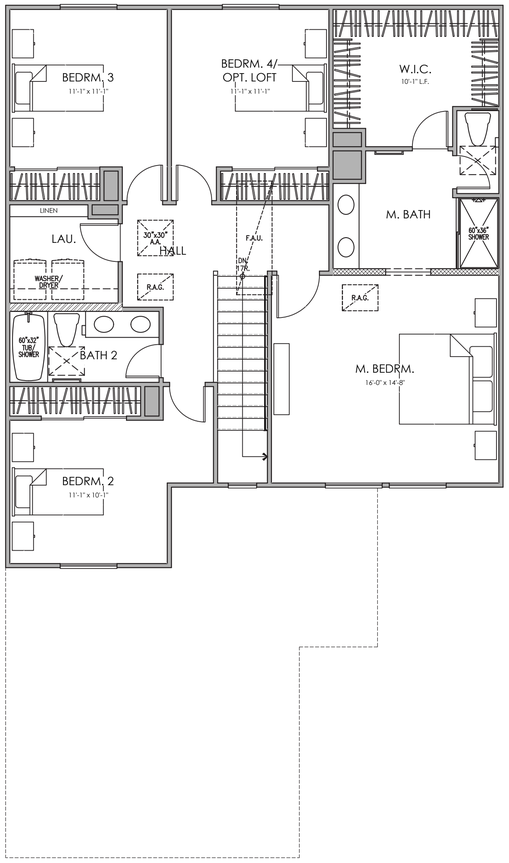
WOODLAND, CA

07.12.2021

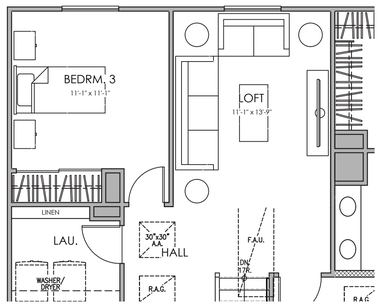
A-24

Kevin L. Crook Architect Inc #21041

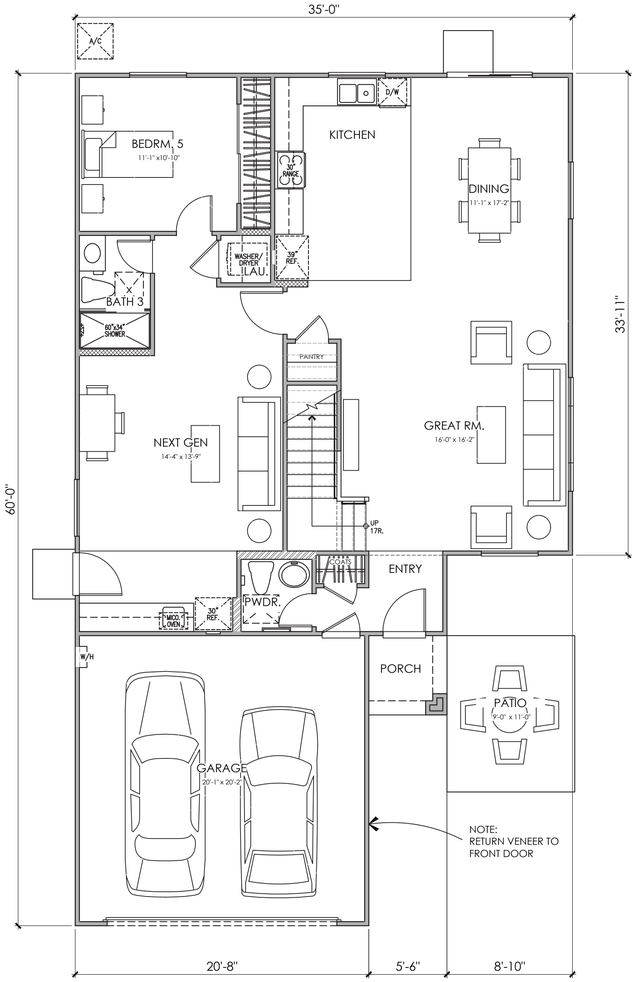
PLANNING + ARCHITECTURE



SECOND FLOOR PLAN



OPT. LOFT



FIRST FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	1,335 SQ. FT.
SECOND FLOOR AREA	1,201 SQ. FT.
TOTAL DWELLING	2,536 SQ. FT.

UNCONDITIONED SPACE

GARAGE	422 SQ. FT.
PORCH "A"	31 SQ. FT.
PORCH "B"	31 SQ. FT.
PORCH "C"	31 SQ. FT.

0 2 4 8 12

PLAN 2536 "A"

5 BEDROOM, 3.5 BATH, 2 CAR GARAGE, OPT. LOFT

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07.12.2021

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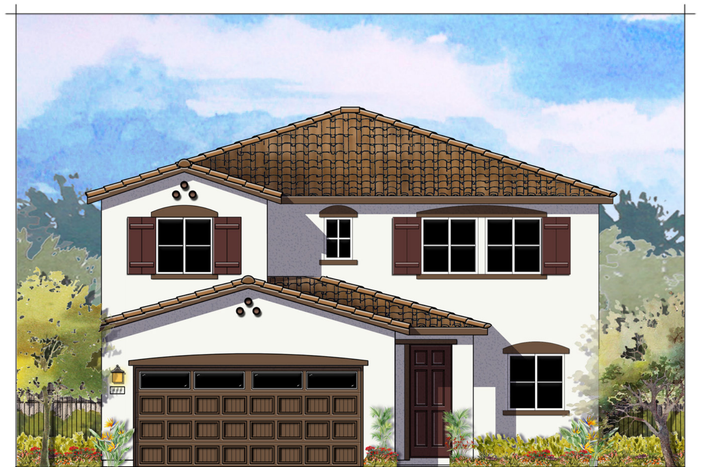
Kevin L. Crook Architect Inc #21041

PLANNING + ARCHITECTURE



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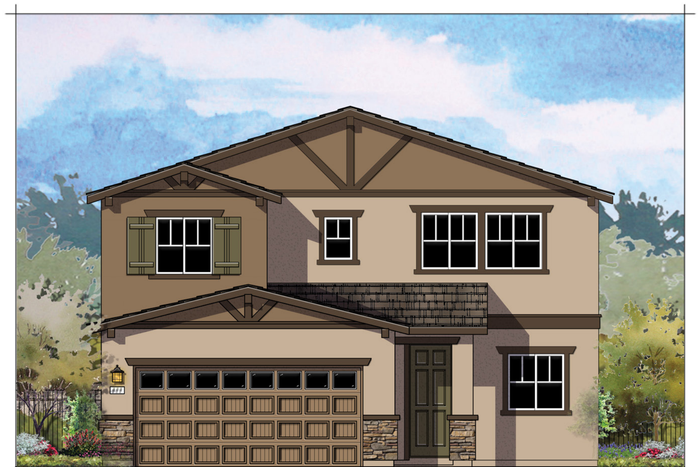
Refer to landscape drawings for wall, tree, and shrub locations

"A" SPANISH



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Refer to landscape drawings for wall, tree, and shrub locations

"B" CRAFTSMAN

© 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

"C" ARTISAN

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Refer to landscape drawings for wall, tree, and shrub locations

"D" TRADITIONAL

PLAN 2536

5 BEDROOM, 3.5 BATH, 2 CAR GARAGE, OPT. LOFT

0 2 4 8 12

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CRESTADA

WOODLAND, CA

07.12.2021

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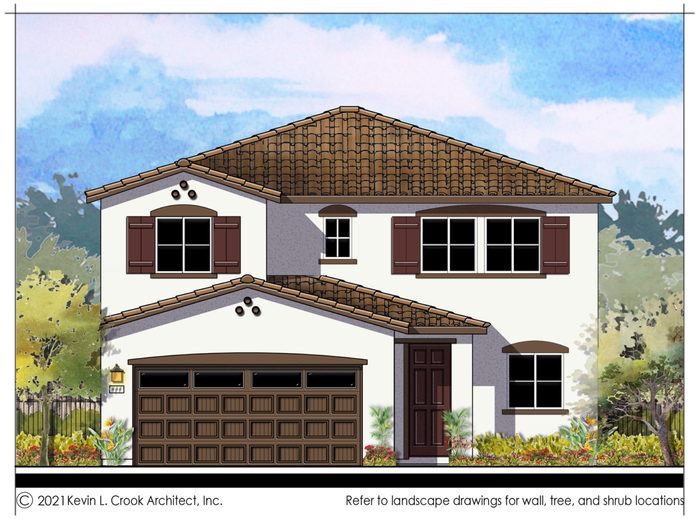
PLANNING + ARCHITECTURE



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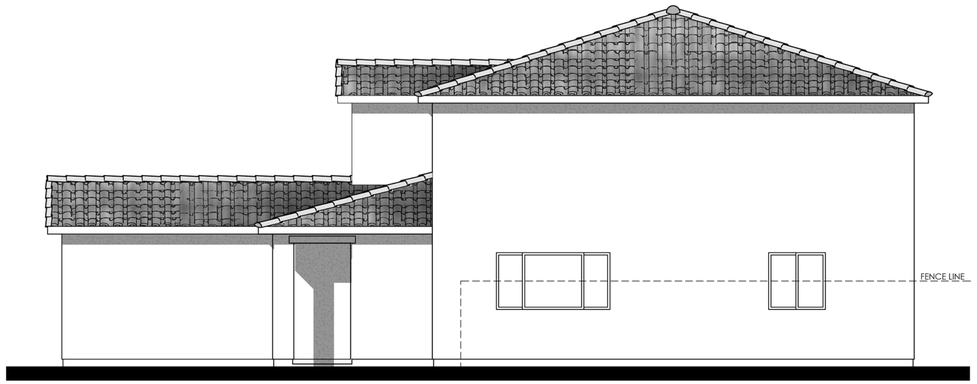
Refer to landscape drawings for wall, tree, and shrub locations

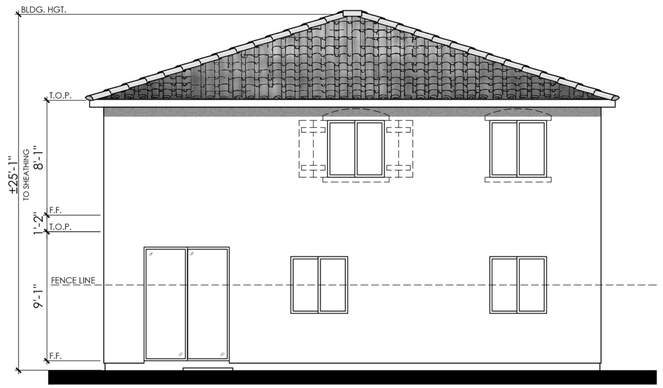
FRONT



RIGHT

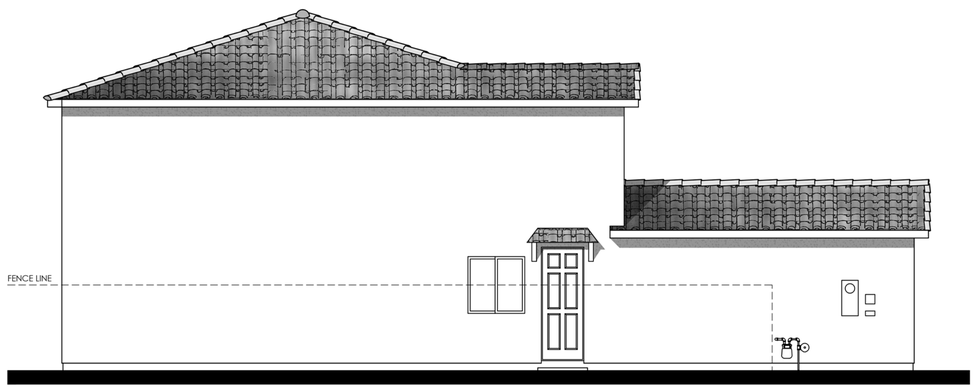
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



NOTE:
ITEMS SHOWN DASHED SHALL OCCUR
AT LOTS FACING RIGHT OF WAY

REAR



LEFT

COLOR SCHEME 1

PLAN 2536 "A"

SPANISH ELEVATION

0 2 4 8 12

LENNAR

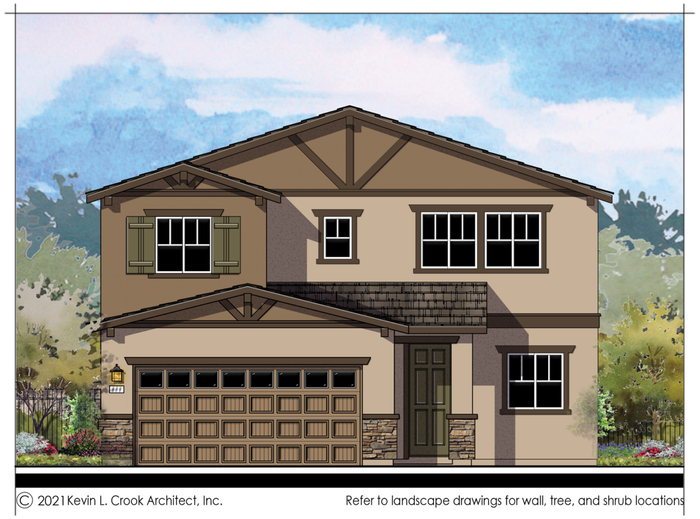
CRESTADA

WOODLAND, CA

07.12.2021

A-27

Kevin L. Crook Architect Inc #21041
PLANNING + ARCHITECTURE



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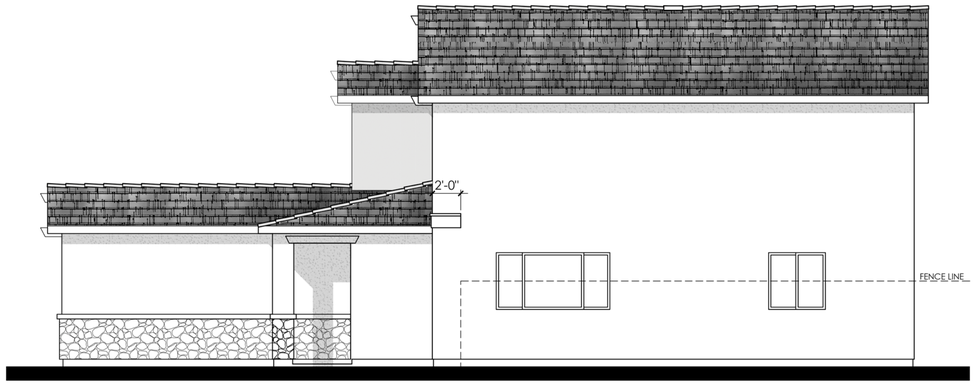
Refer to landscape drawings for wall, tree, and shrub locations

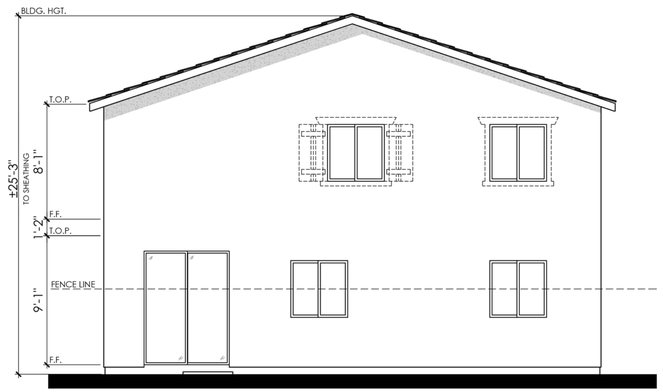
FRONT



RIGHT

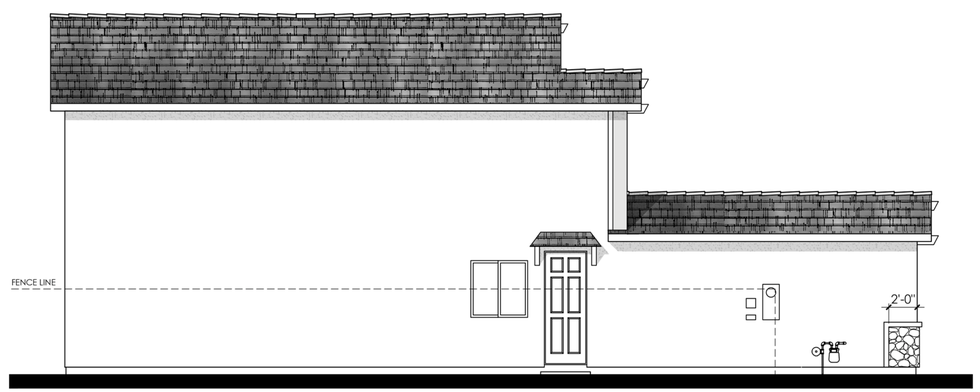
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSION:	SIMULATED WOOD CORBELS
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



NOTE:
ITEMS SHOWN DASHED SHALL OCCUR
AT LOTS FACING RIGHT OF WAY

REAR



LEFT

COLOR SCHEME 4

PLAN 2536 "B"

CRAFTSMAN ELEVATION

0 2 4 8 12

LENNAR

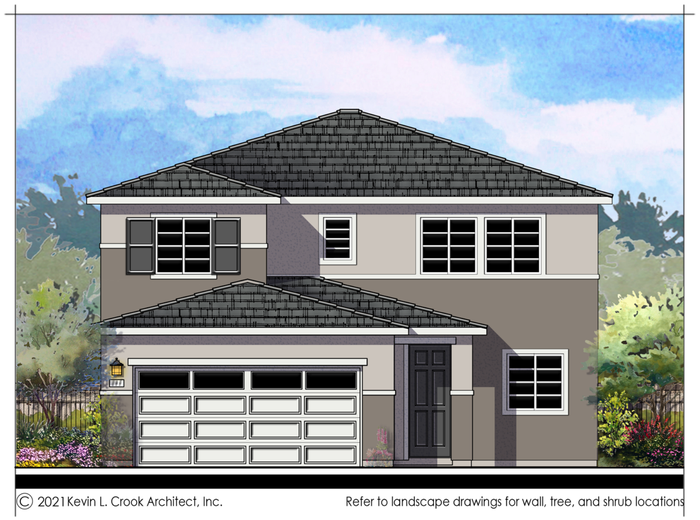
CRESTADA

WOODLAND, CA

07.12.2021

A-28

Kevin L. Crook Architect Inc #21041
PLANNING + ARCHITECTURE



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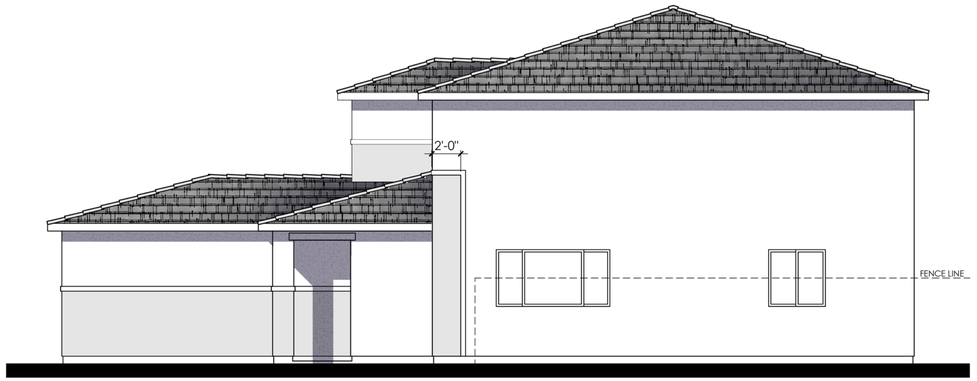
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

NOTE:
ITEMS SHOWN DASHED SHALL OCCUR
AT LOTS FACING RIGHT OF WAY

REAR

LEFT

COLOR SCHEME 7

PLAN 2536 "C"

ARTISAN ELEVATION

0 2 4 8 12

LENNAR

CRESTADA

WOODLAND, CA

07.12.2021

A-29

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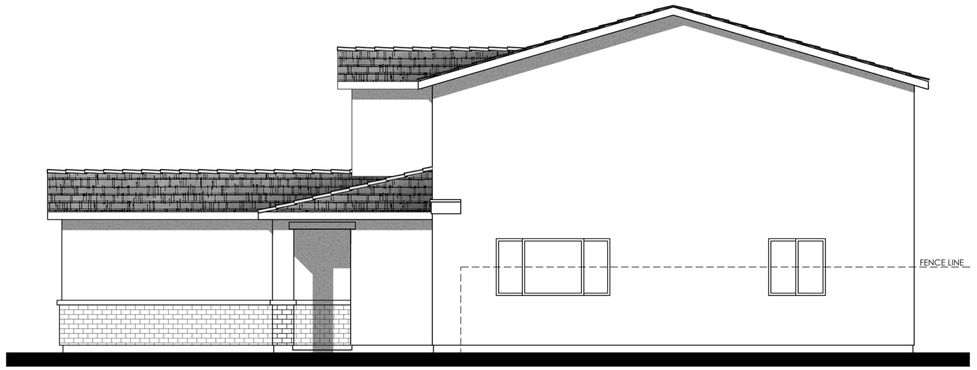
Refer to landscape drawings for wall, tree, and shrub locations

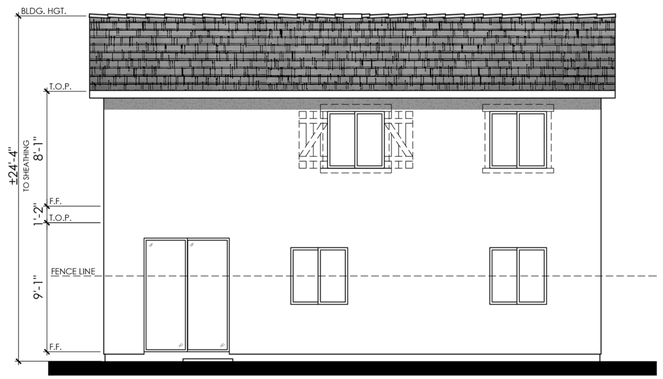
FRONT



RIGHT

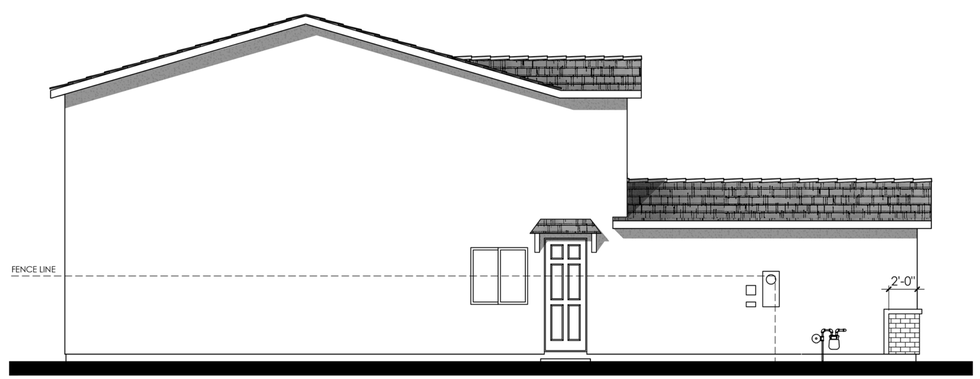
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN SIDING W/ DECORATIVE VENTS
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



NOTE:
ITEMS SHOWN DASHED SHALL OCCUR
AT LOTS FACING RIGHT OF WAY

REAR



LEFT

COLOR SCHEME 10

PLAN 2536 "D"

TRADITIONAL ELEVATION

0 2 4 8 12

LENNAR

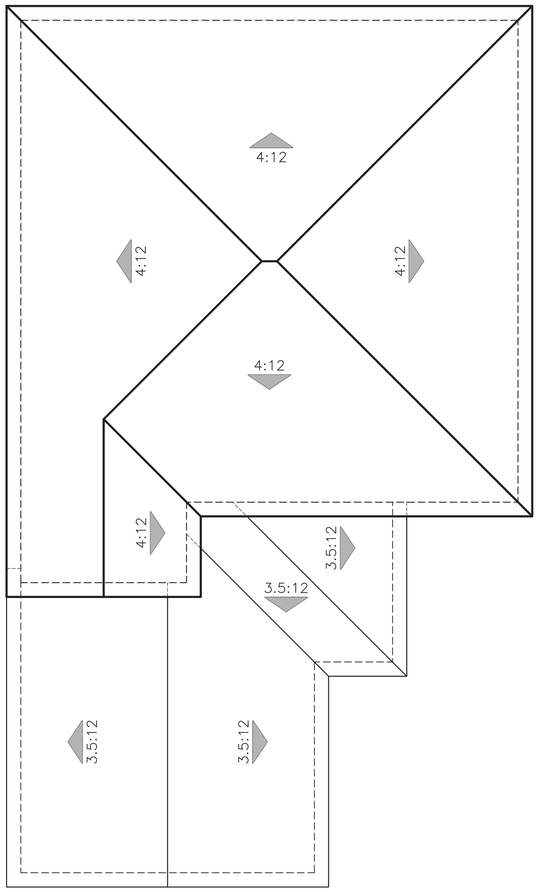
CRESTADA

WOODLAND, CA

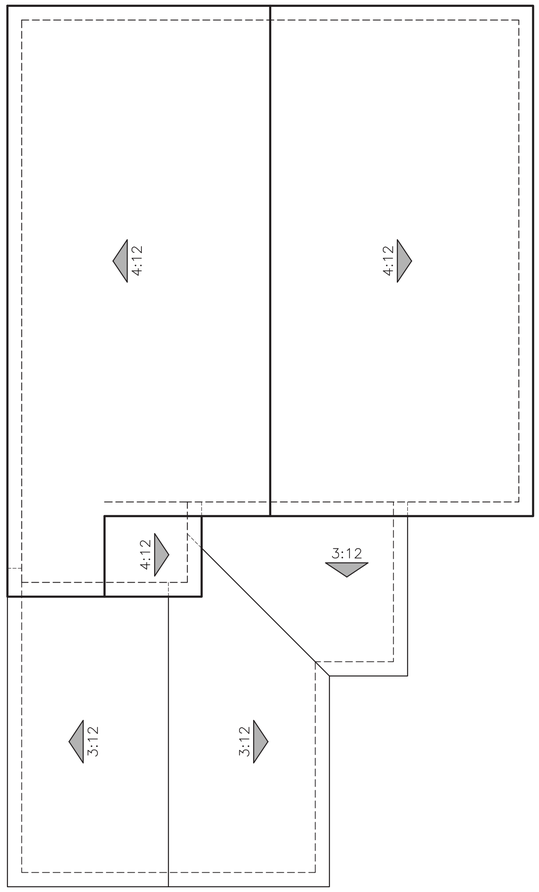
07.12.2021

A-30

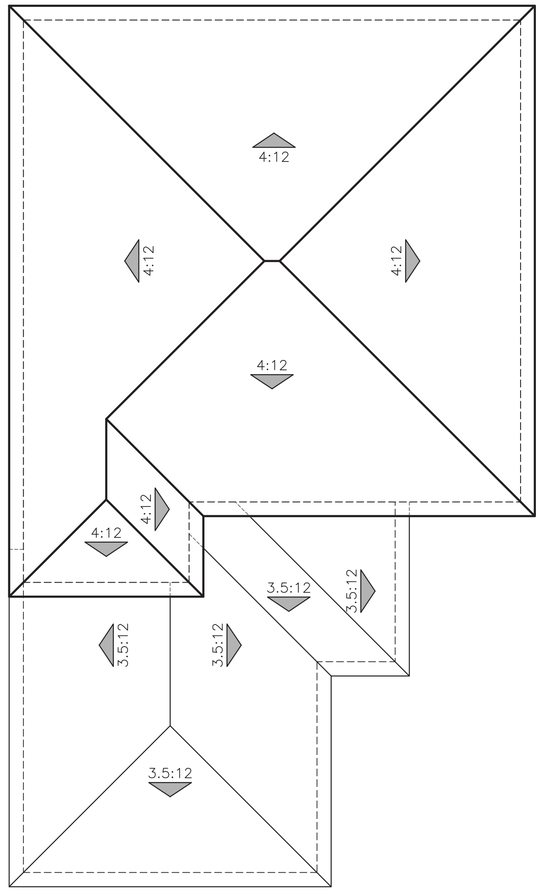
Kevin L. Crook Architect Inc #21041
PLANNING + ARCHITECTURE



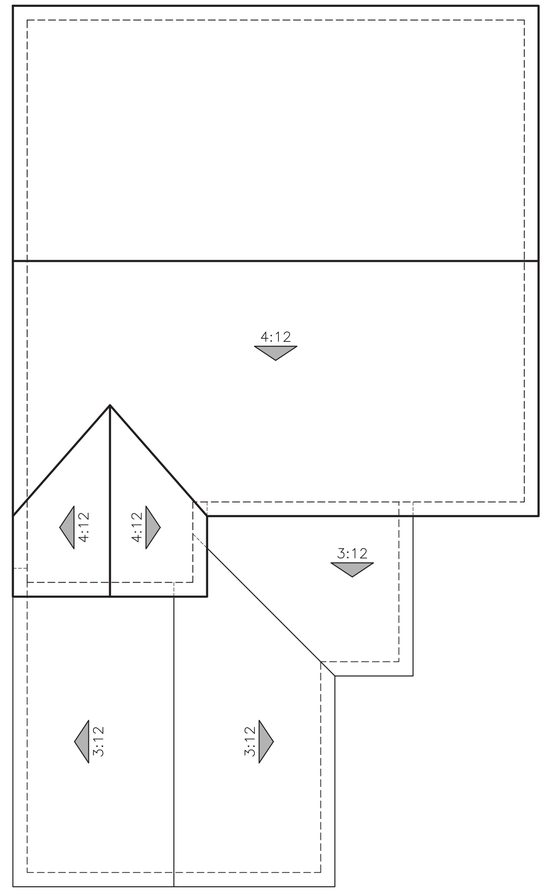
"A" - SPANISH



"B" - CRAFTSMAN



"C" - ARTISAN



"D" - TRADITIONAL

ROOF PLANS

PLAN 2536

0 2 4 8 12

LENNAR

CRESTADA

WOODLAND, CA

07.12.2021

A-31

Kevin L. Crook Architect Inc #21041

PLANNING + ARCHITECTURE

CRESTADA

WOODLAND, CA

PROJECT	21041A
CREATED	4/22/2021
Planning Dept. Rev	6/29/2021
Planning Dept Rev	7/8/2021

PAINT:	SHERWIN WILLIAMS
ROOF:	BORAL
STONE:	CULTURED STONE
GROUT:	ORCO or EQUAL

"A" ELEVATIONS SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
MAIN STUCCO BODY PAINT	SW6063 NICE WHITE	SW7687 AUGUST MOON	SW7518 BEACH HOUSE
FASCIA / TRIM / GARAGE DOOR	SW2807 ROOKWOOD MED BRN	SW6110 STEADY BROWN	SW6089 GROUNDED
FRONT DOOR / SHUTTERS	SW6034 ARRESTING AUBURN	SW7604 SMOKY BLUE	SW6202 CAST IRON
CLAY PIPES	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
ROOF: LOW PROFILE "S" VILLA	1VICS6129 MARBLED TERRACOTTA	1VICS6129 MARBLED TERRACOTTA	1VICS6129 MARBLED TERRACOTTA

"B" ELEVATIONS CRAFTSMAN	SCHEME 4	SCHEME 5	SCHEME 6
MAIN STUCCO BODY PAINT	SW6107 NOMADIC DESERT	SW6066 SAND TRAP	SW6150 UNIVERSAL KHAKI
SECONDARY STUCCO * PLANS 2184 & 2526	SW6109 HOPSACK	SW6067 MOCHA	SW6151 QUIVER TAN
GARAGE DOOR / GABLES	SW6109 HOPSACK	SW6068 BREVITY BROWN	SW6152 SUPPERIOR BRONZE
FASCIA / TRIM	SW7041 VAN DYKE BROWN	SW6069 FRENCH ROAST	SW7055 ENDURING BRONZE
FRONT DOOR / SHUTTERS	SW7735 PALM LEAF	SW7593 RUSTIC RED	SW0044 HUBBARD SQUASH
ROOF: FLAT SHAKE	1FBCF1132 CHARCOAL BRWN BLD	1FBCF1132 CHARCOAL BRWN BLD	1FBCF1132 CHARCOAL BRWN BLD
STONE: SOUTHERN LEDGESTONE	RUSTIC	WOLF CREEK	BUCKS COUNTY
GROUT:	GRAY	GRAY	GRAY

"C" ELEVATIONS ARTISAN	SCHEME 7	SCHEME 8	SCHEME 9
MAIN STUCCO BODY PAINT	SW7022 ALPACA	SW7526 MAISON BLANCHE	SW7050 USEFUL GRAY
SECONDARY STUCCO	SW9168 ELEPHANT EAR	SW7549 STUDIO TAUPE	SW2821 DOWNING STONE
FASCIA / TRIM / GARAGE DOOR	SW7006 EXTRA WHITE	SW7003 TOQUE WHITE	SW7006 EXTRA WHITE
FRONT DOOR	SW7674 PEPPERCORN	SW6200 LINK GRAY	SW7617 MEDITERRANEAN
ROOF: FLAT SLATE	1FACS1430 CHARCOAL BLEND	1FACS1430 CHARCOAL BLEND	1FACS1430 CHARCOAL BLEND

"D" ELEVATIONS TRADITIONAL	SCHEME 10	SCHEME 11	SCHEME 12
MAIN STUCCO BODY PAINT	SW7757 HIGH REFLECTIVE WT	SW6169 SEDATE GRAY	SW0002 CHELSEA MAUVE
FASCIA / TRIM	SW7069 IRON ORE	SW7551 GREEK VILLA	SW7000 IBIS WHITE
GARAGE DOOR	SW7757 HIGH REFLECTIVE WT	SW6173 COCOON	SW7000 IBIS WHITE
BOARD & BATTEN SIDING	SW7757 HIGH REFLECTIVE WT	SW6173 COCOON	SW0033 REMBRANDT RUBY
FRONT DOOR / SHUTTERS	SW0033 REMBRANDT RUBY	SW0009 EASTLAKE GOLD	SW7020 BLACK FOX
ROOF: FLAT SLATE	1FACS1430 CHARCOAL BLEND	1FECY4071 OCEAN JASPER BLD	1FACS7002 CHERRYWOOD
BRICK:	HANDMADE CARBON	HIGH DESERT USED	ANTIQUE RED USED
GROUT:	GRAY	GRAY	GRAY

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.

** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD

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PLANNING + ARCHITECTURE

WRITTEN COLOR SCHEMES

SPANISH
SCHEME #1

LENNAR

CRESTADA
WOODLAND, CA

#21041A
JUN. 29, 2021

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SPANISH
SCHEME #2

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SPANISH
SCHEME #3

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COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION.
REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - SPANISH

CRAFTSMAN
SCHEME #4

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CRAFTSMAN
SCHEME #5

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CRAFTSMAN
SCHEME #6

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COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION.
REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - CRAFTSMAN

ARTISAN
SCHEME #7

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ARTISAN
SCHEME #8

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WOODLAND, CA

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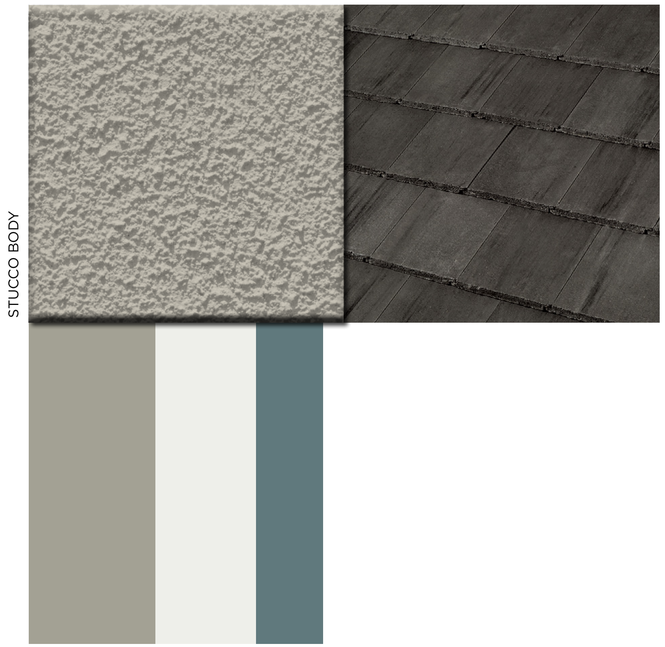
ARTISAN
SCHEME #9



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REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - ARTISAN

TRADITIONAL
SCHEME #10

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TRADITIONAL
SCHEME #11

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TRADITIONAL
SCHEME #12

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COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION.
REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - TRADITIONAL

LAVENDER

WOODLAND, CA

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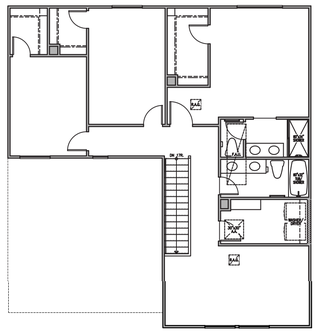
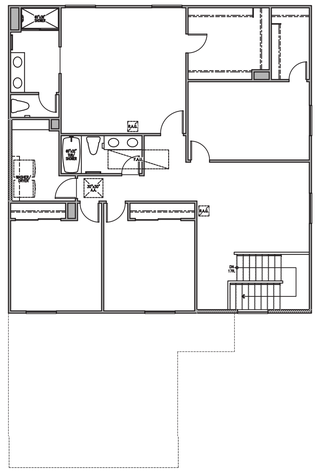
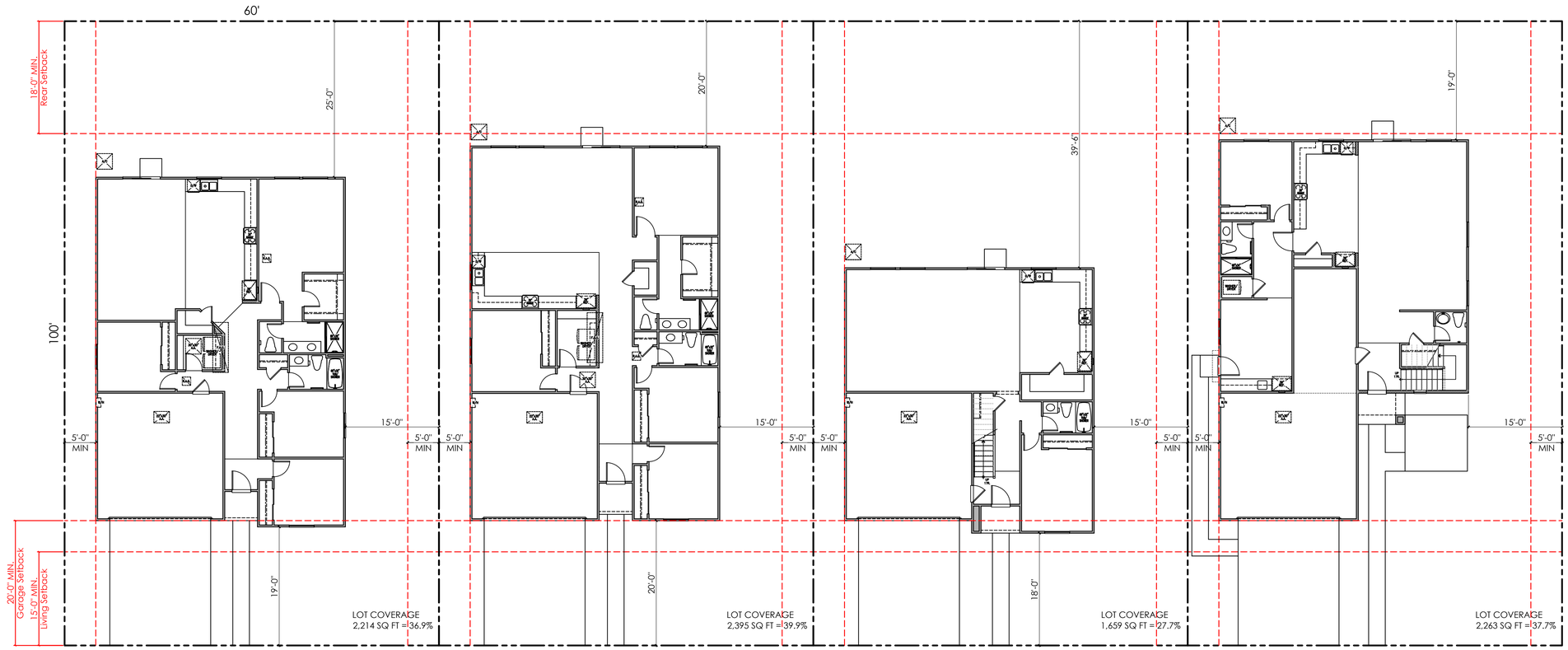






PLAN 1 (1772) PLAN 2 (1951) PLAN 3 (2410) PLAN 4 (2971)

TYPICAL PLOTTING

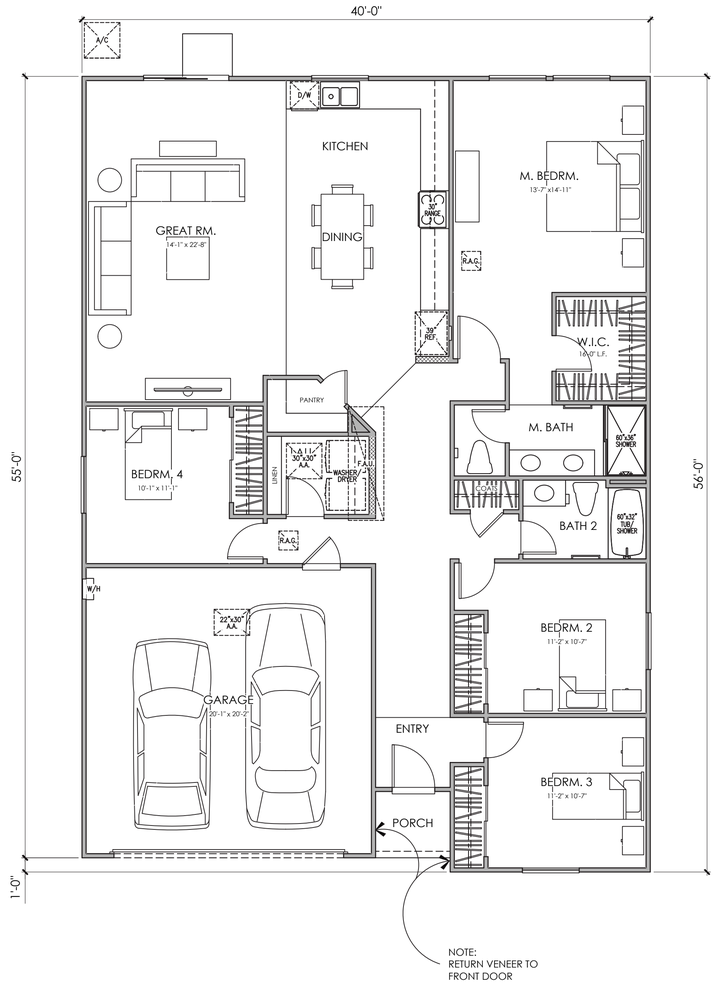
"C" ARTISAN
PLAN 2971

"A" SPANISH
PLAN 1772

"D" TRADITIONAL
PLAN 2410

"B" CRAFTSMAN
PLAN 1951

STREET SCENE



AREA TABULATION

CONDITIONED SPACE	
FLOOR AREA	1,772 SQ. FT.
TOTAL DWELLING	1,772 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	417 SQ. FT.
PORCH	24 SQ. FT.

0 2 4 8 12

FLOOR PLAN

PLAN 1772 "A"

4 BEDROOM, 2 BATH, 2 CAR GARAGE

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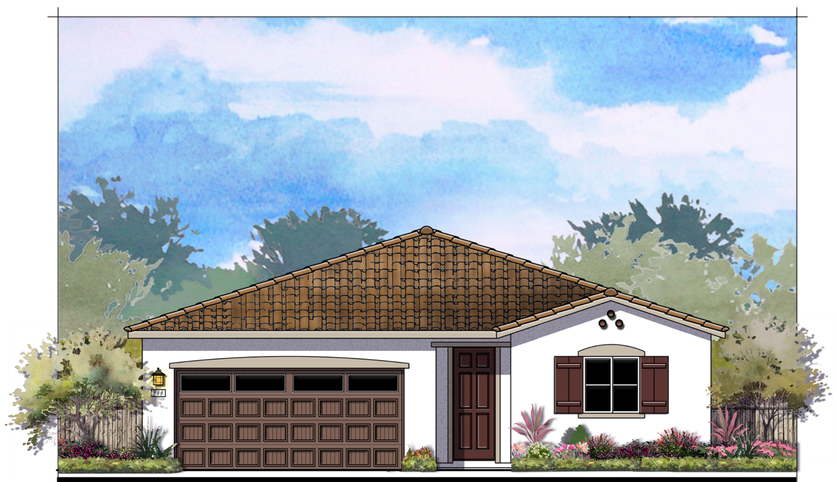

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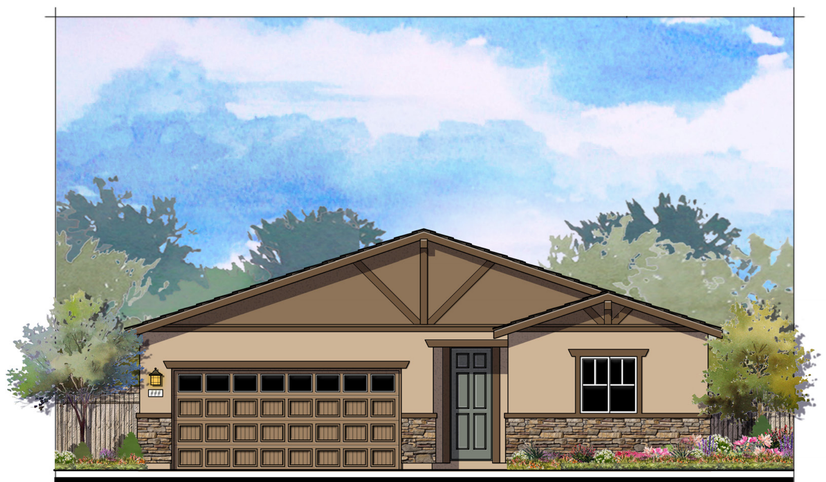
"A" SPANISH



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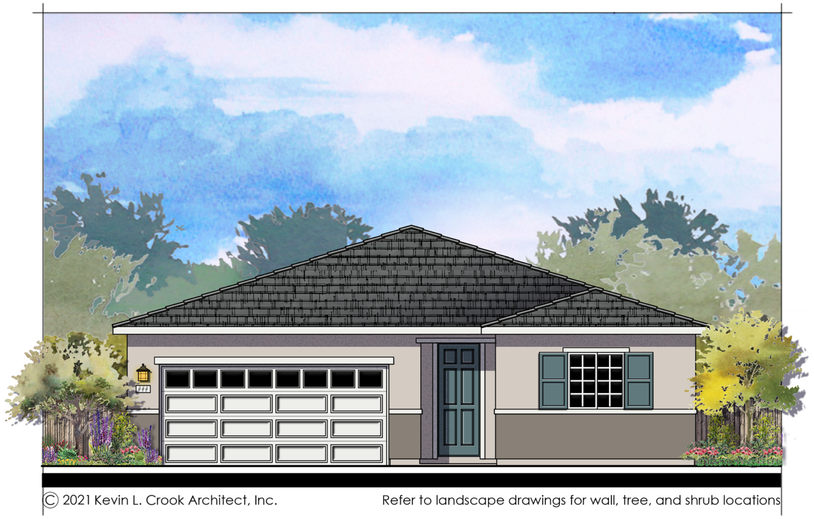
"B" CRAFTSMAN



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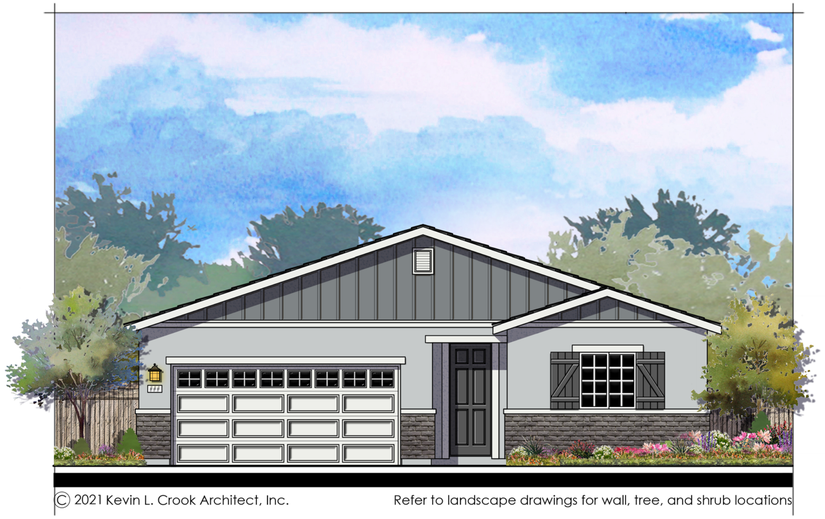
"C" ARTISAN



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"D" TRADITIONAL

PLAN 1772

4 BEDROOM, 2 BATH, 2 CAR GARAGE

0 2 4 8 12

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07.12.2021

A-41

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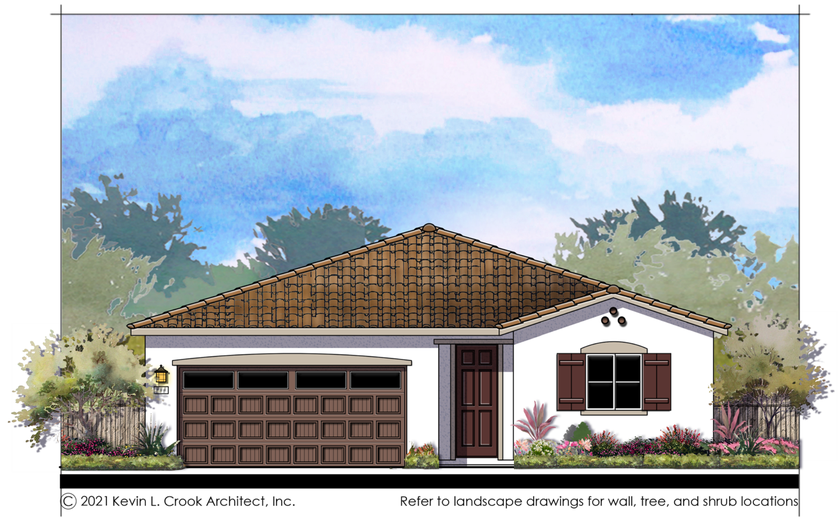

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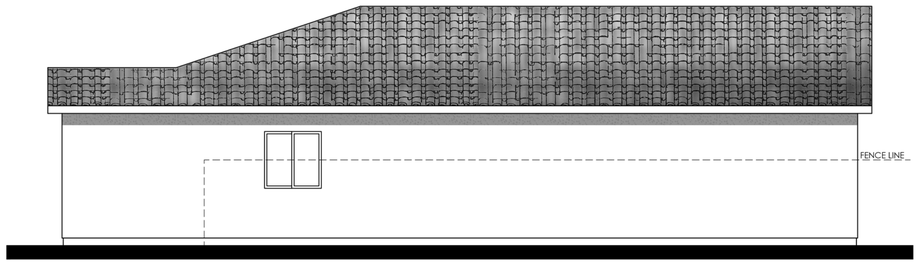
Refer to landscape drawings for wall, tree, and shrub locations

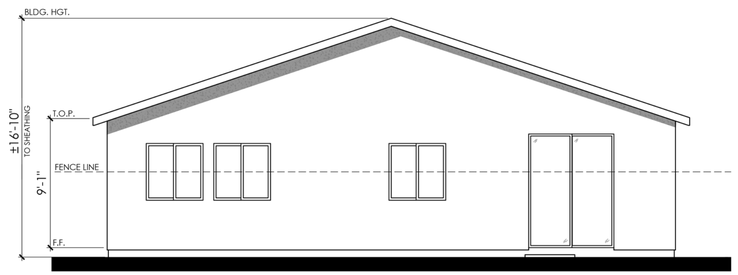
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



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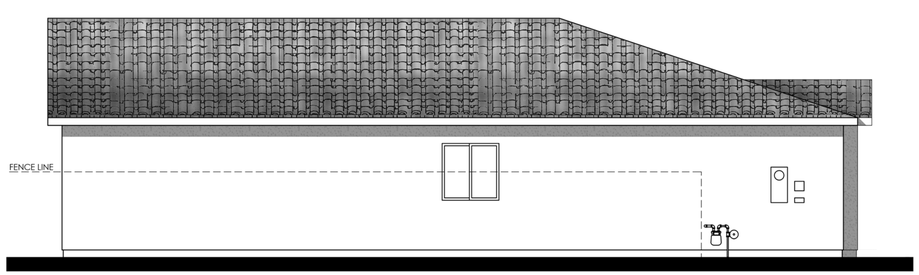

LEFT

COLOR SCHEME 1

PLAN 1772 "A"

SPANISH ELEVATION

0 2 4 8 12

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LAVENDER

WOODLAND, CA

07.12.2021

A-42

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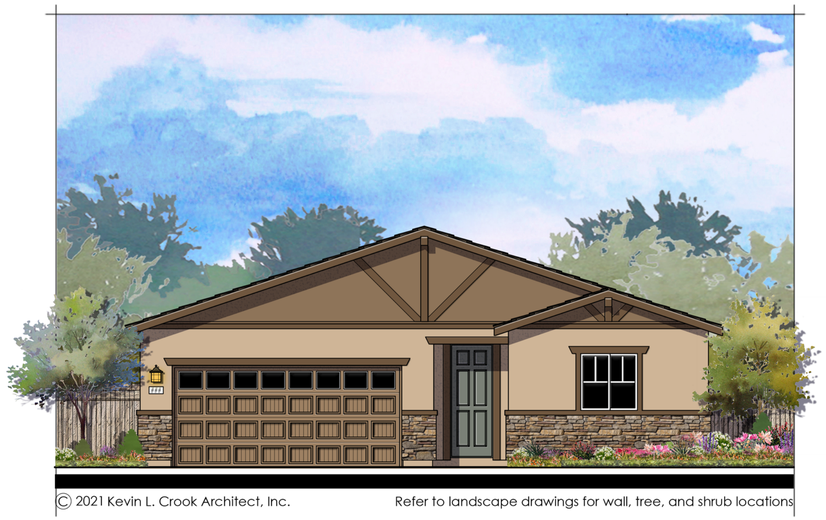

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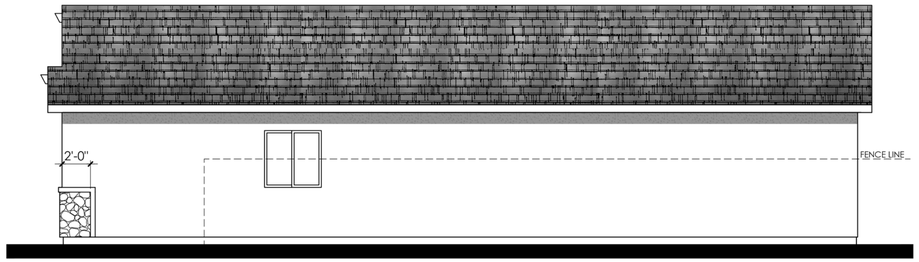
Refer to landscape drawings for wall, tree, and shrub locations

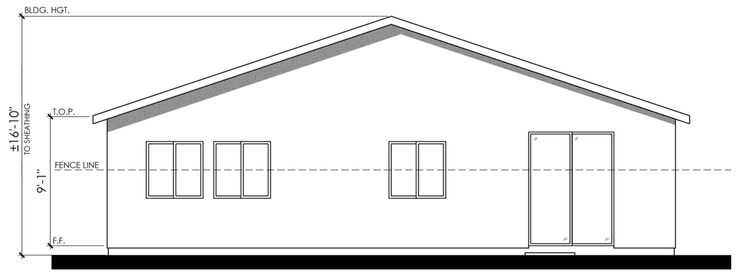
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSION:	SIMULATED WOOD CORBELS
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



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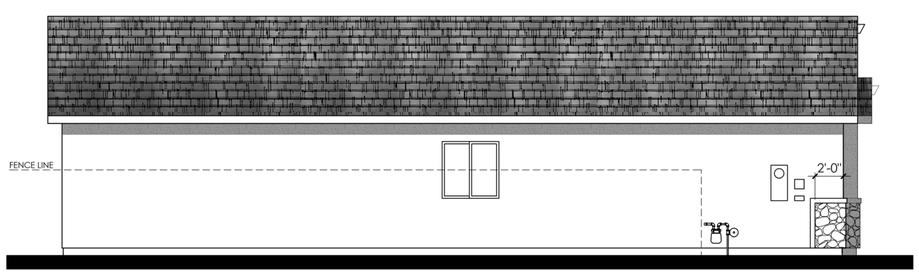

LEFT

COLOR SCHEME 4

PLAN 1772 "B"

CRAFTSMAN ELEVATION

0 2 4 8 12

LENNAR

LAVENDER

WOODLAND, CA

07.12.2021

A-43

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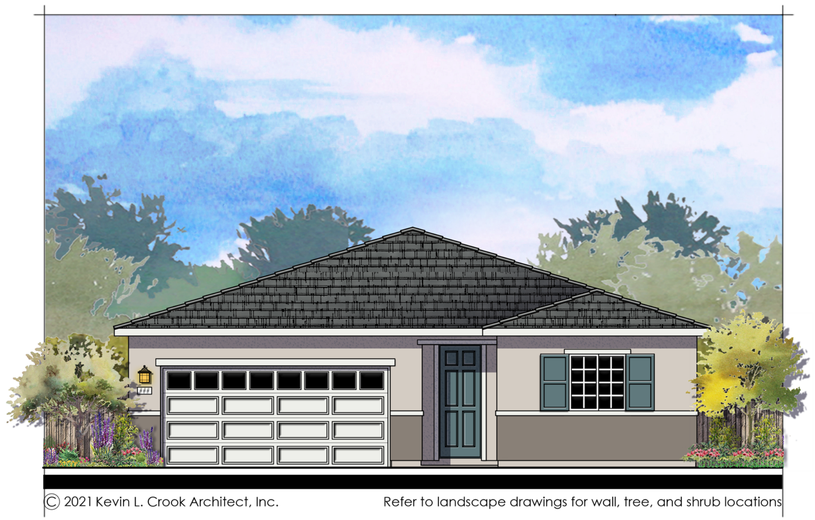

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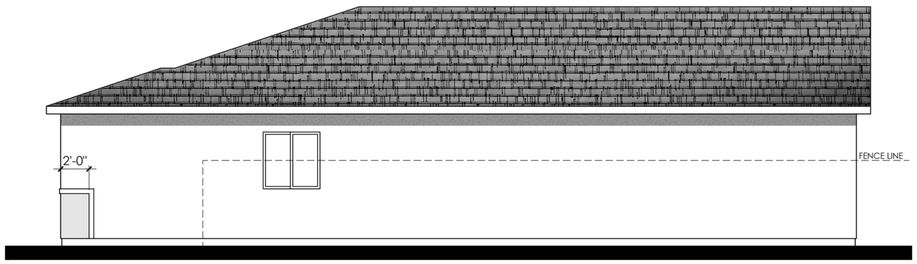
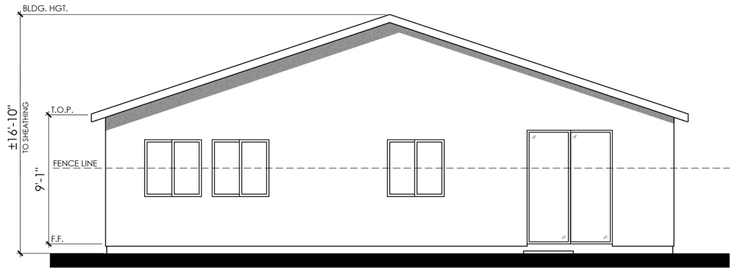


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



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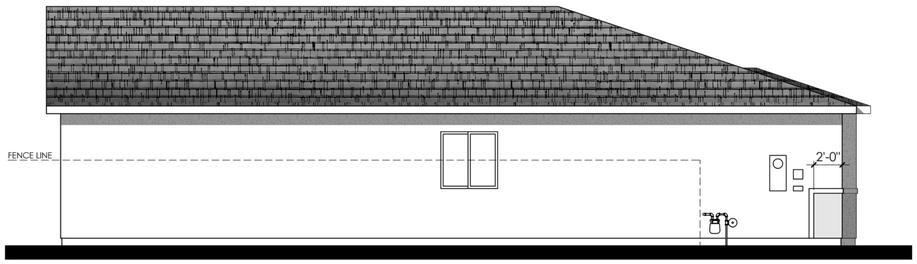

LEFT

COLOR SCHEME 7

PLAN 1772 "C"

ARTISAN ELEVATION

LAVENDER

WOODLAND, CA

0 2 4 8 12

LENNAR

07.12.2021

A-44

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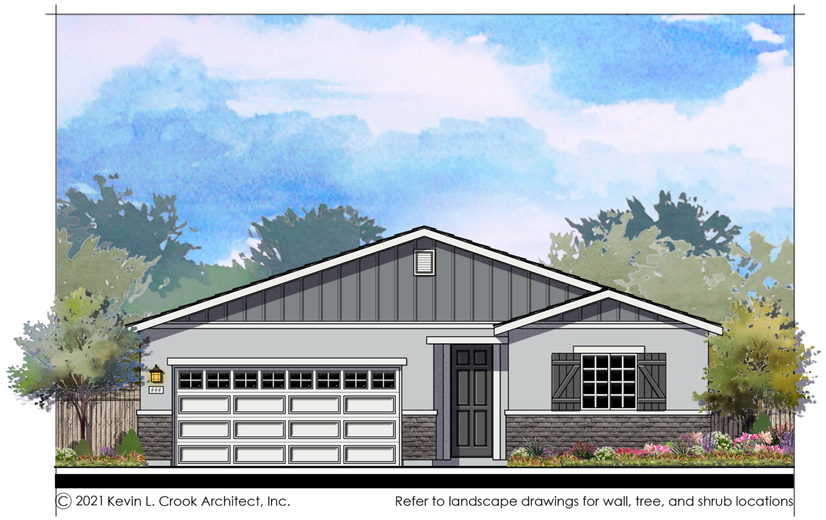

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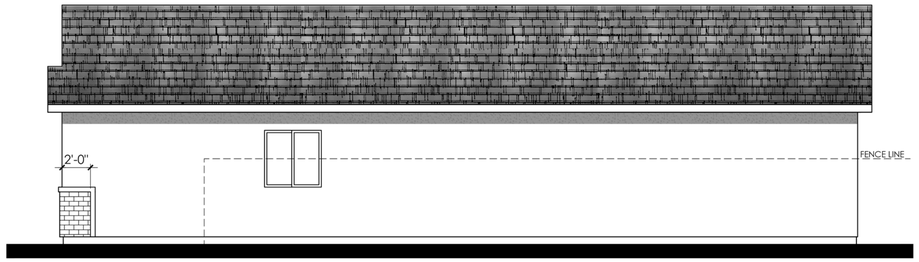
Refer to landscape drawings for wall, tree, and shrub locations

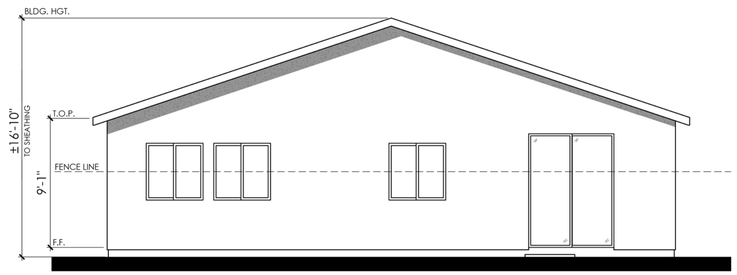
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN SIDING W/ DECORATIVE VENTS
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



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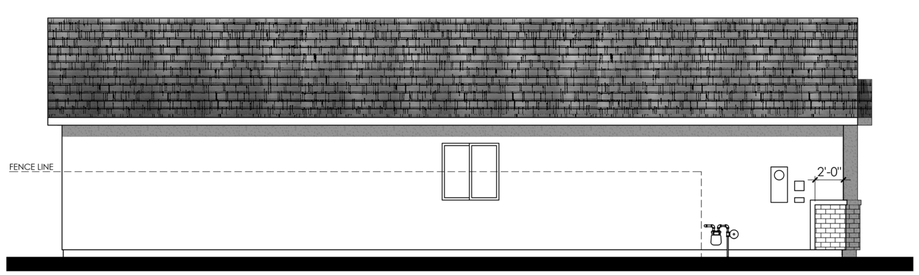

LEFT

COLOR SCHEME 10

PLAN 1772 "D"

TRADITIONAL ELEVATION

0 2 4 8 12

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WOODLAND, CA

07.12.2021

A-45

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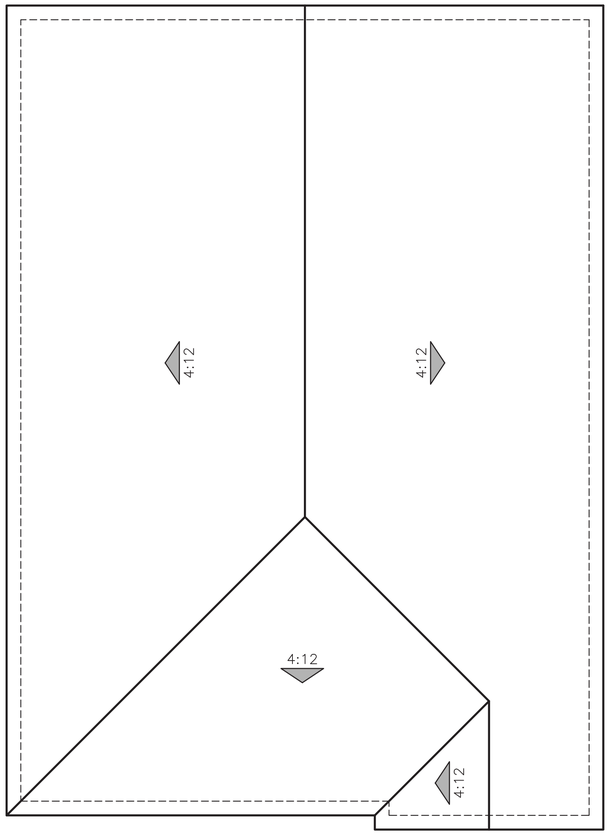
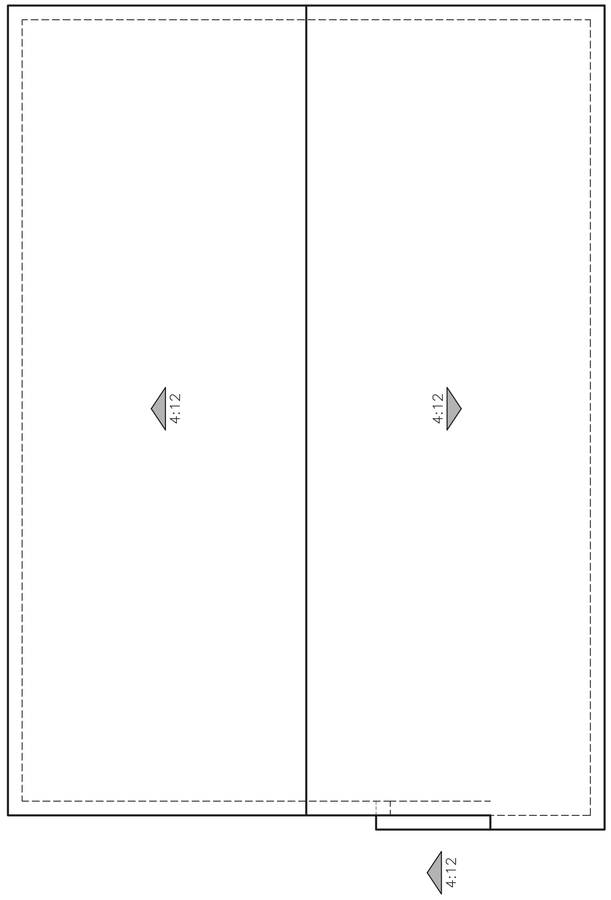
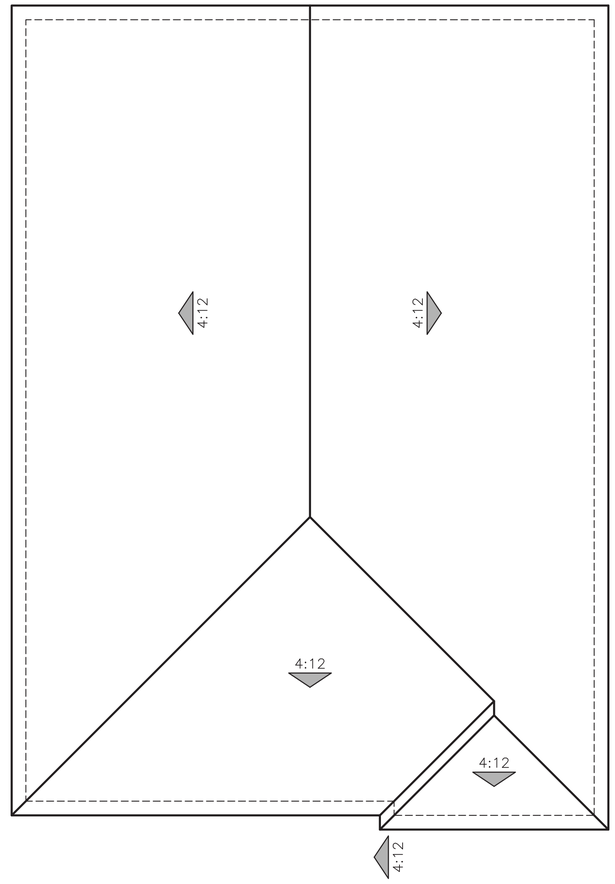


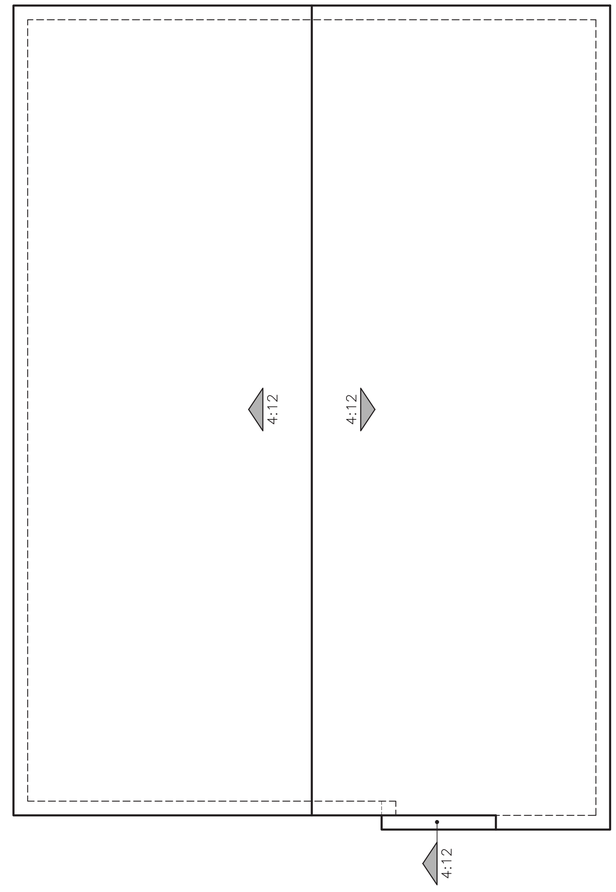
"A" - SPANISH



"B" - CRAFTSMAN



"C" - ARTISAN



"D" - TRADITIONAL

ROOF PLANS

PLAN 1772

0 2 4 8 12

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07.12.2021

A-46

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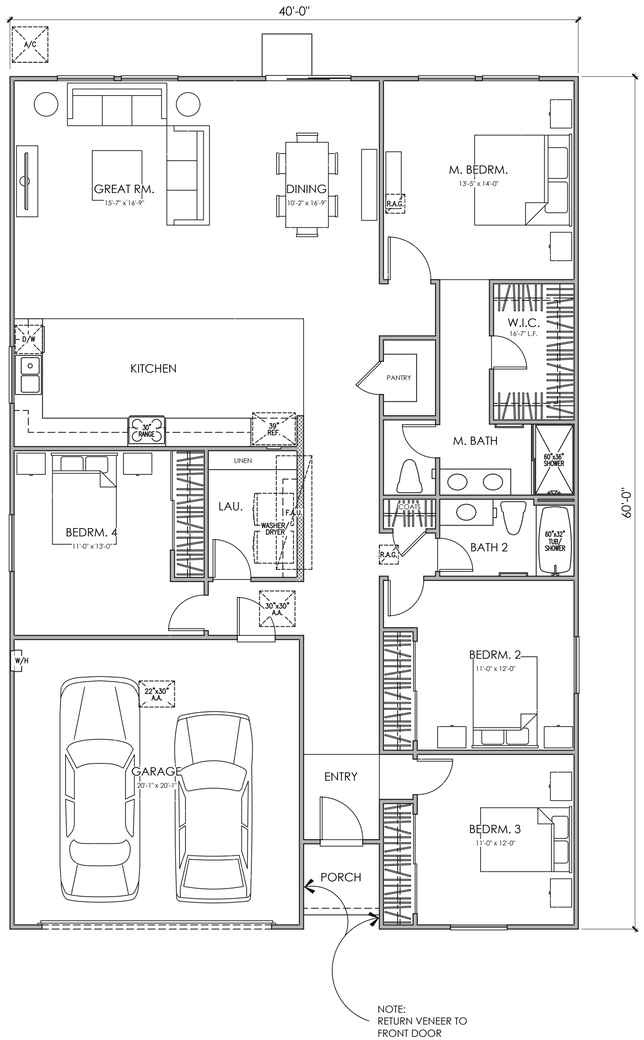

AREA TABULATION

CONDITIONED SPACE	
FLOOR AREA	1,951 SQ. FT.
TOTAL DWELLING	1,951 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	417 SQ. FT.
PORCH "A"	27 SQ. FT.
PORCH "B"	27 SQ. FT.

FLOOR PLAN

PLAN 1951 "A"

3 BEDROOM, 2 BATH, 2 CAR GARAGE

0 2 4 8 12

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WOODLAND, CA

07.12.2021

A-47

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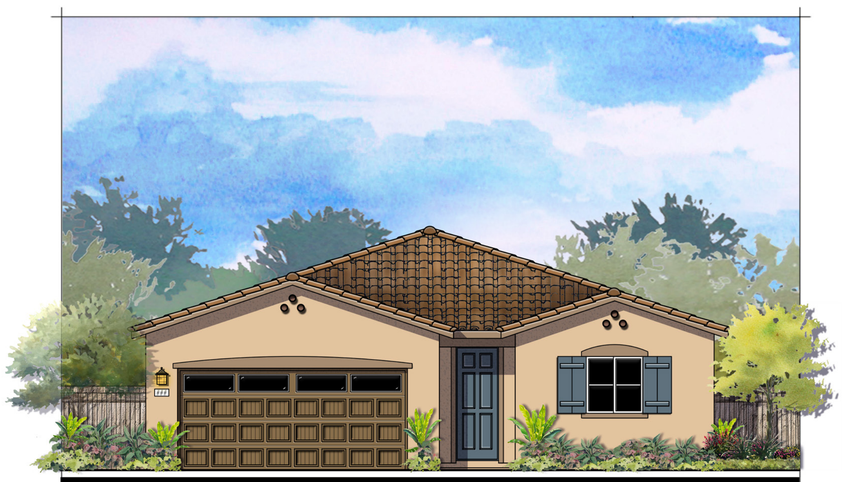
PLANNING + ARCHITECTURE



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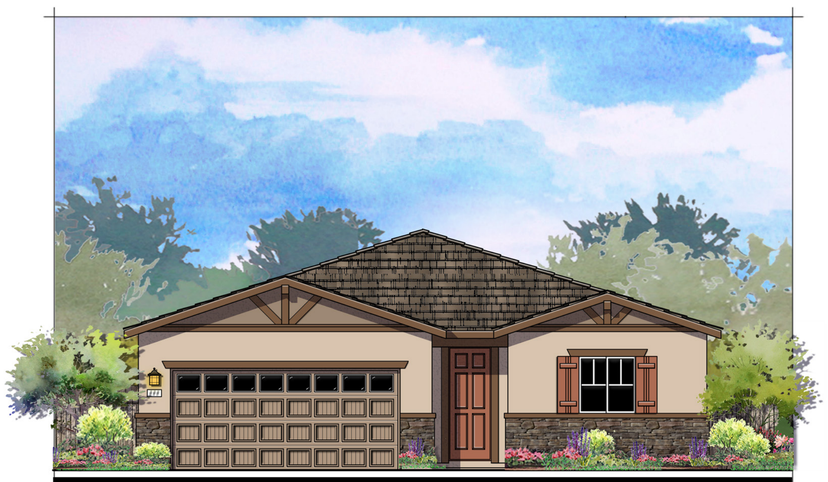
"A" SPANISH



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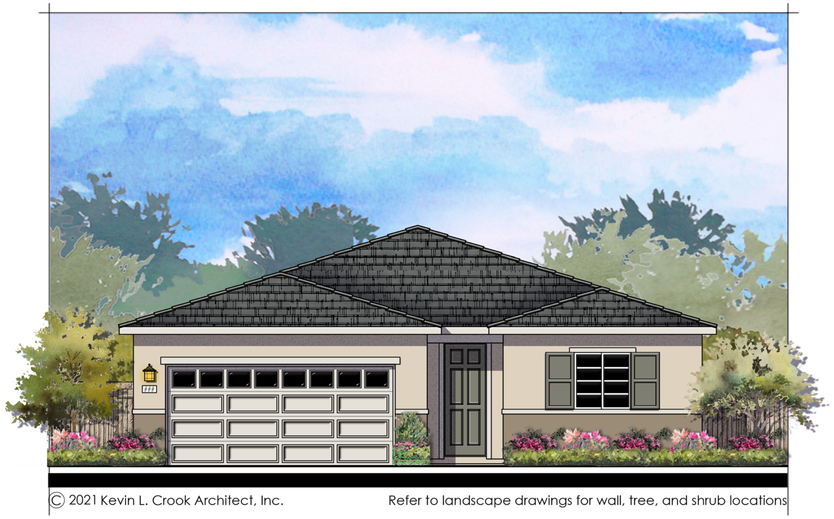
"B" CRAFTSMAN



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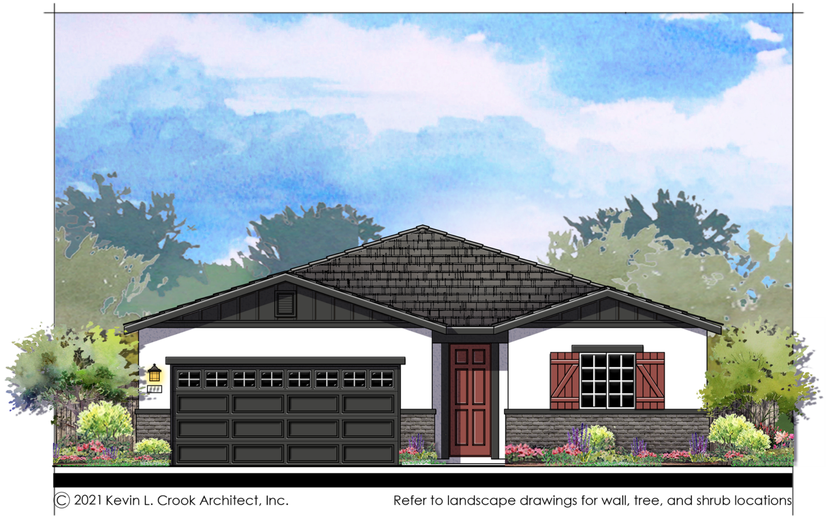
"C" ARTISAN



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"D" TRADITIONAL

PLAN 1951

3 BEDROOM, 2 BATH, 2 CAR GARAGE

0 2 4 8 12

LENNAR

LAVENDER

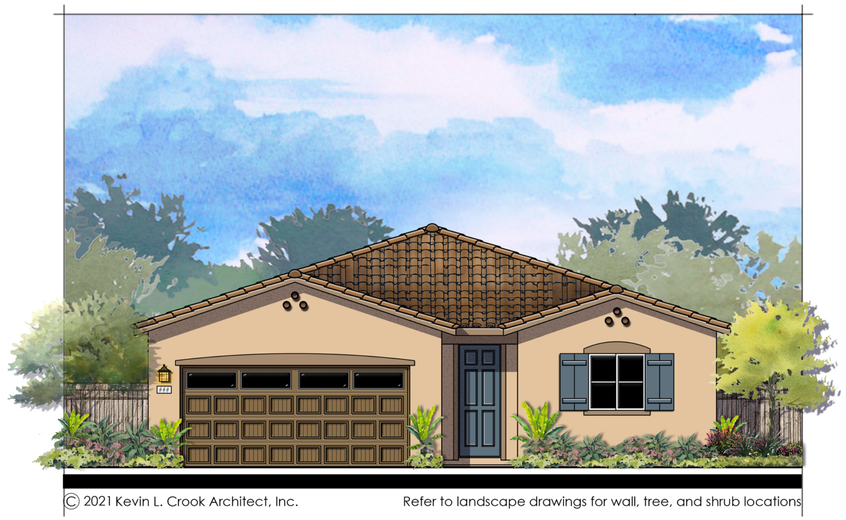
WOODLAND, CA

07.12.2021

A-48

Kevin L. Crook Architect Inc #21041

PLANNING + ARCHITECTURE



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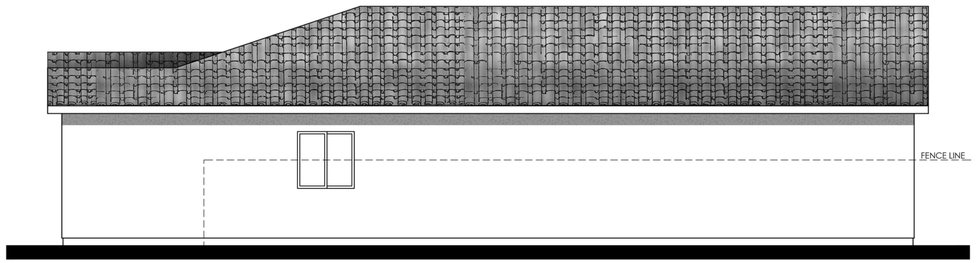
Refer to landscape drawings for wall, tree, and shrub locations

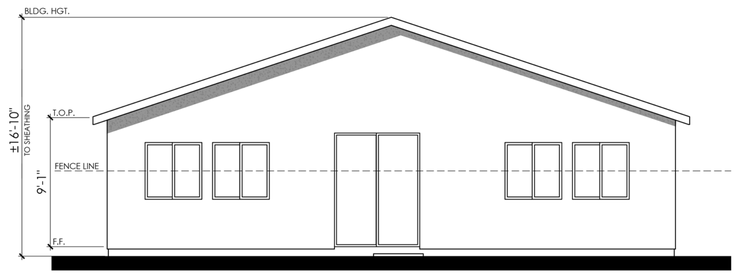
FRONT



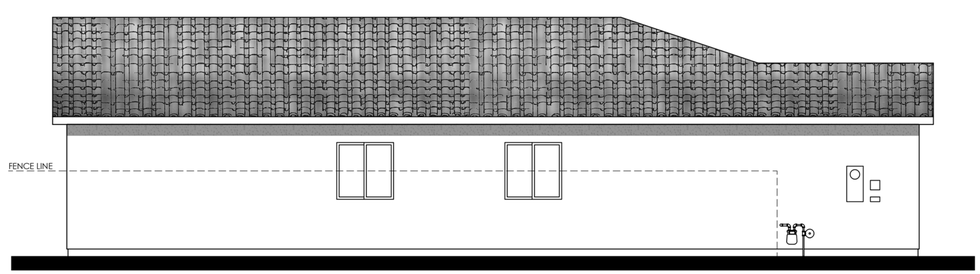
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 2

PLAN 1951 "A"

SPANISH ELEVATION

0 2 4 8 12

LENNAR

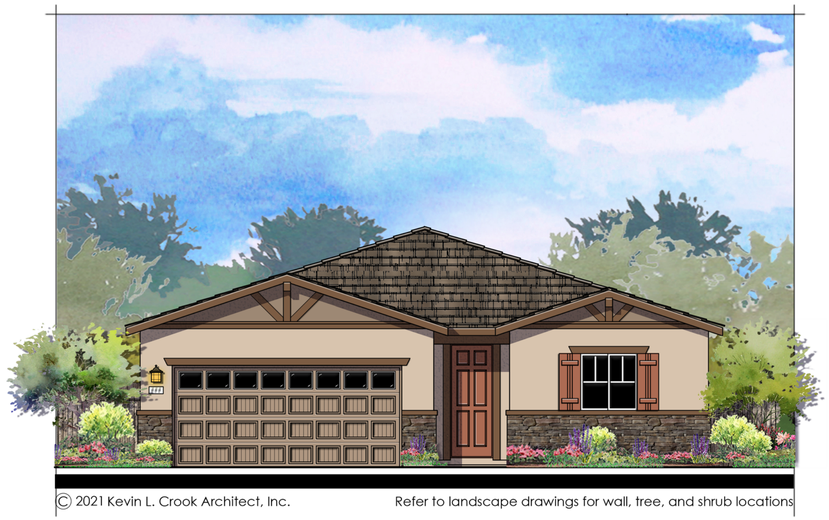
LAVENDER

WOODLAND, CA

07.12.2021

A-49

Kevin L. Crook Architect Inc #21041
PLANNING + ARCHITECTURE



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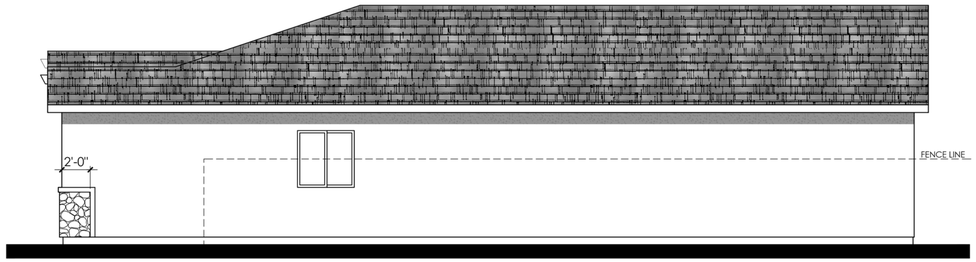
Refer to landscape drawings for wall, tree, and shrub locations

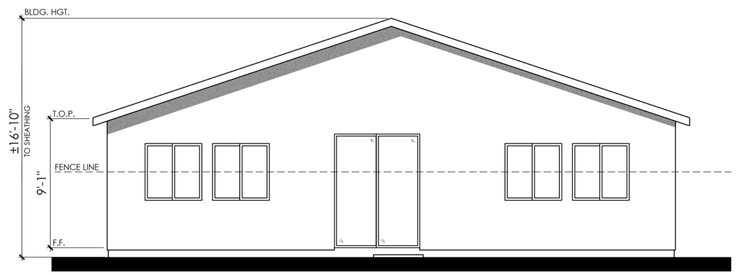
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSION:	SIMULATED WOOD CORBELS
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



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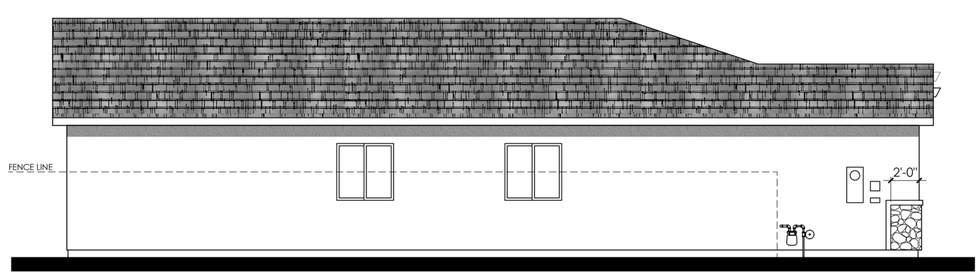


LEFT

COLOR SCHEME 5

PLAN 1951 "B"

CRAFTSMAN ELEVATION

0 2 4 8 12

LENNAR

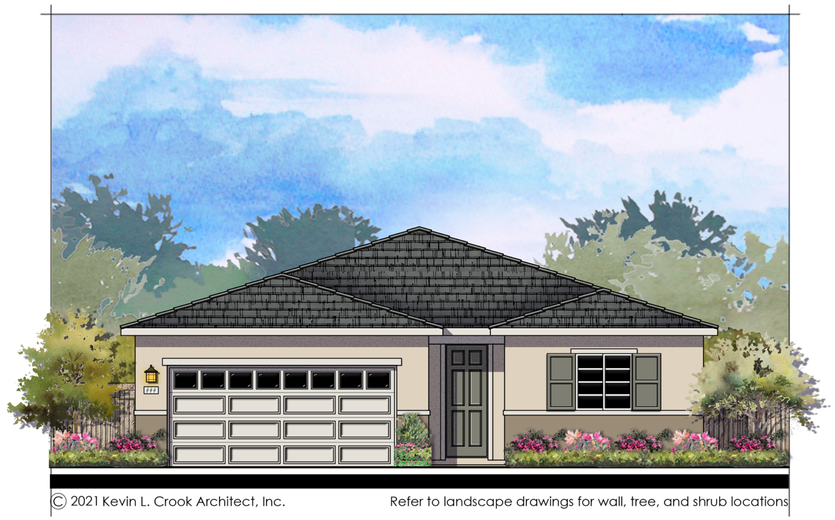
LAVENDER

WOODLAND, CA

07.12.2021

A-50

Kevin L. Crook Architect Inc #21041
PLANNING + ARCHITECTURE



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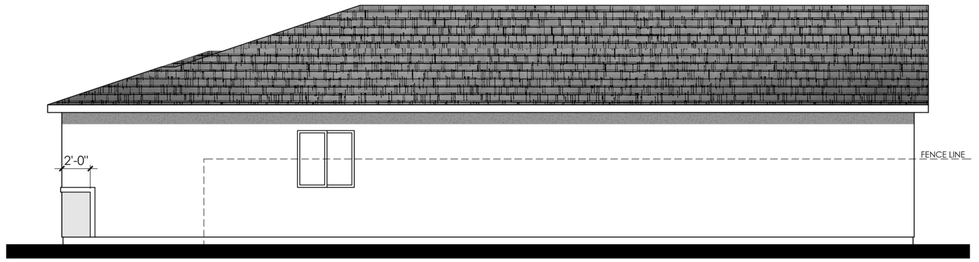
Refer to landscape drawings for wall, tree, and shrub locations

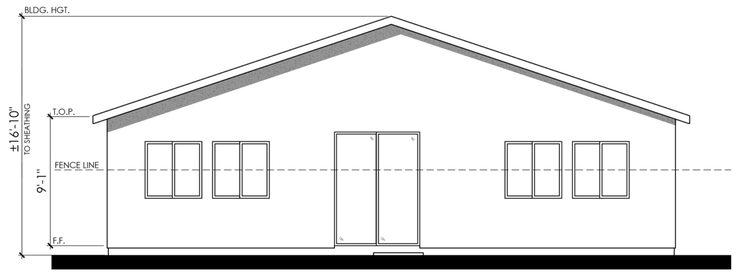
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



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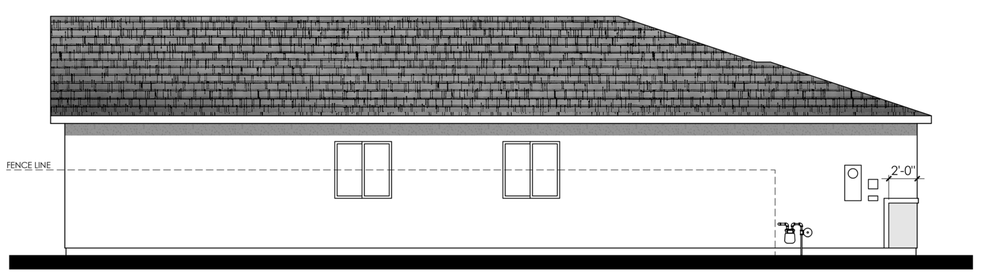


LEFT

COLOR SCHEME 8

PLAN 1951 "C"

ARTISAN ELEVATION

0 2 4 8 12

LENNAR

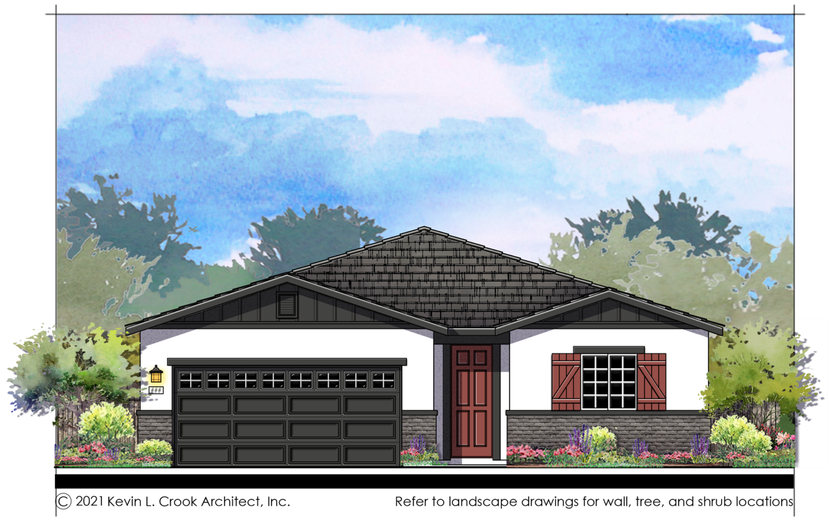
LAVENDER

WOODLAND, CA

07.12.2021

A-51

Kevin L. Crook Architect Inc #21041
PLANNING + ARCHITECTURE



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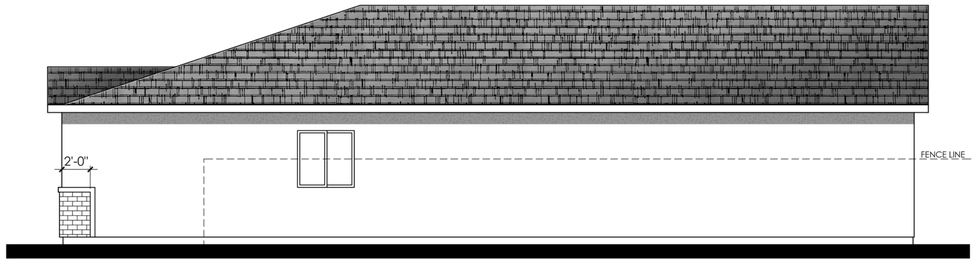
Refer to landscape drawings for wall, tree, and shrub locations

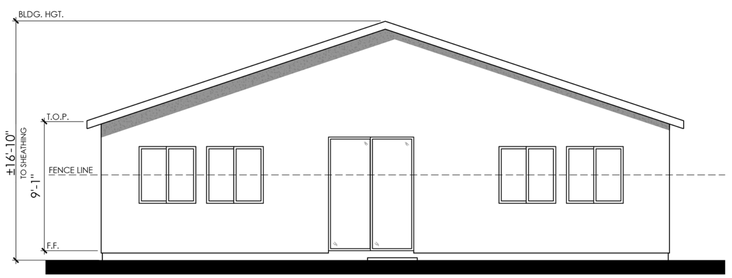
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN SIDING W/ DECORATIVE VENTS
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



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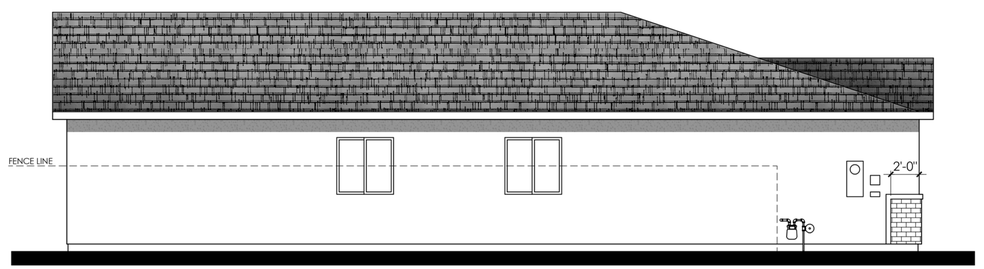


LEFT

COLOR SCHEME 11

PLAN 1951 "D"

TRADITIONAL ELEVATION

0 2 4 8 12

LENNAR

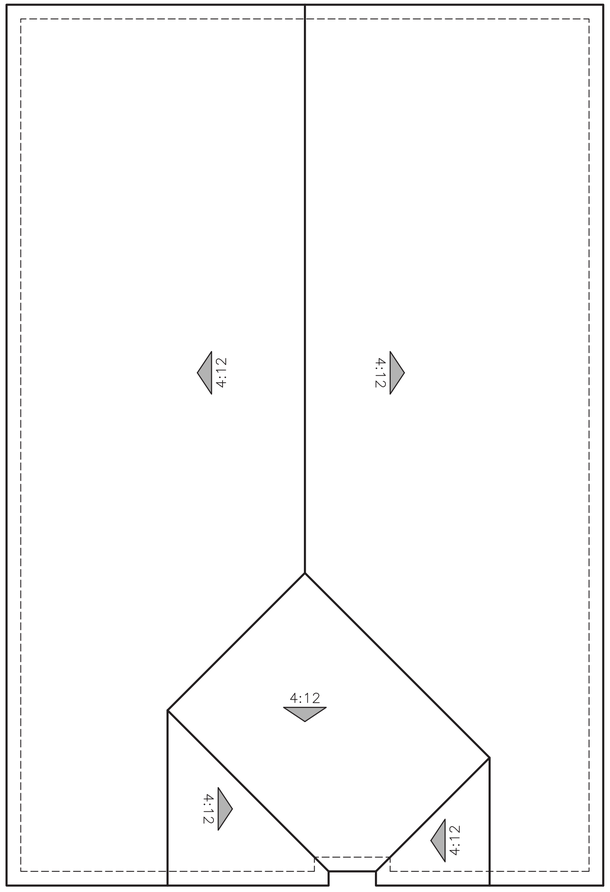
LAVENDER

WOODLAND, CA

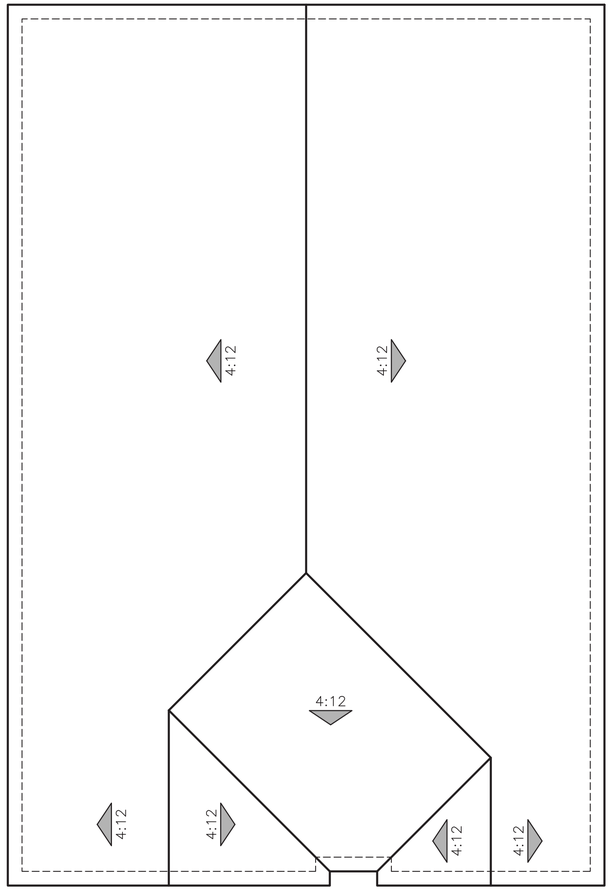
07.12.2021

A-52

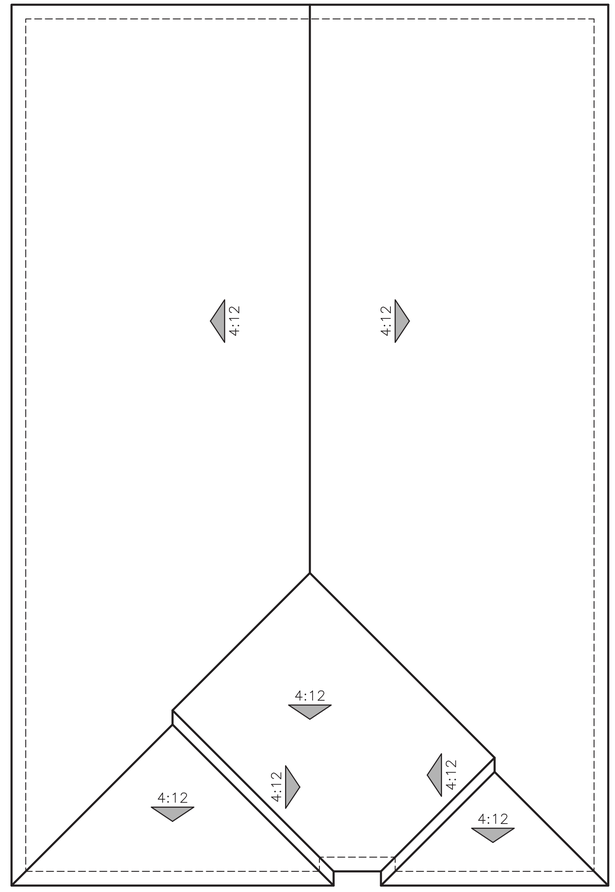
Kevin L. Crook Architect Inc #21041
PLANNING + ARCHITECTURE



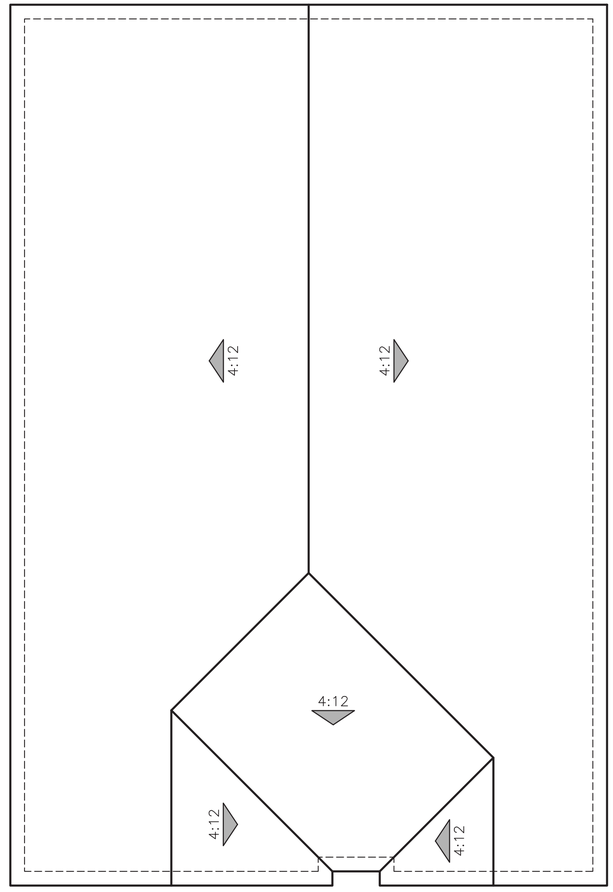
"A" - SPANISH



"B" - CRAFTSMAN



"C" - ARTISAN

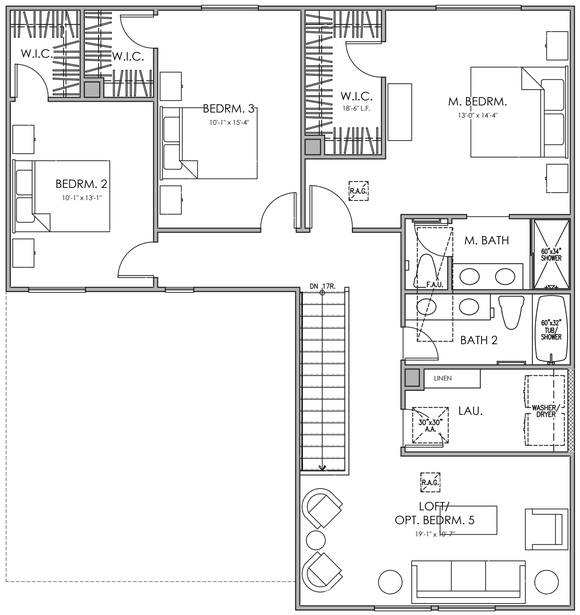


"D" - TRADITIONAL

ROOF PLANS

PLAN 1951

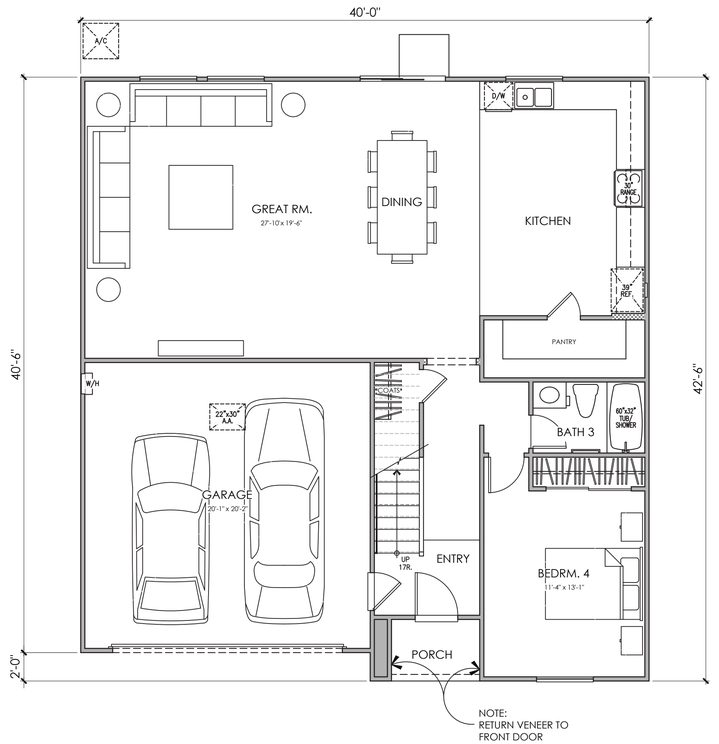
0 2 4 8 12



SECOND FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,210 SQ. FT.
SECOND FLOOR AREA	1,200 SQ. FT.
TOTAL DWELLING	2,410 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	417 SQ. FT.
PORCH	33 SQ. FT.



FIRST FLOOR PLAN

PLAN 2410 "A"

4 BEDROOM, 3 BATH, 2 CAR GARAGE, LOFT OR BEDROOM 5

0 2 4 8 12

LENNAR

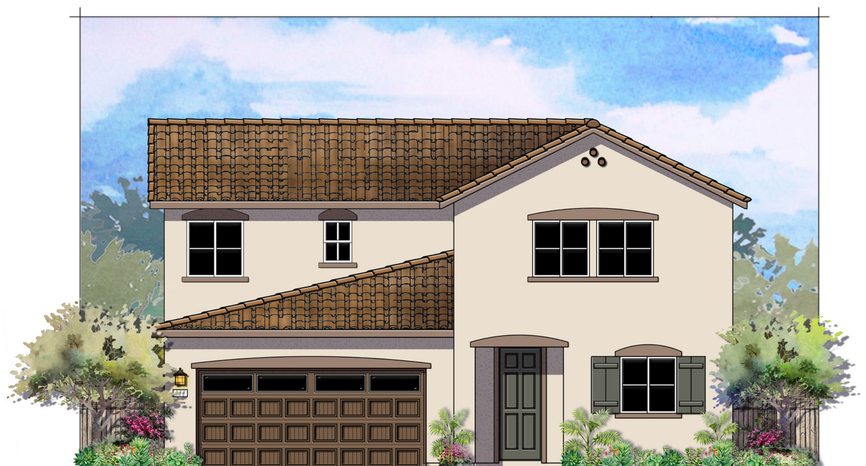
LAVENDER

WOODLAND, CA

07.12.2021

A-54

Kevin L. Crook Architect Inc #21041
PLANNING + ARCHITECTURE



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"A" SPANISH

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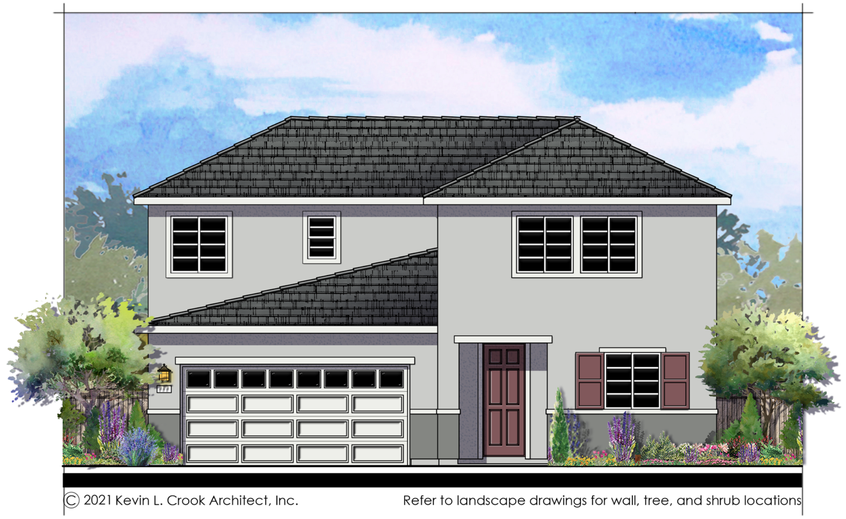
"B" CRAFTSMAN



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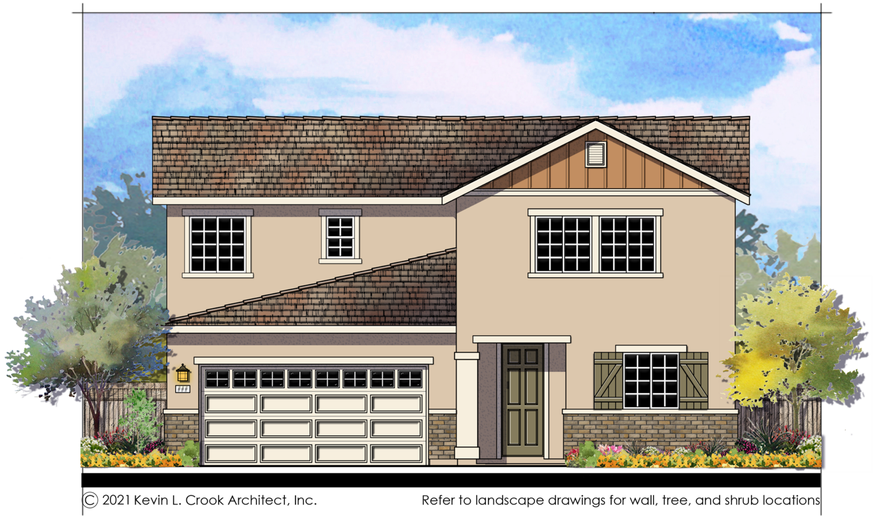
"C" ARTISAN



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"D" TRADITIONAL

PLAN 2410

4 BEDROOM, 3 BATH, 2 CAR GARAGE, LOFT OR BEDROOM 5

0 2 4 8 12

LENNAR

LAVENDER

WOODLAND, CA

07.12.2021

A-55

Kevin L. Crook Architect Inc #21041

PLANNING + ARCHITECTURE

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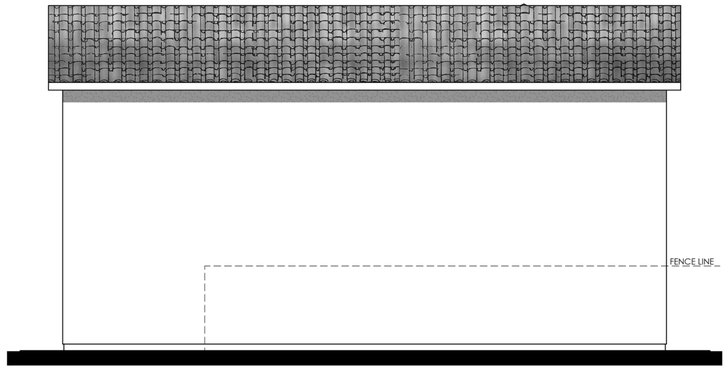
Refer to landscape drawings for wall, tree, and shrub locations

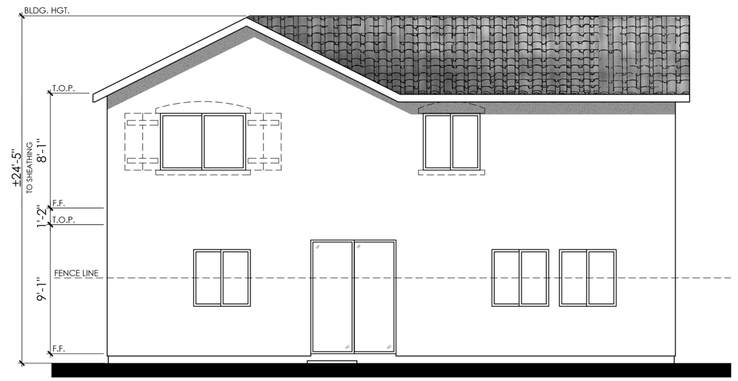
FRONT



RIGHT

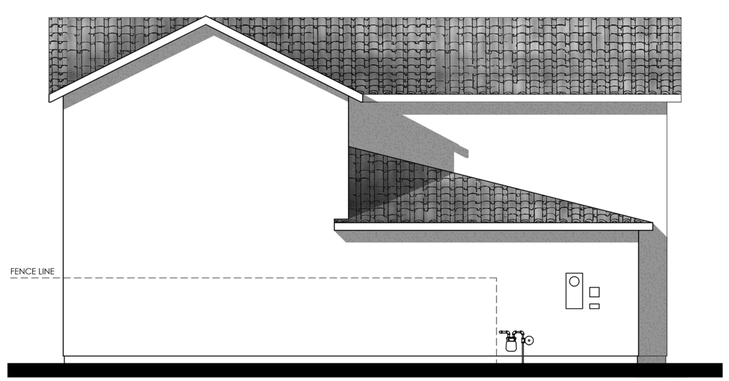
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



NOTE:
ITEMS SHOWN DASHED SHALL OCCUR
AT LOTS FACING RIGHT OF WAY

REAR



LEFT

COLOR SCHEME 3

PLAN 2410 "A"

SPANISH ELEVATION

0 2 4 8 12

LENNAR

LAVENDER

WOODLAND, CA

07.12.2021

A-56

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PLANNING + ARCHITECTURE

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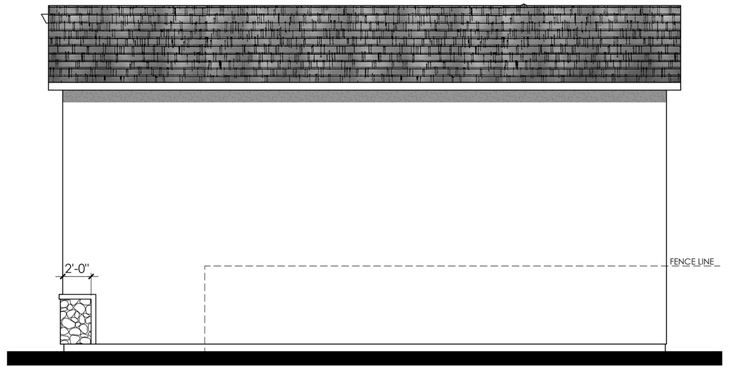
Refer to landscape drawings for wall, tree, and shrub locations

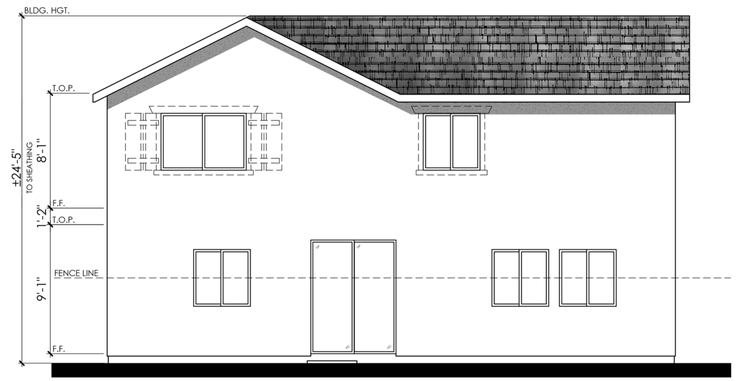
FRONT



RIGHT

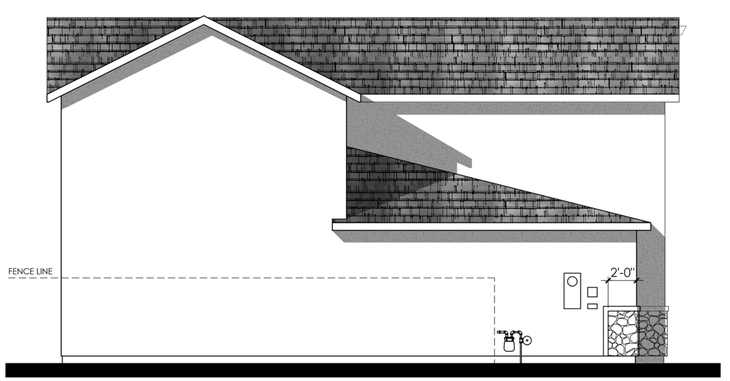
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSION:	SIMULATED WOOD CORBELS
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



NOTE:
ITEMS SHOWN DASHED SHALL OCCUR
AT LOTS FACING RIGHT OF WAY

REAR



LEFT

COLOR SCHEME 6

PLAN 2410 "B"

CRAFTSMAN ELEVATION

0 2 4 8 12

LENNAR

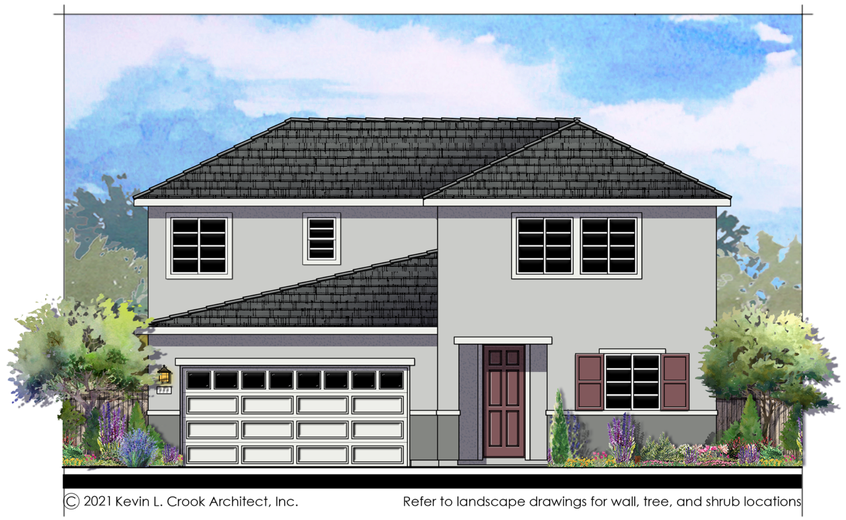
LAVENDER

WOODLAND, CA

07.12.2021

A-57

Kevin L. Crook Architect Inc #21041
PLANNING + ARCHITECTURE



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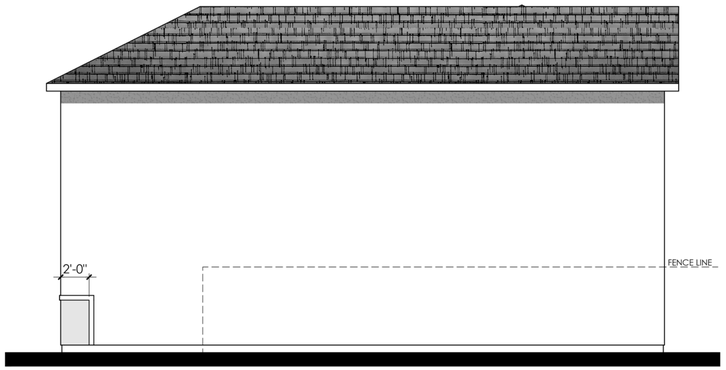
Refer to landscape drawings for wall, tree, and shrub locations

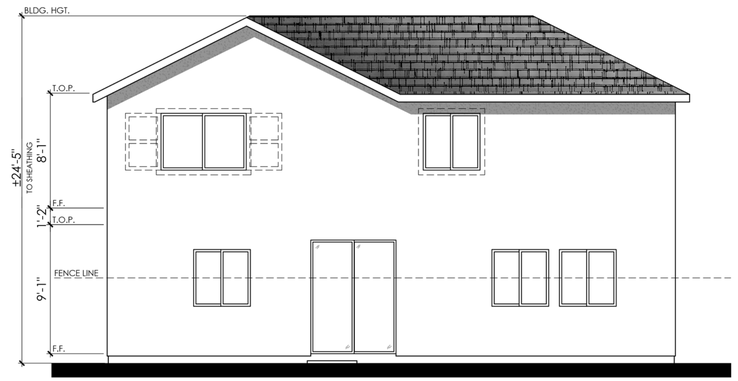
FRONT



RIGHT

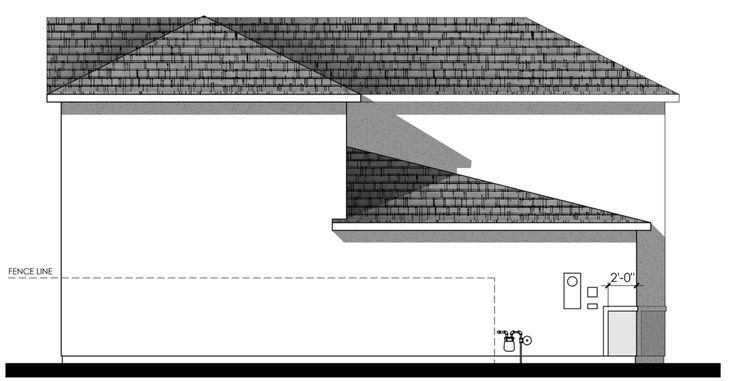
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



NOTE:
ITEMS SHOWN DASHED SHALL OCCUR
AT LOTS FACING RIGHT OF WAY

REAR



LEFT

COLOR SCHEME 9

PLAN 2410 "C"

ARTISAN ELEVATION

0 2 4 8 12

LENNAR

LAVENDER

WOODLAND, CA

07.12.2021

A-5.8

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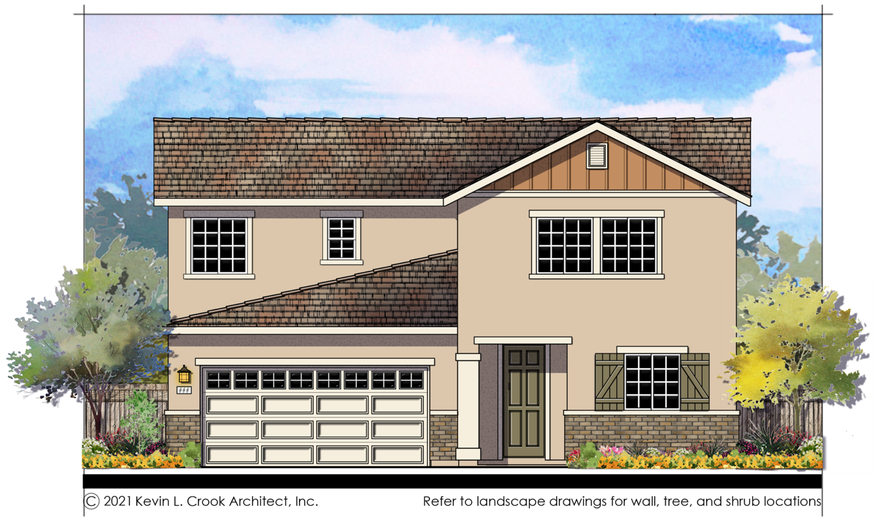
PLANNING + ARCHITECTURE



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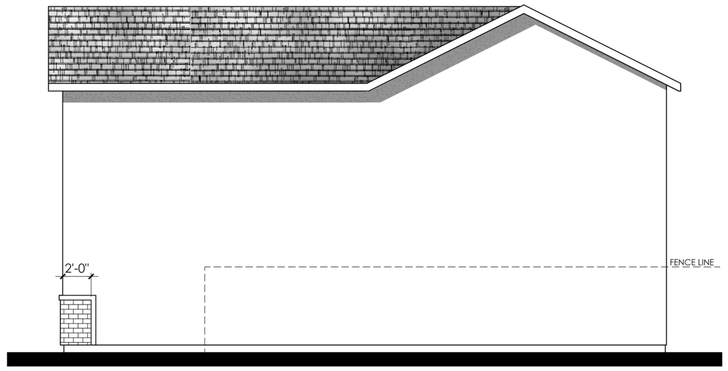
Refer to landscape drawings for wall, tree, and shrub locations

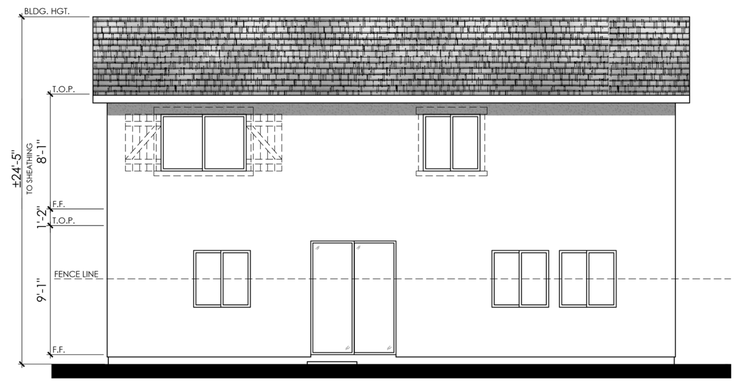
FRONT



RIGHT

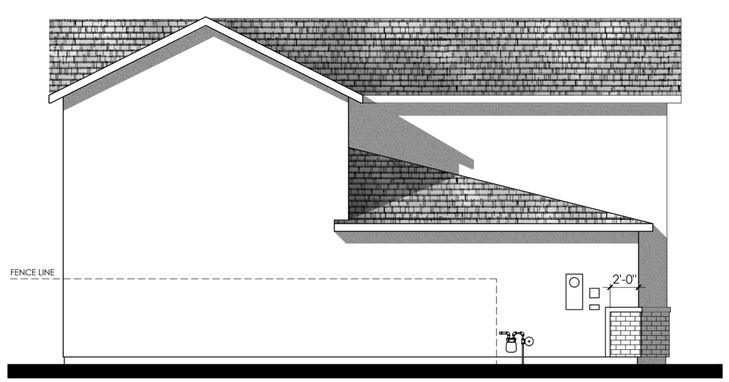
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN SIDING W/ DECORATIVE VENTS
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



NOTE:
ITEMS SHOWN DASHED SHALL OCCUR
AT LOTS FACING RIGHT OF WAY

REAR



LEFT

COLOR SCHEME 12

PLAN 2410 "D"

TRADITIONAL ELEVATION

0 2 4 8 12

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WOODLAND, CA

07.12.2021

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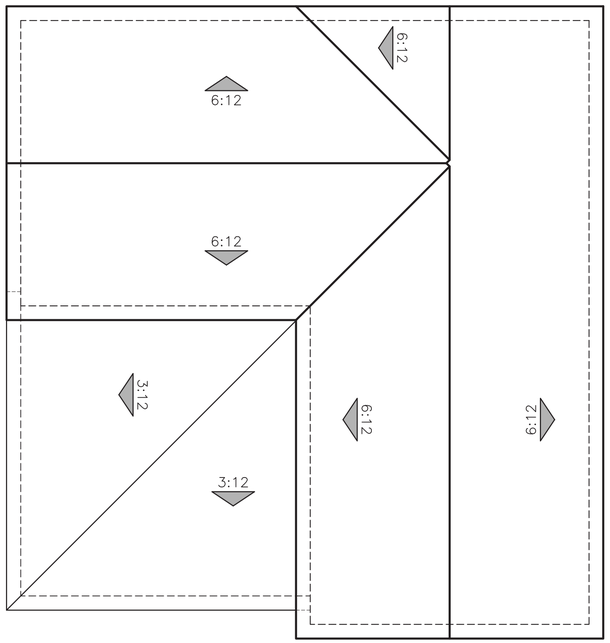
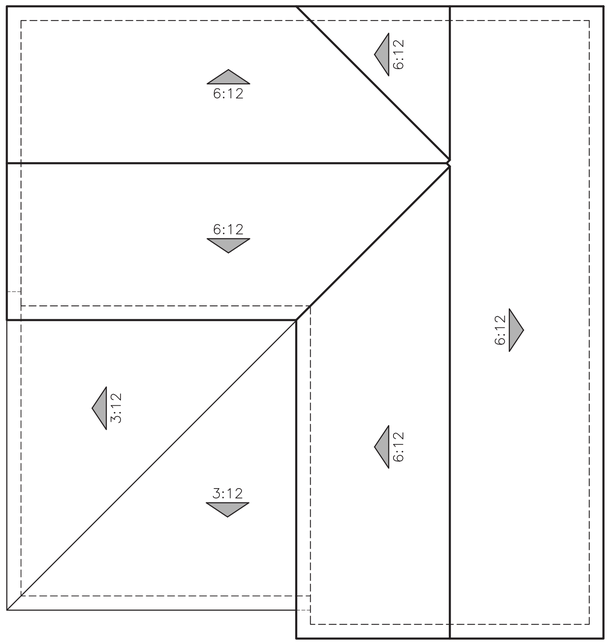
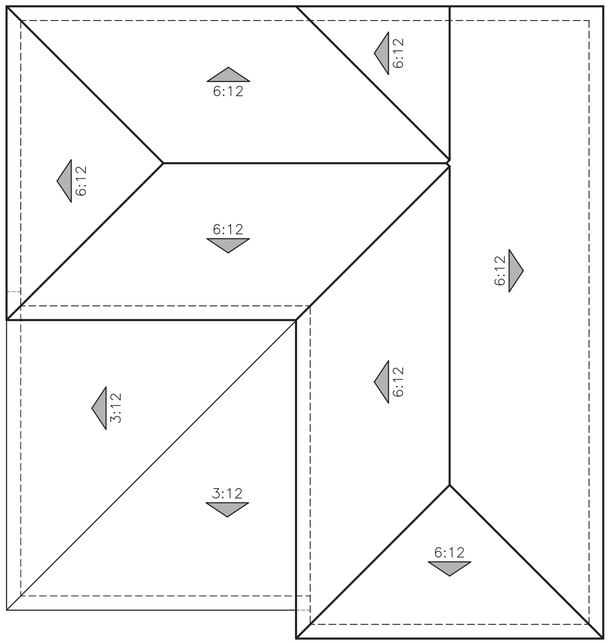


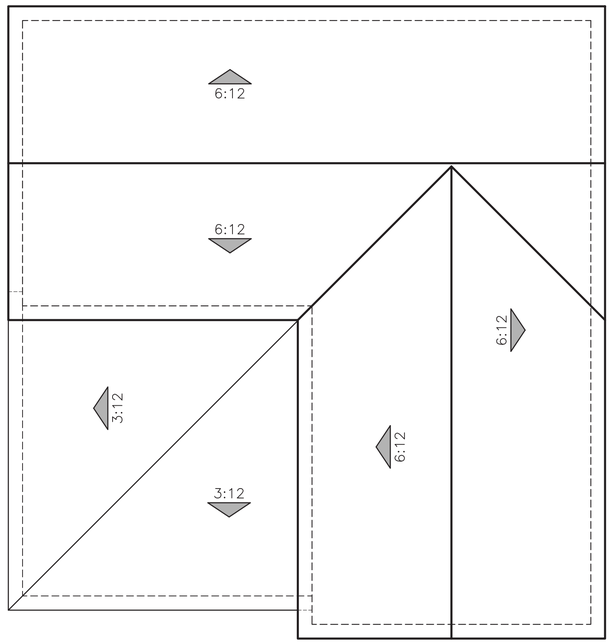
"A" - SPANISH



"B" - CRAFTSMAN



"C" - ARTISAN



"D" - TRADITIONAL

ROOF PLANS

PLAN 2410

0 2 4 8 12

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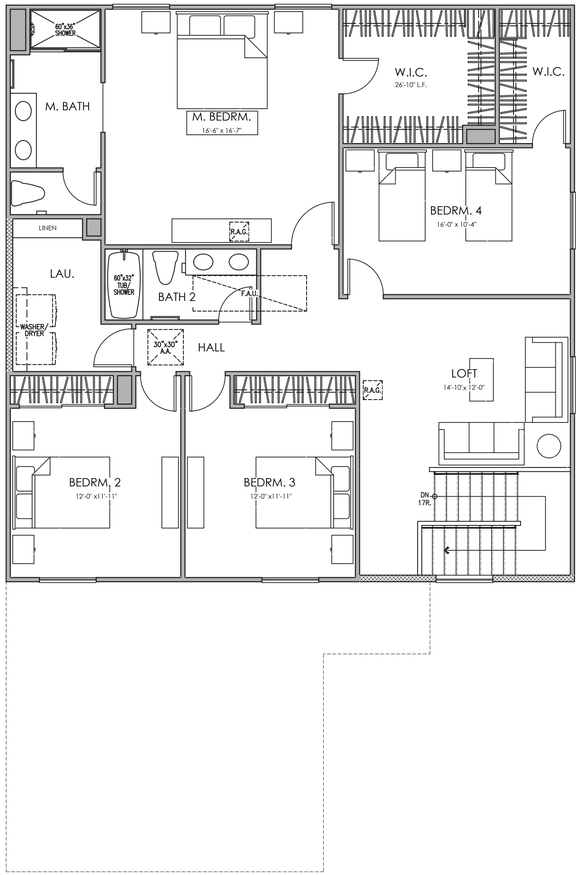

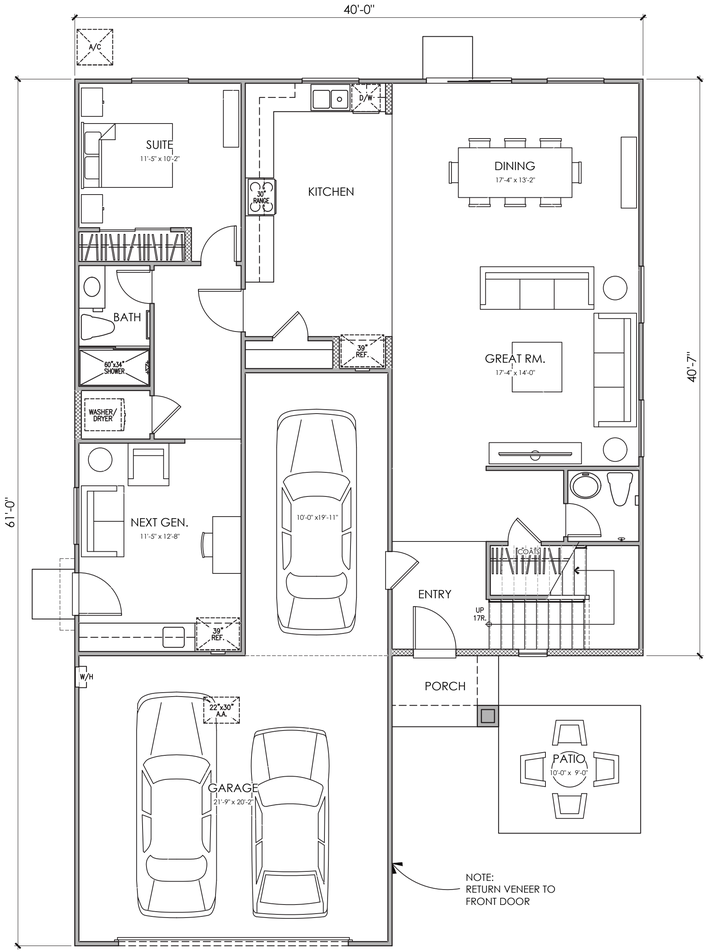

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,423 SQ. FT.
SECOND FLOOR AREA	1,548 SQ. FT.
TOTAL DWELLING	2,971 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	656 SQ. FT.
PORCH "A"	38 SQ. FT.

SECOND FLOOR PLAN

FIRST FLOOR PLAN

PLAN 2971 "A"

5 BEDROOM, 3 BATH, 3 CAR GARAGE, BONUS, OFFICE

0 2 4 8 12

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"A" SPANISH

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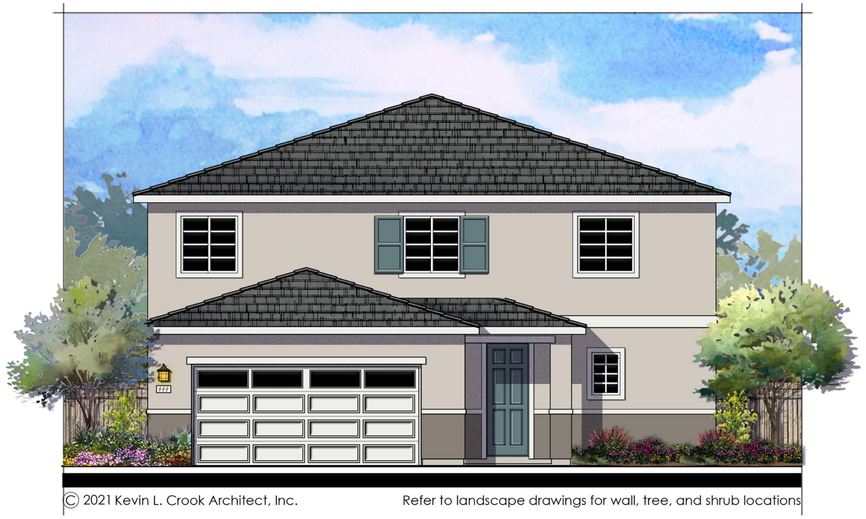
"B" CRAFTSMAN



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"C" ARTISAN

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"D" TRADITIONAL

PLAN 2971

5 BEDROOM, 3 BATH, 3 CAR GARAGE, BONUS, OFFICE

0 2 4 8 12

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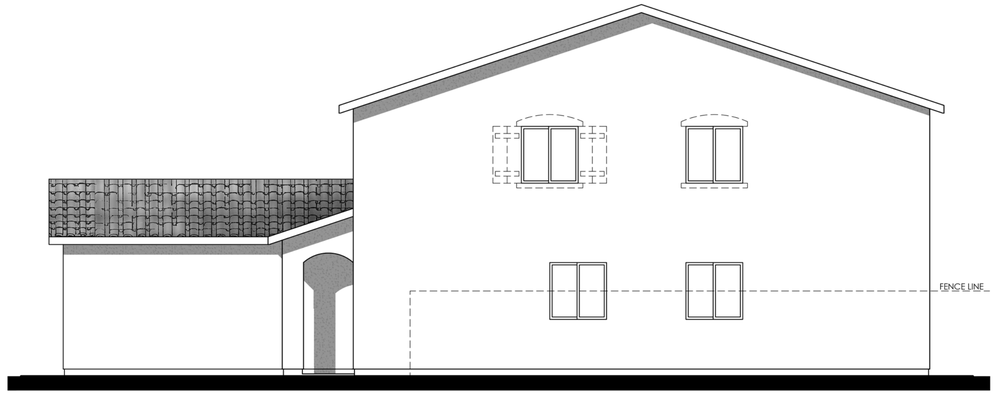
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

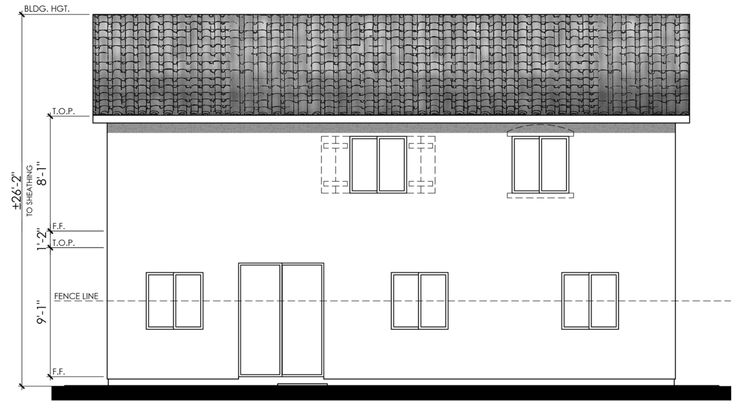


NOTE:
ITEMS SHOWN DASHED SHALL OCCUR
AT LOTS FACING RIGHT OF WAY

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



NOTE:
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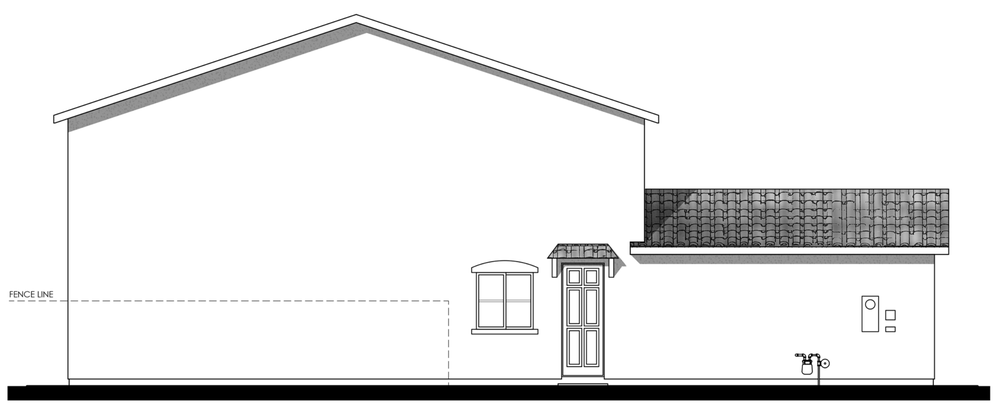
AT LOTS FACING RIGHT OF WAY

REAR



LEFT

COLOR SCHEME 1

PLAN 2971 "A"

SPANISH ELEVATION

0 2 4 8 12

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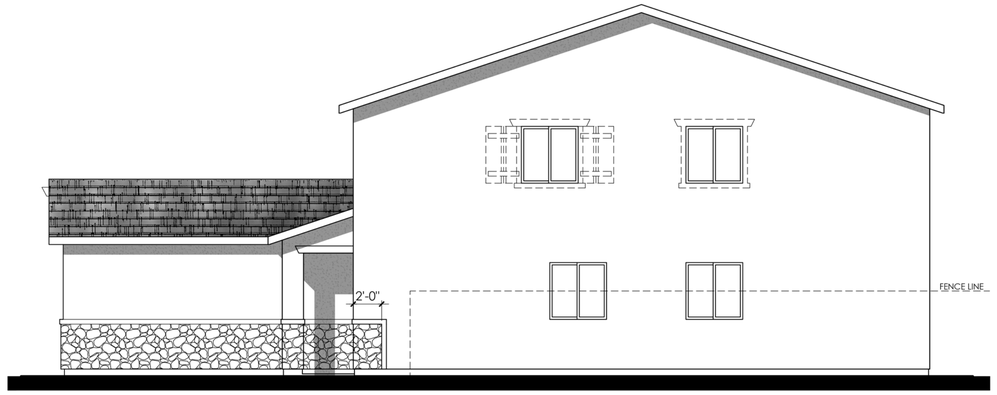
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

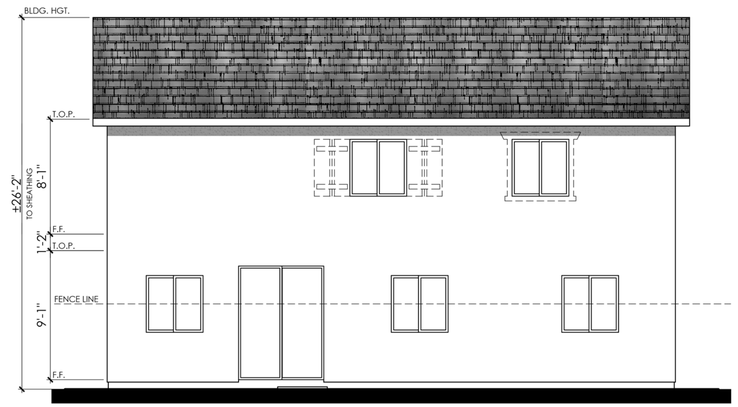


NOTE:
ITEMS SHOWN DASHED SHALL OCCUR
AT LOTS FACING RIGHT OF WAY

RIGHT

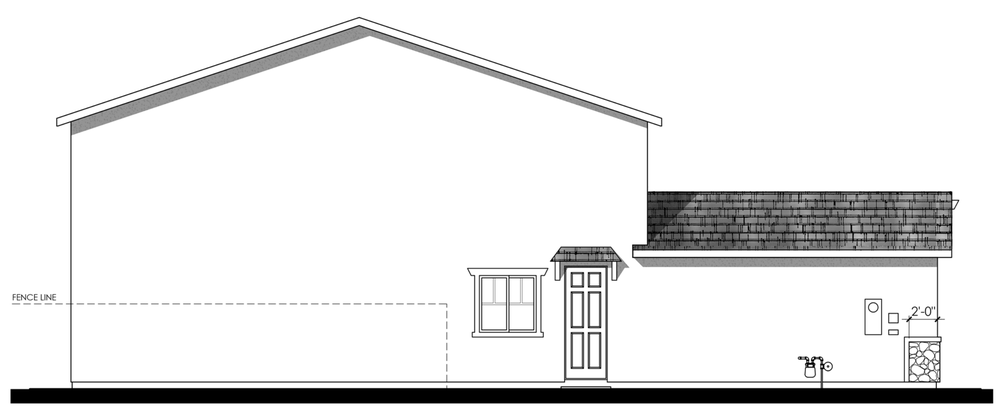
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSION:	SIMULATED WOOD CORBELS
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



NOTE:
ITEMS SHOWN DASHED SHALL OCCUR
AT LOTS FACING RIGHT OF WAY

REAR



LEFT

COLOR SCHEME 4

PLAN 2971 "B"

CRAFTSMAN ELEVATION

0 2 4 8 12

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07.12.2021

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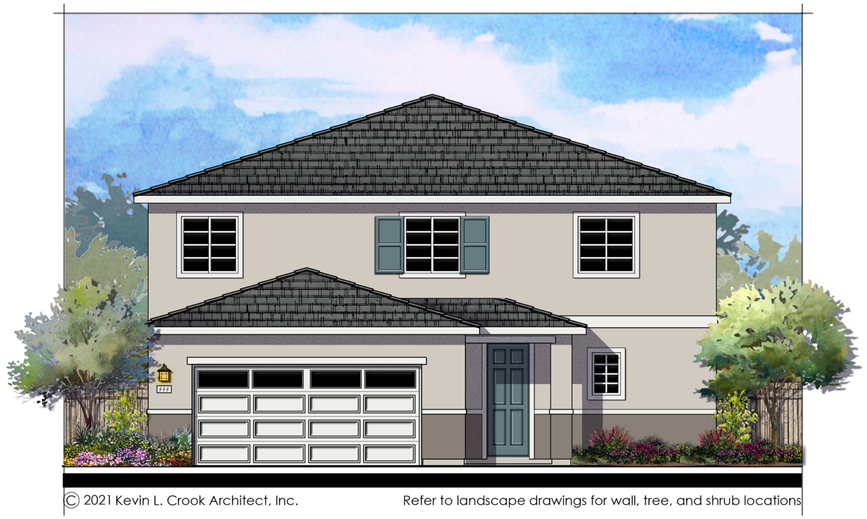
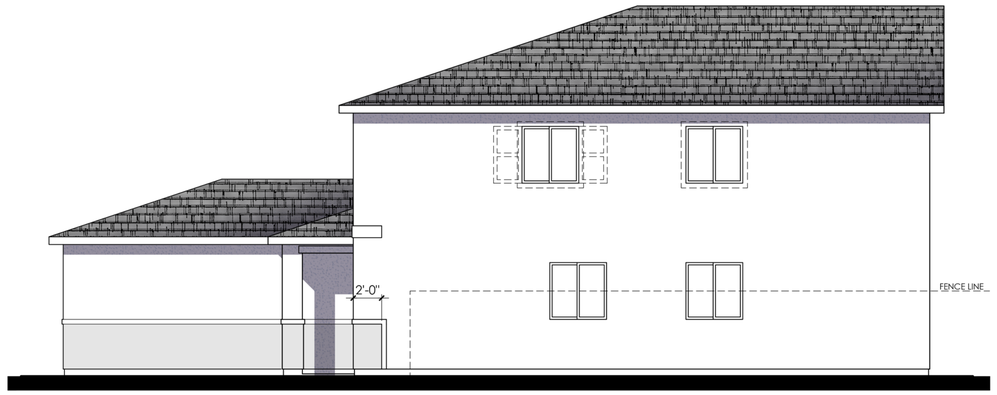


FRONT

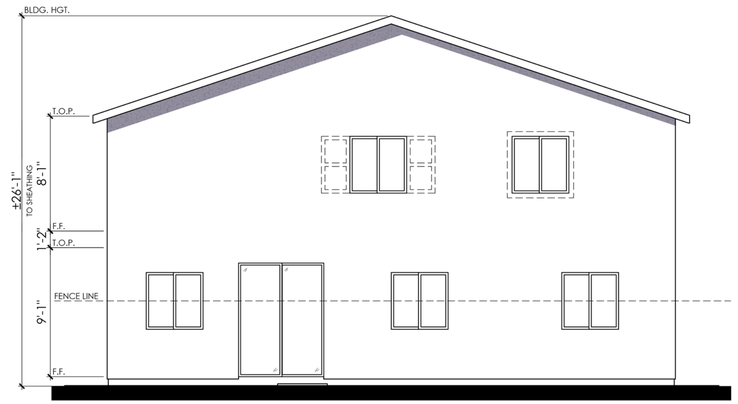


NOTE:
ITEMS SHOWN DASHED SHALL OCCUR
AT LOTS FACING RIGHT OF WAY

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



NOTE:
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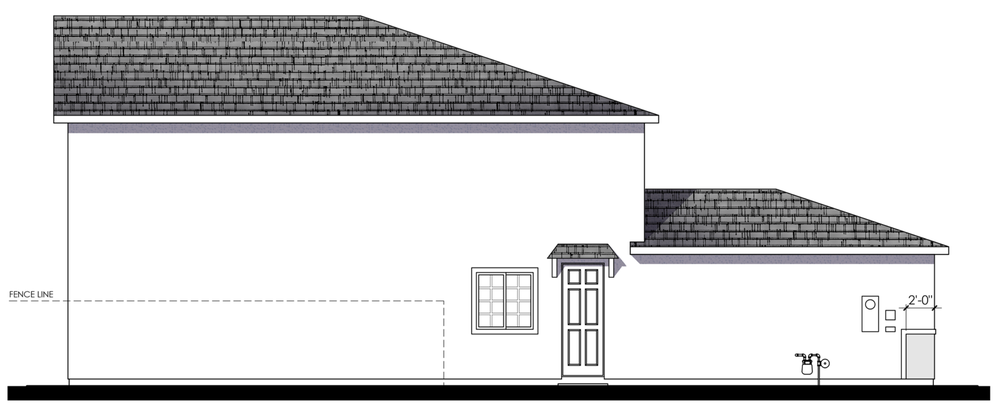
AT LOTS FACING RIGHT OF WAY

REAR



LEFT

COLOR SCHEME 7

PLAN 2971 "C"

ARTISAN ELEVATION

0 2 4 8 12

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07.12.2021

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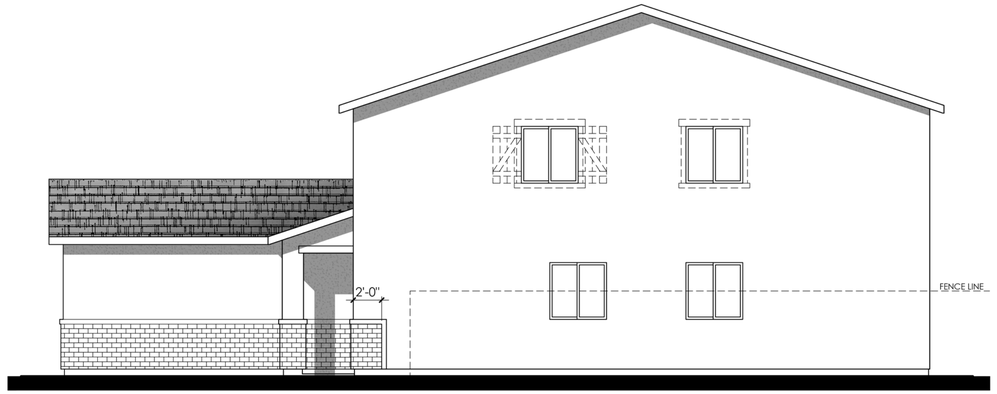
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

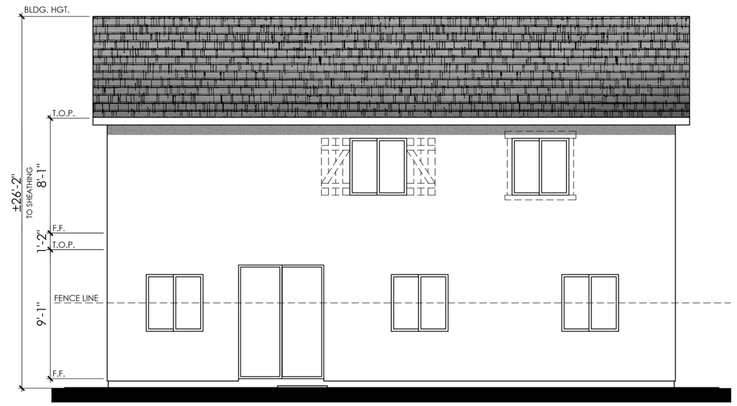


NOTE:
ITEMS SHOWN DASHED SHALL OCCUR
AT LOTS FACING RIGHT OF WAY

RIGHT

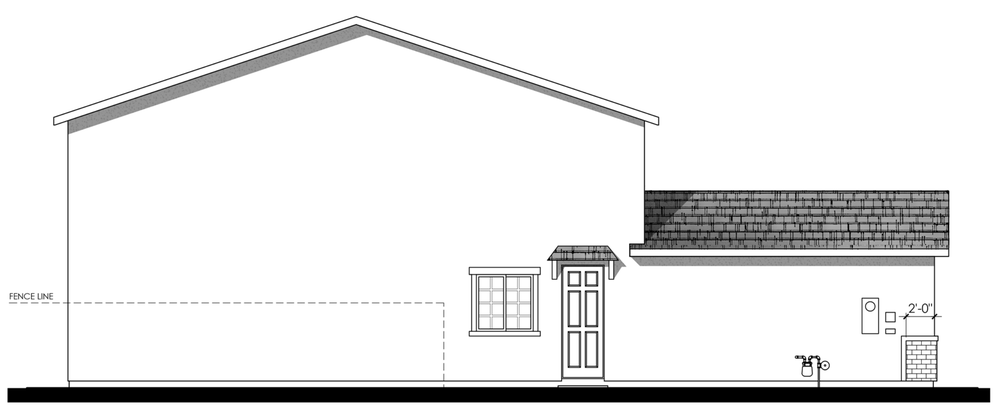
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN SIDING W/ DECORATIVE VENTS
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



NOTE:
ITEMS SHOWN DASHED SHALL OCCUR
AT LOTS FACING RIGHT OF WAY

REAR



LEFT

COLOR SCHEME 10

PLAN 2971 "D"

TRADITIONAL ELEVATION

0 2 4 8 12

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WOODLAND, CA

07.12.2021

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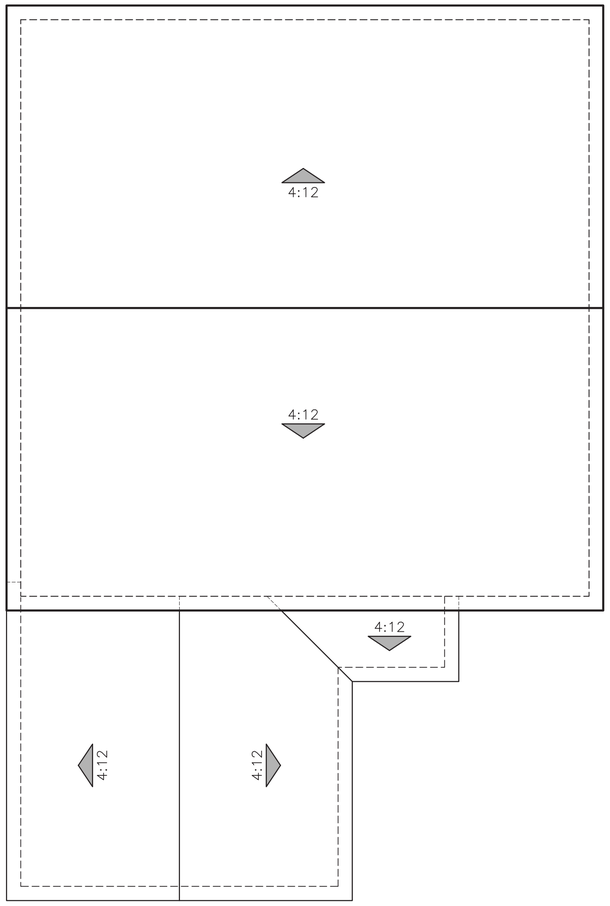
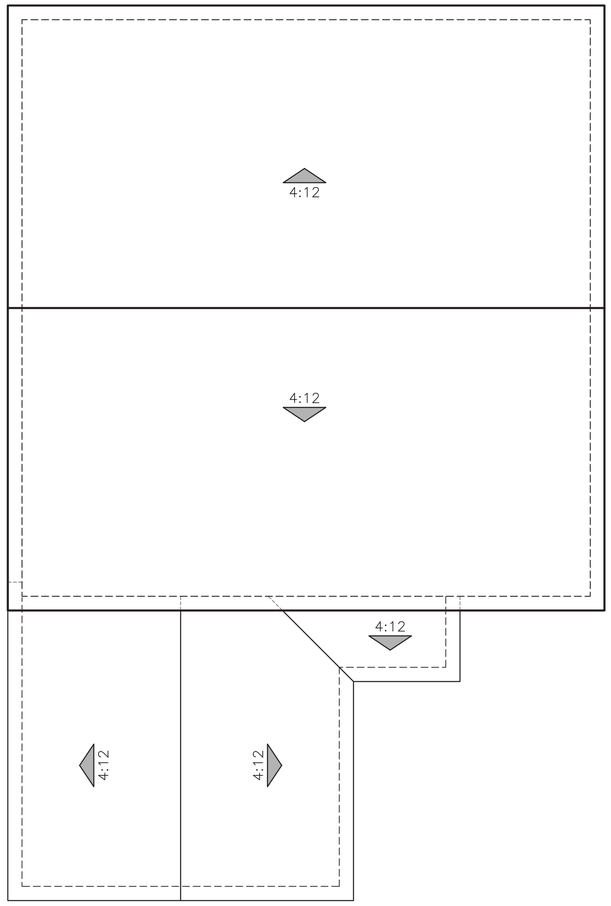
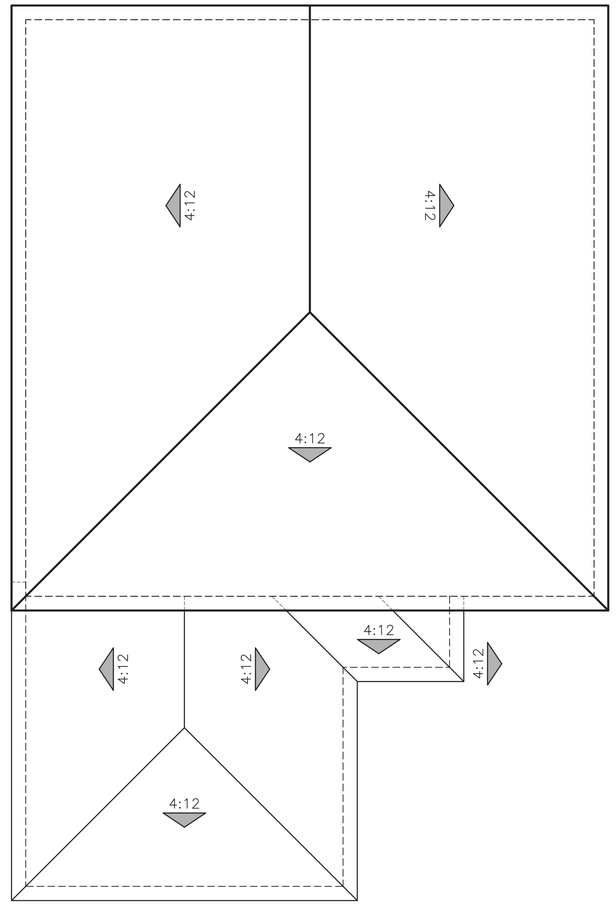


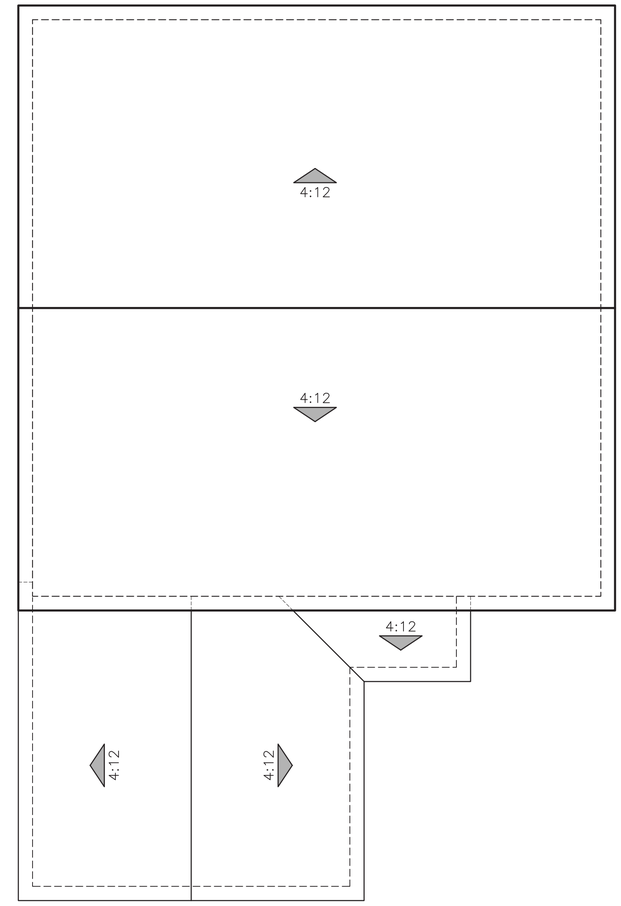
"A" - SPANISH



"B" - CRAFTSMAN



"C" - ARTISAN



"D" - TRADITIONAL

ROOF PLANS

PLAN 2971

0 2 4 8 12

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WOODLAND, CA

07.12.2021

A-67

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PLANNING + ARCHITECTURE

LAVENDER

WOODLAND, CA

PROJECT	21041B
CREATED	4/22/2021
Planning Dept Rev.	6/29/2021
Planning Dept Rev.	7/8/2021

"A" ELEVATIONS SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
MAIN STUCCO BODY PAINT	SW7757 HIGH REFLECTIVE WT	SW7687 AUGUST MOON	SW7571 CASA BLANCA
FASCIA / TRIM	SW9173 SHIITAKE	SW9108 DOUBLE LATTE	SW9083 DUSTED TRUFFLE
GARAGE DOOR	SW6047 HOT COCOA	SW6110 STEADY BROWN	SW6089 GROUNDED
FRONT DOOR / SHUTTERS	SW6034 ARRESTING AUBURN	SW7604 SMOKY BLUE	SW6202 CAST IRON
GABLE END DETAIL	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
ROOF: LOW PROFILE "S" VILLA	1VICS6330 MARBLED TERRACOTTA	1VICS6330 MARBLED TERRACOTTA	1VICS6129 MARBLED TERRACOTTA

"B" ELEVATIONS CRAFTSMAN	SCHEME 4	SCHEME 5	SCHEME 6
MAIN STUCCO BODY PAINT	SW9102 QUINOA	SW7719 FRESCO CREAM	SW6150 UNIVERSAL KHAKI
SECONDARY STUCCO / GARAGE DOOR	SW6109 HOPSACK	SW7519 MEXICAN SAND	SW6151 QUIVER TAN
FASCIA / TRIM	SW6111 COCONUT HUSK	SW7523 BURNISHED BRANDY	SW7745 MUDDLED BASIL
FRONT DOOR / SHUTTERS	SW6207 RETREAT	SW7701 CAVERN CLAY	SW0044 HUBBARD SQUASH
ROOF: FLAT SHAKE	1FBCF1132 CHARCOAL BRWN BLD	1FBCF1132 CHARCOAL BRWN BLD	1FBCF1132 CHARCOAL BRWN BLD
STONE: SOUTHERN LEDGESTONE	RUSTIC	WOLF CREEK	BUCKS COUNTY
GROUT	GRAY	GRAY	GRAY

"C" ELEVATIONS ARTISAN	SCHEME 7	SCHEME 8	SCHEME 9
MAIN STUCCO BODY PAINT	SW6071 POPULAR GRAY	SW7526 MAISON BLANCHE	SW7064 PASSIVE
SECONDARY STUCCO	SW9168 ELEPHANT EAR	SW7549 STUDIO TAUPE	SW9163 TIN LIZZIE
FASCIA / TRIM / GARAGE DOOR	SW7006 EXTRA WHITE	SW7003 TOQUE WHITE	SW7006 EXTRA WHITE
FRONT DOOR / SHUTTERS	SW7617 MEDITERRANEAN	SW6200 LINK GRAY	SW2704 MERLOT
ROOF: FLAT SLATE	1FACS1430 CHARCOAL BLEND	1FACS1430 CHARCOAL BLEND	1FACS1430 CHARCOAL BLEND

"D" ELEVATIONS TRADITIONAL	SCHEME 10	SCHEME 11	SCHEME 12
MAIN STUCCO BODY PAINT	SW7071 GRAY SCREEN	SW7757 HIGH REFLECTIVE WT	SW9101 TRES NATURALE
FASCIA / TRIM / GARAGE DOOR	SW7006 EXTRA WHITE	SW7069 IRON ORE	SW7105 PAPERWHITE
BOARD & BATTEN SIDING	SW7074 SOFTWARE	SW7069 IRON ORE	SW0009 EASTLAKE GOLD
FRONT DOOR / SHUTTERS	SW7674 PEPPERCORN	SW0033 REMBRANDT RUBY	SW2861 AVOCADO
ROOF: FLAT SLATE	1FACS2010 OCEANA	1FACS1430 CHARCOAL BLEND	1FASC6953 NEWPORT SUN
BRICK:	CARBON HANDMADE	ANTIQUE RED USED	MOROCCAN SAND HANDMADE
GROUT	GRAY	GRAY	GRAY

PAINT:	SHERWIN WILLIAMS
ROOF:	BORAL
STONE:	CULTURED STONE
GROUT:	ORCO or EQUAL

LENNAR®

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PLANNING + ARCHITECTURE

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.

** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD

WRITTEN COLOR SCHEMES

SPANISH
SCHEME #1

LENNAR

LAVENDER
WOODLAND, CA

#21041B
JUN. 29, 2021

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SPANISH
SCHEME #2

LENNAR

LAVENDER
WOODLAND, CA

#21041B
JUN. 29, 2021

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SPANISH
SCHEME #3

LENNAR

LAVENDER
WOODLAND, CA

#21041B
JUN. 29, 2021

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COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION.
REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - SPANISH

CRAFTSMAN
SCHEME #4

LENNAR

LAVENDER
WOODLAND, CA

#21041B
JUL. 08, 2021

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CRAFTSMAN
SCHEME #5

LENNAR

LAVENDER
WOODLAND, CA

#21041B
JUL. 08, 2021

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CRAFTSMAN
SCHEME #6

LENNAR

LAVENDER
WOODLAND, CA

#21041B
JUL. 08, 2021

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COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION.
REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - CRAFTSMAN

ARTISAN
SCHEME #7

LENNAR

LAVENDER
WOODLAND, CA

#21041B
JUN. 29, 2021

Kevin L. Crook Architect Inc
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ARTISAN
SCHEME #8

LENNAR

LAVENDER
WOODLAND, CA

#21041B
JUN. 29, 2021

Kevin L. Crook Architect Inc
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ARTISAN
SCHEME #9

LENNAR

LAVENDER
WOODLAND, CA

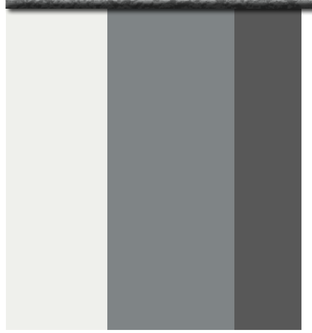
#21041B
JUN. 29, 2021

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION.
REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - ARTISAN

TRADITIONAL
SCHEME #10



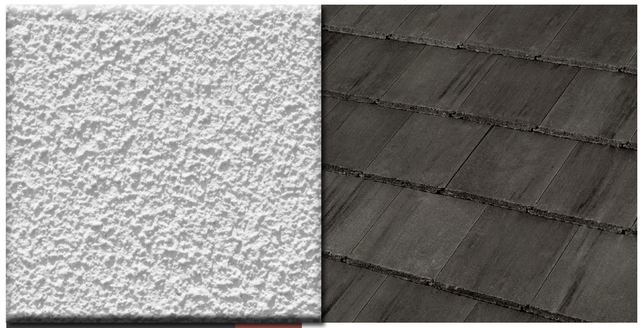
LENNAR

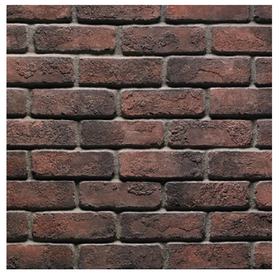
LAVENDER
WOODLAND, CA

#21041B
JUN. 29, 2021

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

TRADITIONAL
SCHEME #11





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JUN. 29, 2021

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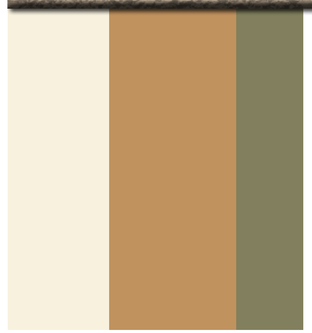
TRADITIONAL
SCHEME #12



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JUN. 29, 2021

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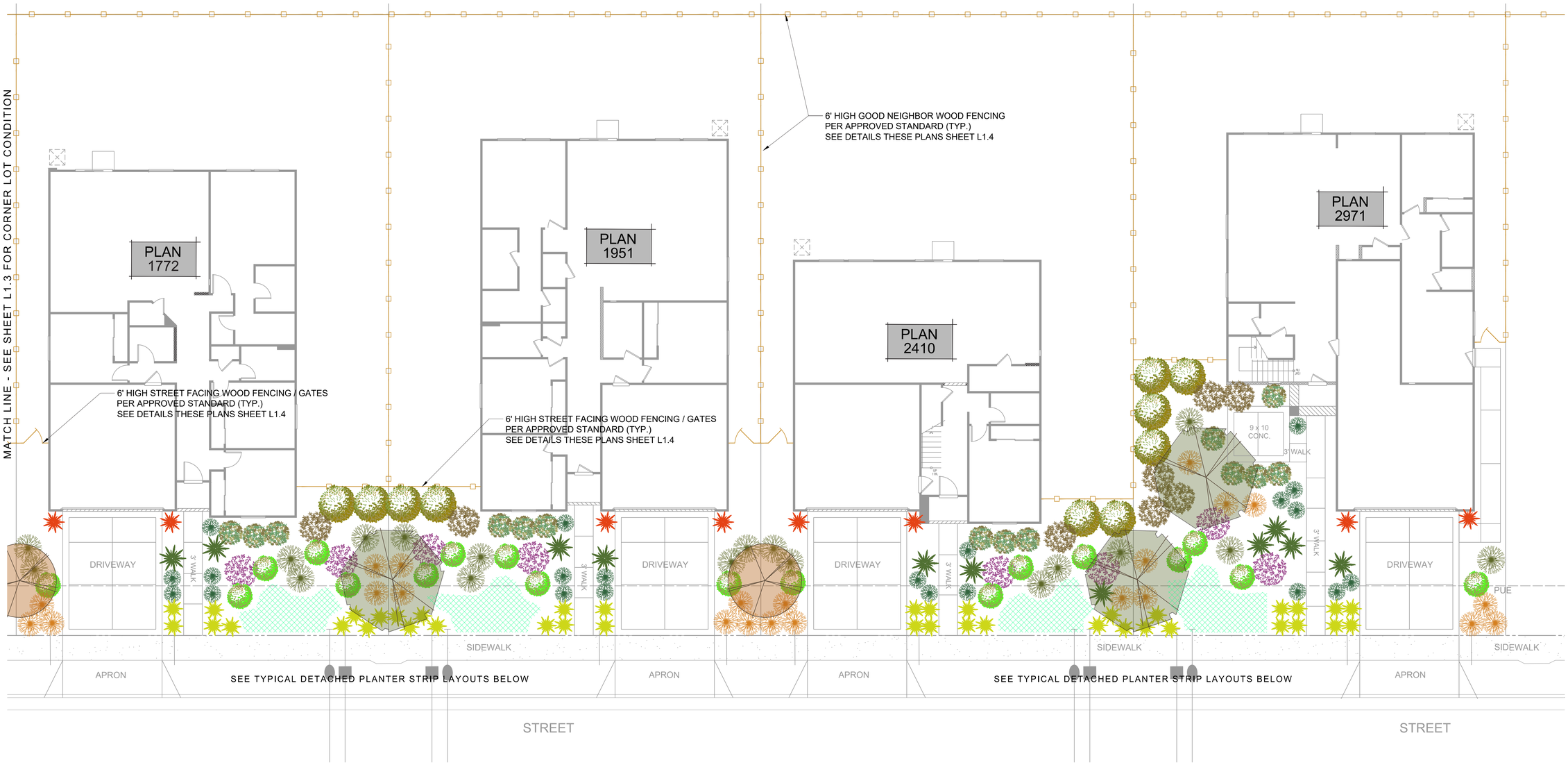
PLANNING + ARCHITECTURE

COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION.
REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.

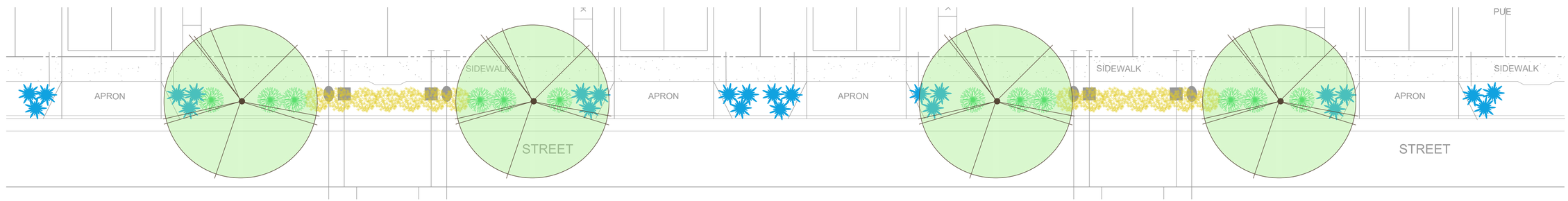
COLOR BOARDS - TRADITIONAL

SEE SHEET L1.4 FOR CONCEPTUAL PLANT LISTS

TYPICAL INTERIOR LOT LAYOUTS - PHASE 1
SEE SHEET L1.3 FOR CORNER LOT LAYOUT



TYPICAL DETACHED PLANTER STRIP LAYOUTS - PHASE 1
SEE SHEET L1.3 FOR CORNER LOT LAYOUT



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PRUDLER SUBDIVISION - PHASES 1 & 2
SUBDIVISION #4856 (PH. 1) / #5121 (PH. 2)
CITY OF WOODLAND, CALIFORNIA

LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL C-3660
Signature
4-2022
Renewal Date
5-2-2021
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
LANDSCAPE LAYOUTS PHASE 1 (60'X100' LOTS)

Date MAY 2, 2021

Drawn By JL

Scale NOTED

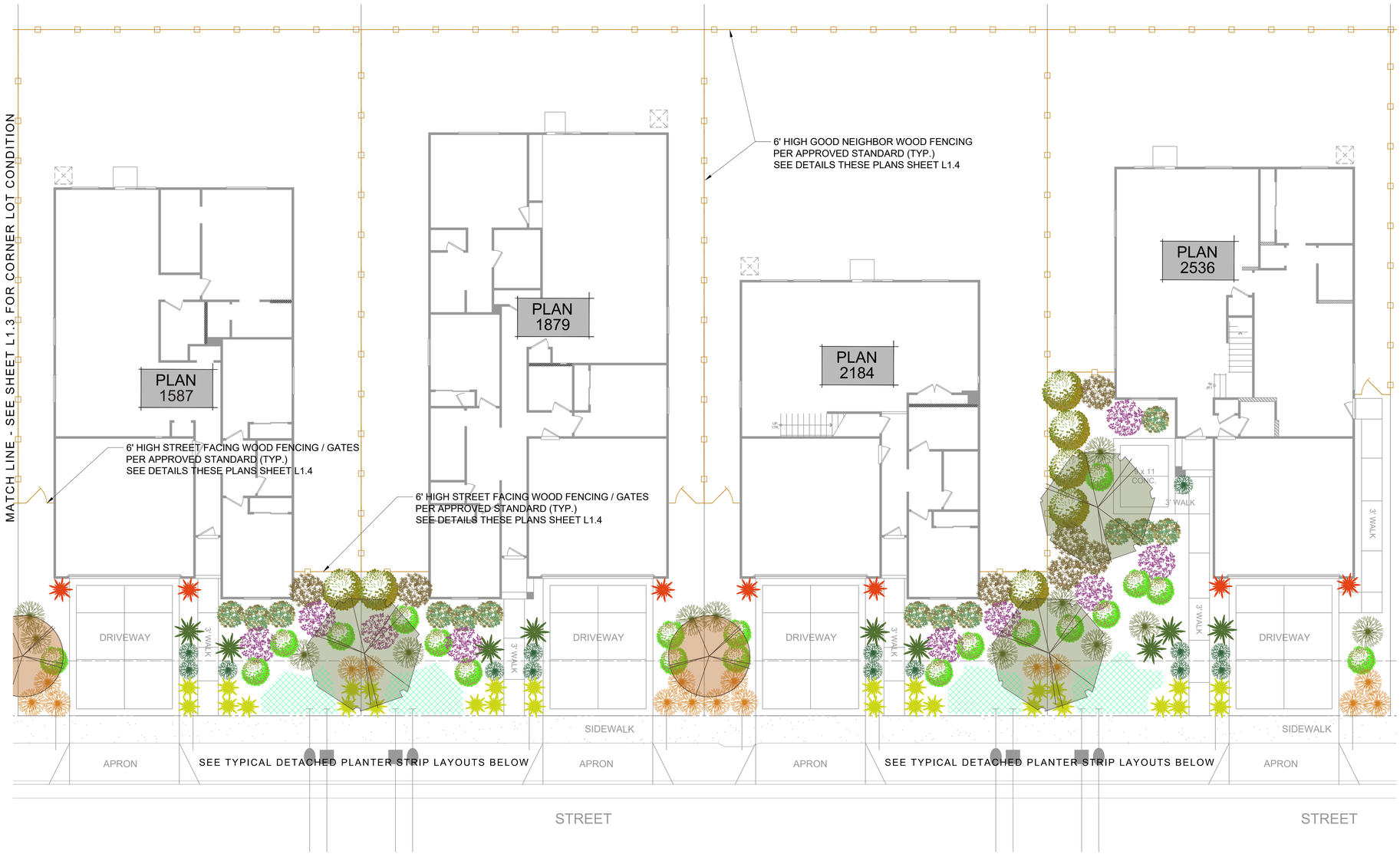
Sheet L1.1

City of Woodland Approval

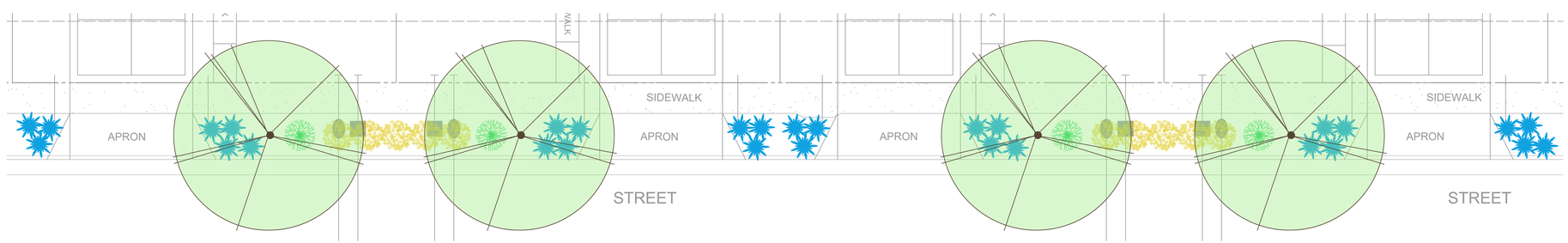
SEE SHEET L1.4 FOR CONCEPTUAL PLANT LISTS

TYPICAL INTERIOR LOT LAYOUTS - PHASE 2
SEE SHEET L1.3 FOR CORNER LOT LAYOUT

1"= 8'-0"
0 4' 8' 16'



TYPICAL DETACHED PLANTER STRIP LAYOUTS - PHASE 2
SEE SHEET L1.3 FOR CORNER LOT LAYOUT



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CITY OF WOODLAND, CALIFORNIA

LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

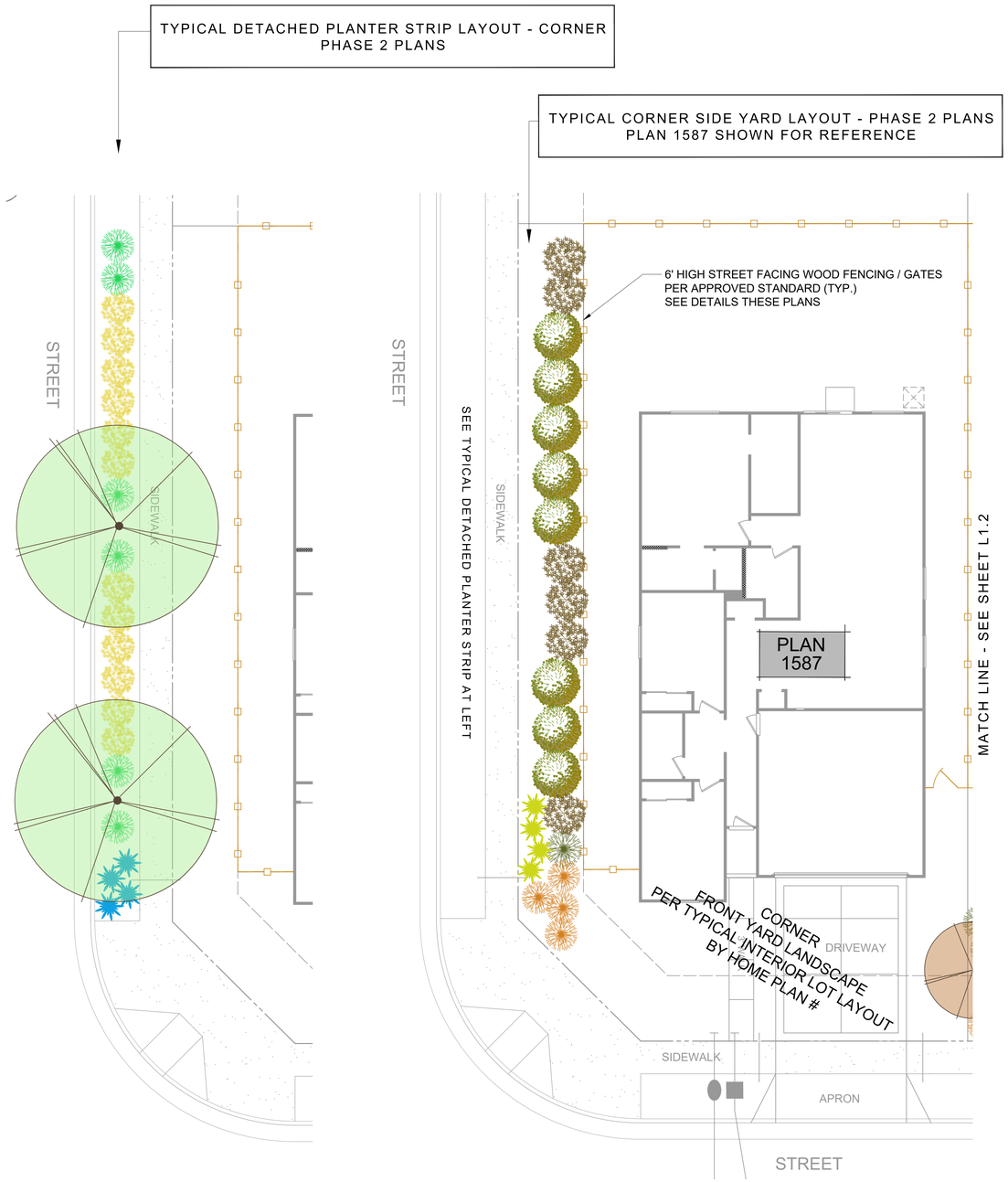
LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CASHO
Signature
4-2022
Renewal Date
5-2-2021
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

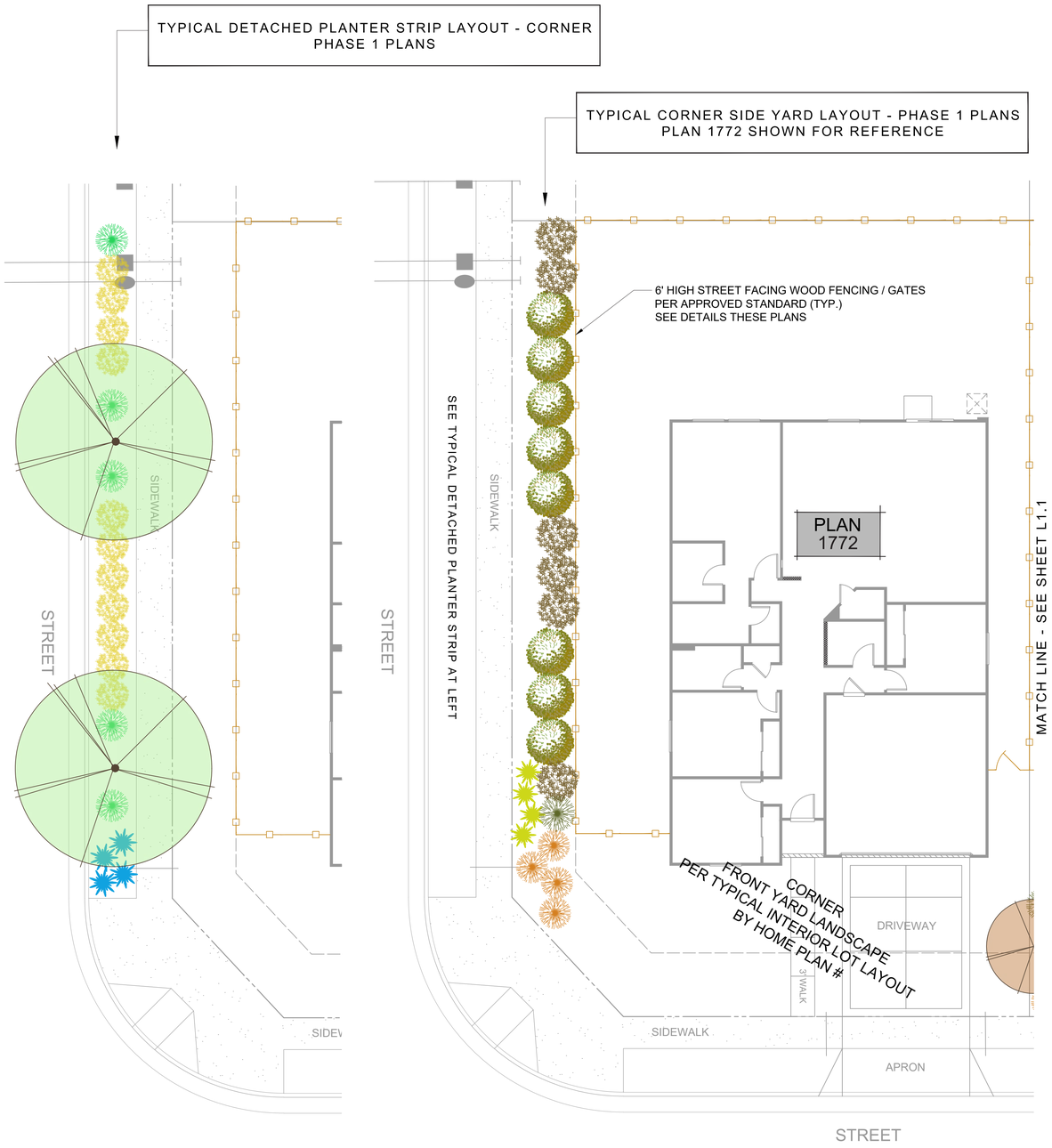
Drawing Title
LANDSCAPE LAYOUTS PHASE 2 (50'X100' LOTS)

Date: MAY 2, 2021
Drawn By: JL
Scale: NOTED
Sheet: L1.2

City of Woodland Approval



SEE SHEET L1.4 FOR
CONCEPTUAL PLANT LISTS



SEE SHEET L1.4 FOR
CONCEPTUAL PLANT LISTS

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PRUDLER SUBDIVISION - PHASES 1 & 2
SUBDIVISION #4856 (PH. 1) / #5121 (PH. 2)
CITY OF WOODLAND, CALIFORNIA

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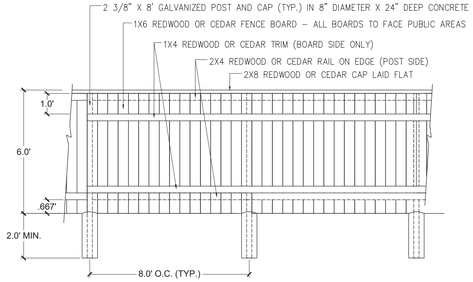
LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL C-3600
Signature
4-2022
Renewal Date
5-2-2021
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
LANDSCAPE LAYOUTS -CORNER LOTS- PHASES 1 & 2

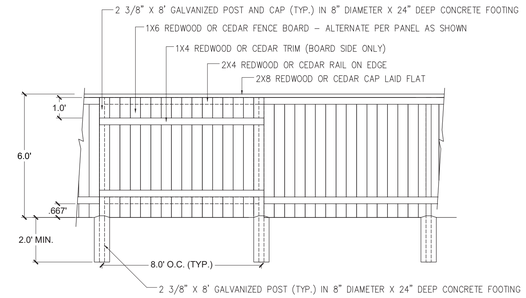
Date MAY 2, 2021
Drawn By JL
Scale NOTED
Sheet L1.3

City of Woodland Approval



1 STREET FACING FENCE
NO SCALE

NOTES:
1. ALL WOOD SHALL BE ATTACHED TO GALVANIZED POSTS USING GALVANIZED SCREWS, BRACKETS, AND/OR RING-SHANK NAILS.
2. ALL WOOD SHALL HAVE ONE COAT OF SEMI-TRANSPARENT OR OPAQUE WATER SEALANT APPLIED FOLLOWING CONSTRUCTION PER MANUFACTURER'S INSTRUCTIONS.
3. ALL FENCE BOARDS SHALL FACE PUBLIC AREAS..

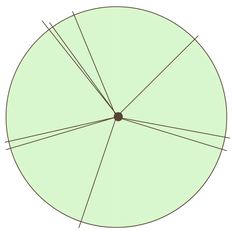


2 GOOD NEIGHBOR FENCING
NO SCALE

NOTES:
1. ALL WOOD SHALL BE ATTACHED TO GALVANIZED POSTS USING GALVANIZED SCREWS, BRACKETS, AND/OR RING-SHANK NAILS.
2. ALL WOOD SHALL HAVE ONE COAT OF SEMI-TRANSPARENT OR OPAQUE WATER SEALANT APPLIED FOLLOWING CONSTRUCTION PER MANUFACTURER'S INSTRUCTIONS.

GENERAL LANDSCAPE NOTES

- Prior to construction, final landscape plans shall be prepared by a licensed landscape architect and shall be certified in accordance with State water conservation requirements.
  Landscape Plans shall specify:
  - Planting and installation details and notes including soil amendments.
  - Existing trees on site shall be identified. Trees planned for removal or relocation shall be marked on the plans, methodology to preserve trees in place provided on plans.
  - Details of all irrigation (drip, sprinkler, bubbler) as well as equipment such as backflow, controller, and water meter devices identified.
- For street tree selections and locations, see approved **Landscape Improvement Plans and Internal Street Tree Plans by Cunningham Engineering Corporation.**
  Note specific soil prep, planting, staking, and root barrier details shown on above plans.
  Tree plantings within the City Right of Way shall be in accordance with the latest edition of the City of Woodland Standard Specifications and Improvement Standards.
- All shrub and groundcover areas shall receive a 3" minimum layer of bark topdressing. Bark shall be shredded cedar as available from Hastie's Sand & Gravel / Sacramento, CA (or equal – submit sample for approval). City of Woodland
- Installer shall apply a pre-emergent herbicide to all shrub and groundcover areas per manufacturer's instructions.
- For all tree planting installations, installer shall leave a 24" diameter area around the base of each tree free of any vegetation. Bark topdressing may be applied in this area.
- Installer shall make every effort to maintain smooth and even grades throughout contract areas, with no abrupt changes in grade where possible.
- All plant material shall be of acceptable nursery quality. Landscape Architect reserves the right to reject or substitute unacceptable plant material.
- Installer shall make adjustments to plant types and locations as needed if site conditions warrant necessary changes (planter size, sun exposure, etc.)
- All trees (street trees and accent trees) shall be planted no closer than 60" to any water meter box. All other plant material shall be planted no closer than 30" to any water meter box.
  Distance measurements are from 'centerline to centerline' of meter box to tree / shrub trunk.



DETACHED PLANTER STRIPS ONLY

STREET TREES: **ALL 15 GALLON SIZE / BARE ROOT**
Street Tree plantings shall be as specified on approved Internal Street Tree Plan within the Landscape Improvement Plans by others (Cunningham Engineering).

FOUNDATION SHRUBS (LARGE): **ALL 5 GALLON SIZE**
This shrub is used as a foundation shrub along the center sections of the planter strips, away from driveway aprons.
Final Plans shall select from the following list:

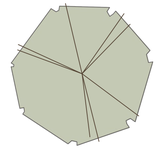
Rhaphiolepis indica 'Pinkie' — Compact Indian hawthorn (MOD)

LAYERING SHRUBS (SPREADING): **ALL 5 GALLON SIZE**
This shrub is used as a low, spreading accent shrub in locations nearing driveway aprons.
Final Plans shall select from the following list:

Westringia fruticosa 'Mundi' — Prostrate coast rosemary (LOW)

ACCENT SHRUBS: **ALL 1 GALLON SIZE**
This shrub is used as a grass-like accent shrub in locations adjacent to driveway aprons.
Final Plans shall select from the following list:

Lomandra longifolia 'Breeze' — Dwarf mat rush (MOD)

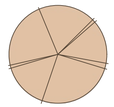


CONCEPTUAL PLANT LIST

General design intent shall be the creation of a pleasing mix of sod lawn (turf) and plant material as needed to maintain visual interest and a varied but somewhat cohesive streetscape throughout the community. See additional notes below.
See container size recommendations in each section below.

FRONT YARD ACCENT TREES: **ALL 15 GALLON SIZE**
These accent trees are installed in the front yard near the property line as shown. One tree only shall be installed for each 2 homes as shown on the plans.
Final Plans shall select from the following list:

Laurus nobilis 'Saratoga' – standard	Grecian bay laurel (LOW)
Arbutus unedo – standard	Strawberry tree (LOW)
Acer buergerianum	Trident maple (MOD)
Zelkova serrata 'City Sprite'	Compact Sawleaf zelkova (MOD)



TREES BETWEEN DRIVEWAYS: **ALL 15 GALLON SIZE**
These small accent trees are installed between the driveways. One tree only shall be installed between 2 driveways as shown on the plans.
Final Plans shall select from the following list:

Malus X 'Prairifire'	Prairifire crabapple (MOD)
Cercis candensis 'Forest Pansy'	Red-leaf Eastern redbud (MOD)
Lagerstroemia 'Tuscarora' – Standard	Crape myrtle – pink (LOW)
Carpinus betulus 'Fastigiata'	Columnar European hornbeam (MOD)

FOUNDATION SHRUBS (LARGE): **ALL 5 GALLON SIZE**
This larger evergreen shrub is used as a foundation along fence lines where shown.
Final Plans shall select from the following list:

Viburnum tinus 'Spring Bouquet'	Laurustinus (MOD)

FOUNDATION SHRUBS (SMALL): **ALL 5 GALLON SIZE**
This shrub is used as a smaller foundation layering shrub where shown.
Final Plans shall select from the following list:

Nandina domestica	Heavenly Bamboo (LOW)

ACCENT SHRUBS: **ALL 5 GALLON SIZE**
These shrubs are used as striking accent shrubs within each front yard, and are selected for their vibrant flowers, texture, and/or form.
Final Plans shall select from the following list:

Loropetalum chinense (red leaf varieties)	Chinese fringe (MOD)
Salvia greggii 'Rosea'	Autumn sage (LOW)
Euonymus jap. 'Aureo-marginata'	Variegated euonymus (LOW)
Perovskia 'Blue Spire'	Russian sage (LOW)

LAYERING SHRUBS (LARGE): **ALL 5 GALLON SIZE**
These shrubs are used primarily as a lower foundation shrub in front of the porches of each home.
Final Plans shall select from the following list:

Rhaphiolepis umbellata minor	Compact Indian hawthorn (LOW)
Buxus microphylla japonica	Dwarf Japanese boxwood (MOD)
Callistemon citrinus 'Little John'	Dwarf bottlebrush (LOW)

LAYERING SHRUBS (SPREADING): **ALL 1 GALLON SIZE**
These spreading, flowering shrubs are used as smaller companions to the accent shrubs above, and in other locations where a smaller shrub size is warranted.
Final Plans shall select from the following list:

Lantana X 'New Gold'	Trailing lantana – yellow (LOW)
Lantana – trailing lavender	Trailing lantana – lavender (LOW)
Rosa meidiland 'Fire'	Red groundcover Rose (MOD)
Westringia fruticosa 'Mundi'	Prostrate coast rosemary (LOW)

LAYERING SHRUBS (UPRIGHT): **ALL 1 GALLON SIZE**
This shrub is more upright in habit than the spreading layering shrubs above, and is used as option to provide additional color, form, and texture to the plant palette.
Final Plans shall select from the following list:

Berberis thumb. 'Crimson a Pygmy'	Dwarf purple barberry (MOD)
Spiraea X 'Limemound'	Limemound spiraea (MOD)

LAYERING SHRUB (SMALL): **ALL 1 GALLON SIZE**
This prostrate shrub is used as a smaller companion to the upright layering shrubs above and are used along property lines in order to create a more seamless transition between adjacent front yard landscapes.
Final Plans shall select from the following list:

Myoporum parvifolium 'Putah Creek'	Creeping myoporum (LOW)

ENTRY ACCENT SHRUBS: **ALL 1 GALLON SIZE**
These small accent shrubs are used primarily along the entry walk leading to the front porch of each home.
Final Plans shall select from the following list:

Dianella 'Tas Red'	Dwarf flax lily (LOW)
Erigeron karvinskianus	Santa Barbara daisy (LOW)
Teucrium chamaedrus 'Prostratum'	Dwarf wall germander (LOW)

GRASS-LIKE SHRUBS: **ALL 1 GALLON SIZE**
This shrub is utilized randomly throughout the landscape as textural accents where shown.
Final Plans shall select from the following list:

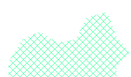
Dietes X 'Nola Alba'	Katrina Iris (LOW)

TRANSITION GROUNDCOVER: **ALL 1 GALLON SIZE**
This low, spreading groundcover is used along the back of curb at the property lines in order to provide a seamless transition between lots.
Final Plans shall select from the following list:

Trachelospermum jasminoides	Star jasmine (MOD)

COLUMNAR PLANT AT GARAGE: **ALL 1 GALLON SIZE**
The staked form of these plants is used to soften each side of the garage.
Final Plans shall select from the following list:

Trachelospermum jas. – staked	Staked star jasmine (MOD)
Clytostoma callistegiodes – staked	Staked lavender trumpet vine (MOD)



GROUNDCOVER: **ALL 1 GALLON SIZE**
Small panels of low growing groundcovers are utilized behind the sidewalk on each lot in lieu of turf. Groundcover types will be varied along each streetscape.
Final Plans shall select from the following list:

Myoporum parvifolium 'Putah Creek'	Creeping myoporum (LOW)
Arctostaphylos 'Emerald Carpet'	Emerald Carpet manzanita (MOD)
Gazania 'Mitsuwa Yellow' (clumping)	Clumping gazania (MOD)
Fragaria chiloensis	Ornamental strawberry (MOD)

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PRUDLER SUBDIVISION - PHASES 1 & 2
SUBDIVISION #4856 (PH. 1) / #5121 (PH. 2)
CITY OF WOODLAND, CALIFORNIA
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LENNAR

LICENSED LANDSCAPE ARCHITECT
JAMES MONHAM LUTTRELL
Signature
4-2022
Renewal Date
5-2-2021
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title: PLANTING NOTES
Date: MAY 2, 2021
Drawn By: JL
Scale: NOTED
Sheet: L1.4
City of Woodland Approval

IRRIGATION LEGEND

Symbol	Manufacturer	Model	Description	PSI	GPM		
T	NETAFIM	TECHLINE CV	IN-LINE PRESSURE COMPENSATING DRIPLINE WITH CHECK VALVE. 0.4 GPH EMITTERS @ 12' O.C. INSTALL PER CITY DETAILS 1335 AND 1336 ON SHEET L2.2 INSTALL ADDITIONAL EQUIPMENT SHOWN ON DETAILS	15	0.84		
NONE	RAINBIRD	XB-10PC (1 GPH) XB-20PC (2 GPH)	XERI-BUG DRIP EMITTER INSTALLED INTO RAINBIRD XF BLANK 1/2" DISTRIBUTION TUBING EMITTER SCHEDULE: XB-10PC ONE (1) PER 1 GALLON SHRUB XB-10PC TWO (2) PER 5 GALLON SHRUB XB-20PC FOUR (4) PER 15 GALLON TREE XB-20PC SIX (6) PER 24 INCH BOX TREE VERIFY THAT MAX FLOW THROUGH DISTRIBUTION TUBING DOES NOT EXCEED 2.5 GPM VERIFY THAT MAXIMUM RUN OF DISTRIBUTION TUBING DOES NOT EXCEED 175' (PVC TO FLUSH VALVE)	15			
C	IRRITROL	KD6-INT	6-STATION INDOOR MOUNT IRRIGATION CONTROLLER. VERIFY 120V ELECTRICAL SUPPLY BY OTHERS.				
CL	IRRITROL	CL-100-WIRELESS	WIRELESS WEATHER SENSOR AND TRANSMITTER KIT INSTALL IN APPROVED LOCATION PER MANUFACTURER'S INSTRUCTIONS				
POC	---		POINT OF CONNECTION AT EXISTING TEE (PROVIDED BY PLUMBING CONTRACTOR - VERIFY)				
GV	NIBCO	T-133	GATE VALVE. INSTALL PER LINE SIZE IN VALVE BOX IF NOT PROVIDED BY PLUMBING CONTRACTOR				
D	IRRITROL	2711APRDK-LF	3/4" ANTI-SIPHON CONTROL VALVE, FILTER, LOW FLOW REGULATOR, AND FITTINGS				
	---	SCHEDULE 40 PVC	SCHEDULE 40 PLASTIC IRRIGATION MAIN LINE. INSTALL ALL MAINS PER DETAILS AND MANUFACTURER'S SPECIFICATIONS.				
———	---	CLASS 200 PVC	LATERAL IRRIGATION PIPE. INSTALL PER SIZE ON PLAN (OR AS NEEDED TO PROVIDE ADEQUATE PSI TO ALL IRRIGATION EQUIPMENT). CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PRESSURE THROUGHOUT THE IRRIGATION SYSTEMS. ALL LATERALS SHALL BE 3/4" SIZE UNLESS NOTED ON PLANS.				

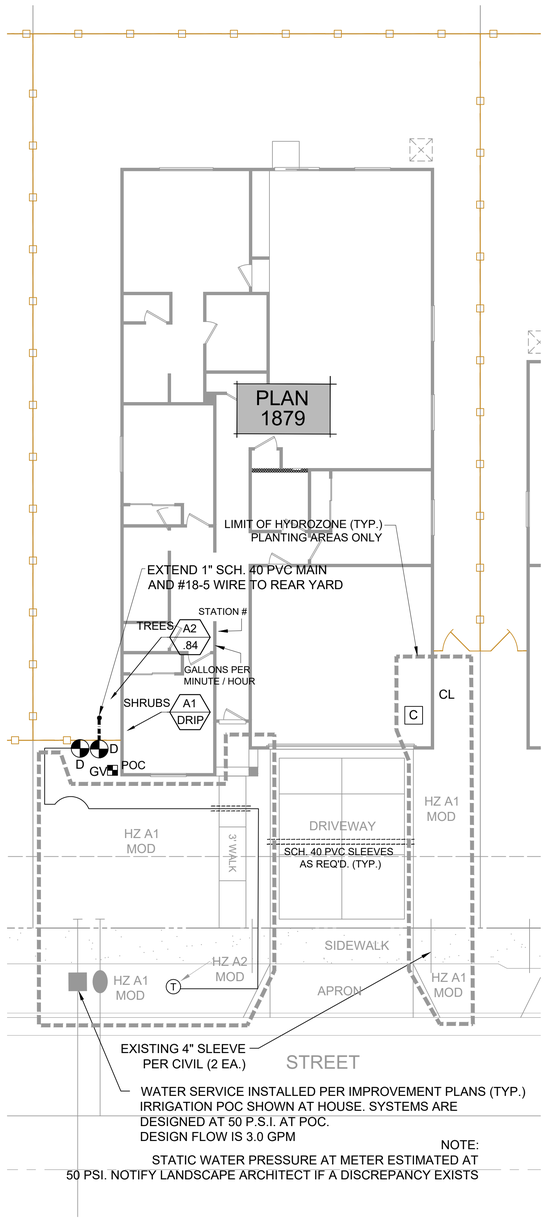
GENERAL IRRIGATION NOTES:

1. Irrigation systems are designed based on a static water pressure of **50 P.S.I.** at the point of connection. Irrigation systems are designed at a minimum operating pressure of 40 PSI at each spray sprinkler head. The design flow for this project is 3.0 GPM. Report any field discrepancies to the project superintendent and landscape architect immediately and prior to material ordering for this project. Contractor shall be responsible for any changes necessary if he/she fails to notify landscape architect and project superintendent prior to material ordering and/or installation of materials.
2. Water for this project is potable, domestic water. See Civil Improvement plans for more information. Water purveyor is City of Woodland.
3. Prior to start of work, contractor shall verify and coordinate installation of 120V electrical supply to controller location with other trades as required.
4. Prior to final project acceptance by the City, a disinterested 3rd party water audit must be performed and submitted to City for approval.
5. All main pressure lines under paving surfaces shall be placed in Schedule 40 PVC sleeves. Installer shall coordinate sleeve installation with project superintendent prior to installation of concrete flatwork.
6. The system shown on irrigation plans is diagrammatic only. Installer shall make adjustments during installation so as to insure a fully operational and efficient system. All irrigation equipment shall be installed in planter areas where possible.
7. Where field conditions (obstructions, grade changes, etc.) exist that will cause substantial changes to irrigation layout, installer shall notify project superintendent and landscape architect immediately.
8. Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.
9. All control wires shall be multi-strand #18 irrigation control wire.
10. 110V electrical power service to controller shall be coordinated with a licensed electrical contractor. Final location of irrigation controller shall be approved by project superintendent.
11. Upon completion, installer shall provide (2) laminated 11"x17" color coded 'as-built' drawings to owner.
12. All irrigation parts and labor shall be guaranteed for a period of 1 year from date of final acceptance.

DRAINAGE NOTES:

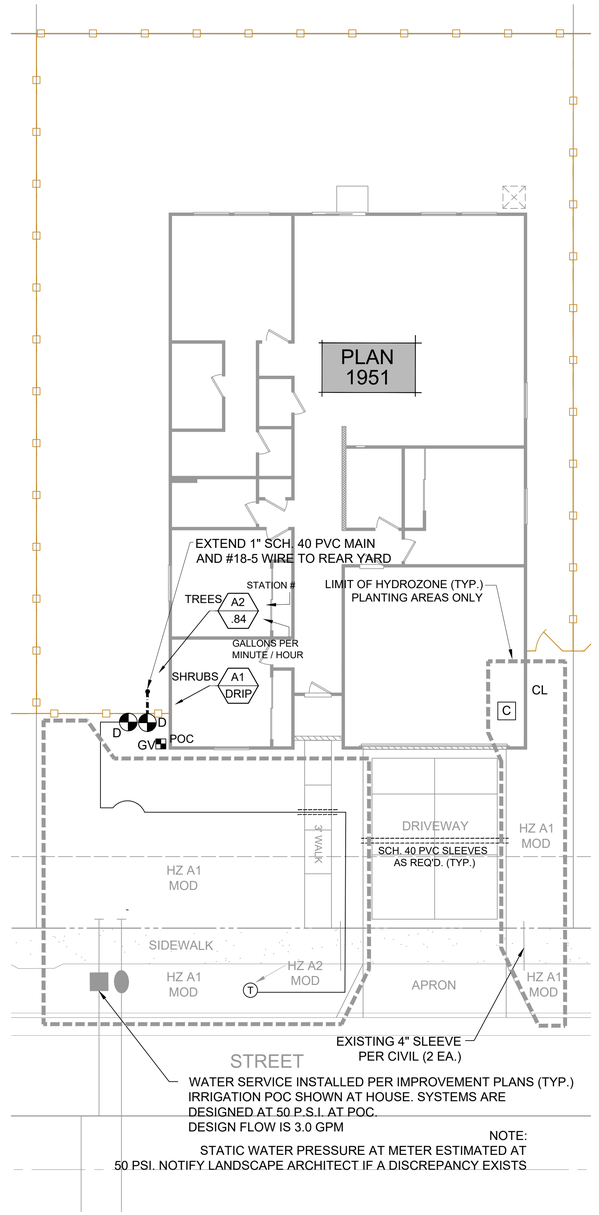
1. Contractors shall completely familiarize themselves with the overall site drainage patterns as shown on the Civil Improvement Grading Plans and profiles by Cunningham Engineering.
2. Contractors shall confirm rough grading specifications and responsibilities prior to construction.
3. All finish grades shall slope at 2% minimum throughout.
4. Finish grades shall be established at 2" below hardscape.
5. All areas that cannot be surfaced drained shall be drained using 3" SDR PVC solid drain lines, fittings, inlets, etc. Any areas retaining standing water for more than 2 hours shall be corrected.
6. Contractor shall coordinate drain line installation under hardscape with other trades as required.
7. All roof downspouts (not shown) within property shall be connected to underground drainage system. This includes all front, rear, and side yard roof downspouts.
8. Do not install any drainage lines or other equipment on any offsite landscape lots.
9. Installer shall place catch basins and / or inlets in appropriate locations throughout each property as needed to minimize standing water (coordinate with homebuilder on site regarding finish grading by others). See standing water condition in note #5 above.
10. Installer shall be responsible for providing proper surface drainage throughout site, and in addition, for providing proper clearances per local codes and ordinances at house foundation locations.

TYPICAL IRRIGATION SCHEMATIC PHASE 1 LOTS (PLAN 1879 SHOWN)



1"= 8'-0"
0 4' 8' 16'

TYPICAL IRRIGATION SCHEMATIC PHASE 1 LOTS (PLAN 1951 SHOWN)



1"= 8'-0"
0 4' 8' 16'

LANDSCAPE ARCHITECTURE • SITE DESIGN
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PRUDLER SUBDIVISION - PHASES 1 & 2
SUBDIVISION #4856 (PH. 1) / #5121 (PH. 2)
CITY OF WOODLAND, CALIFORNIA

LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CASBA
Signature
4-2022
Renewal Date
5-2-2021
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
TYPICAL IRRIGATION SCHEMATICS

Date: MAY 2, 2021
Drawn By: JL
Scale: NOTED
Sheet: L2.1

City of Woodland Approval

WATER USE CALCS PHASE 1 PLANS

California Water Efficient Landscape Worksheet - Prudler - Plan 1772

Reference Evapotranspiration (ET_o)		51.6	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	1157	571	18279
A2 TREES	0.4	Drip	0.81	0.49	16	8	253
				Totals	**1173**	**579**	**18531.66**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
			Totals	0	0	0	0
						ETWU Total	**18531.66**
						Maximum Allowed Water Allowance (MAWA)[e]	**20639.64**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	579
Total Area	1173
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	579
Total Area	1173
Average ETAF	0.49

California Water Efficient Landscape Worksheet - Prudler - Plan 1587

Reference Evapotranspiration (ET_o)		51.6	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	823	406	13002
A2 TREES	0.4	Drip	0.81	0.49	16	8	253
				Totals	**839**	**414**	**13254.96**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
			Totals	0	0	0	0
						ETWU Total	**13254.96**
						Maximum Allowed Water Allowance (MAWA)[e]	**14762.71**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	414
Total Area	839
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	414
Total Area	839
Average ETAF	0.49

California Water Efficient Landscape Worksheet - Prudler - Plan 1951

Reference Evapotranspiration (ET_o)		51.6	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	1126	556	17789
A2 TREES	0.4	Drip	0.81	0.49	16	8	253
				Totals	**1142**	**564**	**18041.91**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
			Totals	0	0	0	0
						ETWU Total	**18041.91**
						Maximum Allowed Water Allowance (MAWA)[e]	**20094.18**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	564
Total Area	1142
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	564
Total Area	1142
Average ETAF	0.49

California Water Efficient Landscape Worksheet - Prudler - Plan 1879

Reference Evapotranspiration (ET_o)		51.6	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	820	405	12955
A2 TREES	0.4	Drip	0.81	0.49	16	8	253
				Totals	**836**	**413**	**13207.56**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
			Totals	0	0	0	0
						ETWU Total	**13207.56**
						Maximum Allowed Water Allowance (MAWA)[e]	**14709.92**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	413
Total Area	836
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	413
Total Area	836
Average ETAF	0.49

California Water Efficient Landscape Worksheet - Prudler - Plan 2410

Reference Evapotranspiration (ET_o)		51.6	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	1111	549	17552
A2 TREES	0.4	Drip	0.81	0.49	16	8	253
				Totals	**1127**	**557**	**17804.93**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
			Totals	0	0	0	0
						ETWU Total	**17804.93**
						Maximum Allowed Water Allowance (MAWA)[e]	**19830.24**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	557
Total Area	1127
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	557
Total Area	1127
Average ETAF	0.49

California Water Efficient Landscape Worksheet - Prudler - Plan 2184

Reference Evapotranspiration (ET_o)		51.6	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	835	412	13192
A2 TREES	0.4	Drip	0.81	0.49	16	8	253
				Totals	**851**	**420**	**13444.54**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
			Totals	0	0	0	0
						ETWU Total	**13444.54**
						Maximum Allowed Water Allowance (MAWA)[e]	**14973.86**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	420
Total Area	851
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	420
Total Area	851
Average ETAF	0.49

California Water Efficient Landscape Worksheet - Prudler - Plan 2971

Reference Evapotranspiration (ET_o)		51.6	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	1865	921	29464
A2 TREES	0.4	Drip	0.81	0.49	16	8	253
				Totals	**1881**	**929**	**29717.01**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
			Totals	0	0	0	0
						ETWU Total	**29717.01**
						Maximum Allowed Water Allowance (MAWA)[e]	**33097.32**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	929
Total Area	1881
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	929
Total Area	1881
Average ETAF	0.49

California Water Efficient Landscape Worksheet - Prudler - Plan 2536

Reference Evapotranspiration (ET_o)		51.6	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	1244	614	19653
A2 TREES	0.4	Drip	0.81	0.49	16	8	253
				Totals	**1260**	**622**	**19906.13**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
			Totals	0	0	0	0
						ETWU Total	**19906.13**
						Maximum Allowed Water Allowance (MAWA)[e]	**22170.46**

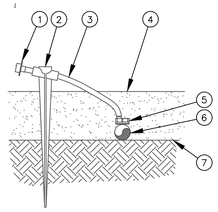
ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	622
Total Area	1260
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	622
Total Area	1260
Average ETAF	0.49

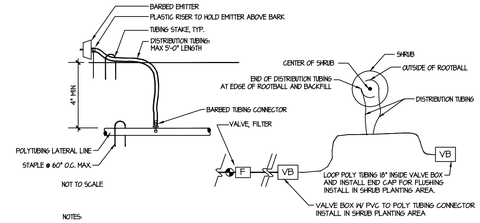
WATER USE CALCS PHASE 2 PLANS



1. DIFFUSER BUG CAP: RAIN BIRD DBC-025
2. UNIVERSAL ¼" TUBING STAKE: RAIN BIRD TS-025
3. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. PRESSURE-COMPENSATING MODULE BARB INLET X BARB OUTLET EMITTER: RAIN BIRD PC EMITTER
6. ¼" POLYETHYLENE TUBING: RAIN BIRD XT-700 XERI-TUBE
7. FINISH GRADE

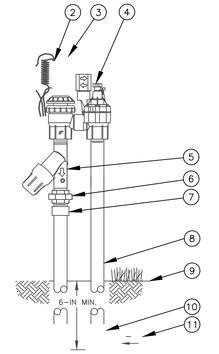
NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.

PRESSURE_COMPENSATING_EMITTER_INTO_1/4"_TUBING-STAKE



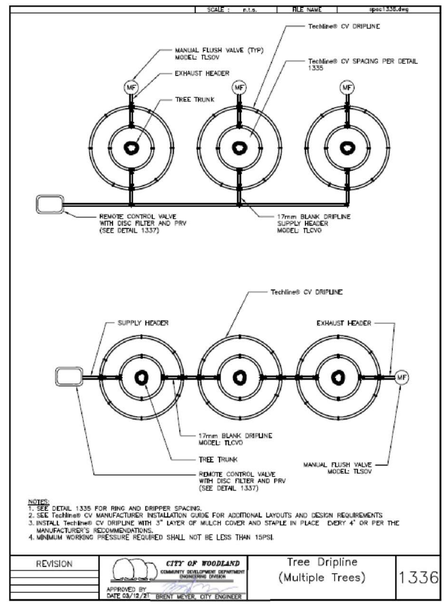
NOTES:
1. PROVIDE A DRIP EMITTER SYSTEM FOR ALL TREES, SHRUBS AND GROUNDCOVER.
2. ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED IN THE FIELD USING THE IRRIGATION DETAILS AND EMITTER SCHEDULE AS A GUIDE.
3. DRIP EMITTERS SHALL BE PRESSURE COMPENSATING.

DRIP DETAILS



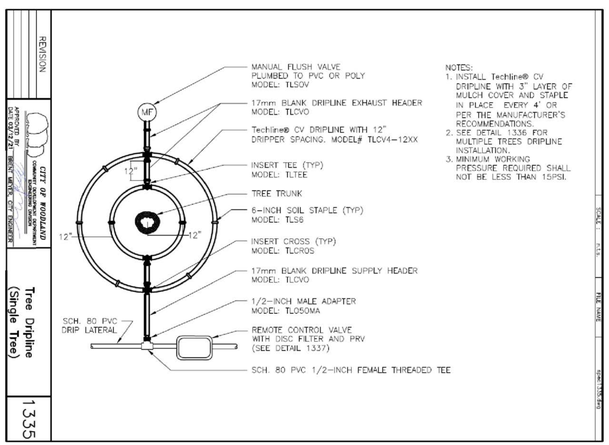
2. WATERPROOF CONNECTION:
3. ID TAG
4. ANTI-SIPHON VALVE:
5. PRESSURE REGULATING FILTER:
6. PVC SCH 80 UNION
7. PVC SCH 40 MALE ADAPTER
8. UV RADIATION RESISTANT PVC SCH 40 PIPE
9. FINISH GRADE/TOP OF MULCH
10. PVC SCH 40 ELL (1 OF 2)
11. PVC LATERAL PIPE (1 OF 2)

2711APRDK-LF_REMOTE_CONTROL_DRIP_VALVE



NOTES:
1. SEE DETAIL 1335 FOR RING AND DRIPPER SPACING.
2. SEE Techline® CV MANUFACTURER INSTALLATION GUIDE FOR ADDITIONAL LAYOUTS AND DESIGN REQUIREMENTS.
3. INSTALL Techline® CV DRIPLINE WITH 3" LAYER OF MULCH COVER AND STAPLE IN PLACE EVERY 4' OR PER THE MANUFACTURER'S RECOMMENDATIONS.
4. MINIMUM WORKING PRESSURE REQUIRED SHALL NOT BE LESS THAN 15PSI.

REVISION	CITY OF WOODLAND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING DIVISION	Tree Dripline (Multiple Trees)	1336
	APPROVED BY DATE 03/19/21 BRENT MEYER, CITY ENGINEER		



NOTES:
1. INSTALL Techline® CV DRIPLINE WITH 3" LAYER OF MULCH COVER AND STAPLE IN PLACE EVERY 4' OR PER THE MANUFACTURER'S RECOMMENDATIONS.
2. SEE DETAIL 1336 FOR MULTIPLE TREES DRIPLINE INSTALLATION.
3. MINIMUM WORKING PRESSURE REQUIRED SHALL NOT BE LESS THAN 15PSI.

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PRUDLER SUBDIVISION - PHASES 1 & 2
SUBDIVISION #4856 (PH. 1) / #5121 (PH. 2)
CITY OF WOODLAND, CALIFORNIA

LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT — JAMES MORGAN LUTTRELL CAMPS
Signature
4-2022
Renewal Date
5-2-2021
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title: IRRIGATION DETAILS

Date: MAY 2, 2021

Drawn By: JL

Scale: NOTED

Sheet: L2.2

City of Woodland Approval

PROJECT INFORMATION SUMMARY SHEET

Crestada & Lavender CUP modification to PD, (PLNG 21-00040): The project, request by Lennar Homes to approve a modification to a previously approved Planned Development (PD) for the Crestada & Lavender communities (Prudler) Subdivision Map# 4856 (APN: 041-070-042) to develop 183 single family homes in two phases at the corner of Sports Park Drive and East Street.

The applicant is requesting a minor modification of the original approved development standards for Phase One (1) of the project area to reduce the front garage setback and driveway from 22 feet to 20 feet and to reduce the rear yard setback from 20 feet to 18 feet to be in line with development standards used in the neighboring Spring Lake area. The applicant is also requesting a garage forward design on twelve (12) of the units within the development. (PLNG 21-00040)

Location: The subject project site is located on the corner of Sports Park Drive and East Street, totaling 38.01 acres and is zoned single family (R-1) under a previously approved Planned Development (PD). The adjacent land uses include Commercial to the north, single family homes to the east, the City Community Center to the south and the rail line with apartments to the west.

Environmental Report: The City has reviewed and considered the proposed project and has determined that the project will not have a significant effect on the environment and prior environmental CEQA analysis was conducted with original entitlement that included a focused Environmental Impact Report (EIR).

APN: 041-070-042

Project Applicant: Lennar Homes of California, 1025 Creekside Ridge Dr. Suite 240, Roseville, CA

Project Planner: Megan Meier, Associate Planner

Staff Recommendation: Planning Commission, Conditional Approval

Report For: Planning Commission Public Hearing – August 5, 2021

General Plan Designation: Community Commercial

Direction	Land Use	Zoning
North	Commercial	CMUE
South	Quasi-Public Community Center	PQ
East	Single Family Homes	R-5
West	East Street & Residential	RM

Flood Zone: X – Area Outside the 2% Annual Chance Flood Event, FIRM Community Panel Number – 060426-0445H Revised May 16, 2012

Street Access: Sports Park Drive

Applicable Laws, Codes & Ordinances:

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

- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance
- Previously approved PD and DA
- California Environmental Quality Act (CEQA)
- Woodland 2035 Climate Action Plan (CAP)

TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: August 5, 2021
ITEM #: I.3
SUBJECT: 6th Cycle Housing Element

Recommendation for Action: Staff recommends that the Planning Commission: (1) Receive a staff report; (2) Hold a public hearing; and (3) Adopt Planning Commission Resolution PC 21- 05 recommending that the City Council:

1. Certify that the Housing Element is consistent with the General Plan EIR pursuant to Section 15183 of the California Environmental Quality Act (CEQA);
2. Approve a Resolution Amending the existing General Plan to replace the existing Housing Element with the 6th cycle 2021-2019 Housing Element; and
3. Direct staff to transmit the final document to the State Department of Housing and Community Development (HCD) pursuant to Government Code Section 65585(g).

Staff Contact:
Cindy Norris, Principal Planner (530) 661-5911, cindy.norris@cityofwoodland.org ; HousingElement2021@cityofwoodland.org

Report in Brief:
As required under State law, the Public Review Draft 6th Cycle Housing Element contains an identification and analysis of existing and projected housing needs, constraints, and resources for the City of Woodland, and a statement of goals, policies, qualified objectives, and scheduled programs for preservation, improvements, and development of housing.

The existing 5th Cycle Housing Element was adopted in May of 2013 and updated May 15, 2017 concurrent with the City's General Plan Update. The new 6th Cycle Housing Element will cover the eight-year period from June 30, 2021 through October 15, 2029.

In 2017, a significant legislative housing package was approved to address the severe housing shortage in California. Several bills in the legislative package modified key provisions of housing element law relating to the identification of housing sites and no net loss of low-income housing sites; AB 1397 (Low) and SB 166 (Skinner), respectively. The goal is to encourage communities to provide the private housing market with greater opportunities for housing development while also evaluating and reducing constraints.

Assembly Bill 686, signed in 2018, establishes new requirements to Government Code Section 65583 requiring cities and counties to take deliberate actions to foster inclusive communities through fair and equal housing choice by establishing policies to address disparities in housing needs, access to opportunity, and patterns of racial and ethnic segregation. HCD provided a guidance document for compliance with AB 686 in April 2021 called Affirmatively Furthering Fair Housing (AFFH).

The Sacramento Council of Governments (SACOG) has utilized technical assistance funding from the State to help the member agencies comply with AB 686. The planning consultant firm Ascent Environmental prepared the AFFH analysis for the City of Woodland using the SACOG pre-approved data package.

The State Department of Housing and Community Development (HCD) reviews every local jurisdiction's

housing element to determine whether it complies with State law. The City submitted the Public Review Draft Housing Element to HCD on May 14, 2021 for a preliminary 60-day review and received written comments from HCD on July 13, 2021. In addition, Legal Services of Northern California provided written comments on July 2, 2021. The City reviewed all comments and provided edits in response to comments in the revised draft housing element document. The document includes two sets of revisions: edits in June 2021 to add Section 1.7 and Appendix F are shown in underline text; edits in July 2021 to respond to HCD and public comment on the Public Review Draft are shown in **Bold/Highlighted text.** Insertions are underlined and deletions are in ~~strikeout.~~ The City has posted the revised draft to the web site, provided hard copies in publicly accessible locations, and provided a copy via web link to all individuals or entities who provided comments on the initial draft. Once approved by City Council the City will resubmit the Housing Element to the State for review in compliance with Housing Element Law. Appendix E of the Public Review Draft Housing Element provides a summary of the Public outreach and response to specific questions. Attachment 5 provides a summary of comments received and responses.

Per state requirements, jurisdictions in the SACOG region must adopt the Housing Element by September 15, 2021. If the legislative deadline is not met, then the city must update the Housing Element every four years for two consecutive review cycles, per Government Code section 65588, subdivision (e)(4). Once adopted, the City may update, modify, or amend the adopted Housing Element after this date and remain in compliance with the adoption deadline.

Background:

The Housing Element is one of the seven mandated elements of the City of Woodland General Plan. It sets forth the City's strategy to preserve and enhance the community's residential character, expand housing opportunities for all economic segments, and provide guidance and direction for local government decision-making in all matters related to housing.

The City of Woodland, along with all other California cities and counties, is required to adequately plan to meet the housing needs of our community. The City is currently updating the 6th Cycle Housing Element for the 2021-2029 eight-year period.

The key component of the Housing Element is the Regional Housing Needs Assessment (RHNA), in which the State estimates each region's housing needs for all income groups for the upcoming eight years. The City of Woodland's RHNA target for the 2021-2029 planning period is 3,087 new residential units. The Public Review Draft Housing Element identifies vacant sites that are considered the most appropriate for residential development that have adequate capacity to accommodate new residential projects to satisfy the RHNA estimate. A detailed review of the Sites Analysis is provided in Appendix C of the Public Review Draft Housing Element (Attachment 2).

During the COVID-19 pandemic all public meetings and input was received through digital means using Zoom webinars, email, and the City's website. Public outreach was facilitated by the City in an attempt to reach all known representatives who have interest in housing within the community. In addition, all property owners with sites identified on the sites analysis were notified of the community meeting and all future public meetings. Written notices, email, and web-based contacts were used. Display ads were published in the local newspaper. All notices were provided in Spanish and English. Printed copies of the Public Review Draft Housing Element were available in print at the Library and the Community Development Department.

Discussion:

Summary of Draft 6th Cycle Housing Element

The Draft Housing Element consists of the following sections:

- Section 1 – Introduction

- Section 2 – Projected Housing Need
- Section 3 – Housing Resources
- Section 4 - Housing Plan
- Appendices
    1. A- 2017 Housing Element program review
    2. B – Housing Needs Assessment
    3. C – Sites Inventory and Methodology
    4. D – Housing Constraints
    5. E – Public Outreach Summary
    6. F – Affirmatively Furthering Fair Housing

Section 1 – Introduction

Section 1 provides an overview and summary of data sources and relationship to other plans and documents as well as a summary of the public participation.

Section 2 – Projected Housing Need

State Housing Element law (Government Code § 65580 et. seq.) requires regional councils of governments to identify for each city and county its "fair share allocation" of the Regional Housing Needs Determination (RHND) provided by the California Department of Housing and Community Development (HCD). The Sacramento Area Council of Governments (SACOG), the council of governments for the Woodland area, adopted the Regional Housing Needs Plan (RHNP) for this planning period in March 2020. SACOG took into account several factors in preparing the RHNA,
including projected households, job growth, and regional income distribution. Each jurisdiction's responsibility for meeting the overall regional housing need is established as a Regional Housing Needs Allocation or RHNA. Each city and county within the region must demonstrate in the community's housing element that there is adequate land capacity to accommodate their local share of regional housing needs, or RHNA.

SACOG's methodology to allocate RHNA assignments to cities considered three key adjustment factors: Regional Income Parity, Affirmatively Furthering Fair Housing, and Jobs Housing Fit. Regional income parity considered the existing proportion of lower income households in a jurisdiction. Jurisdictions that already have a higher-than-average proportion of lower income households had the amount of their lower income RHNA units reduced. The analysis for Affirmatively Furthering Fair Housing considered the proportion of existing homes in high-opportunity areas. Jurisdictions with a higher-than-average proportion of existing units in high-opportunity areas received a higher allocation of lower income RHNA units, intending to increase the access of lower income households to high opportunity areas. Finally, the Jobs Housing Fit analysis compared the ratio between low-wage workers to the number of housing units affordable to low-wage workers in each jurisdiction. Jurisdiction with a higher-than-average ratio were allocated more lower income RHNA units. Woodland had a higher-than-average proportion of existing lower income households, a lower-than-average proportion of high opportunity units, and a higher-than average ratio of low-wage jobs (<$2,300/month) compared to eligible low-income units ($1,000/month). As a result, Woodland's percentage allocation of lower income units was reduced below the regional average of 40.7 percent down to 34.4 percent. ***Of the 3,087 total RHNA allocation, 1,062 units are lower income, a reduction of 194 units from average.***

The projected housing needs are broken down by income category based on definitions in the California Health and Safety Code (Section 50079.5). HCD calculates "extremely low", "very low", "low", "median", "moderate", and "above moderate" income limits, and publishes these limits at the county level. Yolo County's 2020 income limits are shown in Table 2-1 of the Housing Element.

Table 2-1: Yolo County 2020 Income Limits

Number of Persons in Household	1	2	3	4
Extremely Low	$19,450	$22,200	$25,000	$27,750
Very Low	$32,400	$37,000	$41,650	$46,250
Low	$51,800	$59,200	$66,600	$74,000
Median	$64,750	$74,000	$83,250	$92,500
Moderate	$77,700	$88,800	$99,900	$111,000

The RHNA for Woodland is shown in Table 2-2 of the Housing Element. The City has a total allocation of 3,087 units for the October 31, 2021, to October 31, 2029 planning period of which 1,064, or 34.4 percent, are allocated to very low- and low-income households.

Table 2-2: 6th Cycle RHNA

	Woodland		Yolo County		SACOG	
Area/Income	Number	Percent	Number	Percent	Number	Percent
Total	**3,087**	**100%**	**15,242**	**100%**	**153,512**	**100%**
Very Low	663	21.5%	3,669	24.1%	38,999	25.4%
Low	399	12.9%	2,211	14.5%	23,503	15.3%
Moderate	601	19.5%	2,777	18.2%	26,993	17.6%
Above Moderate	1,424	46.1%	6,585	43.2%	64,017	41.1%
NOTE - The Unincorporated area of Yolo County excludes group quarters units (aka student only housing) which are not included in the RHNA process. Yolo County does not have land use authority on UC property.						

The City of Woodland is not responsible for the actual construction of these units. Woodland is, however, responsible for creating a regulatory environment in which the private market could build unit types included in their State housing allocation. This includes the creation, adoption, and implementation of General Plan policies, zoning standards, and/or economic incentives to encourage the construction of various types of units.

Section 3 – Housing Resources

A critical part of the Housing Element is the Site Inventory, which identifies a list of sites that are suitable for future residential development. State law mandates that each jurisdiction ensure availability of an adequate amount of land that has appropriate zoning, development standards, and infrastructure capacity to meet its fair share of the regional housing need at all income levels. The inventory is a tool that assists in determining if the jurisdiction has enough land to meet its RHNA given its current regulatory framework. The State has minimum density and size criteria for sites that are estimated as suitable for lower income. ***Lower income sites are considered suitable if they have zoning that accommodates densities of 30 dwelling units to the acre, available wet and dry utilities, and are between 0.5 and 10 acres in size.***

The sites identified in the Site Inventory are comprised of vacant sites throughout the City of Woodland. Each site has undergone an assessment to determine development potential, residential unit capacity given zoning designations and residential density standards, as well as development feasibility given flood zone limitations, infrastructure availability, and site access. A detailed summary is provided in Appendix C: Site Inventory of the Housing Element.

The inventory includes a total of 143 vacant sites located throughout the City that can accommodate 3,465 units with existing zoning regulations. Given the 449 units in the pipeline, and the potential 837 units expected in the next 5-10 years in the Research and Technology Park Specific Plan (RTSP), the City has capacity for an additional 827 units above the required RHNA of 3,087 units. Of the additional capacity, 160 units are suitable for Very Low and Low Income units. The inventory includes four sites that were identified in the 5th cycle Housing Element (but not the 4th Cycle) that are still vacant as of May 2021. (The State restricts the number of times a site may be listed without additional intervention).

2021-2029 RHNA Capacity Analysis

	Very Low and Low Income	Moderate Income	Above Moderate Income	Total
RHNA	1,062	601	1,424	3,087
Pipeline Projects	180	0	269	1,449
Remaining RHNA	**882**	**601**	**1,155**	**2,638**
Realistic Unit Capacity	763	885	980	2,628
Research and Technology Park Specific Plan	279	279	279	837
Total Capacity	**1,042**	**1,164**	**1,259**	**3,465**
Excess Capacity Above RHNA	***160***	***563***	***104***	***827***

The site inventory reflects vacant land suitable for development across the City of Woodland. A detailed list of the sites by APN is available in Appendix C of the Housing Element.

These identified sites do not represent the full inventory of vacant and underutilized sites in Woodland, but are sites that are considered the most appropriate for residential development in the upcoming planning period. A program included in the Housing Element requires the City to identify additional sites that may be suitable for redevelopment in the future, known as opportunity sites.

Section 4 – Housing Plan

The Element proposes four overarching goals. Policies and specific programs are provided in support of the goals.

Goal A: Development of Housing

Key policies to which the City is committing:

- Increase Development Certainty
- Minimize Development Constraints
- Adequate Sites to Accommodate New Housing Needs
- Infill Housing Development
- Provision for Affordable Housing

Multiple programs are incorporated that reflect both on-going or proposed actions. As example, several programs address modifying the City's Zoning Code to ensure adequate sites, maintain zoning to facilitate housing development, and correct existing deficiencies regarding density bonus provisions, farmworker housing, emergency shelter, and other updates to address special needs groups such as persons with disabilities. Updates will be incorporated into the comprehensive code update. Other actions that encourage additional housing opportunities are reflected in the future adoption and annexation of the Research and Technology Park Specific Plan area. Further, program A7 requires the city to monitor the site inventory and evaluate any request to lower the minimum density of a site that is counted toward meeting the City's RHNA. The City will track all future development on identified potential housing sites.

Goal B: Maintenance of Housing

Key Policies to which the City is committing:

- Housing Rehabilitation
- Code Compliance Program
- Housing Retention in Downtown
- Preservation of Subsidized Rental Housing

- Energy Conservation and Efficiency

Programs recommend that the City continue to review State and Federal funding programs for rehabilitation and maintenance assistance for lower income units and special needs groups and the preservation of at-risk affordable housing. Preservation of existing housing in the downtown area and conversion of underutilized upper floors is encouraged. Measures to facilitate greater energy conservation in existing residential development are recommended.

Goal C: Equal Opportunity Housing
Key Policies to which the City is committing:

- Equal Opportunity
- Fair Housing Hotline
- Enforcement
- Housing Equity

Programs commit the City to continuing Fair Housing Information actions and to provide individuals with disabilities reasonable accommodation to housing. Continue to encourage developers to apply universal design principles in new housing.

Goal D: Energy Conservation and Sustainable Housing Development
Key Policies to which the City is committing.

- Site Design
- Infill, Adaptive Reuse, and Mixed Use
- CalGreen
- Energy and Environment

Programs commit the City to incorporate sustainability, conservation, and climate adaptation standards and requirements into the Comprehensive Code update, to ensure consistency with the State Model Water Conservation Ordinance, and to implement the State CalGreen code. Support of community-based organizations such as Woodland Tree Foundation are encouraged.

<u>Affirmatively Furthering Fair Housing (AFFH)</u>
Assembly Bill 686, signed in 2018, establishes new requirements to Government Code Section 65583 requiring cities and counties to take deliberate actions to foster inclusive communities through fair and equal housing choice by establishing policies to address disparities in housing needs, access to opportunity, and patterns of racial and ethnic segregation.

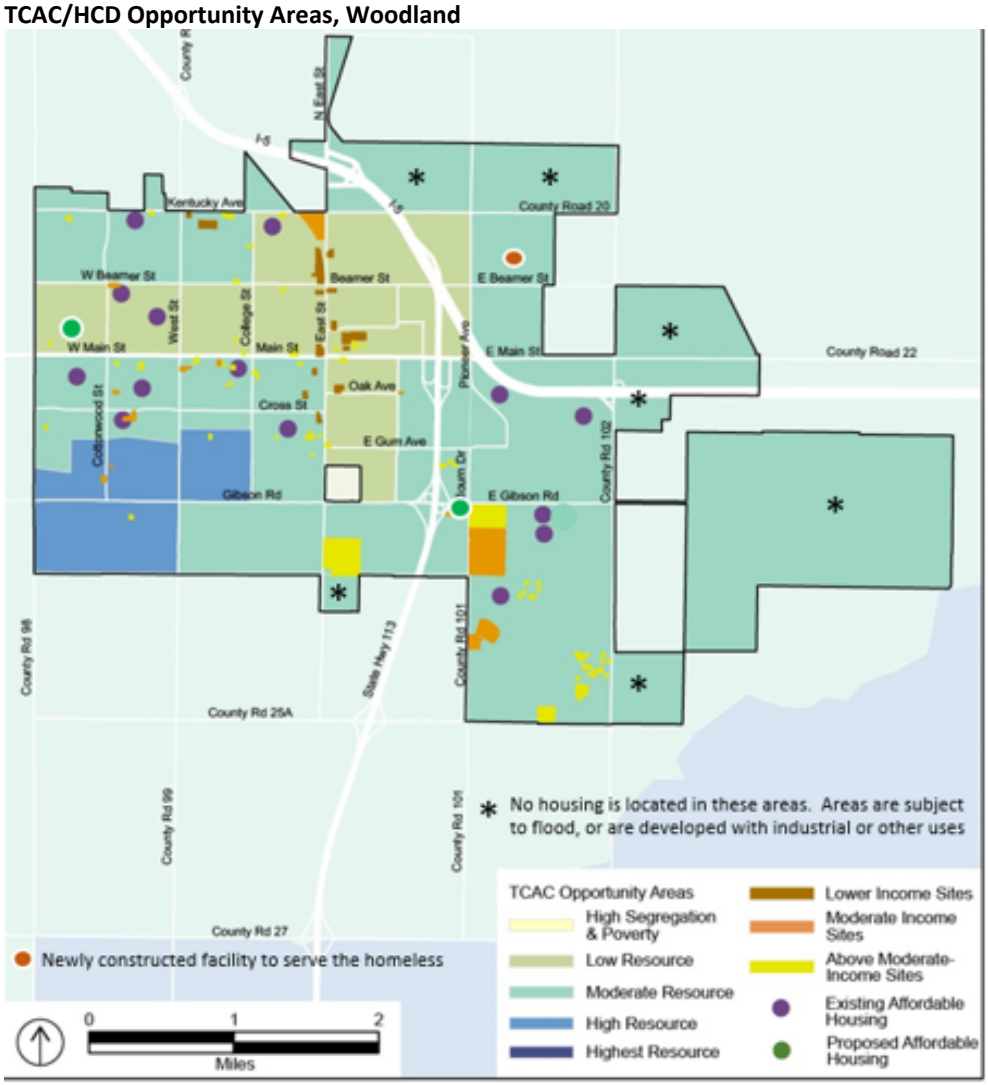
The Sacramento Council of Governments (SACOG) has utilized technical assistance funding from the State to help the member agencies comply with AB 686. The planning consultant firm Ascent Environmental prepared the AFFH analysis for the City of Woodland. The draft analysis was published and sent to HCD on 6/25/21.

A review of programs to help further fair housing practices is summarized in Section 1.7 of the Public Review Draft Housing Element with a detailed analysis provided in Appendix F. Two areas of concern were identified; 1) Disparities in Access to Opportunity, and 2) Displacement Risk. The analysis utilized data developed using census track and block group information as well as opportunity maps prepared by HCD (TCAC Opportunity Map). A listing of proposed programs is provided in Table 1.1 of the Public Review Draft Housing Element.

Disparities in Access to Opportunity:
The contributing factor to this issue is that the RHNA sites analysis finds that there are a larger number of available lower-income sites in areas of identified moderate or low resource. That there is a lack of land area available in the section of the city identified as high resource. The City has identified a number of programs to address fair housing issues. A number involve amendments to the zoning code to consider such actions as rezoning commercial areas to allow multiple family housing as a permitted use, to consider allowing tri-plex and four-plex units in existing low-density districts, as well as to update sections to meet current state requirements for density bonuses. Other actions include continuing a first time homebuyer program, and utilizing grant funds when possible to plan and provide for infrastructure improvements in low resource areas.

Displacement Risk:
The contributing factor to this issue is that there is that there is high housing cost burden and low rates of homeownership for lower income households, particularly for Hispanic/Latino residents. The Housing Element includes a number of programs to offer a range of actions that together will improve conditions. The range of actions include focusing on means to preserve existing affordable units, existing housing in the downtown areas, provide energy conservation and rehabilitation programs, support fair housing tenant support programs, as well as continue to seek funding opportunities to provide financing assistance to construct lower income units.

Sites Inventory and Existing and Proposed Affordable Developments in Relation to TCAC/HCD Opportunity Areas, Woodland



Source: U.S. Census Bureau, 2015-2019 ACS 5-year estimates. HCD AFFH Data and Mapping Tool. California Housing Partnership, Affordable Rental Housing Benefits Map, 2020. City of Woodland, 2021. Ascent, 2021.

The California Tax Credit Allocation Committee (CTCAC) located in the State Treasures Office administers the federal and state Low-Income Housing Tax Credit Programs. Both programs were created to promote private investment in affordable rental housing for low-income Californians. The Tax Credit Allocation Committee (TCAC) Opportunity Map provides a visual summary of areas that have the highest and lowest resources and are found on Office of State Treasurer web site. The maps use indicators such as economic opportunities, environmental options, educational attainment, as well as poverty and racial segregation. The map provided above is a compilation of information. Existing and proposed multi-family affordable housing sites are illustrated in relation to the identified resource areas. It is noted that information provided in the areas with an asterisk (*) are considered inaccurate due to the 2010 census track and block group boundaries which included portions of Yolo County. Additional information is provided in the Public Review Draft Housing Element Appendix F, Affirmatively Furthering Fair Housing analysis.

Like other communities in California, Woodland is working to ensure adequate compliance with State requirements under AB 686. As noted above, the City must adopt the Housing Element by September 15, 2021 to remain in compliance with State Law and remain eligible for funding and other incentives. The City will continue to work with stakeholders and the State HCD to revise, as needed, the AFFH analysis. Any updates to the Housing Element as a result of the ongoing work will be presented to the Planning Commission and City Council.

Review Process:

The Public Review Draft Housing Element was submitted to HCD for review on May 14, 2021. The State has up to 60-days to review the Housing Element and provide the City comments related to meeting State requirements. HCD provided comments on July 13, 2021. The City has made any necessary modifications in response to HCD comments and to ensure the document meets requirements to be certified by the State.

Upon submittal of the revised Housing Element, the State will review and either issue a letter of conditional compliance, or if there are additional concerns, HCD may issue comments/findings requiring additional attention. Should the latter occur, depending on the significance of the findings, the updated draft may require re-adoption. Staff is requesting that if only minor or technical changes are required, that the City Manager be authorized to approve the changes. If significant changes to programs are requested, the document will be re-noticed for Planning Commission and City Council adoption.

Public Participation and Comments:

The 6th Cycle Housing Element review occurred during the height of the COVID 19 pandemic, a time when public contact and gather was completely restricted. The City made efforts to conduct outreach using techniques available at the time, including teleconference, mail, social media, and newspaper. Communication was provided in both Spanish and English by mail and email and in the newspaper.

Focus Groups:

The City of Woodland conducted three focus group meetings early in the process in order to obtain feedback from key stakeholders and community members involved in all aspects related to housing. A total of 53 individuals or organizations were contacted of which 20 individuals participated in the group events. There were three focus groups for which the following organizations or representatives were noticed:

Community and Housing Advocates:

Yolo County Housing Authority, Empower Yolo, Communicare Health Centers, Legal Services of Northern California, Fourth and Hope, Community Housing Opportunities Corp, Friends of the Mission, Holy Rosary Church, Bayside Church, Woodland United Methodist Church, Woodland Christian Church, Woodland Spanish Church, Woodland Opportunity Village, local residents in the Armfield neighborhood, and Planning Commission.

Housing Developers:
Mutual Housing California, Neighborhood Partners, USA Properties Fund, Inc, SZ Downtown Partners, LLC, Local Builders, Mercy Housing, Fieldstone Consulting, Taylor Morrison, Laugenhour and Meikle, Cunningham Engineering, Tandem Properties.

Local Institutions and Businesses:
REMAX Gold, Chamber of Commerce, Yolo Credit Union, St. Johns Retirement Village, Yolo Community Care Continuum, Yolo County CASA, Yolo Food Bank, Summer House Inc., Cache Creek Lodge, Woodland Food Closet, Short Term Emergency Aid Committee, Yolo Crisis Nursery, Meals on Wheels Yolo County, Dignity Healthcare, Woodland Memorial Hospital, California Hispanic Chamber of Commerce, Hispanic Chamber of Commerce Yolo County, Yolo Public Health, Woodland Community College, Woodland Joint Unified School District, Yolo County Association of Realtors.

Community Workshop:
The City of Woodland conducted a citywide community workshop on June 2, 2021 in Zoom webinar format. A summary of the overall housing element process was provided and the draft element was summarized with information provided regarding the review and comment period. A total of 212 mailers were sent out, including the Planning Commission and City Council. The listing including the same individuals identified for the focus groups plus any additional interested parties as well as property owners identified in the sites inventory. Notice was provided by email when known, and all information was posted on the City's web site. Communication and web information was provided in both Spanish and English. Two display ads regarding the meeting, both in Spanish and English, were published in the local Daily Democrat newspaper.

A total of 8 individuals attended the meeting, as observed via zoom. Additional individuals may have watched the meeting via the City's web page or on Channel 20, the local government cable channel.

Planning Commission
The City provided public notice of the public meeting both by mail and email when known. In addition, two quarter-page display ads were published. Information was provided on the city's web page. All notices were provided in English and Spanish. A link to the the updated Public Review draft was sent to all individuals and agencies who commented on the previous draft with copies provided as requested. Copies of the document were provided in the Community Development Department and the Woodland Library.

Other Noticing:
The City has provided a specific Housing Element web page and email address HousingElement2021@cityofwoodland.org. Information, documents, and contact information is provided on the web page, both in English and Spanish.

Review Comments on the Draft Housing Element
The City received comment letters from Legal Services of Northern California (LSNC) on July 2, 2021 and from the State Department of Housing and Community Development (HCD) on July 13, 2021. A summary of the meetings, comments received, and responses to comments are provided in Appendix E of the Public Review Draft Housing Element and in Attachment 5.

Environmental Review:
Under Section 15183 of the CEQA Guidelines, where a project is consistent with the use and intensity established for a property under an existing general plan or zoning ordinance for which the City has already certified an EIR, additional environmental review is not required "except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." If such requirements are met, the examination of environmental effects is limited to those which the agency determines, in an initial study or other analysis:

1. Are peculiar to the project or the parcel on which the project would be located;
2. Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent;
3. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or
4. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

The City conducted an environmental assessment Initial Study/15183 review and determined that the proposed amendment to the General Plan Housing Element would not result in potentially significant off-site impacts or cumulative impacts, which were not evaluated in the City's General Plan EIR. The modified Initial Study/15183 Checklist provides the evidence required that the certified General Plan EIR environmental determinations are applicable to the proposed Housing Element Update.

The proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use to accommodate the City's housing needs. As such, the goals, policies, and implementation measures included in the Housing Element would not result in any impact beyond what has already been anticipated in the General Plan EIR. The Housing Element would not impact the rate or intensity of development, but may result in broadening the range of affordability levels and special needs population that may reside in housing; these issues would not affect the potential for impacts.

Additionally, the location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code. Future housing projects would continue to be reviewed to ensure that future projects are consistent with all General Plan goals, objectives, and policies. Therefore, the proposed project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigation and environmental effect. Future projects to amend the general plan or zoning will be subject to project specific environmental analysis.

Conclusion:

Staff recommends that the Planning Commission: (1) Receive a staff report; (2) Hold a public hearing; and (3) Adopt Planning Commission Resolution PC 21- 05 recommending that the City Council::

1. Certify that the Housing Element is consistent with the General Plan EIR pursuant to Section 15183 of the California Environmental Quality Act (CEQA);
2. Approve a Resolution Amending the existing General Plan to replace the existing Housing Element with the 6th cycle 2021-2019 Housing Element; and
3. Direct staff to transmit the final document to the State Department of Housing and Community Development (HCD) pursuant to Government Code Section 65585(g).

Prepared By: Cindy Norris, Principal Planner

Attachments:

1. ATT 1 Planning Commission Resolution
2. ATT 2 - 6th Cycle Housing Element Public Review Draft (Exhibit 1 to Resolution)
3. ATT 3 - Woodland Housing Element 15183 Checklist (Exhibit 2 to Resolution)
4. ATT 4 - Combined Comments from LSNC and HCD (Exhibit 3 to Resolution)
5. ATT 5 - Comments and Responses Table Summary LSNC & HCD (Exhibit 4 to Resolution)

RESOLUTION NO. PC 21-05

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND RECOMMENDING THE CITY COUNCIL APPROVE AN AMENDMENT TO THE GENERAL PLAN TO REPLACE THE EXISTING HOUSING ELEMENT WITH THE FINAL 2021-2029 HOUSING ELEMENT UPDATE

WHEREAS, the City of Woodland proposes to update the 5th Cycle 2013-2021 Housing Element and replace it with the 6th Cycle 2021-2029 Housing Element Update as an amendment to the General Plan in conformance with California State Department of Housing and Community Development requirements; and

WHEREAS, the 6th Cycle Housing Element review occurred during the heart of the COVID 19 pandemic, a time when public contact and gather was completely restricted. The City made efforts to conduct outreach using techniques available at the time, including teleconference, mail, social media, and newspaper.

WHEREAS, on February 9 and 10, 2021 the City of Woodland held three focus group meetings to gather information and input from stakeholders who represent housing developers, housing advocates, and local businesses and institutions. Feedback from the focus group meetings was used to assist in the preparation of the draft 6th Cycle Housing Element.

WHEREAS, on June 2, 2021, the City of Woodland held a community workshop via teleconference. Meeting notice was provided to all identified parties interested in housing, to all property owners of identified sites on the RHNA inventory, and to the community at large using email, social media and display advertisement in the Daily Democrat; and

WHEREAS, on May 14, the City of Woodland released the draft 6th Cycle Housing Element for public review and submitted the draft Housing Element to HCD for 60 day review.

WHEREAS, on July 2, 2021 the City received comments from Legal Services of Northern California and on July 13, 2021 the City received comments from the State Department of Housing and Community Development (HCD). The City addressed all comments and have provided updates to the draft Housing Element in conformance with HCD comments; and

WHEREAS, on August 5, 2021, the City of Woodland Planning Commission held a duly noticed public hearing to receive public testimony, review the proposed 2021-2019 6th Cycle Housing Element update and General Plan Amendment; and

WHEREAS, the Planning Commission recommends the City Council accept the determination that the 2035 General Plan EIR (SCH #2013032015) provides the appropriate level of environmental clearance for the proposed 2021-2029 6th Cycle Housing Element and General Plan Amendment based on evaluation using a modified Initial Study/15183 checklist, pursuant to the California Environmental Quality Act ("CEQA"); and

WHEREAS, proper notice of this public hearing was given in all respects as required by law; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby make the following findings, determinations, and recommendations with respect to the proposed 6th Cycle 2021-2029 Housing Element and General Plan Amendment:

The Planning Commission, in recommending to the City Council approval makes the following findings regarding:

Section 1. Compliance with the California Environmental Quality Act. Based on substantial evidence set forth in the record, the Planning Commission finds that the voting members have reviewed and determined that the 2035 General Plan EIR (SCH #2013032015) provides the appropriate level of environmental clearance for the proposed 2021-2029 6th Cycle Housing Element and General Plan Amendment**.**

Section 2. Public Interest. The Planning Commission of the City of Woodland finds that this Resolution approving the 2021-2029 6th Cycle Housing Element Update and General Plan Amendment is in the public interest and is necessary for the public health, safety, and welfare.

Section 3. Approval of 2021-2029 Housing Element Update. The Planning Commission hereby recommends the General Plan to replace the existing Housing Element and to incorporate the final 2021-2029 6th Cycle Housing Element Update, attached hereto and incorporated herein as Exhibit 1.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 5th day of August 2021, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Kirby Wells, Chairperson

ATTEST:

_____
Cindy Norris, Planning Commission Secretary

Exhibit 1 – 6th Cycle 2021-2029 Draft Housing Element

Exhibit 2 – CEQA Initial Study/15183 Checklist

Exhibit 3A – Legal Service of Northern California July 2, 2021 Comment Letter

Exhibit 3B – State Department of Housing and Community Development July 13, 2021 Comment Letter

Exhibit 4 –Response to Comments Table

6th Cycle Housing Element

City Woodland

Prepared by:
Lisa Wise Consulting, Inc.
Public Review Draft | July 2021

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This document includes two sets of revisions:

Edits in June 2021 to add Section 1.7 and Appendix F are shown in underline text

Edits in July 2021 to respond to HCD and public comment on the Public Review Draft are shown in **Bold/Highlighted text.** Insertions are underlined and deletions are in ~~strikeout.~~

Section 1 Introduction

1.1 Community Context

Situated 20 miles northwest of Sacramento and the county seat of Yolo County, the City of Woodland is located in one of the fastest growing regions in California. Despite this growth, Woodland has been able to maintain a small-town, picturesque community for its 60,000 residents. Woodland is characterized by its safe neighborhoods, strong schools, and an active downtown district.

Temperate conditions and fertile land fueled a significant agricultural industry, contributing to much of Woodland's economic growth. The city is also near UC Davis, a premier agricultural research institution. The City's commitment to sustainable development has allowed Woodland to serve as a world leader in sustainable agriculture and agricultural technology. Proximity to I-5 and SR-113, rail service, and access to the larger Sacramento region are local assets that have also supported Woodland's strong transportation and manufacturing sectors.

Woodland's architectural heritage can be seen today, with many of the city's historic buildings and Victorian houses preserved and converted into modern homes, offices, and commercial spaces. The city is home to many historic landmarks, many of which are throughout the Downtown Woodland Historic District. These institutions include the Woodland Opera House, Hotel Woodland, and the Woodland Public Library. The downtown district also serves as the historic, cultural, and entertainment center of the city. In the last five years, this district has seen the re-opening of the historic State movie theater, as well as hosted new restaurants and popular outdoor festivals on Main Street, such as Brewfest, Honey Festival, and Movies on Main Street.

1.2 Organization of the Housing Element

The housing element is the primary tool the State of California uses to ensure local governments are appropriately planning to facilitate enough housing production to meet their allocated regional housing needs. It is a mandatory part of a jurisdiction's General Plan but differs from other General Plan elements in two key aspects. The housing element must be updated every eight years for jurisdictions within a metropolitan planning organization (MPO) on a 4-year regional transportation plan (RTP) cycle, such as the Sacramento Area Council of Governments (SACOG). The housing element must also be reviewed and approved (i.e., certified) by the California Department of Housing and Community Development (HCD) to ensure compliance with statutory requirements.

Per California Government Code Sections 65580-65589, the housing element must consist of the following components:

Review of the Previous Housing Element: This section reviews the results of the goals, policies, and programs adopted in the previous Housing Element and compares projected outcomes with actual achieved results. This review is provided in Appendix A.

Housing Needs Assessment: This section reviews the existing and projected housing needs of the community. It provides a profile of socio-demographic information, such as population characteristics, household information, housing stock, tenure, and housing affordability. The assessment also considers local special housing needs, such as, seniors, farmworkers, homeless, large households, and female-headed households. This section also includes an assessment of fair housing. See Appendix B.

Inventory of Adequate Sites: This section provides an inventory of adequate sites that are suitably zoned and available within the planning period to meet the jurisdiction's fair share of regional housing needs across all income levels. A summary is provided in Section 3, with the details provided in Appendix C.

Governmental and Nongovernmental Constraints: This section identifies and analyzes impediments to housing production across all income levels. See Appendix D.

Affirmatively Furthering Fair Housing: This section provides an assessment of fair housing by identifying disparities in housing needs, unequal access to opportunity, and/or patterns of racial and ethnic segregation, a process referred to as affirmatively furthering fair housing (AFFH). See Section 1.7, below, and Appendix F. This assessment meets AB 686 requirements for all housing elements due to be revised on or after January 1, 2021

Program of Actions: This section provides a statement of the community's goals, quantified objectives, and policies to maintain, preserve, improve, and develop housing, as well as a schedule of implementable actions to be taken during the planning period to achieve the aforementioned goals, objectives, and policies. Quantified objectives for new construction, rehabilitation, and conserved units by income category (i.e. very low, low, moderate, and above moderate) are included to make sure that both the existing and the projected housing needs are met, consistent with the City's share of the Regional Housing Needs Allocation (RHNA). See Section 4.

1.3 Data Sources and Methods

This Housing Element was updated per HCD guidelines for the 6th Cycle, incorporating additional considerations required under new State housing-related legislation. Specific documents are referenced throughout the Housing Element, including but not limited to the Woodland 2035 General Plan, Spring Lake Specific Plan, Southeast Area Specific Plan, Complete Downtown Specific Plan, Interim Zoning Ordinance, and Chapter 17: Zoning, of the Municipal Code. The analyses and findings in this document relied on data compiled from various sources, including:

- US Census Bureau (American Community Survey)
- California Department of Housing and Community Development (HCD)
- California Department of Finance (DOF)
- US Department of Housing and Urban Development (HUD)

- Consumer Financial Protection Bureau (CFPB)
- SACOG pre-certified data

This document was also informed by information provided by residents, business groups, local institutions, City staff, and elected officials.

1.4 Summary of Public Participation

Public participation of and input from all economic segments of the community is crucial to the development of the Housing Element. To achieve a diverse level of participation, the City sought input from a variety of community members throughout different phases of the Housing Element development process. Lisa Wise Consulting, Inc. ("LWC") was retained by the City to lead the public engagement effort with representatives of the community, as well as with the Planning Commission and City Council. LWC conducted three focus group meetings, one community-wide public workshop, and two public hearings, one with the Planning Commission and one with City Council to adopt the updated Housing Element.

Focus group meetings (February 2021): The purpose of these smaller meetings is to understand housing challenges and opportunities from the perspective of these stakeholder groups and those they represent, and to solicit more detailed feedback and recommendations about various housing policies. The City conducted three focus group meetings in February 2021, one with housing advocates, one with housing developers, and one with local businesses and institutions. Each meeting began with a presentation by LWC, which introduced the Housing Element, provided context of the housing situation in the City, and discussed the importance of the Housing Element. Discussing at each meeting was facilitated using a unique set of discussion questions, tailored to the expertise and knowledge of the group. See Appendix E for a summary of the Focus Group meetings. **Comments received were utilized to refine City policies and develop new programs to address identified housing needs.** Questions included:

- Who are the most underserved groups in the City?
- Do you see any disparities or concerns in housing patterns or trends in Woodland?
- Are you concerned about concentration, segregation in housing and access and opportunity in Woodland?
- What type of housing is most needed/in short in supply in Woodland?
- What are the unique challenges with building housing in Woodland?
- Are there any specific constraints with residential development standards and/or approval procedures in Woodland?
- Where (geographically) do you see opportunities for (affordable) housing in Woodland?

Topics discussed during the meetings included:

- Transit connectivity and access to jobs and healthy food should be a priority.
- Mixed-income housing can increase diversity.

- In-fill development can reduce car dependency and lessen the cost of infrastructure and maintenance.
- Current fee structure favors single-family homes over multi-family development, as fees are calculated on a per-unit rather than a per-SF basis, and disincentivizes smaller, denser housing.
- Though construction costs are similar across the region, market-rate for-sale prices vary. Woodland's market-rate housing market is not as competitive as other areas in the region, which makes it more difficult for multi-family developments to "pencil out".
- Incentivizing developers to rehab older, existing residential units can be a more cost-effective way of producing more affordable housing than new construction of on-site inclusionary housing.
- The City could explore modular housing as a means for cost and time savings.
- The City should align priorities with the County and other local housing organizations to in an effort to promote affordable housing.

Community-wide public workshop (June 2021): The City conducted one public workshop **on June 2, 2021 in webinar format** to present the Public Draft Housing Element. At this event LWC introduced the Housing Element update, explained the goals and requirements for the document, and presented the City's approach to accommodating projected housing growth to address housing needs. The meeting included an opportunity for feedback on draft policies and programs. **A total of 212 mailers were sent out noticing the event, including to the Planning Commission, City Council, all individuals identified for the focus groups, any additional interested parties, and all property owners of sites identified in the sites inventory. Notice was also provided by email when known, and all information was posted on the City's web site. Communication and web information was provided in both Spanish and English. Two display ads regarding the meeting, both in Spanish and English, were published in the local Daily Democrat newspaper. The community was given the opportunity to submit questions or comments in advance of the meeting (in writing or over the phone) if they could not attend.**

A total of 8 individuals attended the meeting, as observed via zoom. Additional individuals may have watched the meeting via the City's web page or on Channel 20, the local government cable channel.

Topics discussed during this meeting included ~~**(to be completed)**~~**:**

- **The Research and Technology Park Specific Plan is utilized to help fulfill parts of the City's RHNA, including lower income RHNA. Annexation is underway. Lower income housing can be built elsewhere not identified in the site inventory.**
- **Concern of the limited number of sites on the east side of the City and not evenly distributed on the west side. The City focused on vacant sites that can accommodate higher density development.**

- **In response to this comment and the AFFH analysis, the City included Program C.10, improvements to Armfield neighborhood to improve neighborhood conditions which will facilitate housing and Program A.20, expanding housing types in high opportunity areas.**

Public Review Period. The public review draft of the Housing Element was released to the public on May 14, 2021, the same day it was sent to HCD. Notice of the document availability was sent to all focus group invitees, Planning Commission and City Council members, as well as to all property owners of sites identified in the Sites analysis. The document was placed on the City's web page and display ads in Spanish and English were published in the local newspaper.

The Affirmatively Furthering Fair Housing analysis was completed at the end of June 2021. The City incorporated the results of the analysis into the Public Review Draft Housing Element, submitted a revised draft to HCD and published the revised draft on the City's website on July 1, 2021. The City continues to accept public questions and comments on the Public Review Draft, including the revisions provided in July, in writing or directly. Comments received during public hearings will be noted and presented to the Planning Commission and City Council for consideration.

Public hearings (~~XX~~ August and September 2021): The City also provided opportunities for public engagement during the public hearing process. **To be completed**

1.5 Relationship to Other General Plan Elements

The Housing Element is one of seven mandatory elements of the City's 2035 General Plan, a long-range vision document adopted in 2017 that provides guidance for future development in Woodland. For the General Plan to provide effective guidance on land use issues, the goals, policies, and programs of each element must be internally consistent with other elements. This Housing Element builds upon the existing General Plan and is consistent with its goals and policies. In the event an element of the General Plan is amended, the City will consider the impacts of the amendment on the other elements to maintain consistency across all documents.

1.6 Relationship to Zoning

The purpose of zoning is to implement the policies set forth by the General Plan, including the Housing Element. The City last comprehensively updated its Zoning Code decades ago, but recently amended in 2018 to include the Interim Zoning Ordinance (IZO). The IZO is meant to provide a more predictable and streamlined pathway to dense, mixed-use and residential projects along major corridors and in downtown-adjacent areas of the city. While it is the first step to

implementing the 2017 General Plan, it is limited to specific corridors and applies to only about 11 percent of the land area.

While the IZO provides development predictability and certainty during a "transition" period, the City is currently undergoing a comprehensive update of the city-wide Zoning Code to fully address all issues related to the current land use regulations and to create more predictable development review procedures. The comprehensive Zoning Code update will further streamline and facilitate housing development across the entire city. This effort is funded by SB 2 and LEAP/REAP grants.

1.7 Affirmatively Furthering Fair Housing

Assembly Bill (AB) 686, signed in 2018, establishes new requirements to Government Code Section 65583 requiring cities and counties to take deliberate actions to foster inclusive communities through fair and equal housing choice by establishing policies to address disparities in housing needs, access to opportunity, and patterns of racial and ethnic segregation, a process referred to as affirmatively furthering fair housing (AFFH).

The California Department of Housing and Community Development (HCD) released AFFH assessment guidelines on April 27, 2021. The AFFH analysis covers, and is built upon, several other required components of the Housing Element, including the Needs Assessment (Appendix B), Sites Inventory (Appendix C), and Constraints Assessment (Appendix D), and as such is provided for in a separate appendix, referencing other technical components as needed. The summary of findings is provided below, in Table 1-1. For the complete analysis, see Appendix F.

Table 1-1: Factors that Contribute to Fair Housing Issues and Implementation Programs to AFFH

AFH Identified Fair Housing Issue	Contributing Factor	Implementation Programs
Disparities in Access to Opportunity	- Concentration of lower-income sites in low resource areas - Lack of vacant land in area of the city considered "high resource"	**Proposed Housing Element Programs That Specifically Address Identified Issues:** Programs A1, A2, A3, and A15 – Complete the update to the Zoning Code to expand residential development opportunities and ensure adequate site choices in the near and long term. Consider allowing residential in the Community Commercial zone and implementing form-based zoning. Facilitate infill development in all areas of the City. Program A5 – Compile and maintain a list of non-vacant sites that are candidates for redevelopment and assess opportunities and constraints. Program A6- Regularly review the Affordable Housing Ordinance to identify constraints to housing production and recommend improvements. Program A8 – Amend the Code to further facilitate housing for farmworkers Program A16-Offer incentives to developers of affordable housing. Program A18-Pursue grant and loan funding opportunities and coordinate with other agencies and non-profits organizations to facilitate a range of sizes and types of housing.

Table 1-1: Factors that Contribute to Fair Housing Issues and Implementation Programs to AFFH

AFH Identified Fair Housing Issue	Contributing Factor	Implementation Programs
		Program A20- Consider Zoning Code and General Plan Amendments to allow duplex/triplex/and other unit types in higher resource areas. Program B-4 encourages the construction of infill and affordable, mixed-use housing projects in the downtown area Program C9- Continue to support a First Time Homebuyer program to support and increase housing opportunities for first time homebuyers by providing loan assistance, utilizing local, State, Federal revenue sources. Program C10- Utilize REAP grant funds to work with Yolo County Housing Authority to develop a plan for the Armfield neighborhood which promotes housing opportunities and improves conditions in the area northeast of East Street and Main Street.
Displacement Risk	- High housing cost burden for renter households - Limited deed-restricted affordable housing units in central city - Low rates of homeownership in central city, particularly for Hispanic/Latino residents	**Proposed Housing Element Programs That Specifically Address Identified Issues:** Program A5 – Compile and maintain a list of non-vacant sites that are candidates for redevelopment and assess opportunities and constraints. Program A6- Regularly review the Affordable Housing Ordinance to identify constraints to housing production and recommend improvements. Program A13 – Seek funding opportunities to provide financing to assist construction of lower income and moderate income units that serve HCD identified special needs groups. Program A14 – City shall assist developers with the preservation and conservation of extremely low, very low and low-income units. Program A18-Pursue grant and loan funding opportunities and coordinate with other agencies and non-profits organizations to facilitate a range of sizes and types of housing. Program B1-City to submit applications when funding is available to provide for rehabilitation and maintenance assistance for lower income units and special needs groups. Program B4- continue to encourage the preservation of existing housing in the downtown area, as well as construction of infill and mixed-use housing projects. Program B5-Facilitate the preservation of at-risk affordable housing. Where properties are at risk of conversion, City to work with tenants to provide education regarding tenants' rights. Ensure all materials are provided in Spanish and English. Program B6-Continue to strive for greater energy conservation in existing residential development and use CDBG monies for energy efficiency work. Increase public awareness of self-help and rehabilitation programs through outreach. Programs C1, C5, C8- Continue to support Fair Housing efforts with focused on special needs population groups that might face housing discrimination, such as farmworkers or persons with disabilities. Program C6- Ensure that relocation assistance is provided to tenants relocated as a result of removal of housing.

Table 1-1: Factors that Contribute to Fair Housing Issues and Implementation Programs to AFFH

AFH Identified Fair Housing Issue	Contributing Factor	Implementation Programs
		Program C7 – Affirmatively further fair housing by contracting with the Fair Housing Hot Line provided through Legal Services of Northern California. Program D5-Coordinate with PG&E, community-based organizations, other public agencies to provide public education and outreach on energy conservation. Represents a savings to renters and owners.
Displacement Risk (cont.)	The General Plan is an integrated document in which the Housing Element is a required element that must be internally consistent with goals, policies, and programs contained other Elements. Therefore, goals, policies and programs contained in other elements will also serve to address housing. Please see the listing of those programs that are aligned with the Housing Element and Affirmatively Furthering Fair Housing.	**Related Programs Contained in the 2035 General Plan Implementation Programs** Program 2.18-Continue to apply for grants to allow streetscape improvements to Main Street, West Main Street, East Street, Court, Street, Kentucky Avenue, and Gibson Road. Such improvements will provide updated infrastructure, improve mobility options, and reduce the cost burden on new affordable housing development. Program 3.1- Develop an active transportation plan to guide development and maintenance of Woodland's bicycle and pedestrian network and promote active transportation modes. Program 3.3 – Assess the feasibility of repurposing abandoned rail lines and relocating existing rail lines to the east of the City. Removing tracks along East Main Street will significantly benefit areas located at the Northeast corner of Main Street and East Street. Program 5.1- Create and maintain a central directory of youth programs serving woodland. Ensure the directory is accessible on line. Program 5.2 – Complete the draft Parks Recreation and Community Services Master Plan. The plan shall include the provision for development of new parks with new development and the development of parks to address existing deficiencies. It shall also include provisions for community gardens and urban farms. Program 5.4- Target increased participation in existing recreation programs, and increase the number of subsidized program spots available for lower income residents. Program 5.13 – Develop a master plan for the city's broadband network. Program 6.1 – Collaborate with Yolo County Health and Human Services Agency to review existing health and community data. Develop and implement new programs to better meet the needs of the Woodland community. Program 6.2 – Implement as feasible Spanish translation for all City services and materials. Program 6.7 – Provide information about federal food assistance programs. Maintain handouts and/or brochures. Program 6.9 – Partner with the Woodland Joint Unified School District, Yolo County Health and Human Services Agency, Cooperative Extension, Yolo Food Bank, and other organizations to establish higher nutrition standards, to incorporate culturally sensitive options, continue to use appropriate sites for school gardens, continue the Farm to School program.

Section 2 Projected Housing Need

State Housing Element law (Government Code § 65580 et. seq.) requires regional councils of governments to identify for each city and county its "fair share allocation" of the Regional Housing Needs Determination (RHND) provided by the California Department of Housing and Community Development (HCD). The Sacramento Area Council of Governments (SACOG), the council of governments for the Woodland area, adopted the Regional Housing Needs Plan (RHNP) for this planning period in March 2020. SACOG took into account several factors in preparing the RHNP, including projected households, job growth, and regional income distribution. In turn, each city and county must demonstrate the capacity to accommodate their local share of regional housing needs in the community's housing element. Each jurisdiction's responsibility for meeting the overall regional housing need is established as a Regional Housing Needs Allocation or RHNA.

SACOG's methodology to allocate RHNA assignments considered three key adjustment factors: Regional Income Parity, Affirmatively Furthering Fair Housing, and Jobs Housing Fit. Regional income parity considered the existing proportion of lower income households in a jurisdiction. Jurisdictions with a higher-than-average proportion of lower income households received a downward adjustment of lower income RHNA units. The analysis for Affirmatively Furthering Fair Housing considered the proportion of existing homes in high-opportunity areas. Jurisdictions with a higher-than-average proportion of existing units in high-opportunity areas received an upward adjustment of lower income RHNA units. Finally, the Jobs Housing Fit analysis compared the ratio between low-wage workers to the number of housing units affordable to low-wage workers in each jurisdiction. Jurisdiction with a higher-than-average ratio received an upward adjustment of lower income RHNA units. Woodland had a higher-than-average proportion of existing lower income households, a lower-than-average proportion of high opportunity units, and a higher-than-average ratio of low-wage jobs (<$2,300/month) compared to eligible low-income units ($1,000/month). As a result, Woodland's percentage allocation of lower income units was reduced below the regional average of 40.7 percent to 34.4 percent. Of the 3,087 total RHNA allocation, 1,062 units are lower income, a reduction of 194 units from average.

The projected housing needs are broken down by income category based on definitions in the California Health and Safety Code (Section 50079.5). HCD calculates "extremely low", "very low", "low", "median", "moderate", and "above moderate" income limits, and publishes these limits at the county level. Yolo County's 2020 income limits are shown in Table 2-1.

Table 2-1: Yolo County 2020 Income Limits

Number of Persons in Household	1	2	3	4
Extremely Low	$19,450	$22,200	$25,000	$27,750
Very Low	$32,400	$37,000	$41,650	$46,250
Low	$51,800	$59,200	$66,600	$74,000
Median	$64,750	$74,000	$83,250	$92,500
Moderate	$77,700	$88,800	$99,900	$111,000

The RHNA for Woodland is shown in Table 2-2. The City has a total allocation of 3,087 units for the October 31, 2021, to October 31, 2029 planning period of which 1,064, or 34.4 percent, are allocated to very low- and low-income households.

Table 2-2: 6th Cycle RHNA

	Woodland		Yolo County		SACOG	
Area/Income	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Total	**3,087**	**100%**	**15,242**	**100%**	**153,512**	**100%**
Extremely Low[1]	331	21.5%	1,834	24.1%	19,499	25.4%
Very Low	332		1,835		19,500	
Low	399	12.9%	2,211	14.5%	23,503	15.3%
Moderate	601	19.5%	2,777	18.2%	26,993	17.6%
Above Moderate	1,424	46.1%	6,585	43.2%	64,017	41.1%

NOTE - The Unincorporated area of Yolo County excludes group quarters units (aka student only housing) which are not included in the RHNA process. Yolo County does not have land use authority on UC property.

1. Assumes 50% of the Very Low Income RHNA are for Extremely Low-Income households.

The City of Woodland is not responsible for the actual construction of these units. Woodland is, however, responsible for creating a regulatory environment in which the private market could build unit types included in their State housing allocation. This includes the creation, adoption, and implementation of General Plan policies, zoning standards, and/or economic incentives to encourage the construction of various types of units.

Section 3 Housing Resources

The following section provides an overview of the resources available to support the continued development, preservation, and rehabilitation of housing in Woodland. It includes a summary of vacant land available to accommodate future housing in the city. The full site inventory analysis is in Appendix C. This section also includes a list of federal, state, and local programs that provide financial assistance to support the City in meeting its housing goals.

3.1 Land Resources

A critical part of the Housing Element is the site inventory, which identifies a list of sites that are suitable for future residential development. State law mandates that each jurisdiction ensure availability of an adequate number of sites that have appropriate zoning, development standards, and infrastructure capacity to meet its fair share of the regional housing need at all income levels. The inventory is a tool that assists in determining if the jurisdiction has enough land to meet its RHNA given its current regulatory framework. The 6th Cycle includes new criteria to determine whether or not sites are suitable for residential development, the criteria are significantly more complex and strict than in previous cycles. The new criteria are due to laws passed after the last housing element cycle, including the following:

- Infrastructure requirements (AB 1397, 2017). Provides infrastructure requirements for sites.
- Suitability of nonvacant sites (AB 1397, 2017). Regulates and requires further justification for the feasibility of redevelopment of nonvacant sites.
- Size of site requirements (AB 1397, 2017). Sites for lower-income housing should be on sites between 0.5 acres and 10 acres in size.
- Sites identified in previous housing elements (AB 1397, 2017). Vacant sites used in two consecutive housing elements must meet certain criteria.

Identification of Sites Suitable for Housing

The sites identified in the Site Inventory are comprised of vacant sites throughout the City of Woodland. Each site has undergone an assessment to determine development potential, residential unit capacity given zoning designations and residential density standards, as well as development feasibility given flood zone limitations, infrastructure availability, and site access. For more information see Appendix C: Site Inventory.

Summary of Adequate Sites

Table 3-1 provides a summary of the sites within the 6th cycle inventory, organized by income category. The inventory includes a total of ~~146~~ 143 vacant sites located throughout the City that can accommodate ~~2,634~~ 2,628 units with existing zoning. Given the ~~421~~ ~~449~~ units in the pipeline, and the potential ~~1,116~~ 837 units expected in the next ~~5~~ ~~10~~ 8 years under the Research and Technology Park Specific Plan (RTSP), the City has capacity for an additional ~~1,084~~ 827 units above the required RHNA of 3,087 units. The inventory includes **29 sites used in the 4th cycle**

(but not used in the 5th) and ~~seven~~ **four** sites that were identified in the 5th cycle Housing Element (but not the 4th Cycle) that are still vacant as of ~~May~~ **July** 2021.

Table 3-1: Summary of 6th Cycle Site Inventory

	Very Low and Low-Income	Moderate Income	Above Moderate-Income	Total
RHNA	1,062	601	1,424	**3,087**
Pipeline Projects	**180**	~~265~~	~~156~~**269**	~~421~~**449**
Remaining RHNA	~~1,062~~ **882**	~~336~~ **601**	~~268~~ **1,155**	~~666~~ **2,638**
Realistic Unit Capacity	~~769~~**763**	885	980	~~634~~ **2,628**
RTSP	~~372~~**279**	~~372~~**279**	~~372~~**279**	~~1,116~~ **837**
Total Capacity	~~1,141~~ **1,042**	~~1,257~~ **1,164**	~~1,352~~ **1,259**	~~3,750~~ **3,465**
Excess Capacity Above RHNA	~~*305*~~ ***160***	~~*921*~~ ***563***	~~*84*~~ ***104***	~~*1,084*~~ ***827***

The site inventory reflects vacant land across the city of Woodland. Many of the sites are located along Kentucky Avenue, Main Street, East Street, and in the Spring Lake Specific Plan area. A detailed list of the sites by APN is available in Appendix C. **These sites are vacant, have appropriate utilities available and otherwise meet the state requirements per Gov. Code, § 65583.**

These identified sites do not represent the full inventory of vacant and underutilized sites in Woodland but are sites that are considered the most appropriate for residential development in the upcoming planning period.

3.2 Financial and Administrative Resources

There are a variety of federal, state, and local resources available to support the City implementing its housing strategy. The following subsection contains a list of financial, administrative, and other resources to help the City address its housing needs. Availability of these tools is dependent on governmental priorities, legislation, and continued funding, which are subject to change at any time.

Federal

HOME Program: Participating jurisdictions may use HOME funds for a variety of housing activities, according to local housing needs. Eligible uses of funds include tenant-based rental assistance; housing rehabilitation; assistance to homebuyers; and new construction of housing. HOME funding may also be used for site acquisition, site improvements, demolition, relocation, and other necessary and reasonable activities related to the development of non-luxury housing. Funds may not be used for public housing development, public housing operating costs, or for Section 8 tenant-based assistance, nor may they be used to provide non-federal matching contributions for

other federal programs, for operating subsidies for rental housing, or for activities under the Low-Income Housing Preservation Act.

CDBG: The CDBG program, administered by the U.S. Department of Housing and Urban Development (HUD), allows the City of Woodland to issue grants to local organizations for the implementation of eligible CDBG activities such as affordable housing, construction or improvement of public facilities and infrastructure, economic development, the provision of public service, revitalization efforts, and other activities that benefit low and moderate-income individuals and areas. The City of Woodland received $817,451 in FY 2020-21.

Section 108 Loan Guarantee Program: Allows CDBG entitlement jurisdictions to leverage their annual grant allocations to access low-cost financing for capital improvement projects. Eligible activities include housing, economic development, public facility, and infrastructure. This program is often used to catalyze private investment in underserved communities or as gap financing.

Section 811 Project Rental Assistance: HUD offers long-term project-based rental assistance through a NOFA published by the California Housing Finance Agency (CalHFA).

Emergency Solutions Grants (ESG) Program: This program provides funding for cities, counties, and states to (1) engage homeless individuals and families living on the street; (2) improve the number and quality of emergency shelters for homeless individuals and families; (3) help operate these shelters; (4) provide essential services to shelter residents, (5) rapidly rehouse homeless individuals and families, and (6) prevent families/individuals from becoming homeless.

Low-Income Housing Preservation and Residential Home Ownership Act (LIHPRHA): This program requires all eligible HUD Section 236 and Section 221(d) projects at risk of conversion to market-rate rentals from mortgage pre-payments be subject to LIHPRHA incentives, which include subsidies to guarantee an eight percent annual return on equity.

Low-Income Housing Tax Credit: Administered through the California Tax Credit Allocation Committee (TCAC), the Low-Income Housing Tax Credit (LIHTC) subsidizes the acquisition, construction, and rehabilitation of affordable housing by providing a tax credit to construct or rehabilitate affordable rental housing for low-income households.

Continuum of Care (CoC) Program: The Continuum of Care (CoC) Program is designed to promote communitywide commitment towards ending homelessness. It provides funding to nonprofits, State, and local governments to provide shelter and services to people experiencing homelessness. Per HUD's 2019 Continuum of Care Program Funding Awards, Davis, Woodland/Yolo County CoC received $450,287 for Permanent Supportive Housing and $66,282 for Transitional Housing.

U.S. Department of Agriculture (USDA) Housing Programs: This program provides homeownership opportunities for individuals and below market-rate loans/grants to public and non-profit organizations for new construction, preservation, or rehabilitation of farmworker/rural multi-family rental housing.

State

Affordable Housing and Sustainable Communities Program (AHSC): Administered by the Strategic Growth Council, this program provides grants and/or loans to fund land-use, housing, transportation, or land preservation projects that support infill and compact development that reduce greenhouse gas emissions.

CalHome: HCD provides grants to local public agencies and non-profit housing developers to assist first-time homebuyers with down payment assistance through deferred-payment loans, rehabilitation, homebuyer counseling, self-help mortgage assistance, or other technical assistance. $57 million available in state CalHome program.

California Emergency Solutions and Housing (CESH): This program provides funds for a variety of activities to assist persons experiencing or at risk of homelessness, such as housing relocation and stabilization services (including rental assistance), operating subsidies for permanent housing, flexible housing subsidies, emergency housing operating support, and homeless delivery systems.

Homekey: This program provides funding to protect Californians experiencing homelessness who are impacted by COVID-19.

Housing for a Healthy California (HHC) Program: This program creates supportive housing for recipients of or those eligible for health care provided through the California Department of Health Care Services' Medi-Cal program.

Housing Navigator's Program: This grant program funds housing navigators to help young adults aged 18 to 21 years secure and maintain housing, with priority for individuals in the foster care system.

Infill Infrastructure Grant Program (IIG): This program promotes infill housing development by providing grant funding, in the form of gap assistance, for infrastructure improvements required for qualifying multi-family or mixed-use residential development.

Joe Serna, Jr. Farmworker Housing Grant (FWHG) Program: This program provides deferred payment loans for both owner-occupied and rental housing for agricultural workers, with a priority for lower income households.

Local Housing Trust Fund (LHTF) Program: This program provides matching funds to local or regional housing trust funds for the creation, preservation, and rehabilitation of affordable housing, transitional housing, or emergency shelters.

Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP): This program provides financing to support the preservation of affordable mobilehome parks through conversion of the park to an ownership model.

Multifamily Housing Program (MHP): This program provides deferred payment loans for the construction, preservation, and rehabilitation of permanent and transitional rental housing for lower-income households.

National Housing Trust Fund: This program provides deferred payment or forgivable loans for the construction of permanent housing for extremely-low income households. The covenant is for 55 years.

Predevelopment Loan Program (PDLP): This program provides financing to cover pre-development costs to construct, preserve, or rehabilitate assisted housing.

Supportive Housing Multifamily Housing Program (SHMHP): This program provides low-interest deferred loan payments to developers building affordable rental housing that contain supportive housing units.

Transit-Oriented Development (TOD) Housing Program: This program provides low-interest loans as gap financing for higher density affordable rental housing near transit.

Veterans Housing and Homelessness Prevention Program (VHHP): This program supports the acquisition, construction, rehabilitation, and preservation of affordable multi-family housing for veterans and their families.

Golden State Acquisition Fund: This $93 million fund provides low-cost financing aimed at supporting the creation and preservation of affordable housing across the state.

California Housing Finance Agency (CalHFA): CalHFA offers a variety of low-cost loan programs to support the development of affordable multi-family rental housing, mixed-income housing, and special needs housing.

California Housing Finance Agency (CalHFA), Mortgage Credit Certificate Program: The MCC program is a homebuyer assistance program designed to help lower-income families afford home ownership. The program allows home buyers to claim a dollar-for-dollar tax credit for a portion of mortgage interest paid per year, up to $2,000. The remaining mortgage interest paid may still be calculated as an itemized deduction.

Local

Yolo County Housing: Yolo County Housing is dedicated to providing quality affordable housing and community development services to those within its service area. It administers the Housing Choice Voucher Program.

City of Woodland Affordable Housing Ordinance: The City updated the ordinance in 2020 to expand its applicability citywide, except in Spring Lake. The proposed amendments attempt to alleviate any burden and facilitate overall housing production and provide temporary relief from the standard provisions of the Affordable Housing Ordinance for two years. Projects over 81 units require 10 percent dedicated as affordable to low-income households, removing the requirement for very low-income. In order to incentivize higher density projects, development projects shall be required to meet a five percent low-income requirement if they are developed to a level of at least 95 percent of the maximum allowed density. In the event of project infeasibility, the City allows for payment of standard in-lieu fees.

Spring Lake Specific Plan Inclusionary Units: As stated in the SLSP, developers of a multi-family project are required to provide at least twenty percent (20%) of the units on-site affordable to and occupied by very low-income households and ten percent (10%) of the units affordable to and occupied by low-income households. Alternatively, the developers may make twenty-five percent (25%) of the units affordable to and occupied by very low-income households.

Spring Lake Scattered Site Program: This program levies an "offsite" fee of $1,100 per market rate.

Private Resources

California Community Reinvestment Corporation (CCRC): CCRC is a non-profit, multi-bank lending consortium providing financing for multifamily affordable rental housing throughout the state. CCRC specializes in projects for families, seniors, citizens with special needs, and mixed-use developments.

Federal National Mortgage Association (Fannie Mae): Fannie Mae is a government-sponsored enterprise that increases the number of lenders in the mortgage market by supporting the secondary mortgage market. Fannie Mae provides a variety of loans for single- and multifamily housing, and has programs specifically designed for affordable housing.

Federal Home Loan Mortgage Corporation (Freddie Mac): Freddie Mac operates similarly to Fannie Mae and also offers loans for affordable multifamily housing.

3.3 Opportunities for Energy Conservation

The cost of energy can greatly impact housing affordability, as energy costs can constitute a significant portion of total housing costs. High energy costs also particularly impact low-income households that are less likely to have the ability to cover increased expenses.

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

CARE (California Alternate Rates for Energy): The CARE program provides a 20 percent discount on monthly bills for qualified low- or fixed-income households and housing facilities. Qualifications are based on the number of people living in the home and total annual household income.

FERA (Family Electric Rate Assistance): Family Electric Rate Assistance is PG&E's rate reduction program for large households of three or more people with low- to middle-income.

Energy Partners Program: The Energy Partners Program provides qualified low-income customers free weatherization measures and energy-efficient appliances to reduce gas and electricity usage.

Medical Baseline Allowance: Residential customers can get additional quantities of energy at the lowest (baseline) price. To qualify for Medical Baseline, a California-licensed physician must

certify that a full-time resident in the home has a serious medical condition such being dependent on life-support equipment while at home.

Low-Income Home Energy Assistance Program (LIHEAP): The program is funded by the federal government and the State Department of Community Services & Development (CSD) administers LIHEAP. The federal Department of Health and Human Services distributes funds to states annually to assist with energy bills and offset heating and/or cooling energy costs for eligible low-income households. California's annual share is approximately $89 million which CSD distributes to contracted community energy service providers. Active. During March 2020, the CARES Act allocated California an additional $49 million to supplement its LIHEAP program, which totaled $203 million for Federal Fiscal Year 2019-2020.

Relief for Energy Assistance through Community Help (REACH): This is a one-time energy-assistance program sponsored by PG&E and administered through the Salvation Army from 170 offices in Northern and Central California. Those who have experienced an uncontrollable or unforeseen hardship may receive an energy grant of up to $300. Generally, recipients can receive REACH assistance only once within a 12-month period, but exceptions can be made for seniors, the physically challenged, and the terminally ill.

Business Rebates: Companies can qualify for rebates on energy-efficient products.

Other conservation program includes:

California Department of Community Services & Development Programs, Low-Income Weatherization Program (LIWP): California's Low-Income Weatherization Program (LIWP) provides low-income households with solar photovoltaic (PV) systems and energy efficiency upgrades at no cost to residents. LIWP is the only program of its kind in California that focuses exclusively on serving low-income households with solar PV and energy efficiency upgrades at no cost. The program reduces greenhouse gas emissions and household energy costs by saving energy and generating clean renewable power. LIWP currently operates three program components: Multi-Family ($63.9 million), Community Solar ($2.05 million), and Farmworker Housing ($10.7 million). According to CDS's Nov. 2020 Low-Income Weatherization Program Impact Report, LIWP has received $212 million from the Greenhouse Gas Reduction Fund since 2014. Note: The multi-family energy efficiency & renewables program component is estimated to end in June 2022.

California Public Utilities Commission, Energy Savings Assistance Program (ESA): ESA provides no-cost weatherization services to low-income households who meet the CARE income guidelines. Services provided include attic insulation, energy efficient refrigerators, energy efficient furnaces, weatherstripping, caulking, low-flow showerheads, water heater blankets, and door and building envelope repairs which reduce air infiltration.

Federal Housing Administration, Energy Efficient Mortgage Program (EEM): This program helps families save money on their utility bills by enabling them to finance energy efficient improvements with their FHA-insured mortgage. The EEM program recognizes that an energy-efficient home will

have lower operating costs, making it more affordable for the homeowners. Cost-effective energy improvements can lower utility bills and make more income available for the mortgage payment.

Yolo Energy Watch (YEW): This program helps Yolo County residents, businesses, nonprofits, and local governments implement energy savings measures, leading to reduced energy usage, lower utility bills, and fewer greenhouse gas emissions. Active.

Tree Shade Rebate: Under this program, the City will reimburse the purchase price of the residential street tree(s) up to $75 per address.

Section 4 Housing Plan

The implementation plan of the Housing Element serves as the City's strategy for addressing its housing needs. This section describes the housing goals, policies, and programs of the Housing Element for the City of Woodland.

Goals are aspirational purpose statements that indicate the City's direction on housing-related needs. Each goal encompasses several policies, which are statements that describe the City's preferred course of action among a range of other options. Each goal also includes programs, which are actionable steps taken to implement the policies. Some programs contain quantified objectives, which refer to the number of units that are expected to be constructed, preserved, or rehabilitated through the program during the planning period. These quantified objectives represent measurable outcomes that can be used to benchmark the success of each program.

This Housing Element contains institutional changes intended to significantly increase the amount and type of housing for all income levels in Woodland. These efforts are expected to be initiated throughout the planning period, which is from May 15, 2021 to May 15, 2029. In accordance with State law, the City will also evaluate the progress and effectiveness of these programs on an annual basis. Together, these initiatives reflect the City's commitment to increasing affordable housing and improve existing housing conditions.

Goal A: Development of Housing

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

Policies:

1. **Increase Development Certainty.** The City shall employ a variety of zoning tools, such as objective standards and form-based code, in order to facilitate and streamline the review of residential projects to create sense of certainty in the development approval process while increasing the quality of design and development.

2. **Minimize Development Constraints.** The City shall regularly evaluate the presence of development constraints, including regulatory, environmental, or market-based, and when possible, identify programs to alleviate or minimize identified constraints.
3. **Adequate Sites to Accommodate New Housing Needs.** Residential Land. The City shall ensure sufficient land for residential development at all times during the planning period, consistent with the City's fair share obligation, that promotes efficient use of land and reduces significant environmental impacts.
4. **Variety.** The City shall ensure that there is sufficient land zoned for a variety of housing types, residential densities, and housing prices with convenient access by various travel modes to services, employment, recreation areas, schools, parks, and other community amenities.
5. **Private and Nonprofit Participation in Housing Programs.** The City shall encourage private and nonprofit housing builders and developers to participate in federal, State, or other programs that assist in providing and maintaining housing affordable to lower income and special needs groups consistent with the General Plan and development regulations.
6. **City Participation in Housing Programs.** The City shall participate, whenever eligible, in federal, state, or other programs that assist in providing and maintaining housing affordable to lower income and special needs groups.
7. **Regional Coordination.** The City shall continue to work cooperatively with neighboring cities, Yolo County, and the Sacramento Area Council of Governments (SACOG) to ensure that the region addresses its fair share of affordable housing and promotes sustainable land use and transportation planning.
8. **Cooperation.** The City shall cooperate with and seek the advice of developers, builders, financial institutions, community groups, nonprofit agencies, and interested community members on housing needs and the solutions to housing problems. The City can also actively engage with eligible religious institutions to encourage the development of affordable housing units under the provisions of SB899.
9. **Infill Housing Development.** The City shall continue to promote infill housing development in appropriate locations.
10. **Age in Place.** The City shall encourage housing options that allow residents to age in place such as multi-generational housing, multi-family housing, senior housing, and residential care.
11. **Homeless, Transitional, and Special Needs Housing Review and Coordination**. The City shall periodically review homeless, transitional housing, and other special housing needs with Yolo County and other cities in the county, and participate in coordinated programs with other public agencies and nonprofit organizations to meet identified needs.

12. **Provision for Affordable Housing.** The City shall continue to require the provision of affordable housing as a component of market-rate projects, as codified in Chapter 15.16 of the municipal Code. The City shall continue to implement the affordable housing requirements of the Spring Lake Specific Plan as applicable.
13. **Monitoring and Reporting.** The City shall monitor and annually report to the City Council on the number of affordable ownership units constructed and any converted to unrestricted market-rate units.
14. **Inclusionary Housing.** The City shall strive to ensure the effectiveness and adequacy of the Affordable Housing Ordinance and make modifications as appropriate.
15. **Public Land for Affordable Housing.** The City shall inventory surplus public land, give first priority to affordable housing, and write down the cost of the land to provide additional subsidy for affordable housing purposes.
16. **Housing Priority. The City shall prioritize processing housing applications and provision of services to projects that provide for affordable housing.**

Programs:

A.1. As part of the Code update, ~~**maintain**~~ **ensure** adequate zoning **is maintained** across all sites identified in the site inventory to accommodate the City's RHNA at all income levels.

- Primary Responsibility: Community Development Department
- Time Frame: Within three years following adoption of the Housing Element

A.2. Update the Code to, when possible, establish minimum densities on housing opportunity sites identified in the Site Inventory, and ensure sites can be realistically developed at densities needed to meet unit estimates. Utilize Form-Based Code to accommodate a variety of housing types at realistic density ranges.

- Primary Responsibility: Community Development Department
- Time Frame: Within three years following adoption of the Housing Element

A.3. Concurrent with the Code Update, consider ways to expand residential development opportunities and ensure adequate site choices in the near and long term. This includes consideration of allowing residential development in the Community Commercial Zone **and increasing the allowed density of low-density zones to medium density (as originally considered in the General Plan).**

- Primary Responsibility: Community Development Department
- Time Frame: Within three years following adoption of the Housing Element

A.4. Annex the Research and Technology Park Specific Plan Area**. If the annexation cannot be completed within three years, the City will identify and rezone additional sites to address the shortfall of sites to accommodate the City's RHNA. The rezoning**

program will comply with by-right and density requirements, pursuant to Government Code section 65583.2, subdivisions (h) and (i).

- Primary Responsibility: Community Development Department
- Time Frame: Within three years following adoption of the Housing Element, ongoing maintenance

A.5. Compile and maintain a list of non-vacant sites that are candidates for redevelopment and assess opportunities and constraints to redevelopment**. Notify owners that their property may be eligible for redevelopment and the City will assist in developing, including technical assistance.**

- Primary Responsibility: Community Development Department
- Time Frame: Within 12 months following adoption of the Housing Element

A.6. **To ensure no net loss, ~~R~~regularly** review the Affordable Housing Ordinance to identify constraints to housing production and recommend improvements.

- Primary Responsibility: Community Development Department
- Time Frame: biennually

A.7. Require that any request to lower the minimum density of a site that is counted towards meeting the City's RHNA shall include findings that justify the request, and must demonstrate the reduction is consistent with the Housing Element and the remaining sites identified in the Housing Element will be adequate to accommodate the remaining share of the City's RHNA, **or** demonstrate **the City has identified** alternative **sites ~~have been identified.~~**

- Primary Responsibility: Community Development Department
- Time Frame: Within **~~three years~~12 months** following adoption of the Housing Element

A.8. Amend the Code consistent with Health and Safety Code Section 17021.5 and 17021.6 to further facilitate housing for farmworkers. Financial and technical assistance are available from HCD's Office of migrant Services, the Joe Serna, Jr. Farmworker Housing Grant Program, the California Tax Credit-Allocation Committee's Farmworker Housing Assistance Program, and the USDA Rural Development Program.

- Primary Responsibility: Community Development Department
- Time Frame: Within 12 months following adoption of the Housing Element; provide financial and technical assistance annually, as needed

A.9. The City shall continue to cooperate with and advise developers to utilize creative development approaches in considering new housing development. **The City will take**

proactive approach to contacting housing developers and will indicate a desire to work with them to achieve housing development.

- Primary Responsibility: Community Development Department
- Time Frame: Ongoing

A.10. **Amend the City's Density Bonus ordinance to comply with the latest changes to State law.** Continue to regularly promote the use of the City's Density Bonus Incentive Program as contained in Section 17.104.070 of the Zoning Ordinance to qualified or potential applicants. Bonus incentives are available to developers for including lower-income units in their projects. **The City will proactively contact housing developers to advertise the Density Bonus Program.** The City will provide a one-page fact sheet that summarizes the Program and options of density bonuses for distribution to developers at the City's permit counter.

- Primary Responsibility: Community Development Department
- Time Frame: **Amend Ordinance within three years of Housing Element adoption.** Ongoing **coordination. One-page fact sheet complete by 2022 and revised, as needed.**

A.11. Continue to actively work with affordable housing developers interested in multi-family housing bonds.

- Primary Responsibility: Community Services Department
- Time Frame: Ongoing

A.12. Annually review accomplishments in implementing the Housing Element and document these accomplishments in an Annual Progress Report, and present findings to the City Council. The City Council shall hold a meeting each year, per Section 65400 of the Government Code, to review accomplishments in implementing the Housing Element and document these accomplishments in an Annual Progress Report, and present findings to the City Council.

- Primary Responsibility: Community Development Department
- Time Frame: Annually

A.13. Seek funds to provide financing to assist housing construction of lower-income units and moderate-income units that serve HCD-identified special needs groups. Funding sources may include City of Woodland Affordable Housing In-Lieu Fees, Spring Lake Affordable Housing Off-Site Fees, Home, and other federal and State sources.

- Primary Responsibility: Community Services Department
- Time Frame: Annually

A.14. The City shall assist affordable housing developers with the **construction,** preservation or conservation of extremely low-income units, very low-income units, low-income units, and moderate-income housing units. City assistance for these projects may include CDBG funds.

- Primary Responsibility: Community Services Department
- Time Frame: Ongoing**, City to meet with affordable developers annually to assess needs and opportunities for City support.**

A.15. Review and update the Zoning Code standards and review procedures in order to facilitate infill development and streamline new housing development to the extent possible.

- Primary Responsibility: Community Development Department.
- Time Frame: Ongoing**, align with new legislation as available. Complete initial streamlining as part of comprehensive update, within 3 years of housing element adoption.**

A.16. Offer incentives to developers of affordable housing **in addition to existing incentives such as fee deferrals, reduced MPFP fees for infill and multi-family housing, and option to pay in lieu fees for inclusionary units,** such as waiver and/or deferral of all or a portion of City development fees; waiver or modification of City development standards; or assistance in obtaining federal, state, or local financing and/or subsidies.

- Primary Responsibility: Community Development Department
- Time Frame: Ongoing

A.17. Continue to implement the strategies outlined in the City's Homeless Action Plan, which includes increasing the availability of services and increasing Permanent Supportive Housing, as well as facilitate the provision of emergency shelter services through its participation in the countywide Homeless Coordination Project that provides services to the homeless in Yolo County. The Project includes support of the Cold Weather Shelter.

- Primary Responsibility: Community Services Department
- Time Frame: Ongoing

A.18. Pursue grant and loan funding opportunities from federal, State, and other agencies and coordinate with other agencies and nonprofit organizations for the provisions of different sizes, scales, and types of housing, including transitional housing, efficiency units, housing with supportive services, and other special-needs housing, consistent with policies in the Land Use, Community Design, and Historic Preservation Element.

- Primary Responsibility: Community Development Department and Community Services Department

- Time Frame: **Seek grant funding as it is available and review grant offerings annually.** ~~**Ongoing**~~

A.19. Continue to support rehousing efforts, through the East Beamer Way Emergency Shelter and Neighborhood Campus Project, to move people from emergency shelter to permanent supportive/affordable housing.

- Primary Responsibility: Community Development Department and Community Services Department
- Time Frame: Ongoing

A.20. Consider Zoning Code and General Plan amendments to allow duplex/triplex/and other unit types in higher resource areas. **If amendments are not feasible, develop alternative strategy to increase access to housing in high opportunity areas.**

- Primary Responsibility: Community Development Department
- Time Frame: ~~**Ongoing.**~~ **Assessment of opportunity for General Plan amendment and complete rezoning of sites within 3 years of Housing Element adoption.**

A.21. Continue to encourage new projects to incorporate accessory dwelling units (ADUs) or multi-gen units that can be utilized as ADUs in the future. Continue to post information about ADUs on the City's website and offer technical assistance to homeowners regarding standards, application, and permit requirements.

- **Primary Responsibility: Community Development Department**
- **Time Frame: Ongoing. Update information on City website as needed.**

A.22. Prepare a map showing the parcels that meet the City's requirements for emergency shelters (i.e., in the R-M and Downtown Zones). The City will then evaluate whether any of the mapped parcels are vacant or have redevelopment potential. If appropriate, based on the results of this assessment, the City will amend emergency shelter requirements in the Zoning Code to facilitate the production of emergency shelters, including identifying new zones with vacant land to allow emergency shelters by right.

- **Primary Responsibility: Community Development Department**
- **Time Frame: Identify suitable sites within 12 months of Housing Element adoption. Rezone sites, if needed, within 3 years of Housing Element adoption**

A.23. Amend the development standards in Chapter 17.152 to comply with Government Code section 65583, subdivision (a)(4)(A) and other emergency shelter requirements, including compliance with maximum distance requirements between shelters.

- **Primary Responsibility: Community Development Department**
- **Time Frame: Within 12 months of Housing Element adoption.**

A.24. **Amend existing Specific Plans (including the Spring Lake Specific Plan) to clarify the Citywide Zoning Code applies if/when the Specific Plan does not comply with State law regarding special needs housing, including but not limited to: Emergency shelters, transitional and supportive housing, accessory dwelling units, and residential care facilities.**

- **Primary Responsibility: Community Development Department**
- **Time Frame: Within 12 months of Housing Element adoption.**

A.25. **Amend the Zoning Code regulations for transitional and supportive housing to ensure compliance with AB101 and AB2162, including allowing transitional and supportive housing in areas that allow multi-family and mixed use residential.**

- **Primary Responsibility: Community Development Department**
- **Time Frame: Within 12 months of Housing Element adoption.**

A.26. **Amend the Zoning Code regulations for transitional and supportive housing to ensure compliance with AB101 and AB2162, including allowing transitional and supportive housing in areas that allow multi-family and mixed use residential.**

- **Primary Responsibility: Community Development Department**
- **Time Frame: Within 12 months of Housing Element adoption.**

A.27. **Develop a written policy or project review and approval guidelines as appropriate to specify the SB 35 (2017) streamlining approval process and standards for eligible projects, as set forth under California Government Code, Section 65913.4.**

- **Primary Responsibility: Community Development Department**
- **Time Frame: Within 12 months of Housing Element adoption.**

A.28. **Utilize LEAP grant funds to fund an affordable housing analysis that will evaluate an affordable in-lieu fee payment based on square footage. with consideration for payment from non-residential development in addition to residential.**

- **Primary Responsibility: Community Development Department**
- **Time Frame: Within 24 months of Housing Element adoption.**

A.29. **Utilize REAP grant funds to evaluate the City's cost recovery entitlement fees, including building, engineering, fire, and planning fees.**

- **Primary Responsibility: Community Development Department**
- **Time Frame: 12 months after Code Update completed.**

Goal B: Maintenance of Housing

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

Policies:

1. **Housing Rehabilitation.** The City shall continue to support rehabilitation of substandard residential units using federal and State subsidies for lower-income households
2. **Code Compliance Program.** The City shall continue to implement a code compliance program to ensure identification, repair, rehabilitation, or demolition of unsafe or dilapidated housing.
3. **Housing Conditions Survey.** The City shall periodically conduct a sample survey of housing conditions in targeted neighborhoods based on code enforcement records to identify substandard residential units.
4. **Code Enforcement.** The City shall continue to track code enforcement cases to monitor progress in addressing substandard conditions.
5. **Housing Retention Downtown Mixed Use.** The City shall continue to support a mixture of residential and commercial uses in the downtown area that will allow housing to be retained or re-established.
6. **Housing Preservation Subsidized Rental Housing.** The City shall continue to monitor and work with owners of subsidized rental housing projects to ensure that they remain affordable to lower-income households or are replaced if converted to market rate housing.
7. **Energy Conservation and Efficiency.** The City shall promote greater energy conservation and efficiency in existing housing as a preservation strategy.

Programs:

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

- Primary Responsibility: Community Development and Community Services Department
- Time Frame: Annually

B.2. Continue to periodically gather information regarding the status of local housing conditions to determine the need for housing rehabilitation and/or the removal of unsafe units.

Conduct a housing condition survey that meets the criteria of the State Department of Housing and Community Development in targeted neighborhoods.

- Primary Responsibility: Community Development Department
- Time Frame: **Ongoing monitoring. Complete housing conditions survey by 2024. Review results** ~~P~~**p**rior to the next Housing Element Cycle

B.3. Continue to fund code compliance and nuisance abatement programs. **Monitor complaint based code enforcement issues to ensure appropriate inspections and follow-up are provided, and adjust approach as determined appropriate.**

- Primary Responsibility: Community Development Department
- Time Frame: Ongoing **code compliance and nuisance abatement. Annually review code enforcement complaints.**

B.4. Continue to encourage the preservation of existing housing in the downtown area, the conversion of underutilized upper floors of commercial buildings to housing, and construction of infill, mixed-use housing projects with street-level commercial uses. The City shall monitor and annually report on the number of housing units constructed as part of infill and mixed-use projects in the Downtown Area.

- Primary Responsibility: Community Development Department
- Time Frame: Ongoing

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

- Primary Responsibility: Community Development and Community Services Department
- Time Frame: Ongoing

B.6. Continue to strive for greater energy conservation in existing residential development. CDBG monies are available for energy efficiency work as a part of the local housing rehabilitation program. Additionally, the City will continue to provide information to

residents regarding available home rehabilitation programs, and increase public awareness of self-help and rehabilitation programs through outreach.

- Primary Responsibility: Community Development and Community Services Department
- Time Frame: Ongoing

Goal C: Equal Opportunity in Housing

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

Policies:

1. **Consistency.** The City shall ensure that local regulations and programs related to equal opportunity in housing are consistent with State and federal law.
2. **Equal Opportunity.** The City shall promote housing programs that maximize equal opportunity, affirmatively further fair housing, and avoid economic segregation.
3. **Fair Housing Hotline Program.** The City shall continue to fund and support the City's Fair Housing Hotline Program.
4. **Enforcement.** The City shall support housing discrimination case processing and enforcement of Fair Housing laws through the State Department of Fair Employment and Housing.
5. **Housing Equity.** The City shall support programs and housing projects that promote inclusive, racially and ethnically diverse, and mixed-income residential communities throughout the City, such as inclusionary housing programs, intergenerational housing, large family units, rent control for manufactured home spaces, and HUD approved affirmative fair housing marketing plans.

Programs:

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

- Primary Responsibility: Community Development and Community Services Department
- Time Frame: Ongoing

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

- Primary Responsibility: Community Development and Community Services Department
- Time Frame: Ongoing

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

- Primary Responsibility: Community Development Department
- Time Frame: Ongoing

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

- Primary Responsibility: Community Development Department
- Time Frame: Ongoing

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

- Primary Responsibility: Community Development and Community Services Department
- Time Frame: Ongoing

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

- Primary Responsibility: Community Development Department
- Time Frame: Ongoing as needed

C.7. Affirmatively further fair housing by contracting with the Fair Housing Hotline Project provided through Legal Services of Northern California.

- Primary Responsibility: Community Development and Community Services Department
- Time Frame: Ongoing

C.8. Refer fair housing complaints to the Fair Housing Hotline Project provided through Legal Services of Northern California and State Department of Fair Employment and Housing for resolution.

- Primary Responsibility: Community Development and Community Services Department
- Time Frame: Ongoing**. Advertise program annually. Meet with prospective homebuyers as requests come in.**

C.9. Continue to support a First Time Homebuyer program to support and increase housing opportunities for first time homebuyers by providing loan assistance, utilizing local, State, Federal revenue sources.

- Primary Responsibility: Community Development and Community Services Department
- Time Frame: Ongoing

C.10. Utilize REAP grant funds to work with Yolo County Housing Authority to develop a plan for the Armfield neighborhood which promotes housing opportunities and improves conditions in the area northeast of East Street and Main Street.

- Primary Responsibility: Community Development and Community Services Department
- Time Frame: Ongoing

C.11. Meet with stakeholders, residents, and nonprofit organizations to discuss constraints to housing for persons with disabilities, including limits on group housing for 7 or more persons and the City Reasonable Accommodation procedures in Section 17.104.190 of the Zoning Code. If constraints are identified, update the Code to alleviate constraints.

- **Primary Responsibility: Community Development Department**
- **Time Frame: Meet with stakeholders by December 2022. Amend Code, as needed, within three years of Housing Element adoption.**

Goal D: Energy Conservation and Sustainable Housing Development

Energy Conservation and Sustainable Housing Development. To establish development and construction standards which encourage energy conservation and sustainable development practices in residential development.

Policies:

1. **Site Design.** The City shall encourage innovative site designs and orientation techniques, which incorporate passive and active solar designs and natural cooling techniques, low impact development practices, and water conserving features.
2. **Infill, Adaptive Reuse, and Mixed Use.** The City shall promote infill development, including affordable housing, in proximity to services, transit, pedestrian and bicycle facilities, and other urban amenities; mixed use of commercial areas – including upstairs spaces in the downtown area (e.g., uses including retail, entertainment, services, and residential); and adaptive reuse and redevelopment of vacant or underutilized lots with buildings, including second stories for retail, residential, or office uses.
3. **CALGreen.** The City shall continue to promote energy-conserving construction pursuant to the CalGreen Code and Title 24 of the California Code of Regulations (California Building Code Standards).
4. **Energy Cost-Savings.** Encourage the continued affordability of both rental and ownership housing by encouraging energy conservation in all existing development.
5. **Energy and Environment.** The City shall promote policies pertaining to energy conservation, sustainable development, and climate adaptability, including education and outreach regarding existing local and regional energy conservation, solar, and weatherization programs; encouraging sustainable building practices; and developing and promoting climate resiliency.

Programs:

D.1. Incorporate sustainability, conservation and climate adaptation standards and requirements into the Comprehensive Code update, consistent with goals and policies contained in the 2035 General Plan and 2035 Climate Action Plan.

- Primary Responsibility: Community Development Department
- Time Frame: Monitor and report to the City Council every five years, as a part of the implementation of the Climate Action Plan.

D.2. Ensure consistency with the State Model Water Conservation Ordinance (MWELO) and City Water Conservation Ordinance in the review of landscape plans and by incorporating standards in the Zoning Ordinance update.

- Primary Responsibility: Community Development Department.

- Time Frame: Ongoing

D.3. Encourage and support community-based programs, such as Woodland Tree Foundation, to facilitate planting shade trees throughout the community consistent with Climate Action Plan goals and the Urban Forestry Master Plan.

- Primary Responsibility: Community Development and Community Services Department.
- Time Frame: Ongoing

D.4. Promote residential energy conservation practices pursuant to the Title 24 provisions of the California Building Code Standards, including the provisions for sustainable construction and development practices that are contained in the CalGreen Code.

- Primary Responsibility: Community Development Department
- Time Frame: Ongoing

D.5. Coordinate with Pacific Gas & Electric, community-based organizations, other public agencies to provide public education and outreach on energy conservation. Specific actions related to energy conservation will be coordinated through the Climate Action Plan.

- Primary Responsibility: Community Development Department
- Time Frame: Ongoing

Quantified Objectives

Table 4-1 presents the City's quantified objectives for construction, preservation, and rehabilitation for the 2021 – 2029 planning period that will be achieved through the policies and programs described above.

Table 4-1: Quantified Objectives

Program Type/Affordability	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	331	~~652~~326	184~~199~~	525~~-601~~	1,424 ~~1,349~~	2,801
Rehabilitation		-	-	-	-	-
Conservation/Preservation	0	~~11~~15	2~~00~~15	76	~~75~~	306~~286~~
Total	331	~~663~~332	399	601	1,424	**3,087**

Appendix A: Existing Program Review

The City of Woodland has made significant strides in addressing special needs populations over the course the 5th cycle Housing Element Period. The City provided $1.5 million for phase 2 of Mutual Housing at Spring Lake, 39 rental units for farmworker households, and construction of the units was completed in 2019. The City is providing a $1,482,000 grant (from affordable housing in-lieu and Spring Lake Off-Site Affordable housing revenues) and dedicating City-own land at no cost to a local nonprofit for construction of a 61-unit permanent supportive housing project at the corner of Beamer Street and County Road 102 to serve the homeless, including individuals with mental health disorders. In addition, the City has taken on the developer functions for the project with in-house staff and is using a $679,972 grant from Partnership Health Plan of California for pre-development and construction costs. The City acted as the developer for a 100-unit emergency shelter project on City-owned land at the corner of Beamer Street and County Road 102. Construction was completed in December 2020 with shelter operations starting in January 2021 and the City dedicated the project site to a local nonprofit at no cost. City funds in excess of $1,100,000 were used for the pre-development and construction costs while the City acted as the developer for the project. In 2019, the City had a 4.6-acre multi-family site in the Spring Lake Specific Plan area dedicated to a local nonprofit instead of receiving $900,000 in affordable housing in-lieu fees. The City executed an affordable housing covenant for the site requiring that a minimum of 112 units senior citizen units be constructed for very low and low income households. Table A-1, below, provides an overview of the other accomplishments from the previous Housing Element, and recommendations to carry forward, remove, or modify existing Housing programs.

Existing Program Evaluation Matrix

Table A-1: Existing Program Review Table

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
"A" Programs						
9.A.1	The City shall continue to cooperate with and advise developers in the use of the P-D Planned Development Overlay Zone to reduce housing costs by utilizing various techniques such as:	--	Community Development Department	Ongoing	Cleveland Suites Tentative subdivision map has been approved for 16 infill lots in the Mixed Use District of the Downtown Specific Plan Area. The developer is working with the city on the architectural design at this time. While a P-D Overlay Zone was not used for the development, City staff worked with the developer/builder to find solutions for setbacks and parking requirements.	**Modify- modify the program to include additional methods to allow flexibility from regulations to encourage**

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
	• zero lot lines, cluster development, private • streets, parking and setback innovations and other creative development approaches.				Cleveland Street Suites is the second dense residential project constructed or under construction in Woodland's downtown area in the last two years. (Construction of the first project, Downtown Suites, was completed in 2020.) Two small lot single-family projects were entitled in the Spring Lake Specific Plan area in 2020 utilizing the PD overlay to allow modification to setbacks and lot coverage resulting in a total of 169 lots. The new developments provide for 3.5-foot side yard setbacks of which one side provides an access easement to the adjacent lot. The projects utilize private drives for garage access. The two projects varied in density from 11 to 13 du per acre. The projects have begun site improvements but have not had building permits issued. The City approved an Interim Zoning Ordinance that allows multi-family as a permitted use and includes objective development standards for multi-family in both the High Density and Corridor Mixed Use Districts. The first project approved using the new streamlined standards is a 168 unit apartment complex at 310 Main Street. The City is currently reviewing a possible 80 unit development on East Street that will utilize the streamlined development review process. The City is in the process of preparing a Comprehensive Zoning Code update that will provide further direction for planned development criteria and intends to provide objective review criteria for qualified multi-family development.	**housing development**

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
9.A.2	The City has identified lands for housing that can be developed by 2021 and that could accommodate Woodland's share of the regional housing needs by income category. Since adoption of the 2013 Housing Element, the City has rezoned land to R-25 (20 to 25 units per acre) and shall rezone at least 5 acres to R-25 or equivalent zone that has a minimum density of 20 units per acre and meets the requirements of California Government Code Section 65583.2, paragraphs "h" and "i." The target for rezoning of 5 acres is based on the assumption that 5 acres, developing at 80% capacity, at 20 units per acre, which would provide for approximately 80 units, exceeding the City's shortfall. This additional land to be rezoned is intended to accommodate the City's Regional Housing Need Allocation (RHNA) of 664 units affordable to households earning 80% or less of the Yolo County median household income. The City has identified several properties with a total land area of approximately 45 acres within the Spring Lake Specific Plan Area that will be considered for re-designation, consistent with the requirements of this program.	Rezone land to R-25, Update Zoning Code.	Community Development Department	Within 12 months following adoption of the 2035 General Plan.	The Woodland City Council approved the rezone of the following six parcels on May 1, 2018: assessor parcel numbers 063-071-015, 063-060-006, 005-720-027, 005-060-044, 064-170-049, and 064-010-037. As a result of the rezonings, the sites have additional capacity for 1000+ residential units. Because of the 2018 rezonings, no action was taken in 2020. HCD approved the updated inventory of sites to add sites available to low and very low income households.	**Program Complete-delete**

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
	In addition, there are various vacant and underutilized properties (see Appendix E-1 and Figures E-1 and E-2) that may be appropriate for re-designation and re-zoning to allow higher density housing development, consistent with this program. Sites shall be a minimum of two acres in land area (or, in infill contexts, adjacent sites that together comprise at least two acres). The areas considered by the City for re-zoning are within existing City limits, near infrastructure, and without substantial environmental constraints. Within 12 months of adoption of the General Plan Update, the City will update the Zoning Code to reflect increased residential densities and housing opportunities resulting from the revised General Plan. If, at any time, the supply of sites zoned for housing falls below the quantity of land required to accommodate the City's remaining regional housing needs allocation for any income group during the Housing Element planning period, the City shall initiate redesignations and rezonings to provide additional land.					
9.A.3	The City shall provide flexibility on the identification of sites for accommodating its Regional	--	Community Development Director	Ongoing as needed	No action was taken on this program in 2020. There were no requests made to downzone properties.	**Modify- modify the program to expand the**

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
	Housing Needs Plan (RHNP) Allocation as part of the update of the zoning code. A request to lower the density of a site that is counted towards meeting the City's RHNP Allocation shall include findings that justify the rezone and identify an adequate replacement site(s) that will provide the minimum number of units by income level for accommodating the City's RHNP Allocation and is developable during the term of the Housing Element planning period.					**applicability of these standards to sites identified in the 6th Cycle**
9.A.4	The City shall continue to cooperate with and advise developers in the use of the City's Density Bonus Incentive Program as contained in Section 25-21-25 of the Zoning Ordinance. Bonus incentives are available to developers for including lower-income units in their projects. The City will provide a one-page fact sheet that summarizes the Program and options of density bonuses for distribution to developers at the City's permit counter.	The City will provide a one-page fact sheet that summarizes the Program and options of density bonuses for distribution to developers at the City's permit counter.	Community Development Department	Prepare fact sheet within 90 days after adoption	No action was taken on this program in 2020 however, it should be noted that the developer of Gracewood Commons (senior affordable housing rental project in the Spring Lake Specific Plan area of Woodland) plans to seek a bonus density from the City to increase the overall residential yield to 146 units. The City will evaluate the existing Density Bonus provisions as part of the comprehensive update to ensure that they are consistent with State Law	**Continue**
9.A.5	The City shall continue to cooperate with Yolo County and other cities in the County and actively work with affordable housing developers interested in multi-family housing bonds.	--	Community Development Department	Ongoing	The City, Yolo County, Friends of the Mission, Yolo Wayfarer Center, and Woodland Opportunity Village are partnering on a 61-unit permanent supportive housing project to house the homeless on a City-owned site near the northwest corner of East Beamer Street and County Road 102. Funds of $582,000 were approved by the City	**Continue**

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
					Council on December 15, 2020 for the project; this in addition to $900,000 approved by the City Council in 2019. The 61 units are expected to be installed in summer/fall 2021.	
9.A.6	The City Council shall hold a meeting each year, per Section 65400 of the Government Code, to review accomplishments in implementing the Housing Element and document these accomplishments in a report to State office of Housing and Community Development.	Documented accomplishments in a report to State office of Housing and Community Development. APRs?	Community Development Department	Annually	Each Housing Element Annual Report has been submitted to HCD consistent with their submittal requirements.	**Continue**
9.A.7	Seek funds to provide financing to assist housing construction of lower-income units and moderate-income units that serve special needs groups. Funding sources may include HOME, CalHome, and other federal and State sources.	--	Community Development Department	Annually	The City, Yolo County, Friends of the Mission, Yolo Wayfarer Center, and Woodland Opportunity Village are partnering on a 61-unit permanent supportive housing project to house the homeless on a City-owned site near the northwest corner of East Beamer Street and County Road 102. Funds of $582,000 were approved by the City Council on December 15, 2020 for the project; this in addition to $900,000 approved by the City Council in 2019. The 61 units are expected to be installed in summer/fall 2021.	**Continue**
9.A.8	The City shall allocate CDBG funds for the provision of extremely low-income units, very low-income units, low-income units, and moderate-income housing units. The City shall identify sites, establish partnerships, and pursue CDBG funds.	Allocated funds	Community Development Department	Annually	In 2020, the City's CDBG Review Panel recommended awarding $65,000 in funds for the continued rehabilitation of the 42-unit Cottonwood Meadows apartment complex that serves low income senior citizen households. The City has worked with the property owner, the nonprofit New Hope Community Development Corporation, to fund needed rehabilitation work on multiple occasions that otherwise would require rent increases if City CDBG funds and other funding sources were not available. Final	**Continue**

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
					action on the funding will be taken by the City Council in 2021.	
9.A.9	Offer incentives to developers of affordable housing such as: • waiver and/or deferral of all or a portion of City development fees; • waiver or modification of City development standards; or • assistance in obtaining federal, state, or local financing and/or subsidies	--	Community Development Department	Ongoing on a case-by-case basis	The City has an approved fee deferral program that has been actively utilized by multiple housing developments. The city provides means through a minor exception, or per Community Development Director, or Planned Development to allow a waiver or modification of standards. A PD process was utilized to approve two small lot single family project in Spring Lake in 2020. City focuses efforts on assisting those projects that are seeking federal, state, or local financing and subsidies. The city uses funds available in the Housing Trust fund when needed and appropriate to assist projects that will provide housing to low to extremely low income households.	**Continue**
9.A.10	The City shall amend its zoning code consistent with Health and Safety Code Section 17021.5 and 17021.6 to further facilitate housing for farmworkers. Financial and technical assistance will be sought from HCD's Office of migrant Services, the joe Serna jr. Farmworker Housing Grant Program, the California Tax Credit-Allocation Committee's Farmworker Housing Assistance Program, and the uSDA Rural Development Program.	Amend Zoning Code to further facilitate housing for farmworkers.	Community Development Director	Within 12 months following adoption of the 2035 General Plan; provide financial and technical assistance annually, as needed	While no action was taken in 2020, it should be noted that the City provided $2,410,000 in loan funds from local sources (Spring Lake Affordable Housing Off-Site and affordable housing in-lieu fee funds) for Mutual Housing California's farmworker housing development in the Spring Lake Specific Plan area (phase 1 and 2). The development resulted in the construction of 100 rental units for farmworker families. City will address code updates as part of the Comprehensive Code Update.	**Incomplete - Continue**

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
9.A.11	The City shall continue to require the provision of affordable housing as a component of market- rate projects, as codified in Chapter 6A of the municipal Code. The City shall continue to implement the affordable housing requirements of South East Area Specific Plan as applicable. The City shall continue to implement the affordable housing requirements of the Spring lake Specific Plan, as applicable. The City shall monitor and annually report to the City Council on the number of affordable ownership units constructed and converted to unrestricted market-rate units.	--	Community Development Department	Ongoing	The City continues to implement the affordable housing provisions (inclusionary housing) of its Municipal Code and Spring Lake Affordable Housing Plan. It should be noted that the South East Area Specific Plan has been built out. The City continues to work with the developer of the Gracewood Commons senior citizen affordable housing project to secure funding for construction of the first phase of the rental project. In 2019, the City the City had the 4.6-acre site multi-family site dedicated to the developer's nonprofit partner. The project is expected to generate 146 units through two phases. (The Woodland Municipal Code was re-codified and the City's Inclusionary Housing Ordinance is now located at Chapter 15.16 of the code.) In the Spring Lake Specific Plan area, the majority of the single-family projects approved have been required, through Development Agreements, to pay fees in lieu of constructing affordable on-site homes. The in-lieu fees have been used to assist projects that benefit homeowners who are extremely and very low income including the East Beamer Way homeless shelter.	**No ongoing action- establish as a policy or delete.**
9.A.12	The City shall continue to facilitate the provision of emergency shelter services through its participation in the countywide Homeless Coordination Project that provides services to the homeless in Yolo County. The Project includes Homeless Coordination and the Cold Weather Shelter.	--	Community Development Department	Ongoing	The City continues to participate in the Countywide Homeless Coordination Project to support staffing for the homeless services and operation of Fourth & Hope's emergency shelter. In addition, the City established a Homeless Coordinator position in 2018. The position provides community outreach and coordination with internal/external partners on services, programs, and projects; and referrals to address community social service needs, including at-risk youth and individuals and families that are homeless or at risk of	**Continue**

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
					homelessness. In 2020 the City's CDBG review panel recommended the award of CDBG funds to Fourth & Hope for operation of its emergency shelter and to Empower Yolo for operation of its emergency shelter that serves the homeless who are victims of domestic violence, sexual assault, stalking, and trafficking. Final action on the review panel funding recommendations will be taken by the City Council in 2021. The City Council in 2020 approved funds of $1,400,000 for the construction of the Emergency Shelter Project on City-owned land located near the northwest corner of East Beamer Street and County Road 102. The City served as the developer for the shelter project and construction was started and completed in 2020. The new shelter has capacity for 100 single men and women and began operations in early January 2021 with a reduced capcity because of the COVID-19 pandemic. The previous emergency shelter location had capacity for 65 individuals. Starting in March 2020 and continuing into 2021, the City's Homeless Coordinator and other City staff have been working on Project Roomkey in partnership with Yolo County and other project partners to shelter vulnerable homeless in local motels during the pandemic. A number of the individuals have exited the motel sheltering into permanent housing.	
9.A.13	The City shall pursue grant and loan funding opportunities from federal, State, and other agencies and coordinate with other agencies and nonprofit organizations for the provisions of different sizes, scales, and types of housing, including transitional housing, efficiency	--	Community Development Department	Ongoing	The City continues to partner with Fourth & Hope applied for grant funds through the Federal Continuum of Care Competition to provide permanent supportive housing for chronically homeless families and individuals. The U.S. Department of Housing and Urban Development has delayed the notice of	**Continue**

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
	units, housing with supportive services, and other special-needs housing, consistent with policies in the Land Use, Community Design, and Historic Preservation Element.				funding availability for the 2020 Federal Continuum of Care Program.	
9.A.14	The City shall continue to support the services of Yolo County's Homeless Coordinator.	--	Homeless Coordinator	Ongoing	The City continues its participation in the Countywide Homeless Coordination Project to support staffing for homeless services and operation of Fourth & Hope's emergency shelter. In addition, the City established a Homeless Coordinator position in 2018. The position provides community outreach and coordination with internal/external partners on services, programs, and projects; and referrals to address community social service needs, including at-risk youth and individuals and families that are homeless or at risk of homelessness.	**Continue**
9.A.15	The City shall consider options to allow Residential Care Homes with more than six mentally disordered or otherwise handicapped persons or dependent and neglected children as a permitted use in the Multiple-Family Residential Zone (R-M).	Amend RM Zone's permitted uses	Community Development Director	Within 12 months following adoption of 2035 General Plan	The 2035 General Plan update was approved on May 16, 2017. The City is in the process of putting together a comprehensive update of its zoning code.	**Delete**
"B" Programs						
9.B.1	The City shall periodically review its eligibility for various federal and State programs that will provide rehabilitation and maintenance assistance for lower-income units and special needs groups. The City shall submit applications for	Submitted applications	Community Development Department	Annually	The City, Yolo County, Friends of the Mission, Yolo Wayfarer Center, and Woodland Opportunity Village are partnering on a 61-unit permanent supportive housing project to house the homeless on a City-owned site near the northwest corner of East Beamer Street and County Road 102. Funds of $582,000 were approved by the City Council on December 15, 2020 for the project; this in addition to $900,000 approved	**Continue**

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
	programs for which the City is eligible, as appropriate.				by the City Council in 2019. The 61 units are expected to be installed in spring/summer 2021. The City Council in 2020 approved funds of $1,400,000 for the construction of the Emergency Shelter Project on City-owned land located near the northwest corner of East Beamer Street and County Road 102. The City served as the developer for the shelter project and construction was started and completed in 2020. The new shelter has capacity for 100 single men and women and began operations in early January 2021 with a reduced capacity because of the COVID-19 pandemic. The previous emergency shelter location had capacity for 65 individuals.	
9.B.2	The City shall continue to periodically gather information regarding the status of local housing conditions to determine the need for housing rehabilitation and/or the removal of unsafe units. A housing condition survey that meets the criteria of the State Department of Housing and Community Development will be conducted in targeted neighborhoods.	Housing conditions survey	Community Development Department	Every 5 years	The City employs a full-time code compliance officer who works with residents and owners to facilitate improvement of housing conditions as needed. . In 2014 one residential structure was demolished because of substandard conditions. No persons were displaced since the home had been vacant for a number of years.	**Continue**
9.B.3	The City shall continue to include funds in its operating budget for code compliance and nuisance abatement programs.	Allocated funds	Community Development Department	Ongoing	The City employs a full-time code compliance officer.	**Continue**
9.B.4	The City shall continue to implement the Downtown Specific Plan to encourage the preservation of existing housing in the downtown area,	Report on housing units constructed as part of the DTSP	Community Development Department	Ongoing	The City continues to encourage conversion of underutilized upper floors of commercial buildings to residential uses. The City is in the process of preparing a Comprehensive Zoning Code update that will provide further	**Remove reference to Downtown Specific Plan. Continue**

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
	the conversion of underutilized upper floors of commercial buildings to housing, and construction of infill, mixed-use housing projects with street-level commercial uses. The City shall monitor and annually report on the number of housing units constructed as part of infill and mixed-use projects in the Downtown Specific Plan Area.				direction for planned development criteria and intends to provide objective review criteria for qualified multi-family development.	
9.B.5	No later than one year prior to expiration of affordability, the City will contact property owners of units at-risk of converting to market rate housing to discuss the City's desire to preserve complexes as affordable housing. The City will seek participation from agencies interested in purchasing and/or managing units at-risk. Funding assistance, which can be leveraged with outside sources by the developer to either transfer ownership, or provide rent subsidies to maintain affordability, shall utilize applicable federal, State, and local financing sources. Where properties are at risk of conversion, the City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.		Community Development Department	Ongoing	No action was taken in 2020. For 2020, the City's CDBG Review Panel recommended awarding CDBG funds to Friends of the Mission to install energy efficient water heaters at the 925 North Street affordable rental complex and Walter's House, a residential treatment facility. A portion of the Walter's House clients are homeless.	**Modify- contact property owners sooner than 12 months from expiration in order to ensure adequate time to negotiate preservation.**

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
9.B.6	The City shall continue to strive for greater energy conservation in existing residential development. CDBG monies are available for energy efficiency work as a part of the local housing rehabilitation program. Additionally, the City will continue to provide information to residents regarding available home rehabilitation programs and increase public awareness of self-help and rehabilitation programs through outreach.	Allocated funds.	Community Development Director	Ongoing	For 2020, the City's CDBG Review Panel recommended awarding CDBG funds to Friends of the Mission to install energy efficient water heaters at the 925 North Street affordable rental complex and Walter's House, a residential treatment facility. A portion of the Walter's House clients are homeless. The City will incorporate sustainability and energy conservation requirements as part of the comprehensive code update.	**Continue**
"C" Programs						
9.C.1	The City shall continue to distribute Fair Housing brochures and booklets indicating what the Fair Housing laws are and where advice, assistance and enforcement activities can be obtained. The City will provide this information to any person who feels they have been discriminated against in acquiring housing within the city and to any housing provider who requests such information. Information will be made available at the City's website and at the City's Homebuyer Education Seminars. These efforts will also focus on special needs population groups that might face housing discrimination,	Fair Housing brochures and booklets	Community Development Department	Ongoing	Information such as Fair Housing brochures are published in English and Spanish and are available at the Community Development Department office and through the City's website.	**Continue**

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
	such as farmworkers and persons with disabilities.					
9.C.2	The City shall support an Annual Fair Housing Open House for rental property owners and various social services organization and agencies to discuss mechanisms to evaluate tenant applications according to fair housing law.	Annual Fair Housing Open House	Community Development Department	Ongoing	Legal Services of Northern California did not hold the Fair Housing Conference in 2020 because of the COVID-19 pandemic. In 2019, the fair housing conference was held at the Woodland and Community Center and the City did not charge for the use of the facility. In addition, the City paid for the refreshments provided to conference participants and assisted with outreach.	**Continue**
9.C.3	The City shall continue to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing pursuant to the Reasonable Accommodations for Persons with Disabilities provisions of Section 25.21.85 of the Municipal Code	--	Community Development Department	Ongoing	The City continues to follow the Reasonable Accommodation provisions of its Municipal Code. (The Woodland Municipal Code was recodified, and the reasonable accommodation provisions are now located in Section 1 No action was taken in 2020.7.104.190 of the code.)	**Continue**
9.C.4	The City shall continue to implement measures to encourage developers to apply universal design principles in new housing developments so that housing units and the neighborhoods in which they are located are as accessible as possible to all individuals, regardless of age or abilities. Such measures include density bonuses, fee	--	Community Development Department	Ongoing	Barrier-free design is governed by accessibility law and incorporated with all designs. All apartments are required to comply with Chapter 11B of the California Building Code. The City has incorporated specific conditions in Development Agreement for the Prudler project, located adjacent to the Senior Center, to require universal design features	**Continue**

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
	reductions/deferrals, or other incentives.					
9.C.5	The City shall increase its educational outreach efforts by providing fair housing information in English and Spanish whenever feasible. Financial and technical assistance may be sought from California Rural Legal Assistance the Farmworker Justice Fund, the USDA Rural Development Program, and HCD's Office of Migrant Services.	English/ Spanish fair housing flyers	Community Development Department	Ongoing	Information such as Fair Housing brochures are published in English and Spanish and are available at the Community Development Department office and through the City's website.	**Continue**
9.C.6	The City shall continue to ensure that relocation assistance is provided to tenant relocated as a result of removal of housing, in compliance with the federal Housing and Community Development Act of 1974	--	Community Development Director	Ongoing as needed	No action was taken in 2020.	**Continue**
9.C.7	The City shall affirmatively further fair housing by contracting with the Fair Housing Hotline Project provided through Legal Services of Northern California.	Contract with Fair Housing Hotline Project.	Community Development Department	Ongoing	For 2020, the City's CDBG Review Panel recommended awarding CDBG funds to Legal Services of Northern California to support the operation of the Fair Housing Hotline Project.	**Continue**

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
9.C.8	The City shall refer fair housing complaints to the Fair Housing Hotline Project provided through Legal Services of Northern California and State Department of Fair Employment and Housing for resolution.	--	Community Development Department	Ongoing	Fair housing issues continue to be referred to the Fair Housing Hotline Project.	**Continue**
"D" Programs						
9.D.1	The City shall consider citywide application of energy conservation policies contained in the Spring Lake Specific Plan. These policies include but are not limited to the use of energy efficient air conditioners, light-colored roofing materials, photovoltaic energy systems, and Energy Star appliances. The City shall monitor and report on the number of housing units constructed with energy efficiency features that exceed the requirements of the CalGreen Code.	--	Community Development Director	Monitor and report to the City Council every five years, as a part of the implementation of the Climate Action Plan; Ongoing	For 2020 the City issued 617 building permits for rooftop solar energy systems. Most of the permits were issued for residential structures.	**Continue**
9.D.2	Through its General Plan, Zoning Code, and Climate Action Plan, the City shall promote infill development, including affordable housing, in proximity to services, transit, pedestrian and bicycle facilities, and other urban amenities; mixed use of	--	Community Development Director	Ongoing	Construction of the Cleveland Street Suites development started in 2020 on a site in the "Mixed Use District" of the Downtown Specific Plan Area. The 26,170 square foot project site was subdivided to accommodate the construction of 16 for sale units. City staff worked with the developer/builder to find solutions for setbacks and parking requirements. Cleveland Street Suites is the	**Continue**

Program #	Program Description	Quantified Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/ Continue
	commercial areas – including upstairs spaces in the downtown area (e.g., uses including retail, entertainment, services, and residential); and redevelopment of vacant or underutilized lots with buildings, including second stories for retail, residential, or office uses.				second infill residential project constructed or under construction in Woodland's downtown area in the last two years. (Construction of the first project, Downtown Suites, was completed in 2020.)	
9.D.3	The City shall continue to promote residential energy conservation practices pursuant to the Title 24 provisions of the California Building Code Standards, including the provisions for sustainable construction and development practices that are contained in the CalGreen Code.		Community Development Department	Ongoing	The City has adopted the 2019 California Building Standards Code and 2019 California Green Code. For 2020 the City issued 617 building permits for rooftop solar energy systems. Most of the permits were issued for residential structures.	**Continue**
9.D.4	The City shall coordinate with Pacific Gas & Electric, community-based organizations, other public agencies to provide public education and outreach on energy conservation. Specific actions related to energy conservation will be coordinated through the Climate Action Plan.	--	Community Development Department	Ongoing	The City jointed the Valley Clean Energy (VCE) Alliance, a joint powers authority, in 2017 to empower local control of electricity procurement decisions, reduce the carbon footprint associated with their electricity services, and help support growth of local renewables. The other members of VCE include the City of Davis and Yolo County.	**Continue**
9.D.5	The City shall encourage the continued affordability of both rental and ownership housing by encouraging energy conservation in all existing development.	--	Community Development Director	Ongoing	For 2020 the City issued 617 building permits for rooftop solar energy systems. Most of the permits were issued for residential structures.	**Continue**

Appendix B: Housing Needs Assessment

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Appendix B: Housing Needs Assessment 1

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Section B.1 Population Characteristics and Trends

The 2020 City of Woodland Housing Element is an update to the 2013 Housing Element, which relied primarily on 2010 U.S. Census and State of California, Department of Finance (DOF) data. This update uses data from the previous Housing Element where applicable, along with American Community Survey data and population, housing, and employment data published by DOF and the Sacramento Area Council of Governments (SACOG).

The primary sources of the data used are SACOG's HCD Approved data packages. Data Package 1 is primarily point-in-time data based off 2013-2017 Census ACS 5-year data. Data Package 2 is primarily trend data based off of the 2000 Census, the 2010 Census, and Census ACS 5-year data products from 2010-2014 and 2014-2018. Data for some analysis topic areas was provided in both data packages; however, more recent data is available in Data Package 2, making it the preferred source of data for background trend analysis and context. In some cases, comparable data between Data Packages is not available, thus in some instances total values (such as number of units or number of households) varies across tables in this analysis. To overcome the limitations, both total number and percentages are provided, to ensure a similar point of comparison.

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

B.1.1 General Characteristics and Trends

As shown in Table B-1, Woodland's population grew modestly, 6.4 percent between 2010 and 2018, compared to 7.0 percent for Yolo County.

Woodland's median age was 35.9 in 2018, higher than Yolo County's median of 31.0 years. Between 2010 and 2018, Woodland experienced a decrease in persons per household.

Table B-1: Population and Household Trends for Woodland and Yolo County 2010-2018

	Woodland			Yolo County		
	2010	**2018**	**Percent Increase**	**2010**	**2018**	**Percent Increase**
Population	55,468	59,044	6.4%	200,849	214,977	7.0%
Median Age	33.7	35.9	6.5%	30.4	31.0	2.0%
Total Households	18,721	20,408	9.0%	70,872	73,510	3.7%
Household Population	54,483	57,876	6.2%	194,140	206,773	6.5%
Group Quarters Population	985	1,168	18.6%	6,709	8,204	22.3%
Persons per Household	2.91	2.84	-2.6%	2.74	2.81	2.7%

Source: 2019 SACOG Data Package 2, 2010 Census, ACS 2014-2018, Worksheet 1-5 population trends, Table 5. Group Quarters Total; 2019 SACOG Data Package 2, 2010 Census, ACS 2014-2018, Worksheet 8-10 household growth, Table 8. Households by Tenure, Table 9. Household Population by Tenure

B.1.2 Age, Race, And Ethnicity Characteristics

Table B-2 compares 2014-2018 ACS data for a variety of demographic characteristics including age, sex, and race, and ethnicity for Woodland and Yolo County. The Hispanic population in Woodland is significantly greater than that of the County, at 48.6 percent compared to 31.5 percent.

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

	Woodland		Yolo County	
Age Distribution	**Number**	**Percent**	**Number**	**Percent**
Total Population	**59,044**	**100%**	**214,977**	**100%**
Under 5	3,653	6.2%	12,467	5.8%
5 to 9	3,960	6.7%	12,618	5.9%
10 to 14	4,261	7.2%	13,052	6.1%
15 to 19	4,199	7.1%	20,389	9.5%
20 to 24	4,099	6.9%	30,396	14.1%
25 to 34	8,531	14.4%	29,455	13.7%
35 to 44	7,734	13.1%	24,981	11.6%
45 to 54	8,055	13.6%	23,778	11.1%
55 to 59	3,374	5.7%	11,704	5.4%
60 to 64	3,286	5.6%	10,696	5.0%
65 to 74	4,579	7.8%	14,761	6.9%
75 to 84	1,919	3.3%	7,050	3.3%
85 and Over	1,394	2.4%	3,630	1.7%
Median Age	**35.9**	**-**	**31.0**	**-**
Sex				
Male	28,864	48.9%	104,375	48.6%
Female	30,180	51.1%	110,602	51.4%
Race/Ethnicity				
Total Population	**59,044**	**100%**	**214,977**	**100%**
Hispanic	28,703	48.6%	67,809	31.5%
Not Hispanic	30,341	51.4%	147,168	68.5%
White	*23,149*	*39.2%*	*101,274*	*47.1%*
Black	*880*	*1.5%*	*5,215*	*2.4%*
American Indian/Alaskan Native	*154*	*0.3%*	*533*	*0.2%*
Asian	*4,713*	*8.0%*	*29,360*	*13.7%*
Native Hawaiian/Other Pacific Islander	*99*	*0.2%*	*919*	*0.4%*
Other/Two or more	1,346	2.3%	9,867	4.6%
Source: 2019 SACOG Data Package 2, 2010 Census, ACS 2014-2018, Worksheet 1-5 population trends				

B.1.3 Employment Characteristics

According to the data provided by SACOG (2014-2018 ACS data), the City of Woodland has 27,210 persons in the civilian labor force (age 16 years and over) who are employed (Table B-3). The largest employment sector continues to be the Educational, health, and social services category at 24.7 percent, which saw an increase of 1.8 percent from 2010. Between 2010 and 2018, Woodland saw the largest declines in shares of employment in the Construction and Finance, insurance, real estate, and rental and leasing sectors. Less than 6 percent work in the Agriculture, forestry, fishing, hunting and mining category (Table B-3).

Table B-3: Employment History by Industry

	2014-2018 Jobs of Resident Population	Percent	Percentage Increase from 2006-2010 ACS
Employed civilian population 16 years and over	**27,210**	**100%**	**7.6%**
Agriculture, forestry, fishing and hunting, and mining	1,567	5.8%	0.8%
Construction	1,594	5.9%	-2.1%
Manufacturing	1,984	7.3%	2.3%
Wholesale trade	865	3.2%	0.2%
Retail trade	3,791	13.9%	-0.1%
Transportation and warehousing, and utilities	1,433	5.3%	0.9%
Information	179	0.7%	-0.4%
Finance, insurance, real estate, and rental and leasing	910	3.3%	-3.0%
Professional, scientific, management, administrative, and waste management services	2,132	7.8%	-1.6%
Educational, health, and social services	6,716	24.7%	1.8%
Arts, entertainment, recreation, accommodation, and food services	2,617	9.6%	1.2%
Other services (except public administration)	1,495	5.5%	0.6%
Public administration	1,927	7.1%	-0.6%
Source: 2019 SACOG Data Package 2, ACS 2014-2018, Worksheet 25 disabled-emp-NEW, Table 23. Total Civilian noninstitutionalized population with a disability; 2019 SACOG Data Package 2, ACS 2006-2010, 2014-2018, Worksheet 6-employment, Table 6. Employment by Industry			

Section B.2 Household Characteristics

B.2.1 Household Type

The U.S. Census divides households into two different categories, depending on their composition. Family households are those that consist of two or more related persons living together. Non-family households include persons who live alone or in groups composed of unrelated individuals. As shown in Table B-4, Woodland had a larger percentage of family households (73 percent) than Yolo County (63 percent). Additionally, it also had fewer non-family households equaling 27 percent of the total units, compared to the County's 37 percent.

Table B-4: Woodland and Yolo County Household Type

	Woodland		Yolo County	
	Total	**Percent**	**Total**	**Percent**
Family Households	14,857	73%	46,152	63%
Non-Family Households	5,551	27%	27,358	37%
Total Households	**20,408**	**100%**	**73,510**	**100%**
Source: 2019 SACOG Data Package 2, ACS 2014-2018, Worksheet 32-33 female headed households				

B.2.2 Household by Tenure

The rate of home ownership in Woodland was 54.8 percent in 2018, slightly higher than the 51.7 percent in Yolo County (Table B-5, below).

Table B-5: Woodland and Yolo County Housing Tenure

	Woodland		Yolo County	
	Total	**Percent**	**Total**	**Percent**
Owner-occupied	11,181	54.8%	38,013	51.7%
Renter-occupied	9,227	45.2%	35,497	48.3%
Total Households	**20,408**	**100.0%**	**73,510**	**100.0%**

B.2.3 Household Size and Overcrowding

As shown in Table B-1, in 2018, the average household size in Woodland was 2.84 persons per household, compared to 2.81 persons per household in Yolo County. The average household size in Woodland has decreased from 2.91 persons per household in 2010. Over the same time period, the average household size in Yolo County increased from 2.74.

SACOG provides overcrowding data, expressed as the number of persons per room in occupied housing units. The Census includes living rooms, dining rooms, bedrooms, kitchens, finished attics and basements, family rooms, offices, and permanently enclosed porches in the definition

of a “room”. A housing unit with more than 1 person per room is considered overcrowded, and a housing unit with 1.5 or more people per room is severely overcrowded.

In Woodland, 90.6 percent of the occupied housing units were not overcrowded, and had less than 1 person per room during the 2013-2017 period. A total of 1,449 units (7.2 percent of units) were overcrowded, including 352 owner-occupied and 1,097 renter-occupied units. Approximately 2 percent of total units were severely overcrowded, including 170 owner-occupied and 271 renter-occupied units. The data indicates a need for additional units with enough rooms that are affordable to larger households, as well as additional affordable units to reduce the need for multiple families to share a single housing unit, particularly for renters. Table B-6 presents overcrowding data for Woodland.

Table B-6: Number of Households in Woodland by Tenure with Overcrowding Conditions

	Number of Units	Percent
Owner occupied units	**11,159**	**55.4% of total occupied units**
Overcrowded	352	3.2% of owner-occupied units
Severely Overcrowded	170	1.5% of owner-occupied units
Renter Occupied Units	**8,991**	**44.6% of total occupied units**
Overcrowded	1,097	12.2% of renter occupied units
Severely Overcrowded	271	3.0% of renter occupied units
Total Occupied Units	**20,150**	**100.0%**
Source: 2019 SACOG Data Package 1, ACS 2013-2017, Worksheet Overcrowding		

B.2.4 Household Income

Table B-7 shows the distribution of households according to their 2014-2018 incomes for Woodland and Yolo County. Woodland’s median household income is similar to the median income countywide, and Woodland had a lower percentage of households earning less than $25,000 per year. Woodland has a slightly higher proportion of households that fall within the medium ranges (between $25,000 and $99,000) while Yolo County has higher proportion of households at the highest and lowest ranges.

Table B-7: Household Income Distribution for Woodland and Yolo County

	Woodland		Yolo County	
	Number	**Percent**	**Number**	**Percent**
Less than $24,999	3,440	16.9%	15,843	21.6%
$25,000 to $49,999	4,307	21.1%	12,877	17.5%
$50,000 to $74,999	3,952	19.4%	12,203	16.6%
$75,000 to $99,999	2,795	13.7%	8,701	11.8%
$100,000 or more	5,914	29.0%	23,886	32.5%
Total Households	**20,408**	**100%**	**73,510**	**100%**
Median Household Income	$ 64,122	-	$65,923	-

B.2.5 Special Housing Needs

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

~~Persons with Disabilities~~ Total Population Developmental Disabilities and Disabilities by Type

As shown in Table B-8, 6,~~330~~ 478 Woodland residents from ~~over~~ the ages of ~~five~~ zero to 64 have some form of disability, which is 1~~1.20.9~~ percent of the noninstitutionalized population in 2018. 60 percent of persons with a disability are under the age of 65, and one third of these persons have independent living difficulty.

Table B-8: Residents with Disabilities

	~~Total Civilian Noninstitutionalized Population~~	~~With a Disability~~	
		~~Number~~	~~Percent~~
~~Woodland~~	~~58,055~~	~~6,330~~	~~10.9%~~
~~*Source: 2019 SACOG Data Package 2, ACS 2014-2018, Worksheet 23 disabled*~~			

	Number	Percent
Total Persons with a Disability(ies)	6,478	100%
Person's with a Disability(ies) for Ages 0 to 64	3,983	61.5%
Hearing Difficulty	780	12%
Vision Difficulty	774	11.9%
Cognitive Difficulty	1,853	28.6%
Ambulatory Difficulty	1,722	26.6%
Self-Care Difficulty	811	12.5%
Persons with a Disability(ies) for ages 18 to 64	3,583	100%
Independent Living Difficulty (Ages 18-64 only)	1,086	30.3%
Persons with a Disability(ies) for Ages 65 and Over	2,495	38.5%
Hearing Difficulty	1,300	20.1%
Vision Difficulty	395	6.1%
Cognitive Difficulty	599	9.2%
Ambulatory Difficulty	1,485	22.9%
Self-Care Difficulty	489	7.5%
Independent Living Difficulty	960	14.8%
Source: ACS 2013-2017 Table S1810		

Table B-9 presents data on the types of disabilities among people in Woodland from the ACS. Based on the data, more than 50 percent of civilian noninstitutionalized Woodland residents who have a disability are not in the labor force.

Table B-9: Disability and Employment

	Total	Percent
Total civilian noninstitutionalized population 18 to 64 years	**36,081**	
In the labor force:	**27,614**	**76.5%**
Employed:	**26,055**	**94.4%**
With a disability	1,204	4.6%
No disability	24,851	95.4%
Unemployed:	**1,559**	**5.6%**
With a disability	90	5.8%
No disability	1,469	94.2%
Not in labor force:	**8,467**	**23.5%**
With a disability	1,927	22.8%
No disability	6,540	77.2%
Source: 2019 SACOG Data Package 2, ACS 2014-2018, Worksheet 25 disabled-emp-NEW		

Senior Households

Senior households are defined as households with one or more persons over the age of 65 years. Approximately 13.1 percent of Woodland's population is comprised of seniors. Commonly seniors own their own home, but due to limited or fixed incomes or disabilities, may need assistance to remain in their homes.

Table B-10 shows the number of persons over the age of 65 years and the percent of change in 2010-2018 per age category, indicating an aging population.

Table B-11 provides information about seniors with incomes below the poverty level. 8.0 percent of the total seniors had incomes below the poverty level during this period. This rate is below the overall poverty rate of Woodland families (9.8 percent) and the poverty rate of other special needs groups (such as persons with disabilities and single mothers with minor children). This also represents a 4 percent decrease in the percent of households headed by persons 75 years and older who are below the poverty line.

As of 2018, the majority of senior households in Woodland were homeowners as shown in Table B-12. Of all 2018 households headed by a person 65 years or older, 70.4 percent owned their homes and 29.6 percent rented.

Table B-10: Senior Population and Percentage Change

	Total Population	Total Population 65+	65 to 69	70 to 74	75 to 79	80 to 84	85 and older
Number of Persons 2019	**59,044**	7,892	2,594	1,985	988	931	1,394
Number of Persons 2010	**55,468**	6,024	1,793	1,290	1,055	833	1,053
Percent Change between 2010-2018	**6.4%**	31.0%	44.7%	53.9%	-6.4%	11.8%	32.4%
Source: 2019 SACOG Data Package 2, 2010 Census, ACS 2014-2018, Worksheet 26-28 elderly							

Table B-11: Seniors with Incomes Below the Poverty Rate

	Total		Below Poverty			
	65 to 74	75+	65 to 74		75+	
	Number	Number	Number	Percent of Population 65 to 74	Number	Percent of Population 75+
2019	4,487	3,102	325	7.2%	310	10%
2010	2,876	3,380	210	7.3%	489	14.5%
Source: 2019 SACOG Data Package 2, ACS 2014-2018, Worksheet 26-28 elderly						

Table B-12: Housing Tenure of Woodland's Senior and Non-Senior Households

Household Type and Tenure	Number	Percent
Senior-Headed Households[1]	**4,787**	**100%**
Renter-occupied	1,417	29.6%
Owner-occupied	3,370	70.4%
Households Headed by a Non-Senior Person[1]	**15,621**	**100%**
Renter-occupied	7,810	50.0%
Owner-occupied	7,811	50.0%
Total Households	**20,408**	
Note: [1] Based on 65+		
Source: 2019 SACOG Data Package 2, ACS 2014-2018, Worksheet 26-28 elderly		

American Community Survey data indicates a need in Woodland for additional programs to assist senior renters. Although Table B-12 shows there are more senior homeowners, it is more often the renters who experience the greatest housing challenges because of fixed incomes and rising (and unstable) rental rates. Senior homeowners, however, do face the problem of maintaining their homes, often on fixed incomes as well.

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

Large Households

Large households are those with five or more household members. Large households require housing units with more bedrooms than housing units needed by smaller households. In general, housing for these households should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child-care facilities. These types of needs can pose problems particularly for large families that cannot afford to buy or rent single-family houses, as apartment and condominium units are most often developed with childless, smaller households in mind. According to the 2018 American Community Survey, 2,372 households, or 11.6 percent of the total households in Woodland, had five or more members (Table B-13, below).

Table B-13: Tenure for Large Households

	1 to 4 Person Household		5 or More Person Household		Total Households
	Total	Percent	Total	Percent	
Total Households	**18,036**	**88.4%**	**2,372**	**11.6%**	**20,408**
Owner-occupied	9,982	89.3%	1,199	10.7%	11,181
Renter-occupied	8,054	87.3%	1,173	12.7%	9,227
Source: 2019 SACOG Data Package 2, ACS 2014-2018, Worksheet 29-31 large households					

The 2014-2018 ACS estimates that Woodland housing stock has 3,712 owner-occupied units and 637 renter-occupied units with 4 or more bedrooms. That is 33.2 percent of the owner-occupied housing unit stock and 6.9 percent of the renter-occupied unit stock. However, the majority of these larger homes are not affordable to lower-income large families, creating a gap in housing need for this group.

Farm Workers

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

Farm workers are historically undercounted by the census and other data sources**.** The USDA Census of Agriculture provides a count of the number of farms and ranches and of the people who operate them, for each county in the nation. The USDA Census of Agriculture includes farm labor categorized by number of farms, total workers, workers working less than 150 days, and workers working more than 150 days. Table B-14 provides a summary of the total number of farms, and farmers by permanent and part-time (seasonal) labor. More than half (1,983 workers) of permanent workers are on farms with 10 or more employees.

Table B-14: Yolo County Farms and Farm Labor Workers

	Farms	Total Workers	Permanent Workers > 150 Days	Seasonal Workers < 150 Days
Yolo County	467	4,506	2,600	1,906
Source: 2019 SACOG Data Package 1, USDA Agricultural Census 2017, Table 7				

Table B-15: Farm Worker Housing in and near Woodland

Facility Name	Location	Number of Units
Casa Del Sol Mobile Home Park	Woodland	156
Dixon Center	Dixon	85
Madison Migrant Center	Madison	90
Davis Center	Davis	64
Spring Lake Sacramento Mutual Housing	Woodland	100
Total Units		**495**
Source: Yolo County and City of Woodland, 2021		

Female-Headed Households

Female-headed households are another special needs group defined by State law. These households often have special needs due to their family or lower-income status. Of particular concern are single female-headed households with children, as this group tends to have lower incomes and high dependency on social services. The U.S. Census provides household information regarding single female-headed households with children under the age of 18. Children living in female-headed households are more likely than others to live below the poverty level. Single mothers have a greater risk of falling into poverty than single fathers, due to such factors as the wage gap between men and women, limited training, required education for higher-wage jobs, and inadequate child support.

As shown in Table B-16, of the 14,857 family households in 2018, females headed 18.7 percent of the City's family households. Further examination shows that 47.1 percent of female-headed family households had children under 18, and of these households 40 percent of them are below the poverty line. In other words, 9.8 percent of households live below poverty line, 51 percent of which are headed by females, and 43 percent of these are female households with children younger than 18 years old.

Table B-16: Female-Headed Households

	Number	Percent
Total Family Households	**14,857**	**100%**
Total Female-Headed Family Households	**2,772**	**18.7%**
with Children under 18	1,305	47.1%
without Children under 18	1,467	52.9%
Total Family Households Under the Poverty Level	**1,461**	**9.8%**
Female-Headed Family Households Under the Poverty Level	744	51%
Female-Headed Family Households Under the Poverty Level with children under 18	640	43.8%
Source: 2019 SACOG Data Package 2, ACS 2014-2018, Worksheet 32-33 female headed household		

The difficulty that female heads of households encounter in obtaining affordable housing has often led to homelessness for both them and their children (see Table B-17, below). The Yolo County Homeless and Poverty Action Coalition (HPAC) conducted a biannual count of the homeless in Yolo County in 2019, identifying 655 homeless in Yolo County, including 238 in Woodland. This is a 43 percent increase Countywide since 2017. Of the 238 individuals who were homeless in Woodland, 17 were children under the age of 17, 71 were female, and 14 were veterans. Additionally, a majority (145 persons) have been homeless at least one year. .

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

Homeless Persons

Table B-17 shows the estimated homeless population in Yolo County from the 2019 Yolo County Homeless Census, including the number of chronic homeless, homeless veterans, and homeless households with children.

Table B-17: 2019 Homeless Census

	Total	Sheltered	Unsheltered	Chronic Homelessness
Woodland	238	75	163	145
Yolo County	655	258	397	320
Source: 2019 Yolo County**, CoC, Point-in-Time** Homeless Count				

The City of Woodland supports and funds (when possible) an array of special services for the homeless. The City participates in the countywide Homeless Coordination Project that provides services to the homeless in Yolo County. The Project includes funding for the Yolo Wayfarer

Center's shelter during the winter and Yolo County's Homeless Coordinator position. The intent of the Homeless Coordination Project is to improve and expand services to the homeless and very low-income individuals, increase funding for local agencies serving these individuals, and increase the efficiency with which grant funds are obtained and managed. City of Woodland's programs for homeless services include the following:

Winter Shelter Program: The program operated from 2017 – 2020 and provided overnight shelter for families and single women in local churches. In 2020, the shelter operated for eight weeks and had capacity for 20 beds. Operation of the shelter allowed the Yolo Wayfarer Center to increase the number of single men provided with overnight shelter at its facility. Because of the COVID-19 pandemic, the shelter did not operate in 2021.

Yolo Wayfarer Center: The emergency shelter operates 365 days a year and provides shelter for up to 100 single men and women at a new facility constructed in 2020. As of March 2021, the capacity has been reduced to 66 beds because of the COVID-19 pandemic. The shelter provides overnight sleeping facilities, meals, showers, laundry, and other services. The shelter works agency partners who provide case management services that connect shelter clients with resources such as housing, employment, health services, income assistance, clothing, and food closets. Clients are required to follow a case plan specific to their individual needs. The case plan outlines the path to housing and may involve strategies to pay a past debt and credit rehabilitation, access income through employment or benefits such as veterans benefits, save money for a rental deposit, secure reliable transportation, reach out to family members, and other strategies for self-sufficiency.

Empower Yolo's Wallace and Vannucci Center: Operated by Empower Yolo, the confidential Wallace and Vannucci Shelter is Yolo County's only 24-hour emergency shelter for adults and children escaping domestic violence, sexual abuse or human trafficking. The 35-bed facility is staffed 24 hours a day, 365 days a year. The shelter offers safe refuge, a comprehensive empowerment program, therapeutic services, and case management to the resident.

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

City Homeless Coordinator: The City established a homeless coordinator position in 2018. The homeless coordinator position provides strategic planning; community outreach; coordination with internal/external partners on services, programs, and projects; and referrals to address community social service needs, including individuals and families that are homeless or at risk of homelessness and at-risk youth.

Section B.3 Housing Stock Characteristics

This section describes the housing characteristics and conditions that affect housing needs in Woodland. Important housing stock characteristics include housing type, vacancy rates, tenure, condition, and age.

B.3.1 Housing Type

Table B-18 presents data on the housing stock in Woodland and Yolo County in 2010. The table breaks out the total housing stock by type. As shown in this table, the majority of housing in Woodland in 2019 was single-family detached housing, which accounted for 64.7 percent of all units. With 59.5 percent of single-family detached units in 2019, Yolo County has a lower proportion of single-family detached units than Woodland.

Multi-family units (units in structures that contain two or more units, not including single-family attached units) accounts for approximately 27 percent of the total stock. This proportion of multi-family units is slightly lower than that in Yolo County, at approximately 30 percent. The proportion of mobile home units (2.6%) is lower than Yolo County (4.6%) as a whole. The proportion of the housing stock by unit type (e.g., single-family versus multi-family) does not equate to tenure (owner versus renter) because some single-family homes are renter-occupied, and some multi-family units may be owner-occupied.

Table B-18: Housing Units By Units in Structure for Woodland and Yolo County

	Total Housing Units	Single Family		Multifamily		Mobile Homes
		Detached	Attached	2 to 4 Units	5+ Units	
Woodland	20,794	13,451	1,135	1,673	3,997	538
Yolo County	77,679	46,185	4,870	6,577	16,500	3,547

Source: 2019 SACOG Data Package 1, Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2010-2019, Worksheet Population

B.3.2 Housing Occupancy and Vacancy

Table B-19 shows the number of vacant units by vacancy status. It is important to note that these counts include all vacant units, including those units held vacant for seasonal use; not all of the vacant units are actually offered for sale or for rent. Woodland is shown as having an overall 4.2 percent vacancy rate in 2017. Yolo County experienced a similar vacancy rate of 5.3 percent in 2017. In 2018, Woodland had a homeowner vacancy rate of 0.9 percent and a rental vacancy rate of 3.8 percent.

Table B-19: Occupancy and Vacancy Status for Woodland and Yolo County

	Woodland	Yolo County
Total housing units	**21,031**	**76,916**
Occupied housing units	**20,150**	**72,845**
Vacant housing units	**881**	**4,071**
For rent	355	920
Rented, not occupied	46	395
For sale only	105	481
Sold, not occupied	26	234
For seasonal, recreational, or occasional use	89	551
All other vacant units	260	1,490
Vacancy Rate	**4.2%**	**5.3%**
Homeowner Vacancy Rate	**0.9%**	**1.2%**
Rental Vacancy Rate	**3.8%**	**2.5%**
Source: 2019 SACOG Data Package 1, ACS 2013-2017, Worksheet Housing Stock		

B.3.3 Housing Age and Condition

The U.S. Census provides only limited data that can be used to infer the condition of Woodland's housing stock. In most cases, the age of a community's housing stock is a good indicator of the likely condition of the housing stock. As a general rule, structures older than 30 years begin to show signs of deterioration and require active maintenance to maintain good condition and property value. According to the 2017 ACS data shown in Table B-20 (below), 73 Percent of Woodland's 2017 housing stock, 15,348 units, was built 30 or more years ago. Only 2.8 percent of Woodland's 2017 housing stock was built within the past 10 years. Maintaining and improving housing quality is an important goal for the City. It should be noted that the City of Woodland has several recognized historic neighborhoods. Since 1989 the Woodland Community has been actively celebrating its significant architectural heritage and large stock of historic homes. Annual awards for rehabilitation efforts are provided by the City. It is generally found that the older stock of homes are in good condition.

In 2019, the City conducted a focused property and structural conditions assessment in three areas: Armfield, East Street north of Main Street, and portions of Beamer Street. Of the 86 properties that were assessed, 7 had both structures and landscaping in poor condition, 2 properties had only structures in poor condition, and 12 sites had only landscaping in poor condition. Of the 7 properties with poor landscaping and structures, only 3 were current residential uses, and were non-conforming single family. Using this sample as an indicator, the majority of the existing house stock is in good to fair condition.

Table B-20: Age of Woodland Housing Stock

Year Structure Built	Number of Housing Units	Category as Percentage of Total
Built 2014 or later	148	0.7%
Built 2010 to 2013	446	2.1%
Built 2000 to 2009	2,525	12.0%
Built 1990 to 1999	2,564	12.2%
Built 1980 to 1989	4,004	19.0%
Built 1970 to 1979	4,537	21.6%
Built 1960 to 1969	2,315	11.0%
Built 1950 to 1959	2,147	10.2%
Built 1940 to 1949	808	3.8%
Built 1939 or earlier	1,537	7.3%
Total number of units	**21,031**	**100.0%**
Source: 2019 SACOG Data Package 1, ACS 2013-2017, Worksheet Housing Stock		

Section B.4 Housing Cost and Affordability

One of the major barriers to housing availability is the cost of housing relative to income levels. In order to provide housing to all economic levels in the community, a wide variety of housing types should be available at a range of prices. Housing affordability is dependent on income and housing costs.

The State of California uses common definitions of income levels and affordability for various housing and community development programs to provide a uniform basis of measuring income and ability to pay. The State definitions closely align with federal definitions used by the Department of Housing and Urban Development (HUD), but include a different measure of "moderate income." For the purpose of this Housing Element, the state definitions are used and shown below in Table B-21.

Table B-21: Housing Income Limit Definitions

Term	Definition
Extremely Low-Income Households	Incomes less than 30% of the HUD area median family income (HAMFI) for Yolo County as established by HUD. A household of four is considered to be very low-income in Yolo County if its 2020 combined income is $27,750 or less.
Very Low-Income Households	Incomes between 30% and 50% of the HAMFI. A household of four is considered to be very low-income in Yolo County if its 2020 combined income is $46,250 or less.
Low-Income Households	Incomes between 50% and 80% of the HAMFI. A household of four is considered to be low-income in Yolo County if its 2020 combined income is $74,000 or less.
The Median-Income	The point where half of households earn more, and half earn less. Yolo County's 2020 median income for a household of four is $92,500.

Term	Definition
Moderate-Income Households	Incomes between 80% and 120% of the HAMFI. A household of four is considered to be moderate-income in Yolo County if its 2020 combined income is $111,000 or less.
Above-Moderate-Income Households	Incomes above 120% of the HAMFI. A household of four is considered to have above-moderate-income if its 2020 combined income exceeds $111,000.
Source: State Income Limits for 2020 Department of Housing and Community Development April 30, 2020 Memorandum	

B.4.1 Housing Costs Compared to Ability to Pay

The ability to pay for housing is a function of housing cost and other essential living expenses in relation to household income. Since above-moderate income households do not generally have problems in locating affordable units, affordable units are frequently defined as those reasonably priced for households that are low- to moderate-income.

Table B-22 shows the 2020 income limits for Extremely Low-, Very Low-, Low-, Median-, and Moderate-Income households, and compares these income limits to affordable (<30% gross income) rent and purchase prices. **Tables ~~B-22 and~~** B-23 present**s** recent rental **and ownership** cost information **~~(median gross rents and apartment rental rates)~~**. **Rental and ownership costs in Woodland are lower than Yolo County.** These tables show that median gross rents are generally within the range of affordability for households earning 50 percent or more of the Yolo County median income but are not affordable for very-low or extremely low-income households. **Homes for purchase are affordable to larger (4+ person) lower-income households, or to smaller median and above moderate-income households. As noted in Appendix D, Section D.3.1, since 2018 housing costs have increased for both rental and for sale products. Average costs in 2021 are $475,000 for purchase and approximately $1,700 per month for a 2-bedroom rental, indicating housing is not affordable for most low, very low, and extremely low- income households.**

Table B-22: City of Woodland Ability to Pay for Housing for Extremely Low, Very Low, Low, and Moderate Income Households, and Fair Market Rents

Number of Persons in Household	1	2	3	4
Extremely Low				
Annual Income Limit	$19,450	$22,200	$25,000	$27,750
Monthly Income	$1,621	$1,850	$2,083	$2,313
Max. Monthly Gross Rent[1]	$486	$555	$625	$694
Max. Purchase Price 5% down[1,2]	$88,500	$102,000	$115,750	$129,250
Max. Purchase Price 20% down[1,3]	$107,000	$123,500	$140,000	$156,500
Very Low				
Annual Income Limit	$32,400	$37,000	$41,650	$46,250
Monthly Income	$2,700	$3,083	$3,471	$3,854

Number of Persons in Household	1	2	3	4
Max. Monthly Gross Rent[1]	$810	$925	$1,041	$1,156
Max. Purchase Price 5% down[1,2]	$152,000	$174,500	$197,250	$219,750
Max. Purchase Price 20% down[1,3]	$184,000	$211,250	$239,000	$266,250
Low				
Annual Income Limit	$51,800	$59,200	$66,600	$74,000
Monthly Income	$4,317	$4,933	$5,550	$6,167
Max. Monthly Gross Rent[1]	$1,295	$1,480	$1,665	$1,850
Max. Purchase Price 5% down[1,2]	$247,000	$283,250	$319,500	$355,750
Max. Purchase Price 20% down[1,3]	$299,250	$343,250	$387,000	$431,000
Median				
Annual Income Limit	$64,750	$74,000	$83,250	$92,500
Monthly Income	$5,396	$6,167	$6,938	$7,708
Max. Monthly Gross Rent[1]	$1,619	$1,850	$2,081	$2,313
Max. Purchase Price 5% down[1,2]	$310,500	$355,750	$401,000	$446,500
Max. Purchase Price 20% down[1,3]	$376,250	$431,000	$486,000	$541,000
Moderate				
Annual Income Limit	$77,700	$88,800	$99,900	$111,000
Monthly Income	$6,475	$7,400	$8,325	$9,250
Max. Monthly Gross Rent[1]	$1,943	$2,220	$2,498	$2,775
Max. Purchase Price 5% down[1,2]	$374,000	$428,250	$482,750	$537,000
Max. Purchase Price 20% down[1,3]	$453,000	$519,000	$585,000	$650,750

Notes:

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

[2] Assumes 95% loan (i.e., 5% down payment) @ 2.875% annual interest rate and 30-year term

[3] Assumes 80% loan (i.e., 20% down payment) @ 2.875% annual interest rate and 30-year term

Based on Yolo HUD Metro FMR Area, FY 2020 Median Family Income; $83,250: HUD FY 2020 Section 8 Income Limits. Source: Zillow Mortgage Calculator

Table B-23: Median ~~Gross Rent~~ Housing Cost

	2006 to 2010		2010 to 2014		2014 to 2018	
	Gross Rent	Average Cost of Home	Gross Rent	Average Cost of Home	Gross Rent	Average Cost of Home
Woodland	$935	$352,100	$944	$254,200	$1,139	$345,000
Yolo County	$1,041	$391,300	$1,096	$317,700	$1,266	$395,500

Source: 2019 SACOG Data Package 2, ACS 2006-2010, 2010-2014, 2014-2018, Worksheet 19-22 housing stock, Table 20. Median Gross Rent (Not Adjusted for Inflation)

B.4.2 Overpayment

According to the U.S. Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development, a household is considered to be overpaying (cost burdened) when 30% or more of its gross income is spent on rental or mortgage costs. Severe housing cost burden occurs when a household pays more than 50% of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size.

In Woodland, 19.5 percent of total occupied units are cost burdened, paying 30-50 percent of their income for housing, and 70.0 percent of these households are Extremely Low, Very Low-, and Low-income categories. Even more notable, of the 15.7 percent severely cost burdened households (paying 50 percent or more of their income for housing), 93.4 percent of these households were in the Extremely Low, Very Low-, and Low-income categories (Tables B-24 and B-25).

Table B-24: Woodland Households Paying 30-50% of Income for Housing, by Income Level

	Total	Owner – Occupied	Renter - Occupied
All Occupied Units	**20,150**	**11,159**	**8,991**
Total Paying 30-50%	**3935**	**1875**	**2060**
Household Income ≤ 30% HAMFI	430	145	285
Household Income >30% to ≥50% HAMFI	1105	240	865
Household Income >50% to <=80% HAMFI	1220	460	760
Household Income >80% to <=100% HAMFI	510	370	140
Household Income >100% HAMFI	670	660	10
Total Paying More than 50%	**3170**	**990**	**2185**
Household Income <= 30% HAMFI	1770	330	1440
Household Income >30% to <=50% HAMFI	855	315	540
Household Income >50% to <=80% HAMFI	335	170	165
Household Income >80% to <=100% HAMFI	125	90	40
Household Income >100% HAMFI	85	85	0

HAMFI = (HUD Area Median Family Income)

Source: Comprehensive Housing Affordability Strategy, U.S. Department of Housing and Urban Development, 2013-2017 ACS

B.4.3 Units At-Risk of Conversion

Assisted Rental Housing Eligible for Conversion

California housing element law requires jurisdictions to include a study of all low-income housing units, which may at some future time be lost due to the expiration of affordability restrictions. The

law requires that the analysis and study cover a 10-year period, and be divided into two periods, coinciding with updates of the housing element. There are three general cases that can result in the conversion of public assisted units:

Prepayment of HUD Mortgages: Section 221(d) (3), Section 202, and Section 236 — Section 221 (d) (3) is a privately owned project where HUD provides either below-market interest rate loans or market-rate loans with a subsidy to the tenants. With Section 236 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. Section 202 assistance provides a direct loan to non-profit organizations for project development and rent subsidy for low-income elderly tenants. It also provides assistance for the development of units for physically handicapped, developmentally disabled, and chronically mentally ill residents.

Opt-outs and Expirations of Project-Based Section 8 Contracts: Section 8 is a federally funded program that provides subsidies to the owner of a pre-qualified project. Subsidies make up differences between what the tenants are able to pay, and the actual cost of contract rent. Opt-outs occur when the owner of the project decides to opt-out of a contract with HUD by pre-paying any remaining mortgage. Usually the likelihood of opt- outs increases as market rents exceed contract rents.

Other: Expiration of the low-income use period of various financing sources which may include one or more of the following: Low-income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CALHFA), Community Development Block Grant (CDBG), and HOME funds. Generally, bond- financing properties expire according to a qualified project period or when the bonds mature. The qualified project period in the City's bond financed multi-family properties is 15 years. Density bonus units expire in 30 years, depending on the level of incentives. No density bonus property was found with a 10-year affordability term. Also, properties that were funded through the City of Woodland's redevelopment agency required an affordability term of 45 years for owner-occupied or 55 years for rental properties.

Of the 25 subsidized affordable housing projects in the City of Woodland, ~~two~~ **the following** are at risk of conversion to market rate within the next 10 years.

> Leisureville Mobile Home Park: 150 senior citizen units, at least 76 units must be occupied by low-income households pursuant to a regulatory agreement between the Leisureville Community Association and the City of Woodland. The mobile home park is also subject to the City's manufactured home space rent control ordinance, which sets a ceiling for space rents and requirements in order to raise rents. Low-income households may utilize a CDBG loan fund established for Leisureville to pay the required buy in share. The regulatory agreement expires in 2025 and may be extended with the approval of Leisureville and the Woodland City Council.
>
> **Sycamore Pointe:** 136 units, 124 low-income and 11 very low-income units. The 30-year regulatory agreement expires in 2031. Staff is unclear if the owner will seek to repay the

loan and convert to market rate. **Sycamore Pointe Partnership, L.P., purchased the Sycamore Pointe development from the original owner in 2014 and refinanced the project principal loan in 2020. Financing for the original development included low-income tax credits and an $885,000 HOME loan from the City. The HOME Regulatory Agreement executed for the project covers 11 very low-income HOME units and continues until the last to occur: (a) full repayment of City HOME loan, or (b) December 1, 2031.**

Lincoln Gardens II. 20 units, 4 very low-income units. Lincoln Gardens II is owned by TCC Properties. The City waived $44,000 in development impact fees and deferred payment of an additional $77,040 in development impact fees until issue of the certificate of occupancy. A provision of the Senior and Inclusionary Housing Agreement executed for the project requires the owner to provide four very low-income units and this provision does not expire until 2041.

Summertree Apartments. 93 units, 91 low-income units. Highland Property Development LLC is in the process of purchasing Summertree apartments to preserve this affordable housing development. The California Tax Credit Allocation Committee awarded Highland Property Development $14,750,000 in construction bond tax exempt financing and $967,393 in annual 4% federal tax credits earlier this year for the acquisition/rehabilitation of Summertree.

Preservation and Replacement

There are 76 low-income mobile homes, 215 low-income units, and 15 very low-income units at risk.

Preservation of at-risk units can be achieved by providing either project-based rental assistance (unit preservation) or project replacement (new construction). For project-based assistance the amount of assistance depends on a variety of factors including household income, housing costs, and household size. Senior households tend to be smaller in size with lower incomes, requiring high rental assistance. Depending on unit size, other at-risk units can house 3 or 4-person households. Rent affordable to low-income households in Yolo County is $1,295 per month for a one-person household, $1,480 per month for a two-person household, $1,665 for a 3-person household, and $1,850 per month for a 4-person household. Rent affordable to very low-income households is $1,041 per month for a 3-person household and $1,156 for a 4-person household.

Median gross rent in Woodland is $1,139, suggesting rentals are affordable to low- and very low-income households. However, median rent includes studios, 1-bedrooms, 2-bedooms, and larger. Larger, multi-bedroom units needed for family households are more expensive than the median rents, and have limited availability, with currently available 2-bedroom units renting at $1,400 to $1,800 per month, $1,670 on average, requiring up to $135 per month subsidy for low-income and $359 to $644 per month in subsidies for very

low-income households. Total City costs for preservation of affordability could be $464,200 per year (or more).

Replacement assumes new construction of a property with the same number and type of units, with similar amenities, as those removed from the affordable housing stock. Cost of new construction varies greatly depending on the location, density, unit size, materials, and required improvements. In 2020, construction costs for small multi-family apartments range from $145 to $180 per square foot. A typical 6-unit multi-family project costs over $1.2 million in construction alone, or $200,000 per unit. To replace the 230 at risk units would cost $46 million, not including cost of land, improvements, or other fees.

Given the relatively low market rents and high cost of construction, maintenance and preservation of existing affordable units is most cost-effective.

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

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources that include organizational and financial assistance. Qualified non- profit and for-profit entities need to be made aware of the possibilities of units becoming at- risk. Groups with whom the City has an ongoing association are the logical entities for future participation. There are several non-profit and for-profit organizations active in the Yolo County region and other areas that have the managerial capacity to own and manage affordable housing. These groups have expressed an interest in being notified when assisted rental housing becomes available. In addition to YCH and its subsidiary New Hope CDC, Table B-26 lists additional non-profit and for-profit organizations that are or have previously been interested in affordable rental housing in Woodland.

Table B-26: Non-Profit and For-Profit Housing Organizations Interested in Acquiring At-Risk Rental Housing

Name (Non Profit)	Address	City
ACLC, Inc.	42 N. Sutter St., Suite 206	Stockton
Yolo County Housing Authority	147 W. Main St.	Woodland
C. Sandidge and Associates	143 Scotts Valley	Hercules
Christian Church Homes of Northern California, Inc	303 Hegenberger Road, Suite 201	Oakland
Community Housing Opportunities Corp.	5030 Business Center Drive, Suite 260	Fairfield
Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael
Jamboree Housing Corporation	17701 Cowan Ave, Suite 200	Irvine
Mercy Housing California	3120 Freeboard Drive, Suite 202	West Sacramento
Nehemiah Progressive Housing Development Corp.	1851 Heritage Lane, Suite 201	Sacramento

Name (Non Profit)	Address	City
Mutual Housing California	8001 Fruitridge Road, Suite A	Sacramento
Senior Housing Foundation	1788 Indian Wells Way	Clayton
Solano Affordable Housing Foundation	2400 Hillborn Rd, Lower Level	Fairfield
Gala Construction	269 Technology Way, Suite B1	Rocklin
Neighborhood Partners	516 Rutgers Drive	Davis
Pacific Housing, Inc	1801 L Street, Suite 245	Sacramento
Pacific West Builders	8700 Technology Way	Reno, Nevada
St. Anton Partners	1801 I Street, Suite 202	Sacramento
Simpson Housing Solutions	320 Golden Shore, Suite 200	Long Beach
USA Properties Fund	2440 Professional Drive	Roseville
Wasatch Advantage Group	26522 La Alameda, Suite 260	Mission Viejo
Cyrus Youssefi	1001 Sixth St. Suite 200	Sacramento
Source: City of Woodland, 2013. HCD, September 2008.		

Strategies to Retain Affordable Units

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

Deferral of City Development Impact Fees: The City on a case-by-case basis has deferred a portion of the development impact fees due at building permit issuance for affordable housing projects. City Council approval of the deferral permits the developer to delay payment until just prior to the certificate of occupancy issuance. Interest is not charged for the deferral.

Affordable Housing In-Lieu Fees and Spring Lake Affordable Housing Off-Site Fees: The City permits the payment of affordable housing in-lieu fees on a case-by-case basis. Fees collected are used to support affordable housing projects or in some instances land can be substituted for the fees and dedicated for future affordable housing development. For the Spring Lake Specific Plan Area, the City collects an affordable housing off-site fee for all single-family, market-rate units prior to final map approval. The fees are generally used to support affordable housing multi-family development. **City has an approved LEAP grant program to evaluate in-lieu fees on a square foot basis for both residential and non-residential permits, see Program A.28.**

HOME Program: HOME funds are made available to the City of Woodland on an annual competitive basis. These funds help make it possible to develop and support affordable rental housing and home ownership assistance. Activities include acquisition, rehabilitation, construction, and rental assistance. The City of Woodland has primarily used HOME funds for first-time homebuyers (down payment assistance) and new construction of multi-family projects.

HOME funds may be used also for owner-occupied rehabilitation and acquisition/rehabilitation of multi-family projects.

Housing Enabled by Local Partnerships (HELP): HELP funds are made available to the City of Woodland as an unsecured loan from CalHFA for up to 10 years at a simple interest per annum, and carry minimal restrictions and conditions. HELP funds are intended to help the City address its unmet affordable housing needs. The City has received HELP loans for three multi-family projects: Casa Del Sol Mobile Home Park, Heritage Oaks, and Fair Plaza East Senior Apartments.

Tax Credit Allocation Committee (TCAC): TCAC funds are made available from federal and state tax credits to the developers of affordable housing rental projects.

YCH: The YCH administers the Housing Choice Voucher Program (HCV) that is formerly known as Section 8 Rental Assistance. This is a federally funded rental assistance program for low-income families. Very low-income persons and/or families are defined as having income at or below 50% of the area median income as established by HUD. The program's primary purpose is to provide rental assistance to very low-income families for affordable, decent, safe, and sanitary housing. Recipients of the assistance receive a voucher, either a project-based voucher tied by contract to a particular unit, or to rent homes in the private market, or to assist with mortgage payments. The voucher covers a portion of the rent (or mortgage) and the tenant is expected to pay the balance. The tenant's share of the rent is an affordable percentage of their income, which is generally between 30% to 40% of the monthly income for rent and utilities. The program is based on income.

Community Development Block Grant (CDBG). The CDBG Program is a federally administered grant program which allows the City of Woodland to issue grants to local organizations for the implementation of eligible CDBG activities such as:

- Affordable housing (new construction of new affordable units is generally limited to being carried out by community-based development organizations)
- Affordable housing rehabilitation (multi-family and owner-occupied)
- Revitalization efforts
- Other activities that benefit low and moderate-income individuals and areas

The City Council allocates Community Development Block Grant (CDBG) entitlements funds on an annual basis, consistent with the City's five-year Consolidated Plan. Funding allocations during the period of FY 2016/17 through FY 2019/2020 have included the Yolo Wayfarer Center emergency shelter, Empower Yolo shelter services, Yolo Community Care Continuum supportive housing for mentally ill individuals, fair housing services with Legal Services of Northern California (LSNC), and construction of ADA-compliant sidewalk ramps by the City of Woodland.

Appendix C: Site Inventory and Methodology

Appendix C: Site Inventory and Methodology 1

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Section C.1 Introduction

C.1.1 Overview and Purpose

Critical to every housing element is the site inventory which identifies a list of sites that are suitable for residential development within a jurisdiction. The inventory is a tool that assists in determining if the jurisdiction has enough developable land to meet its regional housing needs allocation (RHNA), given its current regulatory framework and market conditions. State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by the Sacramento Area Council of Governments (SACOG) for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special needs groups such as persons with disabilities, farmworkers, and homeless persons.

According to California Government Code Sections 65580-65589, the housing element must include an inventory of adequate sites that are zoned and available within the planning period to meet the jurisdiction's fair share of regional housing needs across all income levels.

C.1.2 Data

The analysis used data provided by the City to perform the site inventory analysis, such as GIS data, building permit/entitlement information. The following is an overview of the data used:

- Recently approved projects (since last annual report) and/or projects in the pipeline (including all application, site plans, and other info)
- Prior housing element site inventories
- City GIS data, including the following info at the parcel level:
    - APN
    - Size of each parcel (in acres or square feet)
    - General plan land use designation
    - Zoning designation
    - Vacancy status
    - Ownership

Section C.2 Methodology

C.2.1 Entitled and Proposed Developments

Because the RHNA for this 2021-2029 Housing Element begins on May 15, 2021, housing developments that have been proposed or have received entitlement but are not expected to be issued building permits until May 16, 2021 can be credited toward the RHNA. Table C-1 lists the projects that have received approval or entitlement but are not yet permitted. **Because these projects have received complete entitlement, it is expected these projects will be available within the planning period. Projects** that have received tentative subdivision map approval are not included, as additional approvals, including architectural plan review. The majority of these pipeline projects provide housing units affordable to **above** moderate income households**, with the exception of Opportunity Village (12 units in the CMU-K Zone) and Chelsea and Main (168 units in the CMU-WM Zone) projects assumed affordable to lower income. The Main Street property was recently purchased by Chelsea Investment Company with the intent of developing a 100% affordable project. The site was originally entitled by private landowners intending to develop a market rate multi-family development. Funded and run by Friends of the Mission, the Opportunity Village project is intended for income qualified residents. The affordability details are pending gap financing negotiations.**

Table C-1: Approved, Entitled, and Proposed Developments

APN	Address	Lot Acres	Pipeline Units	Du/ac	Estimated Income Level	Status
064-170-049-000	310 W MAIN ST	5.83	168	29	~~Moderate~~ **Lower**	**Ashley and Main.** Approved Entitlement for 168 apartments with architectural plans
	334 Freeman	**0.46**	**12**	**26**	**Lower**	**Opportunity Village. Approved Entitlement and design review in May 2021. In negotiation with the city, regarding affordability restrictions in exchange for gap financing.**
	421 Cleveland Street	**0.60**	**16**	**26**	**Above Moderate**	**Cleveland Suties. Approved TSM in 2019 and submitted for staff level design review in 2021.**

Table C-1: Approved, Entitled, and Proposed Developments

APN	Address	Lot Acres	Pipeline Units	Du/ac	Estimated Income Level	Status
041-243-002-000	1 NO ADDRESS	3.50	47	13	**Above** Moderate	Parkside 3; Approved Entitlement - a total of 97 units on two lots. 13.3 du/ac with architectural plans
041-231-028-000	1 NO ADDRESS	3.79	50	13	**Above** Moderate	Parkside 3; Approved Entitlement with architectural plans
042-574-001-000	1 NO ADDRESS	5.026	62	12.27	Above Moderate	Beeghly TSM Entitlement appproved with architectural plans
042-561-015	Steward Circle	0.91	10	11.1	Above Moderate	Beeghly TSM Entitlement appproved with architectural plans
042-580-083	NW of Parkland Ave and Pioneer Ave	20.72	84	4	Above Moderate	Richmond American - Spring Lake Central Phase 3 - In plan check; Begin issuance of building permits - R-4
Total:		**~~421~~ 449 (~~265 Moderate68~~ 180 Lower, ~~156~~ 269** Above Moderate)				

C.2.2 Inventory of Adequate Vacant Developable Sites Potential

The sites identified in the Site Inventory are comprised of vacant sites throughout the City of Woodland. Each site has undergone an assessment to determine development potential and residential unit capacity given zoning designations, environmental and infrastructure capacity, and residential density standards.

Estimated unit capacity is based on vacant sites that allow residential development. Initially, all city parcels that are vacant and zoned for residential use (or have land use policy which allows residential) were identified. These parcels allow a range of residential uses from single-and multi-family to supportive and transitional housing and include residential and mixed-use zones that allow for **100 percent** residential. The maximum unit capacity for each vacant parcel was calculated using the maximum density standard associated with each zone. In order to estimate a more realistic expectation of unit capacity **~~given~~ limited by** site constraints**, land use controls, developer preferences, market conditions (e.g. costs incurred for denser/taller development typologies),** and cumulative effect of zoning regulations **(such as parking, height, and lot coverage requirements),** the analysis assumed a realistic estimate at 80 percent of the maximum capacity. **This is a conservative estimate, and it is possible future developments may exceed this estimate given programs identified to reduce governmental constraints. The City adopted the**

interim zoning code in 2018, modified development impact fees in 2019, and included objective development standards in 2020. The City is just now beginning to see very positive results from those changes, including more project proposals and projects proposed at higher densities. This is consistent with recently entitled projects, including a**n affordable** 168-unit project **in the CMU-WM Zone** on a 5.82-acre site, at approximately 73 percent of maximum capacity ~~and~~ a subdivision map for 231 lots on a 42.48-acre portion of a site, at approximately 86 percent of maximum capacity**, the 97-unit Parkside project in the R-15 Zone built at 87 percent of maximum capacity, the deed-restricted affordable 80-unit Mercy Housing project in the RM zone, built at 71 percent maximum density, and the deed-restricted affordable Mutual at Spring Lake 101-unit project built at 80 percent of maximum density in the RM Zone. Additionally, the City has seen affordable projects in the R-20 and R-15 zones, built at 25 and 16 units per acre, respectively, which used the City's density bonus ordinance. The maximum and realistic density assumptions are shown in Table C-3.**

After estimating maximum unit capacity for each parcel, the analysis identified any parcels that have been utilized in prior housing element cycles to satisfy the City's RHNA. Per HCD guidelines, vacant sites to meet the City's low-income housing need that have been used in two or more consecutive housing element cycles prior will need to be rezoned to allow housing by right with low-income requirements. No sites identified have been used in two prior housing elements. Sites with zoning regulations that satisfy HCD default minimum density requirements of 30 units per acre were determined to be suitable to meet lower-income need. Finally, as parcels considered viable for lower-income housing must be between 0.5 and 10 acres, any parcels outside of this size requirement were automatically assumed appropriate for moderate- or above moderate-income. This resulted in 201 sites suitable for residential development.

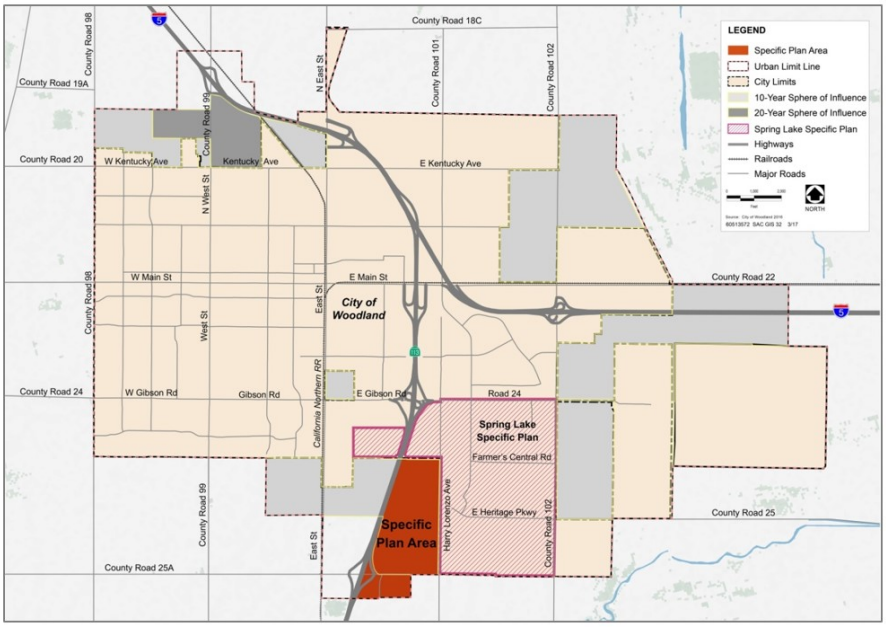
At this point, a site-by-site review was performed to assess and confirm 1) vacancy status 2) environmental constraints (e.g. flood zones), 3) infrastructure constraints (e.g. access), and 4) any other constraints. This analysis eliminated 55 sites, with 146 eligible sites remaining.

The City of Woodland provides water to residents as a member entity as part of the Woodland-Davis Clean Water (WDCWA) JPA Agency. The City provides sewer and is not dependent upon an outside agency. The City and WDCWA have sufficient water supply and sewer treatment capacity for all customers. The 2020 Urban Water Management Plan (that was adopted in June 2021) shows the City has adequate water supplies through 2040. There are no service allocation constraints for any type of housing. Water demand is evaluated based on the aggregate water supply needed for the City as a whole. The City evaluates demand calculations based on type of development: residential, commercial, landscape, etc. There are no water supply restrictions that the City imposes on customers. The Sewer System Master Plan was adopted in 2015. The City has an annual Sewer Repair and Replacement program to maintain the existing system, particularly throughout the older areas of the City. All identified sites have access to adequate infrastructure and utilities. ~~(Confirm with City).~~

C.2.3 Annexation

In addition to vacant developable land (Section C.2.2) the City plans to annex land from Yolo County. The proposed Woodland Research and Technology Park Specific Plan is envisioned within the General Plan as a natural extension of the City that will accommodate needed housing and job opportunities. The Specific Plan area is located adjacent to the Spring Lake Specific Plan neighborhood on the north and east, County Road 25A and the Urban Limit Line to the south and is bound by State Route 113 (SR 113) to the west. The project applicant team consists of five property owners, representing all six parcels of land located within the Plan Area. Figure C-1 below displays the Specific Plan Area and proximity to Woodland.

Figure C-1: Woodland Research and Technology Park Plan Area



Consisting of approximately 350 acres, the Specific Plan Area is proposed as a new type of employment center that also includes a range of housing options, a commercial mixed-use town center focused around an 11-acre linear park and connected by a multi-modal street network and pedestrian and bicycle trail system. ~~The following~~ Table C-2 summarizes the proposed land use build out for Residential and Mixed-Uses. **The annexed area will be pre-zoned under the Specific Plan, which includes zoning and development standards for all land use designations. Only one of the highest density designations allows retail, and mixed-use is not required. Build out estimates are provided for the first five years after adoption, and 5-10 years after adoption. Since a portion of the 5-10 year period is outside of the 6th cycle planning period, the City assumes only half of the 5-10 year buildout projection will be available within the planning period (see Table C-4). The build out assumptions are based on allowed density and development standards and a market and economic analysis as part of the Specific Plan preparation which looked at market trends, average permits issued over 10 years, availability of infrastructure and cost of financing. Buildout projections provided for the High Density/Community Commercial Overlay already take into consideration that a**

portion of this area will be developed as commercial. The project assumes an extension of water and sewer from the Spring Lake Specific plan area west to the continuation of Farmers Central and along Marston. Roadway improvements will follow. This will provide infrastructure access to the High Density Residential site located near Farmers Central as well as potential access to the site south of Marston. Infrastructure is expected to be available within 3 to 5 years.

Table C-2: Woodland Research and Technology Park Land Use Build-Out

Land Use Designations	Zones	Gross Acres	Density Range	Floor Area Ratio Range	Estimated Dwelling Units			Estimated Non-Res Square footage
					~~First~~ 10 ~~years~~0 to 5 years	5 to 10 years[1]	Total	
Residential								
Low Density	LDR	74.8	1.0 - 8.0		~~372~~186	186	500	
Village Center Low Density	VCLDR	13.1	1.0 - 8.0					
Medium Density	MDR	35.5	8.1 - 19.9		~~372~~186	186	600	
Village Center Medium Density	VCMDR	16.7	8.1 - 19.9					
High Density	HDR	9.7	20.0 - 40.0		~~372~~186	186	500	
High Density / Community Commercial Overlay	HDR-CCO	15.9	20.0 - 40.0	0.2 - 2.0				68,000
Subtotal		*165.7*			*558*	*558*	*1,600*	*68,000*

End Note:
[1] **Assume only 50% of year 5-10 buildout available within planning period.**

If annexation is necessary to meet RHNA, HCD requires that the housing element include a program committing to completing the annexation within three years of the planning period. Program A.4 is included to satisfy this requirement. **Adoption of the specific plan is underway. The comment period on the Public Draft EIR is complete and the Final EIR is being prepared. Adoption hearings are scheduled for November 2021. After adoption, the City will petition LAFCO to complete the annexation, estimated to be complete within 5 months. If the annexation is not complete within the timeframe, the City commits to rezoning sites to accommodate the remaining RHNA.**

Section C.3 Assumptions

C.3.1 Zones and Residential uses

Table C-3 below summarizes zones that allow residential based on Woodland's existing zoning code, including the Interim Zoning Code (IZO). **All zones listed in Table C-3 allow residential only development.** The following uses are considered residential for this purpose:

- Accessory buildings including guesthouses and uses customarily appurtenant to a permitted use
- Accessory dwelling units
- Apartments and multiple-family dwellings
- Boarding and rooming houses
- Duplexes and split lot duplexes
- Foster homes, residential care homes
- Deep lot developments
- Mobile homes on permanent foundations
- Mobile home parks
- Nursing and convalescent homes
- Residence for a caretaker or watchman
- Single-family dwellings
- Supportive housing
- Transitional housing

C.3.2 Density

Table C-3 summarizes **the maximum and realistic** density assumptions used in the site inventory, including specific densities for Specific Plan areas.

Table C-3: Zones and Density Assumptions

Zone Code	Zone	Max Density (du/acre)	Realistic Density (du/acre)[2]
CMU-E	CMU-East	40	**32**
CMU-K	CMU-Kentucky	30	**24**
CMU-WM	CMU-West Main	40	**32**
CMU-E/LIO	CMU-East Light Industrial Flex Overlay	40	**32**
CMU-K/LIO	CMU-Kentucky Light Industrial Flex Overlay	30	**24**
HDR	**High Density Residential**	**40**	**32**
N-P	Neighborhood Preservation	2 per parcel	**1.6 per parcel**
R-1	Single-Family Residential	1 per parcel	**0.8 per parcel**
R-2	Duplex Residential	2 per parcel	**1.6 per parcel**

Table C-3: Zones and Density Assumptions

Zone Code	Zone	Max Density (du/acre)	Realistic Density (du/acre)[2]
R-M	Multiple-Family Residential	29	23
DMU	Downtown Mixed Use	40[1]	32
SLSP	Spring Lake Specific Plan R-3	3	2.4
SLSP	Spring Lake Specific Plan R-4	4	3.2
SLSP	Spring Lake Specific Plan R-5	5	4
SLSP	Spring Lake Specific Plan R-8	8	6.4
SLSP	Spring Lake Specific Plan R-15	15	12
SLSP	Spring Lake Specific Plan R-25	25	20

End Note:
[1] Downtown allows unlimited density where multi-family is allowed
[2] Rounded to the nearest whole unit

Section C.4 Results

C.4.1 Summary

Table C-4 summarizes the estimated unit capacity in Woodland, organized by income category. The inventory includes a total of ~~146~~ 143 vacant sites that can realistically accommodate ~~750~~ 3,465 units under existing zoning. The City has land (including annexation) to accommodate ~~1,084~~ 827 units above the required RHNA of 3,087 units. The inventory includes **29 sites used in the 4th cycle (but not used in the 5th)** and ~~seven~~ four sites that were identified in the 5th cycle housing element (but not the 4th Cycle) that are still vacant as of ~~May~~ July 2021. **(See Table C-5).**

The site inventory reflects vacant land across the city of Woodland. Many of the sites are located along Kentucky Avenue, Main Street, East Street, and in the Spring Lake Specific Plan area. **While the sites identified for lower-income RHNA allow for mixed-use, commercial uses are not required. Since adoption of the interim zoning in 2018, the City has seen 100 percent residential projects in the CMU districts, including 168 unit affordable project in the CMU-WM Zone and a 12 unit project on a 0.46 acre site in the CMU-K Zone. In Downtown, the City approved the Cleveland Street Suites, a 16-unit project on a 0.6 acre lot. This site is located in Area C, a "Transition District," of the Downtown Specific Plan Area which allows for commercial and medical offices, communication and public utility service facilities, and residential uses.**

Table C-4: Summary of 6th Cycle Site Inventory

	Extremely Low, Very Low, and Low-Income	Moderate Income	Above Moderate-Income	Total
RHNA	1,062	601	1,424	3,087
Pipeline Projects	180	~~265~~	~~156~~269	~~421~~449
Remaining RHNA	~~1,062~~ 882	~~336~~ 601	~~268~~ 1,155	~~666~~ 2,638
Realistic Unit Capacity	~~769~~763	885	980	~~634~~ 2,628
Research and Technology Park Specific Plan	~~372~~279	~~372~~279	~~372~~279	~~1,116~~ 837
Total Capacity	~~1,141~~ 1,042	~~1,257~~ 1,164	~~1,352~~ 1,259	~~3,750~~ 3,465
Excess Capacity Above RHNA	~~*305*~~ *160*	~~*921*~~ *563*	~~*84*~~ *104*	~~*1,084*~~ *827*

C.4.2 Map

Figure C-2 shows the location of the sites for each income category.

Figure C-2A: Location of Sites by Income Category

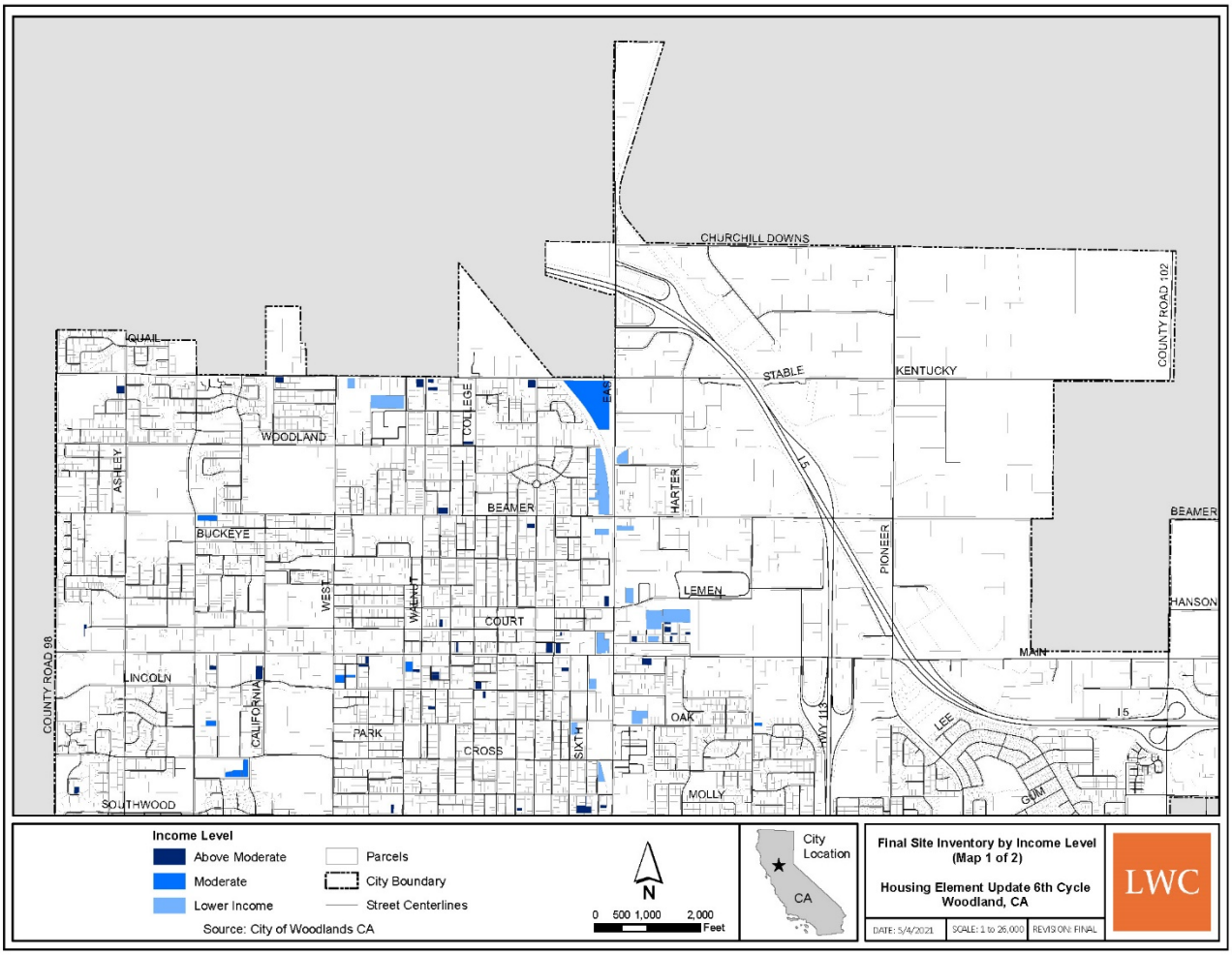
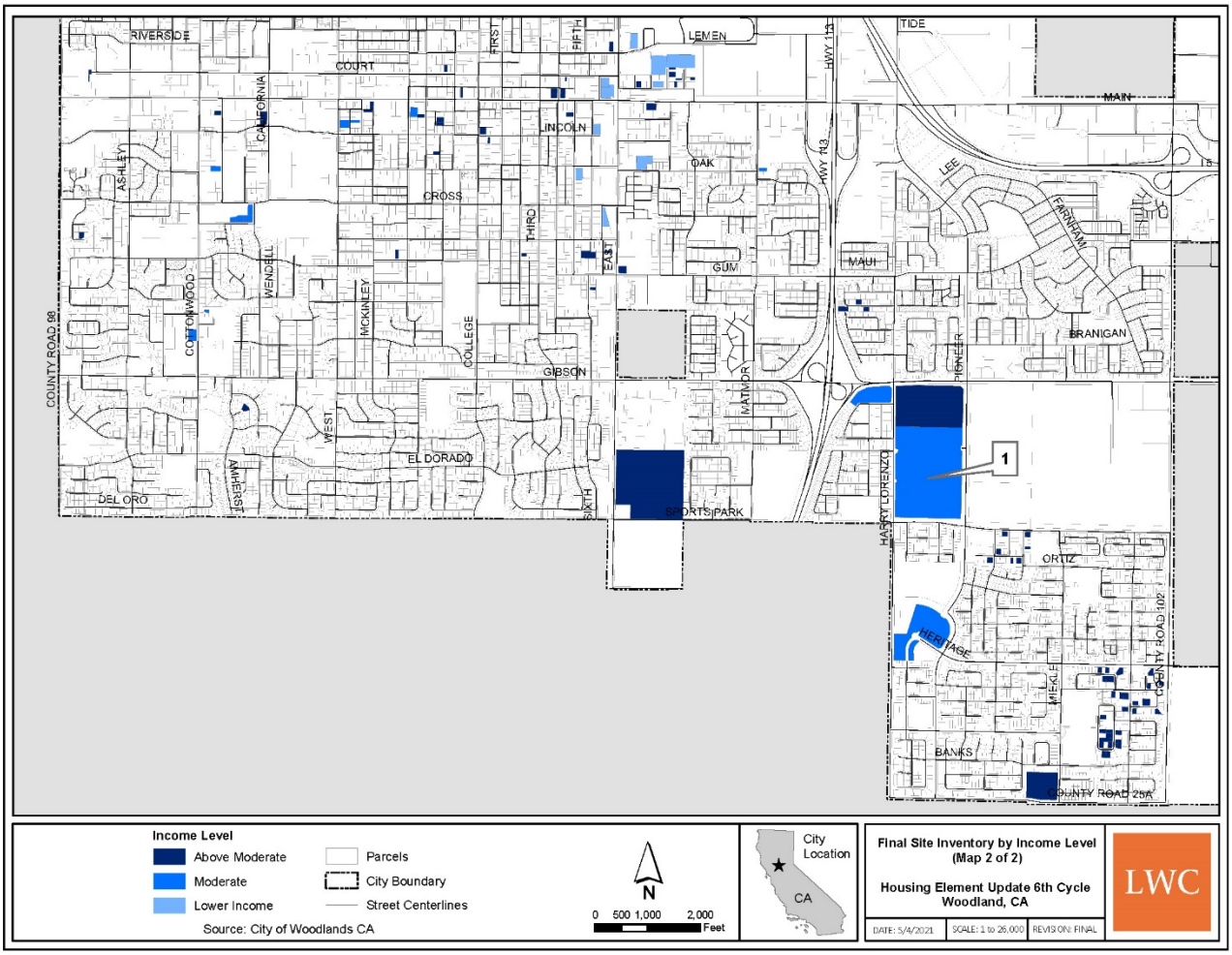


Figure C-2B: Location of Sites by Income Category



C.4.3 Detailed Tables

Site-specific details are provided in ~~**Attachment 1.**~~ **Table C-5.**

Appendix D: Housing Constraints

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Section D.1 Introduction

This Appendix covers local governmental, non-governmental, and environmental constraints.

Section D.2 Governmental Constraints

D.2.1 Introduction

Local policies and regulations can affect the quantity and type of residential development. Since governmental actions can constrain the development and the affordability of housing, State law requires the housing element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code § 65583(c)(3)).

The City's primary policies and regulations that affect residential development and housing affordability include: the Zoning Ordinance, the General Plan, development processing procedures and fees, on and off-site improvement requirements, and the California Building and Housing Codes. In addition to a review of these policies and regulations, an analysis of the governmental constraints on housing production for persons with disabilities is included in this Section.

D.2.2 Land Use Controls

This section provides an overview of the City's land use controls and their relation to the City's housing supply.

General Plan Land Use Designations

The City of Woodland adopted the 2035 General Plan in 2017. Chapter 2 of the General Plan is the Land Use, Community Design, and Historic Preservation Element and directs the location and form of future development in the City.

The General Plan includes seven land use designations that allow a range of residential development types (see Table D-1), at a variety of densities.

Table D-1: City General Plan Residential Land Use Designations

General Plan Designation	Description
Low Density Residential (LD)	Single family detached and attached homes and second units with a density range of 1 to 8 units per gross acre.
Medium Density Residential (MD)	Single family detached and attached homes, duplexes, triplexes, and fourplexes, multi-family units, group quarters, and mobile home parks with a density range of 8.1 to 19.9 units per gross acre.
High Density Residential (HD)	Triplexes, fourplexes, multi-family units, and group quarters with a density range of 20 to 40 units per gross acre.
Downtown Mixed Use (DX)	Vertical and horizonal mixed-use buildings between two and six stories tall with a focus on vertical mixed-use along Main Street. Uses include offices, housing, theaters, retail stores, professional services, and restaurants. Buildings are allowed unlimited density with residential uses required to be within the defined FAR of 1.0-4.0 for all uses combined. If the development offers significant community benefit such as public open space or adaptive reuse of a historic structure, it may be allowed to exceed FAR limits.
Corridor Mixed Use (CX)	Vertical and horizontal mixed-use with ground-floor retail and residential density ranging from 20 to 40 dwelling units per acre. Allowable FAR of 0.25 to 2.0 for single-use developments and 0.5 to 3.0 for mixed-use developments that combine residential and non-residential uses. If the development offers significant community benefit such as public open space, it may be allowed to exceed FAR limits.
Specific Plan	Depending on the type of master-planned development, the allowable density and FAR standards will correspond to the General Plan land use designation(s). Any residential uses must achieve a minimum of 8 dwelling units per acre.
Neighborhood Commercial (NC)	Small-scale retail, office, and service-oriented businesses with residential units allowed above the ground floor with unlimited density. For all uses combined, FAR must be between 0.15 and 0.50 with a maximum 60,000 square foot floorplate for any single user.

D.2.3 Zoning Ordinance

A. Introduction

The Zoning Code, Chapter 17 of the Woodland Municipal Code (Code), was last comprehensively updated decades ago. It has been amended numerous times, including the 2018 Interim Zoning Ordinance, which applies to approximately 11 percent of the land area within the City. The Interim Zoning Ordinance (IZO) is a first step to implement the 2017 General Plan, however, is limited to specific corridors within the City. The IZO is meant to provide a more predictable and streamlined pathway to dense, mixed-use and residential projects along major corridors and in downtown-adjacent areas of the City.

While the IZO provides predictability and certainty for some property owners and developers during a "transition" period, the City is currently in the processes of comprehensive update of the City-wide Zoning Code to fully address all issues related to the current land use regulations and to create more predictable development review procedures. In addition, the City intends to analyze and update the affordable in-lieu fee as well as entitlement fees.

This section analyzes both the existing City-wide Code (Code) and the IZO, as both documents regulate development within the City.

B. Zoning Districts

There are 11 zones (City and IZO) that allow residential development in the City: 6 residential, 3 mixed use, 1 commercial, and 3 Specific Plans.

The following table lists the zones that allow residential uses, ~~and whether or not~~ with or without a use permit ~~is required~~, and a description of the zone. For detail on the permit requirements by use type, see Tables D-8 through D-11.

~~Table D-2: City Zoning Districts that Allow Residential~~

~~Zoning Districts~~	~~RR~~	~~R-1~~	~~R-2~~	~~R-M~~	~~N-P~~	~~C-2~~	~~CMUE~~	~~CMUK~~	~~CMUWM~~	~~CC~~	~~HDR~~	~~SLSP~~	~~SESP~~	~~DMU~~
~~Requires a Use Permit for Residential~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~Yes*~~	~~No*~~	~~No*~~	~~No~~	~~No*~~	~~No~~	~~No~~	~~No~~	~~Yes**~~

~~* Some uses may require a Zoning Administrator use permit.~~

~~** District C within the Downtown Specific Plan allows single-family/duplex/lot split by right, all other districts are conditional.~~

Table D-2: City Zoning Districts that Allow Residential

Zoning Districts		Purpose/Description	Uses[1]
RR	Large Lot Residential	The RR Zone provides living areas where development is limited to very low density, single-family housing; and to ensure adequate light, air, privacy, and open space for each dwelling.	Single-family, ADUs, and duplexes
R-1	Single-Family Residential	The R-1 Zone provides living areas where development is limited to low density housing; to ensure adequate light, air, privacy, and open space for each dwelling; to provide space for community facilities needed to complement urban residential areas and for institutions which require a residential environment.	Single-family, ADUs, and corner lot duplexes
R-2	Duplex Residential	The R-2 Zone provides living areas where a compatible mixture of one- and two-family dwellings will provide a suitable environment for family living; to ensure adequate light, air, privacy, and open space for each dwelling; to provide space for community facilities needed to complement urban residential areas and for institutions which require a residential environment.	Single-family, ADUs, and duplexes
R-M	Multiple-Family Residential	The R-M Zone provides residential areas which can accommodate a suitable mixture of more intensive land uses, including multiple-family dwellings, community facilities, and office, compatible with the surrounding area and consistent with the General Plan.	Single-family, ADUs, duplexes, and multi-family
N-P	Neighborhood Preservation	The N-P Zone stabilizes and protects the established diverse character of older, predominately residential neighborhoods, where a mix of housing types and other uses exists. These areas along the fringes of the central business district are characterized by houses generally constructed prior to 1940 and the continued use of these structures as single-family residences is encouraged. The zone is intended to preserve the overall low density residential character of these neighborhoods while also providing for the continuance of certain existing uses that were legally in existence at the time the zone was created.	Single-family, ADUs, and duplexes
C-2	General Commercial	The C-2 Zone providew a general commercial area for the sale of commodities or the performance of services to serve the entire community.	Single-family (ZA permit), ADUs, duplexes (ZA permit), multi-family (CUP)
CMU-E	Corridor Mixed Use, East	CMUE Zone is an auto-oriented corridor with a mix of uses. The use regulations and standards are intended to facilitate revitalization with design flexibility, while also improving urban character. Residential, retail, commercial service, office, and light industrial uses are permitted in a horizontal or vertical mixed-use setting, subject to appropriate development and design standards to enhance the streetscape.	Multi-family, Single-family (ZA permit), ADUs, duplexes (ZA permit)
CMU-WM	Corridor Mixed Use, West Main	CMUWM Zone is a mixed-use corridor intended to accommodate significant residential infill and neighborhood-serving retail. Higherdensity and intensity development is allowed to give the corridor a more urban character.	Multi-family

Table D-2: City Zoning Districts that Allow Residential

Zoning Districts		Purpose/Description	Uses[1]
CMU-K	Corridor Mixed Use, Kentucky	CMUK Zone accommodates a mix of mostly service and industrial uses. The district regulations are intended to allow this area to continue to function as an agriculture-industrial corridor while sensitively integrating newer, higher-intensity mixed-use development that activates specific sections of the corridor	Multi-family, Single-family (ZA permit), ADUs, duplexes (ZA permit)
CC	Community Commercial	e CC Zone is intended to provide for commercial development that serves local neighborhoods as well as the rest of the City but does not regularly attract regional, visitor, or pass-through traffic.	Single-family (ZA permit), ADUs, duplexes (ZA permit)
HDR	High Density Residential	HDR Zone is intended to accommodate a broad range of attached housing types, including tri-plexes, four-plexes, row houses, stacked flats (apartments or condominiums). Units can be contained in single structures or in a collection of cohesive structures with common open spaces and amenities.	Multi-family (min 2/3 residential required for any mixed-use)
SLSP	Spring Lake Specific Plan	Specific Plan	Mostly single-family
SESP	South East Specific Plan	Specific Plan	Mostly single-family
DMU	Downtown Mixed Use	Specific Plan	Single-family and Multi-family. Some Districts require a ZA permit for multi-family.

[1] Some uses may require a Zoning Administrator use permit. The purpose of the ZA permit is to allow staff level review instead of requiring a Conditional Use Permit (CUP) which is approved by the Planning Commission. Tier1- Minor ZA permit require notice but no public hearing. Tier 2- Major ZA permit is for projects with significant impacts. Most residential are Tier 1- minor.

Planned Development and Specific Plan Zones: The Planned Development (PD) Overlay Zone standards also present flexibility for residential development. While the underlying zoning district sets the baseline development standards for any PD, the PD Overlay allows for deviation from lot area, height, lot width, and yard standards when the total development will be improved by a deviation from the standards. In addition, the maximum density can increase up to 25 percent of the standard density for the underlying zoning district which allows for even greater flexibility in the development of residential units.

The City of Woodland currently has three Specific Plans that allow various types of housing: the Downtown Specific Plan, the Spring Lake Specific Plan **(SLSP)**, and the Southeast Area Specific Plan **(SESP)**. All three Specific Plans allow for single-family, duplex, and multi-family housing types in certain locations. The Downtown Specific Plan is unique in that it contains provisions for transitional housing and single-room occupancy housing. The Spring Lake Specific Plan and the

Southeast Area Specific Plan were created to spur greenfield development with specific development standards while the Downtown Specific Plan is focused on infill development with minimal development standards that serve to make development more feasible in the downtown area.

Lastly, the City is the process of reviewing a fourth plan known as the Woodland Research and Technology Park Specific Plan. This new Plan, located south of City limits in the City's sphere of influence, will is essentially the westward expansion of the Spring Lake Specific Plan (SLSP) and will tie into the SLSP existing infrastructure. The Plan will accommodate a variety of residential, research, hotel, and retail development, including over 1,600 low-density, medium-density, and high-density residential units in the next 25 years. When adopted, the new Specific Plan anticipates over 1,100 units in the first 10 years. The City anticipates completion of the Plan in late 2021.

C. Development Standards

Development standards can constrain new residential development when the standards make it economically unfeasible or physically impractical to develop a particular lot, or there are no suitable parcels which meet the development criteria for building form, massing, height, and density in a particular zone.

Through its Zoning Code, the City enforces minimum site development standards for new residential uses. These standards are comparable to those in other local communities, and do not pose undue constraints on the development of housing in Woodland. Tables D-3 through D-6 below summarize the basic standards for the City's residential zoning districts as well as the Specific Plan areas that allow residential development.

Table D-3: City of Woodland Zoning Ordinance and IZO Development Standards

Zone Description	Zone	Max. FAR	Min. Setbacks (Front/Rear/ Side) (ft.)	Max. Height (ft.)	Min. Lot Width (ft.)	Min. Lot Area (sq. ft.)	Max Lot Coverage	Min. Parking (spaces per unit)
Large Lot Single-Family Residential	R-R	N/A	20/25/5	35	70	10,000	40%	2
Single Family Residential	R-1	N/A	25/20/5	30	Single Family: 60 Duplex corner lot: 70	Single Family: 6,000 Duplex corner lot: 7,000	50%	2
Duplex Residential	R-2	N/A	25/20/5	30	Single Family: 60 Duplex: 60	Single Family: 6,000 Duplex corner lot: 7,000	50%	2
Neighborhood Preservation	N-P	N/A	25/20/5	40	Single Family: 60	Single Family: 6,000	50%	2

Table D-3: City of Woodland Zoning Ordinance and IZO Development Standards

Zone Description	Zone	Max. FAR	Min. Setbacks (Front/Rear/ Side) (ft.)	Max. Height (ft.)	Min. Lot Width (ft.)	Min. Lot Area (sq. ft.)	Max Lot Coverage	Min. Parking (spaces per unit)
					Duplex: 70	Duplex corner lot: 7,000		
Multiple Family Residential	R-M	N/A	20/20/7.5	40/4 stories	60	6,000 per dwelling unit: 1,500 minimum/4,000 maximum	50%	1.5 + 1 space per 5
Downtown Specific Plan	DSP	N/A						
Corridor Mixed-Use (West Main, East Main, East St. South)	CMUE	0.25 - 2.0 single uses; 0.5 -3.0 mixed use	5-15/0/0	65/4 stories	N/A	N/A	70%	1
Corridor Mixed-Use (Kentucky)	CMUK	0.25 - 2.0 single uses; 0.5 -3.0 mixed use	6-15/0/0	65/4 stories	N/A	N/A	60%	1
Corridor Mixed-Use (Armfield)	CMUWM	0.25 - 2.0 single uses; 0.5 -3.0 mixed use	6-15/0/0	65/4 stories	N/A	N/A	60%	1
Community Commercial	CC	0.20	15/0/0	4 stories	N/A	N/A	50%	Not listed
High Density Residential	HDR	N/A	15/5/10	45	N/A	N/A	70%	1
Source: City of Woodland, 2021								

Table D-4: City of Woodland Spring Lake Specific Plan Development Guidelines

Zone Description	Land Use Category	Min. Setbacks (Front/Rear/Side) (ft.)	Max. Height (ft.)	Min. Lot Width (ft.)	Min. Parking (spaces per unit)
Single-Family Residential	R-3	20/20/5	35	70	2
Single-Family Residential	R-4	17/20/5	35	55	2
Single-Family Residential	R-5	15/20/5	35	50	2
Single-Family Residential	R-8	12/15/5	35	40	2
Multiple Family Residential	R-15	10/20/5	35	35	1.5 + 1 space per 5
Multiple Family Residential	R-20	10/10/5	35	26	1.5 + 1 space per 5
Multiple Family Residential	R-25	10/10/5	35	26	1.5 + 1 space per 5
Source: City of Woodland, 2021					

Table D-5: City of Woodland Southeast Area Specific Plan Development Guidelines

Zone Description	Land Use Category	Min. Setbacks (Front/Rear/Side) (ft.)	Max. Lot Coverage	Min. Open Space	Max. Height (ft.)	Min. Parking (spaces per unit)
Single-Family Residential	LDR-4	20/20/5	50%	-	30	2
Single-Family Residential	LDR-5	20/20/5	50%	-	30	2
Single-Family Residential	LDR-7	20/20/5	50%	-	30	2
Multiple Family Residential	MDR-20	20/20/10	-	25%	40	1.5 + 1 space per 5
Source: City of Woodland, 2021						

Table D-6: City of Woodland Downtown Specific Plan Development Guidelines

District Description	Specific Plan District	Min. Setbacks (Front/Rear/Side) (ft.)	Max. Lot Coverage	Max. Height (ft.)	Min. Parking (spaces per unit)
Eastern and Western Gateway, Downtown Core, Core Expansion	A	Front - Average (1) Side – None Rear Yard – None unless adjacent to residential use, then 10.	100%	65	Studio: 1 One-bedroom: 1 Two-bedroom: 1.75 Three plus-bedroom: 2
Government Center	B	Front - Average (1) Side – None Rear Yard – None unless adjacent to residential use, then 10.	60%	65	Studio: 1 One-bedroom: 1 Two-bedroom: 1.75 Three plus-bedroom: 2
Transition District	C	Front - Average (1) Side – None Rear Yard – 20, unless adjacent to Areas A or B, then 10.	60% adjacent to Areas A or B, 50% adjacent to residential zone	40	Studio: 1 One-bedroom: 1 Two-bedroom: 1.75 Three plus-bedroom: 2
Mixed-Use Area	D	Front - Average (1) Side – N/A Rear Yard – N/A unless adjacent to residential use, then 10.	60%	65	Studio: 1 One-bedroom: 1 Two-bedroom: 1.75 Three plus-bedroom: 2
Gateway Revitalization	E	Front – 20 Side – 15 Rear – 0, except 30 feet setback from RR center line	50%	40	Studio: 1 One-bedroom: 1 Two-bedroom: 1.75 Three plus-bedroom: 2

Development standards for residential uses, such as maximum building height and minimum parking requirements, are similar across the R-R, R-1, R-2, N-P, and R-M zoning districts even as allowed density increases. One exception to note is the minimum lot area per unit decreases as allowable development intensity increases from the R-1, single-family residential zone to the R-M, multiple-family residential. Likewise, the front setback requirement becomes less restrictive as permitted density increases. In addition, some specific plans, such as the Spring Lake Specific Plan and Downtown Specific Plan, allow greater unit density and less restrictive setbacks for mixed use and multi-family residential projects.

The IZO Corridor Mixed-Use and High-Density Residential districts' development standards allow for more residential units to be built with less restrictive standards. Notably, the development standards allow for taller buildings with more flexibility for architectural features and large maximum lot coverage percentages to increase the feasibility of mixed use or residential structures of being built. The absence of minimum lot area and lot width standards also reduces constraints on these lots. The parking requirements of these zoning districts are lower in comparison to the other districts in the City, requiring only one per unit rather than 1.5 or 2. The IZO increases the ability for developers to build mixed-use and high-density residential. Additionally, the City adopted Code amendments in April 2020 which added high-density

development standards and objective design standards that apply to both the High-Density Residential district and the Corridor Mixed-Use districts. These amendments serve to provide more predictability to the approval process and further the development of residential units. **While these code amendments are relatively new, the City has already begun to see an increase in development proposals and increased densities proposed.**

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

The downtown parking standards are more pedestrian-oriented and require less spaces than in other areas of the City. The ordinance reduced parking standards for all allowed residential types: one space per live/work unit, one space for studio and one-bedroom apartments, 1.75 spaces per two-bedroom apartment, and 2 spaces for apartments with 3 or more bedrooms. The City Council also established a parking in-lieu fee for the downtown area as well as shared parking standards for nonresidential uses and off-site parking for residential uses. The City's landscaping requirements apply to all new construction except residential structures of three units or less on one parcel of land.

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

Other provisions that provide flexibility include: second-story additions may be constructed in the side yard, relocation of rear yard setback for corner lots, and reduced setbacks for accessory structures. In addition, the landscaping regulations require a landscaped strip eight feet wide along the public right of way but there is a provision to reduce the length down to four feet if certain conditions are met.

The City's residential development standards—including setbacks, minimum lot sizes, lot area per dwelling unit, building height limits, and parking requirements—have not served as constraint to the provision of housing development.

Small Lot Development: The Spring Lake Specific Plan provides standards for small lot developments (lots less than 4,000 square feet). The standards act as an alternative to attached

housing in multi-family districts. They apply to all small lot subdivisions, whether the tentative map is designed with single or multiple units per lot (condominium). By providing greater development flexibility and allowing smaller lot sizes, the ordinance facilitates development and reduces development costs. The City has utilized the PD district to provide even greater flexibility from the Small Lot Development standards, particularly for the R-15 land use category where the density standards a more restrictive. **The City also uses the Planned Development (PD) review process to provide a means for exceptions from development standards and allow greater flexibility in development concepts. PD review was utilized for two small lot single-family projects in the Spring Lake area, the Beeghly Ranch and Parkside 3, to allow exceptions and the ability to allow development on oddly shaped parcels.** Development standards for small lot development are summarized below.

Table D-7: Small Lot Development Standards

Specific Plan Land Use	Min. Lot Size – Gross (sq. ft.)	Min. Lot Dimensions (ft.)	Min. Front Setback (House/Garage) (ft.)	Min. Side Setback (Interior/Street) (ft.)	Min. Rear Yard Setback (ft.)	Max. Height (ft.)
R-15	2,904	40 x 60	10/20	5/10	10	35
R-20/R-25	2,178	30 x 62	6/6	3.5/10	10	35

D. Provisions for a Variety of Housing.

The City of Woodland has adopted provisions in its Zoning Ordinance that facilitate a range of residential development types (see Table D-8). The following sections outline any additional requirements for certain residential use types. **The City has adopted ordinances to ensure the Zoning Ordinance and Interim Zoning Ordinance comply with legal requirements for a variety of housing types. However, some of the Specific Plan areas do not allow all varieties of housing typologies, such as transitional/supportive housing and care facilities and are vague in regulation of accessory dwelling units. The City includes Program A.24 to identify inconsistencies and amend the Specific Plans to allow these typologies.**

Table D-8: Housing Types Permitted by Zoning District

Residential Use	Zone									
	R-R	R-1	R-2	N-P	R-M	CMUE	CMUK[4]	CMUWM	CC	HDR
Single-Family	P	P	P	P	P	P[3]	P[3]	-	P[3]	-
Duplex	P	C[1]	P	P	P	P[3]	-	-	P[3]	-
Multi-Family	-	-	-	P[2]	P	P	P	P	-	P
Residential Care/Group home <6P	~~-~~P	~~-~~P	~~-~~P	P[2]	~~C~~P	P	P	P	-	P
Residential Care/Group home >6P	~~-~~C	~~-~~C	~~-~~C	P[2]	C	C	C	C	-	P
Emergency Shelter	-	-	-	-	C	C	C	-	-	-
Manufactured Homes	~~C~~P	~~C~~P	~~C~~P	~~C~~P	~~C~~P	-	-	-	-	-

Table D-8: Housing Types Permitted by Zoning District

Residential Use	Zone									
	R-R	R-1	R-2	N-P	R-M	CMUE	CMUK[4]	CMUWM	CC	HDR
Mobile Home Parks	C	C	C	C	C	-	-	-	-	-
Accessory Dwelling Units (ADUs)	P	P	P	P	P	-P	-P	-P	-P	-P
Supportive Housing	P	P	P	P	P	P	P	P	P	P
Transitional Housing	P	P	P	P	P	P	P	P	P	P
Single-Room Occupancy Unit (SRO)	-	-	-	-	-	-	-	-		-

P = Permitted Use

C = Conditional Use

"-" = Not Permitted

Notes:

[1] Duplexes permitted on corner lots only

[2] Existing uses in the N-P zone on December 6, 1979. These uses may be replaced with new structures containing the same number of, but no additional, dwelling units, rooms or beds than existed on December 6, 1979. Nursing and convalescent homes may be expanded or enlarged by a conditional use permit.

[3] Requires Zoning Administrator permit

[4] Residential uses on the north side of Kentucky allowed with an approved Specific Plan

Table D-9: Housing Types Permitted by Spring Lake Specific Plan

Residential Use	Zone						
	R3	R-4	R-5	R-8	R-15	R-20	R-25
Single-Family	P	P	P	P	-	-	-
Duplex	-	-	P	P	-	-	-
Multi-Family	-	-	-	-	P	P	P
Residential Care <6P	-	-	-	-	-	-	-
Residential Care >6P	-	-	-	-	-	-	-
Emergency Shelter	-	-	-	-	-	-	-
Manufactured Homes	-	-	-	-	-	-	-
Mobile Home Parks	-	-	-	-	-	-	-
Farmworker Housing	-	-	-	-	-	-	-
Accessory Dwelling Units (ADUs)	P	P	P	P	-	-	-
Supportive Housing	-	-	-	-	-	-	-
Transitional Housing	-	-	-	-	-	-	-
Single-Room Occupancy Unit (SRO)	-	-	-	-	-	-	-

P = Permitted Use C = Conditional Use "-" = Not Permitted

Table D-10: Housing Types Permitted by Southeast Area Specific Plan

Residential Use	Zone			
	LDR(4)	LDR(5)	LDR(7)	MDR(20)
Single-Family	P	P	P	[1]
Duplex	P	P	P	-
Multi-Family	-	-	-	P
Residential Care <6P	-	-	-	-
Residential Care >6P	-	-	-	-
Emergency Shelter	-	-	-	-
Manufactured Homes	-	-	-	-
Mobile Home Parks	-	-	-	-
Farmworker Housing	-	-	-	-
Accessory Dwelling Units (ADUs)	-	-	-	-
Supportive Housing	-	-	-	-
Transitional Housing	-	-	-	-
Single-Room Occupancy Units (SRO)	-	-	-	-

P = Permitted Use

C = Conditional Use

"-" = Not Permitted

Notes:

[1] Cluster Housing, and senior/retirement units are permitted, but are likely to be more similar to multi-family than attached single-family

Table D-11: Housing Types Permitted by Downtown Specific Plan

Residential Use	Districts				
	A	B	C	D	E
Single-Family	-	-	P	P	P
Duplex	-	-	P	P	P
Multi-Family	P	P	-	P	P
Residential Care <6P	-	-	-	-	
Residential Care >6P	-	-	-	-	
Emergency Shelter	-	-	-	-	
Manufactured Homes	-	-	-	-	
Mobile Home Parks	-	-	-	-	
Farmworker Housing	-	-	-	-	
Accessory Dwelling Units (ADUs)	-	-	-	-	
Supportive Housing	-	-	-	-	

Table D-11: Housing Types Permitted by Downtown Specific Plan

Residential Use	Districts				
	A	B	C	D	E
Transitional Housing	-	C[1]	-	C[1]	-
Residential Hotel/Temporary Housing	C	-	C	C	-

P = Permitted Use

C = Conditional Use

"-" = Not Permitted

Notes:

[1] Facility or use that provides temporary housing for individuals on a not-for-profit basis. May include, but is not limited to, emergency housing on a short-term basis or temporary transitional basis until permanent housing is available. Does not include temporary shelters for the relief of natural disasters or similar emergencies.

Source: City of Woodland, 2021

D.1 Multi-Family: Section 17.48.050 (Other required conditions) of the Zoning Ordinance requires a limited number of specific requirements associated with the development of multi-family housing, including:

- Access From Public Street.
- Distance Between Buildings on Property: One-Story: 10 feet; Two-Story: 15 feet.
- Site plan approval for all uses requiring a building permit.

The City's standing Zoning Ordinance contains design standards for the Multi-family, Neighborhood Preservation, and Low Density Residential Districts. The Interim Zoning Ordinance contains standards for the Corridor Mixed Use and High Density Residential districts where multi-family housing is permitted by right. The Interim Zoning Ordinance contains objective standards for multi-family development.

The Zoning Ordinance also references compliance with community design standards for any multi-family development in the R-M (Multiple-Family Residential Zone). The Community Design Standards, adopted in 1998 and updated in 2004, regulate site planning and architectural style. The design standards require certain elements for any multi-family development such as:

- Sufficient outdoor privacy for each unit such as patios, decks and balconies;
- Covered off-street parking;
- Building mass broken into smaller units, possible including some on-story elements; and
- Attractive landscaping including larger trees.

The **Community Design Standards** also include objective parameters for both single-family and multi-family projects **such as** ~~**including**~~ emphasize**d**~~**ing**~~ entryways, deemphasized garages, ~~**using**~~ appropriate window forms, vari**ed**~~**ying**~~ roof styles, and ~~**emphasizing**~~ the appropriate use of trim, materials, and colors where appropriate. Multi-family projects are required to use a variety

of materials and colors with architecture variations. Staff works closely with the architects to ensure designs conform to existing guidelines.

One of the goals of the City's design review process is to preserve and enhance buildings and districts that have historical value by virtue of its architecture, historic association, or age. For example, when converting a Victorian house to offices, it would be unacceptable to replace wood-sash windows with modern materials such as aluminum, and signage would need to respect the style of the building and neighborhood. **The majority of buildings with historic significance are in the downtown area and are regulated by the Downtown Specific Plan instead of the Community Design Standards.**

The **Community Design Standards** ~~**document**~~ uses both 'standards' and 'guidelines', suggesting some subjectivity to the requirements, which may require additional review of certain applications. **For example, "each design topic is divided into standards, which are mandatory elements and techniques that must be incorporated into the design of all new and existing development, and recommended elements, which describe desirable features that should be carefully considered in the design of a project … [but] are not required."**.

Site plan and design review for multi-family projects may occur alone or in combination with other entitlement requests, as applicable. If combined with an entitlement request, such as a Tentative Map which requires a public hearing, design review may be conducted at the same time, or it may be deferred for a later time. If deferred, it is typically handled as a staff level approval. Site plan and design review that is conducted for uses that are permitted by right are handled at a staff level as a ministerial action. Staff confirms consistency with recently adopted objective standards and compliance with codes requirements. In the case where a tentative map is required, the standard subdivision findings as required in the subdivision ordinance are required. In the case where a use is ministerial, and permitted by right, the project must show that it is able to meet required standards. Current review and approval procedures, which have been modified to allow staff level review and utilize objective design standards, have reduced previously identified constraints to multi-family housing. The City has already seen positive outcome of these changes.

D.2 Accessory Dwelling Units (ADUs): Section 17.104.010 (Accessory Dwelling Units) provides a wide range of specific development standards for ADUs, including for maximum size, parking/access, height, setbacks, lot coverage, architecture requirements, and landscape requirements. **Accessory dwelling units and junior accessory dwelling units are permitted in all zoning districts that allow for any single-family or multifamily residential use, including the corridor mixed use districts if they allow for any residential use. The City has been utilizing the new ordinance to allow ADUs throughout the community. The land use tables will be updated with the Comprehensive zoning update, consistent with the existing ADU ordinance.**

The City recently updated their ADU ordinance in early 2020 and all development standards are consistent with State law.

D.3 Single Room Occupancy (SRO): A Single-Room Occupancy (SRO) unit is considered a small, affordable housing unit that can serve as an entry point into the housing market for people who previously experienced homelessness. These units typically range between 200 and 350 square feet in size.

The current Zoning Ordinance does not **explicitly define or allow** ~~**include any specific provisions for the development of**~~ Single Room Occupancy units **in any zone,** but does allow for residential hotel/temporary housing units **are allowed in District A of the Downtown Specific Plan** ~~**in the downtown only**~~. In addition, the Zoning Ordinance update that the City is currently undergoing aims to address issues relating to permitting procedures to create a more streamlined entitlement process which will help provide greater predictability in the approval and development of permanent affordable housing options such as residential hotels/SROs. The City currently has one residential hotel located on the upper floors of the Woodland Hotel, located in the downtown area.

D.4 Mobile/Manufactured: The Zoning Ordinance includes special provisions for Mobile homes/Manufactured homes in Section 17.104.120 (Mobile homes (manufactured homes), trailers, home and RV/travel trailer parks).

Mobile home parks are allowed with a Conditional Use Permit (R-1, R-2, N-P, R-M) on sites five acres or larger, with the same maximum density as the underlying zoning district. In addition, the park must conform to the provisions of Title 25 of the California Administrative Code.

~~**In order for**~~ Mobile/Manufactured Homes **are allowed in** ~~**to be eligible in**~~ a residential zone, **subject to the following requirements** ~~**it must**~~:

- Only be occupied for residential purposes
- Conform to all residential use development standards for single-family structures applicable to the zone.
- Acquire certification under the National Manufactured Housing Constructed and Safety Standards Act of 1974, and has been constructed after June 15, 1976
- Be attached to a permanent foundation system approved by the Woodland Building Inspection Division.

City Municipal Code Chapter 5.36 (Manufactured Home Space Rent Control) establishes a 'space rent ceiling' provision for manufactured home parks. Parks that meet all the requirements of Section 798.17 of the California Civil Code and those under restrictive covenants for affordable housing are exempt. The rent ceiling is based on the rent amount in effect on January 1, 1996. Park owners may only increase the rent above the ceiling in accordance with the provisions of Chapter 5.36.

D.5 Emergency Shelter/Temporary Housing: Emergency shelters are permitted in the R-M zone with a use permit, ~~or~~ by right in Zones C and E of the East Street Corridor Plan**, and downtown in CMUE, CMUK, RC/LIF, LIF, and DMU Districts B and C with a CUP, all** subject to the following development standards:

1. Must be at least 300 feet from an existing emergency shelter

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

The Downtown areas and CMU areas have direct access to transportation and services and are not located near any environmental hazards. To ensure the City has adequate land zoned to accommodate emergency shelters, the City includes program A.22. Some of the use specific requirements do not comply with State law, such as the spacing requirements between shelters. The City proposes Program A.23 to modify development standards In Chapter 17.152 to comply with Government Code section 65583, subdivision (a)(4)(A) and other emergency shelter requirements, as needed.

The Zoning Ordinance **and Interim Zoning Ordinance** stipulates that Transitional and Supportive Housing shall be considered a residential use and only subject to the restrictions that would apply to other similar residential uses in the zoning district. **The City proposes Program A.25 to allow transitional and supportive housing by right in all zones that allow residential or mixed-use consistent with AB 2162 and "Low Barrier Navigation Centers" in areas as required by AB 101.**

D.6 Farmworker Housing: The City does not explicitly allow farmworker housing in any zoning district. The Housing Element includes Program A.7 to amend the Zoning Ordinance, consistent with Health and Safety Code Section 17021.5 and 17021.6, to allow farmworker housing in residential areas. The City is also utilizing funds generated from in-lieu fees and Spring Lake Affordable Housing Off-Site Fees to construct farmworker rental units, a total of 101 of which were constructed in 2019.

D.7 Residential Care Facilities: City Municipal Code Section 17.12.010 defines a “Residential Care Home” as a state authorized, certified or licensed family care home, foster home, or group home serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children on a 24-hour basis. In compliance with State law, the City currently allows “Residential Care Homes” in the R-1, R-2, N-P, ~~and~~ R-M**, and CMU** zones as a permitted use.

Currently, “Residential Care Homes” with more than six mentally disordered or otherwise handicapped persons or dependent and neglected children are allowed in the R-1, R-2, N-P, R-M, **CMU,** and ESD zones with a conditional use permit (CUP).

E. Housing for Persons with Disabilities

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

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

E.1 Reasonable Accommodation: Persons with disabilities normally have a number of housing needs that include accessibility of dwelling units; access to transportation, employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive services. Woodland ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility.

The City's Municipal Code includes Section 17.104**.190**, "Reasonable Accommodation for Persons with Disabilities." The Code establishes a process and provides criteria for reviewing reasonable accommodation requests for persons with disabilities. Section 17.104**.190.B** states "A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the site, development, and use of housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice**." A request for reasonable accommodation is submitted to the Director, and is not subject to any processing fees except as required for other concurrent reviews (e.g. conditional use permit). The Director will make a determination within 45 days and either grant, grant with modifications, or deny a request for reasonable accommodation. Decision for approval are based on the following factors:**

1. **Whether the housing, which is the subject of the request, will be used by a person with a disability as defined under the acts;**
2. **Whether the request for reasonable accommodation is necessary to make specific housing available to a person with a disability as defined under the acts;**
3. **Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the City;**
4. **Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a City program or law, including, but not limited to, land use and zoning;**
5. **Potential impact on surrounding uses;**
6. **Physical attributes of the property and structures;**
7. **Alternative reasonable accommodations which may provide an equivalent level of benefit.**

While the review is intended to promote health, safety, and welfare for all residents, the City proposes Program C.11 to evaluate if existing regulations and findings are a constraint to reasonable accommodation.

Woodland implements and enforces Chapter 11A (Housing Accessibility), of the 2019 California Building Code. The City provides information to all interested parties regarding disabled accommodations within the zoning ordinance, the permitting processes, and the application of relevant building codes for housing for persons with disabilities.

E.2 Zoning and Other land Use Regulations: As part of Woodland's previous housing element update, the City conducted a comprehensive review of its zoning laws, policies and practices for compliance with fair housing laws. The City has not identified any zoning or other land-use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals. As part of the ongoing comprehensive Code update, the City will ensure any new or modified regulations will not constraint development of housing for persons with disabilities.

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

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

One or more persons occupying a premise and living as a single housekeeping unit, as distinguished from a group occupying a boarding house, lodging housing, or hotel, as herein defined. The Zoning Ordinance's definition of family does not constrain housing for persons with disabilities.

As discussed above, the City allows group homes of six or fewer persons by right, as required by State law. The City does not require a CUP or other special permitting requirements for group homes of six or fewer persons. The City does; however, require a CUP for "Residential Care Homes" that house more than six mentally disordered or otherwise handicapped persons or dependent and neglected children in the ~~**R-1, R-2, N-P, R-M, and ESD**~~ zones **that allow group homes for six or fewer persons. The City proposes program C.11 to evaluate if CUP requirements for large group homes are a constraint.**

F. Incentives for Affordable Housing

F.1 Inclusionary/Affordable Housing: The City of Woodland has had an inclusionary (affordable) housing requirement since the mid-1990s. Under inclusionary zoning, market-rate developers of projects exceeding a specified unit threshold (e.g., 5, 10, 15, or 20 units) are required to provide some percentage of these units at affordable prices or rents.

The requirements of the City's Affordable Housing Ordinance are based on both the type of housing (for-sale or multi-family rental units) and the geographic location with certain limitations. For residential projects within the Southeast Area Specific Plan (SEASP), in the event of a conflict between this Ordinance and the applicable provisions of the SEASP, the SEASP shall prevail

except when a parcel is rezoned for residential use. In addition, the Ordinance shall regulate the development of affordable housing.

The City updated the Affordable Housing Ordinance in April 2020 to expand its applicability citywide, except in Spring Lake which has its own affordability requirements. The amendments attempt to alleviate any burden and facilitate overall housing production and provide temporary relief from the standard provisions of the Affordable Housing Ordinance for two years. Projects over 81 units require 10 percent dedicated as affordable to low-income households, removing the requirement for very low income. In order to incentivize higher density projects, development projects shall be required to meet a five percent low-income requirement if they are developed to a level of at least 95 percent of the maximum allowed density. In addition, the City is developing a standard in-lieu fee for single-family and multi-family projects, rather than relying on a negotiated process based on gap financing analysis.

The updated Affordable Housing Ordinance provides inclusionary housing requirements for for-sale and rental units, with differing requirements depending on location within the city, a breakdown of the requirements based on the housing type and location is provided below:

- For-sale units in areas within existing city limits and designated in the City's General Plan as Downtown Mixed Use, Corridor Mixed Use, and Neighborhood Commercial:
    - All new for-sale projects of 30 units or less shall be exempt from the requirements.
    - For all new for-sale projects of 31 to 80 units, five percent of units shall be affordable to low-income households.
    - For all new for-sale projects of 81 or more units, 10 percent of units shall be affordable to low-income households. However, for all new, for-sale projects that are developed to a level at least 95 percent of the allowable maximum density, five percent of units shall be affordable to low-income households.

- For-sale units in all other areas of the city:
    - In projects of at least 10 units, developed at the maximum allowed density but at no less than 10 units per acre, five percent of new for-sale units shall be affordable to low-income households.
    - In all other projects of at least 10 units in size, 10 percent of new for-sale units shall be affordable to low-income households.
    - Calculations of required affordable units that result in a fraction of a unit shall be rounded up to the nearest whole unit.
    - The City Council may determine the need to implement an additional requirement for 10 percent of new for-sale units to be affordable to moderate income households, based on prevailing conditions in the housing market. Such a finding would require an amendment to this chapter as well as an amendment to the Spring Lake Specific Plan and Spring Lake Affordable Housing Plan.

- Multifamily Rental Units in areas within existing city limits and designated in the City's General Plan as Downtown Mixed Use, Corridor Mixed Use, and Neighborhood

Commercial:

- Multifamily rental projects of 30 units or less shall be exempt from the requirements.
- For all multifamily rental projects of 31 to 80 units, five percent of units shall be affordable to low-income households.
- For all multifamily rental projects of 81 or more units, 10 percent shall be affordable to low-income households. However, for new, multifamily rental projects that are developed to a level of at least 95 percent of the allowed maximum density, five percent of units shall be affordable to low-income households.
- Calculations of required affordable units that result in a fraction of a unit shall be rounded up to the nearest whole unit.

- Multifamily Rental Units in all other areas of the city:
  - 10 percent of all multifamily rental units shall be affordable to low-income households.
  - These requirements shall apply to all multifamily rental projects of at least 20 units. Projects with fewer than 20 units are exempt from affordable housing requirements. Calculations of required affordable units that result in a fraction of a unit shall be rounded up to the nearest whole unit.

The Ordinance includes a provision that the sections on For-sale units in areas within existing city limits and designated in the City's General Plan as Downtown Mixed Use, Corridor Mixed Use, and Neighborhood Commercial and the section on Multifamily Rental Units in areas within existing city limits and designated in the City's General Plan as Downtown Mixed Use, Corridor Mixed Use, and Neighborhood Commercial shall expire two years from the effective date of Ordinance No. 1662 or the date when the City has issued building permits for a total of 400 residential dwelling units (included for-sale and multifamily units) in areas designated in the City's General Plan as Downtown Mixed Use, Corridor Mixed Use, and Neighborhood Commercial. Once these subsections have expired, the sections on for-sale units and multi-family rental units in all other areas of the city remain in effect. Ordinance No. 1662 was updated in April of 2020 and it is anticipated that two sections listed above will expire in April 2022 if the dwelling unit goal is not met.

The City has recently received a Local Early Action Planning (LEAP) grant to analyze and develop a standardized affordable housing in-lieu fee. Over the last several years, the City has utilized Development Agreements to allow the payment of fees in-lieu of constructing affordable housing. The City's goal is to standardize this practice and provide greater certainty to future developments rather than negotiating on an ad-hoc basis.

F.2 Density Bonus: The City's Bonus Density Ordinance **needs to be updated to remain** ~~is~~ consistent with Government Code Section 65915. **See program A.10. Currently** ~~In summary~~, applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for construction of one of the following:

1. 10 percent of the total units of a housing development for lower income households as defined by Health and Safety Code Section 50079.5; or
2. 5 percent of the total units of a housing development for very-low-income households, as defined in Health and Safety Code Section 50105; or
3. At least 50 percent of the total dwelling units for qualifying residents, as defined in Section 51.3 of the Civil Code; or
4. At least 20 percent of the total dwelling units of a condominium project, as defined in Civil Code Section 1351(f), for residents of moderate income, as defined in Health and Safety Code Section 50093.

The amount of density bonus to which the applicant is entitled varies according to the amount by which the percentage of the affordable housing units exceeds the minimum percentage established in this section, but at least 25 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive at least one additional development incentives, depending on the proportion of affordable units and level of income targeting. The incentives are offered:

1. Use of federal, state or local affordable housing funds to subsidize the cost of the qualifying project;
2. Waiver or reduction of City building permit, plan check and inspection fees (excluding re-inspection fees);
3. Waiver and/or deferral of City impact fees until issuance of a certificate of occupancy for the qualifying project;
4. Reduction of local zoning standards that indirectly increase housing costs, including, but limited to, to off street parking requirements, minimum square footage, height limitations or setback requirements;
5. Construction by the city of such public improvements as streets, sewers and sidewalks, street name and traffic signs, water mains, storm drains and street lights in association with the project;
6. Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial or other land uses will reduce the cost of the housing development and if the commercial, office, industrial or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.

G. Replacement Policies

Condominium Conversions: As a means of maintaining the supply of rental units and preserving the affordable housing stock, the City requires a Conditional Use Permit for conversion of existing rental dwelling units to condominiums and new condominium construction. The conversion requirements mandate relocation assistance for eligible tenants and anti-discrimination policies

in the sale of converted units. The conversion also requires an economic report on availability of comparable rental units at similar rental rates remaining within the city, including vacancy rate information. Several reports are required for condominium conversion, including a report outlining the available low- and moderate-income housing within the city; a report on the feasibility of providing all or a portion of the conversion units for sale to low and moderate income individuals or families; and a report on the feasibility of retaining a portion of the total units for rental occupancy.

H. Short-Term Rentals

The City does not have a short-term rental (STR) ordinance to control or regulate the use of residential properties for temporary rental. Short term rentals are regulated in the IZO, requiring a CUP in the CMU-E and CMU-WM zones. The City has not observed a reduction in the availability or affordability of housing resulting from short-term rentals.

D.2.4 Building and Housing Codes and Enforcement

New construction in Woodland, including additions, must comply with the 2019 California Building Codes (CBC), which amends the International Building Code, and the City of Woodland Floodplain Ordinance. The City of Woodland adopted the 2019 CBC with minor revisions relating to Building Permit expiration after 12 months if no site work has begun, the inclusion of Capital Improvement Facilities Fees, updated Violations standards, as well as general standards such as thickness of concrete floor slabs, asphalt paving standards, and automatic sprinkler system installation standards. Overall, these revisions would not adversely affect the ability to construct housing in Woodland.

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

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

D.2.5 Permit, Processing, Procedures

A. Permits and procedures

The time required to process a project varies greatly from one entitlement to another and is directly related to the size and complexity of the proposal, as well as the number of actions or approvals

needed to complete the process. Table D-12 identifies the typical processing times for most entitlements followed by the reviewing body. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with general plan and zoning designations do not generally require Environmental Impact Reports (EIR)), General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. The City also encourages the joint processing of related applications for a single project. For example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative tract map, and any necessary variances. These procedures save time, money, and effort from both the public and private sector and could decrease the costs for the developer by as much as 30 percent.

The City approved the Interim Zoning Ordinance in 2018 which allows multi-family housing by right in the High Density Residential and Corridor Mixed Use Districts. To facilitate review, the IZO was amended in 2019 to include objective development standards for multi-family projects which are approved through a staff level design review as a ministerial project. Project applications which include a tentative subdivision map must be approved by Planning Commission. The revised IZO and objective design standards have simplified development review for multi-family projects. Because the modifications are so recent, the City only has had one project approved in the CMU District using the objective design standards since 2019. The "Ashley and Main" project at 310 Main Street provided for 168 units on a 5.78-acre site with a resultant residential density of 29.9 du/ac. Project was submitted on 8/7/20 and was approved on 12/4/20. Prior to the formal submittal and review, the applicant met with the city to discuss the project site and clarify requirements. The project was originally a market rate development subject to the City's Affordable Housing Ordinance. The City accepted an in-lieu fee payment totaling $469,413. However, subsequent to approval the applicant sold the project to a non-profit developer who intends to build the project as a 100% affordable project.

The review period for the Ashley and Main project is typical of other residential projects. As shown in Table D-12B, the average time to complete entitlement is 6.25 months, with non-discretionary projects entitled within 3.5 months or less, on average. It typically takes 3.3 months to approval applications for building permits, once submitted. The City is not responsible for the time between entitlement and application for building permit applications.

The IZO and associated development standards, which intended to remove constraints and facilitate housing opportunities were adopted in 2018, and updated in 2019. Prior to this, projects were proposed and approved under the Citywide Zoning Ordinance, with lower density limits in multi-family areas. Projects of all types and at a variety of affordability levels, using either the Citywide ordinance or the IZO, are being proposed or built at a variety of densities. On average, most residential projects are proposed at densities around 70-80 percent of the maximum allowed, consistent with the assumed density for the site inventory in Appendix C. However, the City does approve applications for projects at densities ranging from 60 - 100+ percent of the maximum allowed (over 100 percent is achieved through density bonus).

A.1 Permit/Procedure and Approval Authority:

Table D-12A: Timelines for Permit Procedures (Estimates)

Type of Approval or Permit	Estimate Processing time	Approval Body
Site Plan Review	2 – 6 weeks	City Staff (Planning Commission if CUP required and then 8 to 12 weeks)
Zoning Administrator Permit (Minor/Major)	6 - 8 weeks	Zoning Administrator
Conditional Use Permit	8 - 12 weeks	Planning Commission/Zoning Administrator
Variance	8 - 12 weeks	Zoning Administrator
Text Amendments (Rezoning, Annexed Area Zoning, Pre-zoning)	12 - 24 weeks	City Council
General Plan Amendment	12 - 24 weeks	City Council
Architectural/Design Review – Minor	2 - 6 weeks	Community Development Director/City Staff
Architectural/Design Review – Major	8 - 12 weeks	Planning Commission
Final Subdivision Map	6 weeks	City Council
Tentative Subdivision Map	10 -16 weeks	Planning Commission
Parcel Map	8 -12 weeks	Planning Commission
Negative Declaration	8 - 16 weeks	Planning Commission
Final Parcel Map	6 weeks	Community Development Director/City Engineer
Environmental Impact Report	4-6 months	Planning Commission
Source: City of Woodland, 2021		

Table D-12B: Permit and Approval Timelines (Actuals)

Project Name	Type	Entitlement	Entitlement Application	Entitlement Approved	Time (months)	Building Permit Application	Building Permit Approval	Time (months)
Mercy Housing	Affordable MF	GPA/ZA/Design and Site Plan Review	11/23/15	3/15/16	4	12/17/16	5/17/17	5
Sacramento Mutual Housing	Affordable MF	Design and Site Plan Review	2/28/17	4/6/17	1.5	12/18/17	3/30/18	3.2
Downtown Suites	Infill SF Attached	Tentative Parcel Map with Design and Site Plan Review	1/3/18	4/4/18	3	5/21/18	9/07/18	4
Cleveland Suites	Infill SF	Tentative Parcel Map/ Design Review ~~approved later~~	4/15/19 (TPM) 3/1/21 (DR)	8/15/19(TPM) 5/3/21 (DR)	4 2	2/19/21	4/30/21	2.5

Table D-12B: Permit and Approval Timelines (Actuals)

Project Name	Type	Entitlement	Entitlement Application	Entitlement Approved	Time (months)	Building Permit Application	Building Permit Approval	Time (months)
Parkside 3	Small lot SF	GPA/SPA/ Tentative subdivision map /Development Agreement	8/17/18	9/15/20	13	3/31/21	5/25/21	2
Beeghly Ranch	Small Lot SF	SPA/ Tentative Subdivision map/ Development Agreement	12/20/19	10/20/20	10	2/11/21	4/22/21	2.2
310 Main Street	MF	Site Plan and Design Review	8/7/20	12/4/20	4	N/A		
Opportunity Village	Duplex affordable	Site Plan and Design Review	11/21/20	5/4/21	6	N/A		
				Average	5.9 months			3.2 months

Source: City of Woodland, 2021

A.2 Residential Development Review Process: City staff avoids any unnecessary timing constraints on development by working closely with developers to expedite approval procedures. For a typical project, an initial pre-consultation meeting is arranged with the involved departments to discuss the development proposal. The next step in the process usually includes submittal of an application for the proposed entitlement. The application includes instructions that are meant to simplify the process for the applicant by providing steps on how to proceed. Once staff is satisfied that all required information has been submitted to the City, and the application is consistent Woodland's General Plan and Zoning Ordinance, an initial study is prepared. During the initial study period, commenting departments will review the project and provide comments. At the same time, planning staff will prepare other documents to expedite the process as previously mentioned. All scheduling, noticing, and correspondence with interested parties usually coincides with this period. After the project is approved, the building department performs plan checks and issues building permits. Larger projects requiring minor use permits are sent to the (Zoning Administrator). Minor use permit hearings are publicly noticed and take place at the discretion of the (Zoning Administrator). Throughout construction, the building department will perform building checks to monitor the progress of the project. This process does not put an undue time constraint on most developments but the procedures within the Zoning Ordinance could be clarified to ensure that no undue time constraints could be put upon an application. Improvements to the procedures could include clarifying and consolidating the procedures and permit approval criteria, clarifying the noticing requirements, reducing the reliance on discretionary review processes.

It is noted that the recently adopted, IZO's objective design standards for housing have proven effective in streamlining the process for projects utilizing the IZO's development benefits,

particularly towards multi-family housing. The City is currently undergoing a comprehensive update to their Zoning Ordinance with the goal of streamlining the approval processes and eliminating any potential constraints on the overall development process. Table D-13 outlines typical approval requirements for a 30-unit subdivision and a 50-unit multi-family project.

Table D-13: Typical Process Procedures by Project Type

	Subdivision	Multi-family Units
	Tentative Subdivision Map	Site Plan
	Final Map	-
	Initial Study	Initial Study
	-	Design Review
	Site Plan Review	Variance
	Design Review	Negative Declaration
Estimated Total Processing Time	**6 months**	**6 months**
Source: City of Woodland, 2021		

A.3 Residential Design Guidelines: The City of Woodland's Community Design Standards (adopted in 1998 and updated in 2004) were prepared to aid designers, the public, and decision-makers by expressing the community's shared vision for the level of quality and attractiveness expected from new development. The City's Community Design Standards include specific design objectives that serve as standards by which staff evaluates residential development. Residential projects must obtain approval from the Planning Commission or City staff depending on the project. Figures D-1 and D-2 illustrate the City's design review process. Figure D-1 lists the steps for projects that require a discretionary permit, such as a conditional use permit. Figure D-2 lists the process for projects that require only building permit approval. As with all other development-related matters in Woodland, design review is handled by the Community Development Department. Anyone considering a development project is instructed to make an appointment to discuss the project and design standards with a member of the Community Development Department staff. The staff member will help explain the City's development procedures and determine if design review is required. The staff member can also provide an approximate timetable for the processing of the project and describe any other permits or approvals that may be required.

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

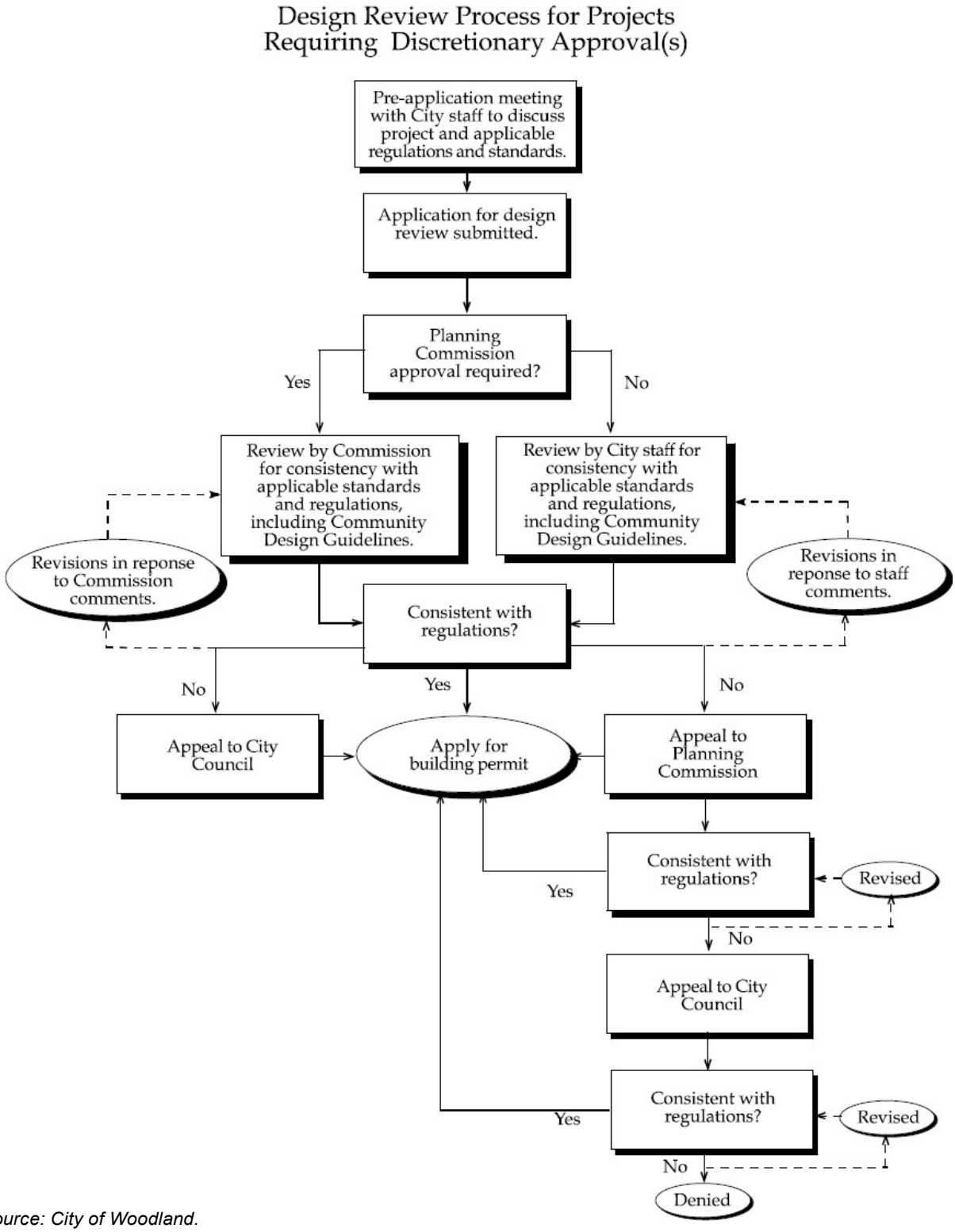
Design review approval typically takes 2-6 weeks for minor projects and 8-12 weeks for major projects, which require more of staff's time. Major building projects, such as large scale commercial or subdivisions over 100 units require hearings before the Planning Commission and can take 8-12 weeks. The Commission meets twice a month. The purpose of the review is to determine compliance with adopted design guidelines that are intended to enhance the

appearance and value of property and the livability of neighborhoods. These design standards do not represent a constraint to development.

A.4 Streamlined Approvals: California Senate Bill 35 ("SB 35"), codified at Government Code Section 65913.41, became effective January 1, 2018.The intent of SB 35 is to expedite and facilitate construction of affordable housing. SB 35 requires cities and counties that have not made sufficient progress toward meeting their affordable housing goals for above-moderate and lower income levels to streamline the review and approval of certain qualifying affordable housing projects through a ministerial process. The City complies with state requirements of SB35 as part of project review as projects are proposed. To ensure continued compliance facilitate this process the City proposes Program A.27 to adopt local procedures consistent with SB35.

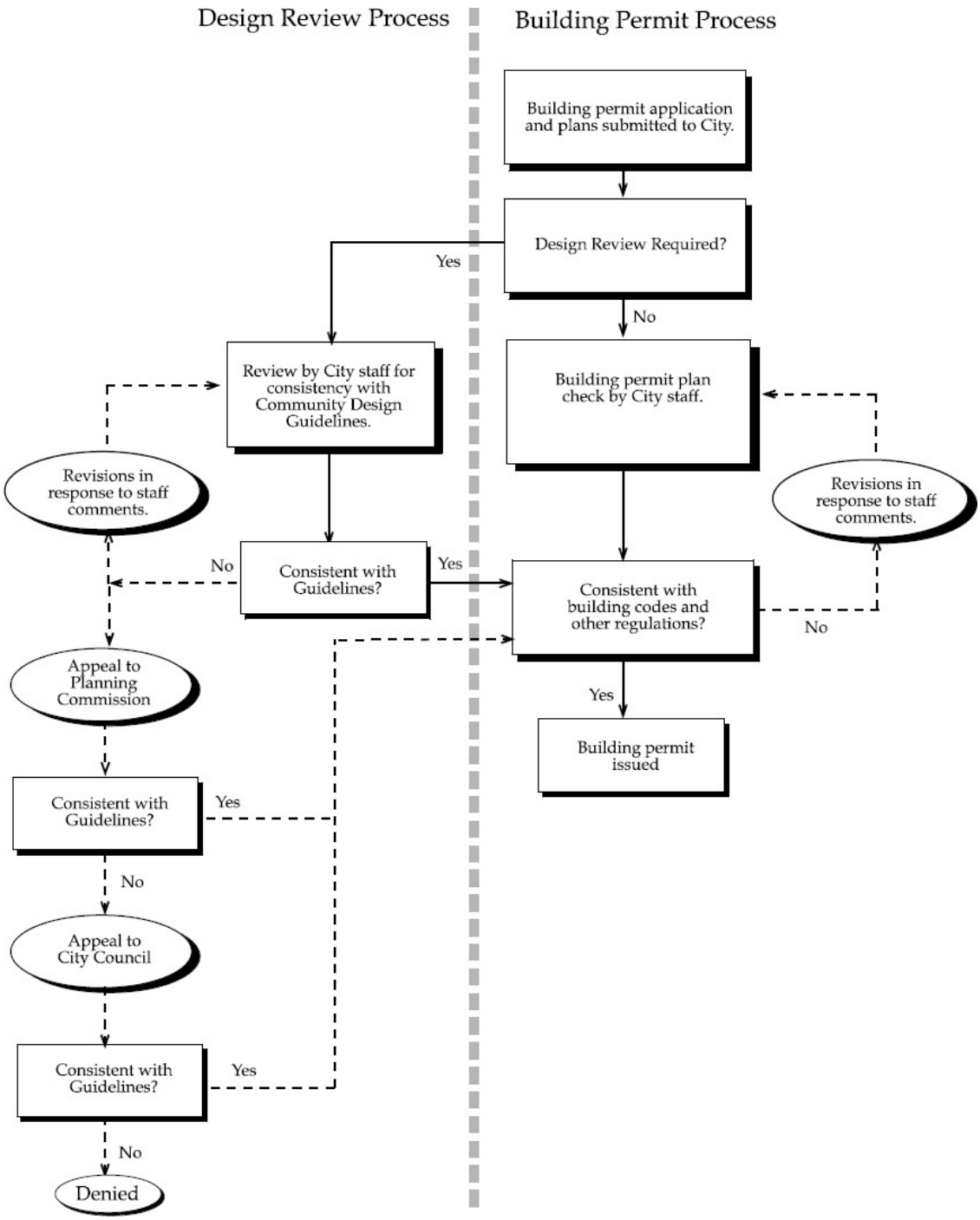
A.5 Transparency: The City complies with all transparency laws and posts on the City website the zoning code, schedule of fees, exactions, and affordability requirements that would apply to a proposed housing development project.

Figure D-1: Woodland's Design Review for Discretionary Approval(s)



Source: City of Woodland.

Figure D-2: Woodland's Design Review and Building Permit Process



Source: City of Woodland.

B. Permit and Development Fees

B.1 Planning Fees: Table D-14 details the Community Development Department's processing fees for common planning entitlements. One or more of the entitlements would be required to process a residential project.

~~Notably,~~ The City ~~is in the process of applying for~~ received a Regional Early Action Planning (REAP) grant through the Sacramento Area Council of Governments (SACOG) to evaluate the City's entitlement fees **(See Program A.29)**. In tandem with the Code update, the City's goal is to get a better understanding of cost recovery on development projects and how they can subsidize specific project types, including housing development. For complex projects or those that require the hiring of consultants, the City also requires the developer deposit project funding. In this way, the applicant pays directly for either consultant work required and actual staff time.

Table D-14: City of Woodland Planning Fees, 2020

Permits/Entitlements	Fee
Appeals – Staff Decision, Planning Commission, Council	$277
Conditional Use Permit	$3,807
General Plan Petition	$669
General Plan Amendment	$6,190
Variance and Zoning Administrator Permit	$2,356
Zone Change and PUD Zone Change	$6,067
Site Plan Review (Multi-family)	$2,599
Design Review (Multi-family)	$1,347
Design Review (Single Family)	$412
Design Review (Subdivision >10 units)	$2,870
Environmental	
Categorical Exemption	$583
Initial Study	$6,988
Negative Declaration	$2,184
Mitigated Negative Declaration	$4,514
Land Division	
Certificate of Compliance	$313
Lot Line Adjustment	$738
Lot Merger	$1,071
Tentative Parcel Map	$3,805
Tentative Subdivision Map	$9,304 + $27/lot

Notes: Each fee represents the total processing fee for planning, public works, fire, police, and parks. Some development projects will be deemed "major projects" and will be charged time and materials. Major projects include projects requiring an EIR.

Source: City of Woodland, 2021

B.2 Impact Fees:

Development Fees and Other Exactions Required of Developers

Table D-15 indicates the development impact fees for a single-family home outside of the Spring Lake Specific Plan (SLSP) area, while Table D-18 shows what it would cost inside the SLSP area. **As noted in Table D-18, in order to help encourage smaller units and facilitate more natural occurring market rate affordable housing by design, single family units in Spring Lake that are under 1,450 square feet are charged the MPFP multi-family fees rather than single family fees. The Beeghly and Parkside 3 projects (See appendix C) are both small lot, smaller unit single-family projects in the Spring Lake Specific Plan area which utilized the small lot exceptions (See Section D.2.3.C, above) and the small unit fees.**

A comparison of total fees shows a $49,672 difference between the SLSP area and non-SLSP locations for a typical 2,500 single-family home in a greenfield (See Table D-19). This difference is largely attributable to the payment of the Spring Lake Infrastructure Fees (SLIF) and other Spring Lake related fees (fire operations & maintenance fund fee, habitat education fee, offsite affordable housing fee, and public transit fee) which are due at final map Without the SLIF additional fees, impact fees in the SLSP ($30,570) area are $3,708 less than greenfield in non-SLSP areas ($34,278). The comparison does not include the payment of the Storm Drainage Fee at building permit issuance for areas outside of Spring Lake. or the non-City fees to Yolo County and the Woodland Joint Unified School District. The area outside of Spring Lake is divided into 10 different fee zones for payment of the Storm Drainage Fee. The SLIF was established as a financing mechanism for the common, backbone infrastructure required for the SLSP. Significant infrastructure was installed to connect the SLSP area to the existing City infrastructure. Developers who have financed and constructed SLIF facilities are able to take fee credits against nearly 70 percent of the SLIF fees at building permit issuance. As a result, using fee credits would reduce the payment of fees due at permit issuance. It should be noted that SLIF credits can be transferred.

Table D-15: Development Impact Fees for Single-Family Outside of Spring Lake Specific Plan Area

Single-Family		
	Greenfield	**Infill**
Roads	$8,742	$5,828
Wastewater	$6,634	$6,634
General City	$886	$886
Fire	$3,003	$3,003
Police	$725	$725
Library	$554	$554
Water	$5,297	$5,297
Parks	$8,182	$8,182

Table D-15: Development Impact Fees for Single-Family Outside of Spring Lake Specific Plan Area

Single-Family		
	Greenfield	**Infill**
Admin	$255	$233
Subtotal	**$34,278**	**$31,342**
ADU Subtotal	N/A	
Source: City of Woodland, Development Impact Fees, January 1, 2021		

Table D-16: Development Impact Fees for Multi-Family (per unit) Outside of Spring Lake Specific Plan Area

Multi-Family				
	Greenfield	**Infill**	**Corridor**	**Downtown**
Roads	$3,583	$2,388	$2,149	$1,910
Wastewater	$4,975	$4,755	$4,755	$4,755
General City	$666	$636	$636	$636
Fire	$1,801	$1,751	$1,751	$1,751
Police	$543	$520	$520	$520
Library	$415	$397	$397	$397
Water	**$3,973 if individually metered			
Parks	$6,136	$5,865	$5,865	$5,865
Admin	$136	$122	$121	$119
Subtotal	**$18,255**	**$16,434**	**$16,194**	**$15,953**
ADU Subtotal	$10,594	$9,315	$9,122	$8,930
**Water Fee is not included in subtotal for Multi-Family. If individually metered, please add water fee above, and an additional admin fee will be due in the amount of .75% of water fee (not included in subtotal). No MPFP fees shall be charged on an ADU <750 sq. ft.				
Source: City of Woodland, Development Impact Fees, January 1, 2021				

Table D-17: Development Impact fees for Small Multi-Family (per unit)

Small Multi-Family (Less than 700 square feet)					
	Greenfield	**Infill**	**Corridor**	**Downtown**	**SLSP**
Roads	$3,583	$2,388	$2,149	$1,910	$3,583
Wastewater	$3,317	$3,317	$3,317	$3,317	$3,317
General City	$444	$444	$444	$444	$444
Fire	$1,201	$1,201	$1,201	$1,201	$1,201
Police	$362	$362	$362	$362	$362
Library	$277	$277	$277	$277	$277

Table D-17: Development Impact fees for Small Multi-Family (per unit)

Small Multi-Family (Less than 700 square feet)					
	Greenfield	**Infill**	**Corridor**	**Downtown**	**SLSP**
Water	**$2,649 if individually metered				
Parks	$4,091	$4,091	$4,091	$4,091	$2,250
Admin	$100	$91	$89	$87	$86
Subtotal	**$13,375**	**$12,171**	**$11,930**	**$11,689**	**$11,520**
ADU Subtotal	N/A	N/A	N/A	N/A	N/A

**Water Fee is not included in subtotal for Small Multi-Family. If individually metered, please add water fee above, and an additional admin fee will be due in the amount of .75% of water fee (not included in subtotal). No MPFP fees shall be charged on an ADU <750 sq. ft.

Source: City of Woodland, Development Impact Fees, January 1, 2021

Table D-18: Development Fees for Spring Lake Specific Plan Area

Fee Type	**Fee**	
City Development Impact Fees (MPFP)	**Single-Family (per unit)**	**Multi-Family (per unit)**
General City	$886	$666
Fire	$3,003	$1,801
Library	$554	$415
Police	$725	$543
Wastewater	$6,634	$4,975
Water Capacity	$5,297	(Per Project)[1]
Parks & Recreational Facilities	$4,501	$3,375
Roads	$8,742	$3,583
MPFP Admin Fee (75%)	$228	$115
Storm Drainage Facilities[2]	$0	$0
Total Development Impact Fees	**$30,570[3]**	**$15,473**

[1] Market-rate single family only

[2]No Storm Drain Development Fees in Spring Lake

3 Per the administrative guidelines, small single-family homes (under 1,450 square feet) are charged the multifamily MPFP rate.

Spring Lake Infrastructure Fees (SLIF) (Due at Building Permit)	**Single-Family (per unit)**	**Multi-Family (per unit)**
Roadway**	$21,605	$14,260
Water**	$2,398	$1,582
Sewer**	$3,091	$2,415
Drainage**	$11,199	$7,391

Table D-18: Development Fees for Spring Lake Specific Plan Area

Fee Type	Fee	
Fire Station	$900	$594
Parks	$8,891	$5,869
On-going Admin Costs	$1,626	$1,074
Total SLIF Fees	**$49,710**	**$33,185**
**Allowed to be used for SLIF credits, credit allowed at 90% of fees for first release BUA's and 79% for second and third release BUA's		
Fiscal Deficit Fee (Due at Building Permit)	$1,500	$1,050
SubTotal Fees Due at Building Permit	**$81,780**	**$49,708**
Fees Due at Final Map	**Single-Family (per unit)**	**Multi-Family (per unit)**
Art in Public Places*	-	-
Fire Operations & Maintenance Fund Fee	$771	$540
Habitat Education Fee	$56	$40
Offsite Affordable Housing Fee**	$1,100	$0
Public Transit Fee	$243	$170
Subtotal	$2,170	$750
* Per map-specific development agreement ** Market-rate single-family only		
Non-City Fees (Receipt required prior to permit issuance)		
Woodland Joint Unified School District Fees (based on a 2,500 sq. ft. single-family dwelling)	$10,200	$4,896
Yolo County Facilities and Services Authorization Fees	$3,118	$2,312
Total Fees	**$97,268**[3]	**$57,666**
Source: City of Woodland, Spring Lake Residential Development Fees, January 1, 2021		

Table D-16 provides the development fees for multi-family development outside the SLSP and Table D-18 lists the development impacts fees for construction of multi-family development in the SLSP Area. Similar to fees for single-family developments, the cost is higher within the Spring Lake Specific Plan Area, $50,458 compared to $18,255 in a greenfield, due to the SLIF, and other SLSP related fees. These fees are due at building permit issuance; however, a portion of MPFP fees (General City, Library, Police, Water, Roads, Administration, and Storm Drain) can be deferred (see below). The difference between the multi-family development impact fees in Spring Lake and outside of Spring Lake is attributable to the payment of the Spring Lake Infrastructure Fee (SLIF) and payment of a Fiscal Deficit Fee at building permit issuance. The comparison of fees also includes the payment of other Spring Lake-related fees (fire operations & maintenance

fund fee, habitat education fee, and public transit fee), a total of $750, at final map. In addition, the comparison does not include non City fees or the payment of the Storm Drainage, Surface Water, and Surface Water Administration Fees at building permit issuance for areas outside of Spring Lake. The area outside of Spring Lake is divided into 10 different fee zones for payment of the Storm Drainage Fee. For Surface Water, the fees are based on the meter size.

Table D-19, below, compares the development costs for a typical single family and multi-family development, and the total per unit impact fees. (See Table D-20 in Section D.3 (Non-Governmental Constraints) for additional detail on total development costs) The estimates utilize a 2,500 square foot home and a 6-unit multi-family greenfield project outside the SLSP area. The single-family homes are counted as one unit for comparison.

The total estimated development impact fees per unit for a single-family home outside the Spring Lake area is $34,278 for greenfield and the typical estimated cost of development per unit is $456,483, with impact fees representing about 7 percent of the total cost. The estimated development impact fee per a multi-family unit outside of the Spring Lake Area is $18,255 per unit, and the typical estimated cost of development per unit is $274,1975, with fees accounting for approximately 7 percent of the total cost. Fees for a single- family project in the SLSP area represents 16 percent of development cost, due to the additional fees associated with development in the SLSP area. The overall cost of developing a multi-family unit is $182,268 less than a single-family unit.

Table D-19: Development Costs for New Single and Multi-Family Units

Development Cost for a Typical Unit	Single-Family (SLSP)	Single-Family (Non-SLSP)	Multi-Family (Non-SLSP)
Total estimated development impact fees per unit	$83,950	$34,278	$18,255
Typical estimated cost of development per unit[1]	$519,000	$457,0001	$274,167
Estimated proportion of fee cost to overall development cost (development impact fees and construction costs) per unit	16.2%	7.5%	6.7%

Note: Total estimated development impact fees per unit were taken from the total development impact fees due at building permit issuance and at final map (Tables D-15 to D-18). Does not include non-city fees in the SLSP Area.

[1] Typical estimated cost of development per unit for Single-Family and multi-family was estimated using market-driven cost assumptions for land, construction, and fees. The development cost estimate excludes developer profit and financing costs.

Source: City of Woodland, Lisa Wise Consulting, Inc.2021

Development Impact Fee Deferral Program

The City Council approved an ordinance in December 2008 to allow the deferral of development impact fees (MPFP fees) for multi-family residential and non-residential projects and extended through June 30, 2022. This program allows the City to defer seven development impact fees (General City, Library, Police, Water, Roads, Administration, and Storm Drain) for a maximum period of 24 months or upon the issuance of the Certificate of Occupancy.

Spring Lake Specific Plan Development Fee Reduction: The Spring Lake financing and development plan was set up based on a building unit allocation process and a payback system assuming development would occur in three releases. The intent at the time was to moderate growth and ensure development of key oversized infrastructure while also providing a method to pay back the original developers who had to install much of the early infrastructure. Although fees in Spring Lake are a potential constraint on the provision of housing, these fees are necessary to provide the infrastructure that enables development in this area, and the City has taken actions to reduce this constraint to the extent feasible.

D.2.6 On and Off-Site Improvements

The City of Woodland requires that developers complete certain minimum site improvements in conjunction with new housing development Required improvements include the installation of water mains, fire hydrants, sewer mains, storm drainage mains, and streetlights and the construction of streets, curbs, gutters, and sidewalks. The improvements are part of the conditions of approval, typically for subdivisions which require extensive new infrastructure. Compliance and enforcement of these improvement standards are coordinated through the Engineering Division during the design phase of a project and once completed, the Code Compliance Division is charged with enforcing the approved improvements.

The project would have to comply with city engineering standards and improvement requirements depending on the location and type of roadway, (local, collector, arterial). When a project will be developing a site with no final site development improvements, an applicant is typically required to install all utilities to allow connection to existing facilities, which may be located in an adjacent street or at the edge of a property. In some instances, sites may have existing facilities such as curb, gutter, sidewalk and utility stubs. As an example, in Spring Lake single family developers have been required to install adjacent perimeter improvements for multi-family sites. However, all sites will need to install appropriate on-site improvements that may include individual utility connections to each unit, sidewalks, lighting, paving, fencing, as well as actual unit construction. In some instances where the existing facilities, such as curbs or sidewalks are older or in poor condition, they may need to be replaced. This may be the case in older infill areas. However, if a site is adjacent to an area where the City has an approved CIP street improvement project, the proposed project will benefit from the City's installed improvements. This will be the case for the project located at 310 Main Street, where the City received a SACOG grant to improve bike and pedestrian access along that portion of the roadway.

The City of Woodland General Plan identifies the importance of complete streets in order to provide multi-modal accessibility, particularly improving bike and pedestrian access. The 2035 General Plan reduced the city's minimum LOS standard from LOS C to LOS D in recognition that some level of traffic will be necessary in urban settings and to reduce the cost of road improvements that may be required. The City's Engineering Standards include the requirements for local, collector, and arterial roadways. There may be some variability in the specific plan areas. In the City's most recent developing residential area, Spring

Lake, as a means of facilitating multi-family development the vacant multi- family sites have had the perimeter infrastructure installed ahead of time by the adjacent single family development areas. These improvements include roadway, curb, gutter, and wet and dry utility connections. Additionally, a number of projects have utilized internal alley access rather than full roadways. The minimum alley width is 20-24 feet with a limited curb or v-gutter and no sidewalks. However, where there is limited public improvements in some cases an HOA will be required to cover future paving and utility repairs and improvements. These standards **and improvement requirements** are typical of many communities**. The City works to coordinate improvements and build capacity for future projects, including multi-family projects, so the requirements do not affect** ~~**and do not adversely affect**~~ the provision of affordable housing in Woodland.

Section D.3 Non-Governmental Constraints

Market factors, which a local government has only limited ability to control, can influence the jurisdiction's capacity to develop housing. These market-related constraints include land costs, construction costs, cost and availability of labor, and the availability of financing. An assessment of these non-governmental constraints can inform the development of potential actions that can ameliorate market conditions that inhibit housing production.

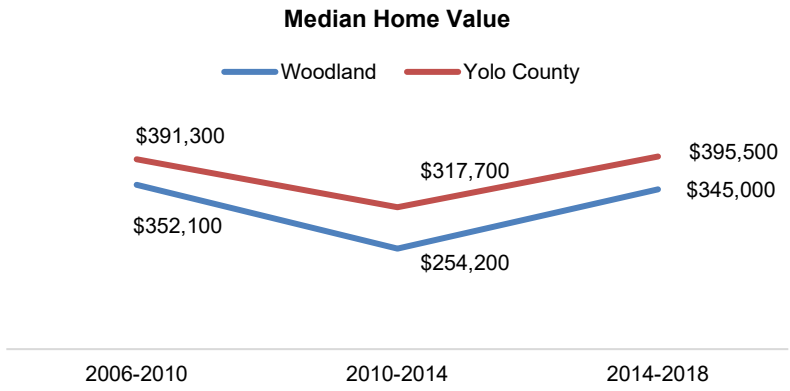
D.3.1 Housing Supply/Conditions

Market Overview: Single-Family Residential

The financial crisis of 2007/2008 and the ensuing Great Recession caused home values in Woodland to drop 28 percent from 2010 to 2014. Woodland home values have since rebounded close to their pre-Recession levels. As of 2018, the median sales value for a single-family home in Woodland was $345,000, compared to $352,100 in 2010. Woodland's home values have trended similarly to home values in Yolo County, though County home values are higher. **A brief summary of housing market trends provided on Redfin and Zillow provide an average single family home sale price of $475,000 in July 2021. This represents an approximate 9% increase in the last year.**

Since the beginning of the recovery from the Great Recession in 2013, interest rates have been maintained at low levels of 3.5 percent to 4.5 percent. Due to the COVID-19 pandemic, however, national 30-year mortgage rates have dropped to historically low levels, declining to 2.7 percent in late 2020. When interest rates are low, capital investment and housing production generally increases but more people are likely to take out a mortgage than when interest rates are higher. In addition, consumers are able to borrow more money for the same monthly payment. Extremely low interest rates have led to overall increased home values in Woodland over what has been seen in the past several years. Coupled with the generalized desire during the pandemic to move from denser to more spacious neighborhoods, the housing market is expected to continue to be competitive in the near future.

Figure D-3: Woodland Median Home Value

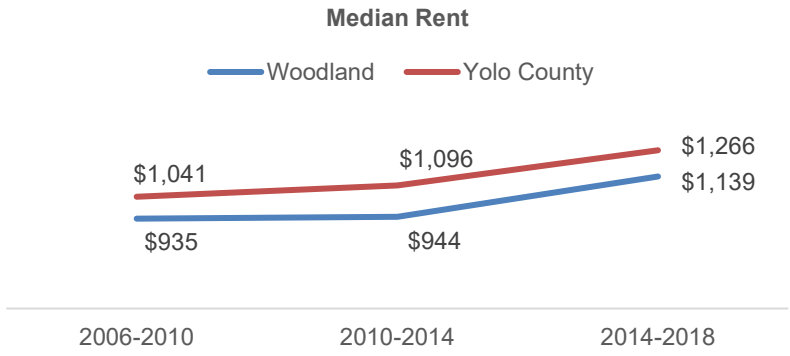


Source: SACOG/ACS 5-Year Estimates

Market Overview: Multi-Family Rental

Though lower than Yolo County, rental housing rates for Woodland have also trended similarly to the County. As shown below, the median rental unit in Woodland in 2018 is $1,139. Since 2010, both Woodland and Yolo County rents grew by 22 percent. **In review of recent rental rates, apartments have recorded an approximate 8.1% rent increase in the past year. Increases varied by unit type with the largest increase seen for smaller unit sizes. One- and two-bedroom units saw relatively limited increases by comparison. However, one and two-bedroom units are more expensive than median prices, with average per month rents at $1,400 and $1,700, respectively.**

Figure D-4: Woodland Median Rent



Source: SACOG/ACS 5-Year Estimates

D.3.2 Development Costs

Land Costs

Vacant residential lots transacted within the Woodland city boundaries in 2019 and 2020 sold for an average of $16 per square foot (PSF), or about $701,000 per acre. Individual lots ranged from $14 to $18 PSF, or about $625,000 to $780,000 per acre. These lots ranged in sizes from 5,000 to 10,000 SF, with an average land sale price of $129,000 per transaction.

Required Site Improvement Costs (Finished Lots)

Upon securing the raw land, a residential developer may need to make improvements to the site in order to make the land usable before being able to construct a building on the property. These improvements might include the installation of utilities (such as water, electricity, and sewage), storm drainage mains, and streetlights, or the addition of streets, curbs, gutters, and sidewalks. In addition, pursuant to the City fee schedule on lot street frontage, developer is required to provide a deposit for street trees. Site improvement costs for a single-family lot in Woodland are estimated at $28,000 to $33,600, which does not include the cost of land.

Construction Costs

According to a March 2020 report published by the Terner Center for Housing Innovation at UC Berkeley, construction costs for multifamily housing have climbed 25 percent between 2009 and 2018. This increase is in part due to the higher cost of building materials, such as wood, concrete, and steel, as well as prevailing wage requirements. In 2020, construction costs (including materials and labor but excluding soft costs such as fees) for a small apartment complex ranged between $153 to $180 PSF. Construction costs can vary depending on the type of development, ranging from the more expensive steel-frame Type I construction to the more affordable wood-frame Type V. Due to the smaller scale, single family homes tend to be more expensive to construct on a PSF basis than multi-family. This cost can fluctuate depending on the type and quality of amenities to the property, such as expensive interior finishes, fireplace, swimming pool, etc.

Soft costs

Soft costs are the costs that are not directly incurred by the physical construction of the development. These costs include services for architectural, consultant, and legal services, as well as permitting requirements and impact fees. They generally range from 15-30 percent of total development costs but can fluctuate depending on local fees and exactions.

Permits and Exactions

Cities collect fees from developers as a means to compensate for the capital improvements required as a result of the new development. Please refer to Table D-15 to D-18 for a full list of the City's required permit and development fees.

Table D-20, shows the total of all housing development costs discussed above for a typical entry-level single-family home (2,500 square feet) or multi-family project, including land, construction

costs, fees and permits (as shown in Table D-14 to D-18, Governmental Constraints). These figures do not include site improvements, developer profit, or financing costs.

Table D-20: Estimated Housing Development Costs

	Single Family- SLSP[1]	Single Family- Non SLSP[1]	Multi-Family- Non SLSP[2]
Vacant Lot Cost	$80,500	$80,500	$241,500
Construction Cost	$322,500	$322,500	$1,237,000
Soft Costs (Impact/Permit Fees)	$116,000	$54,000	$166,500
Total Development Cost	**$519,000**	**$457,000**	**$1,645,000**

Notes:
1 Prices based on a new 2,500 square foot single-family residence on a 5,000 square foot lot.
2 Prices based on a new 6-unit 7,200 square foot multi-family residence on a 15,000 square foot lot.
Source: Lisa Wise Consulting, Inc., 2021

D.3.3 Availability of Financing

The availability of financing can impact rates of home ownership. The ability to secure financing can be influenced by several factors, including creditworthiness, debt-to-income ratio, and the restrictiveness of mortgage lending standards. Reviewing data collected through the Home Mortgage Disclosure Act (HMDA) can reveal the role the lending market has had on local home sales. Home purchase loans in 2019 are summarized in the table below.

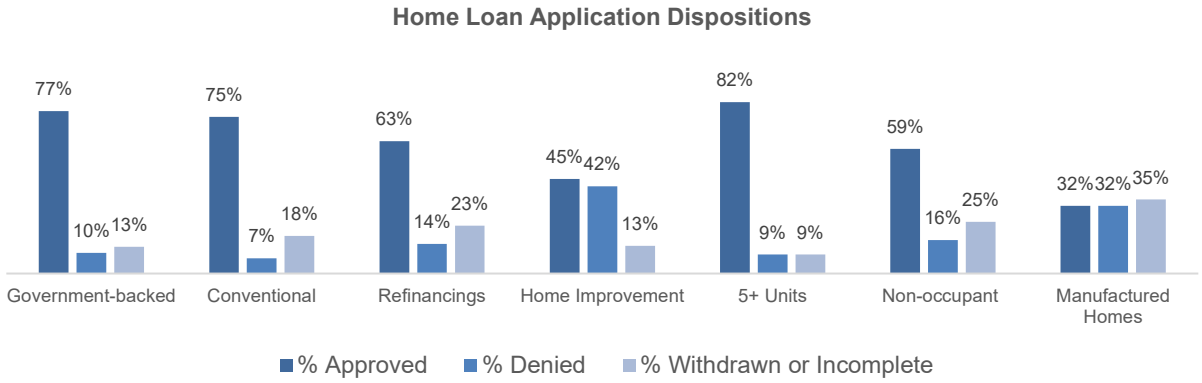
There are more than twice the number of conventional loans than government-backed loans in 2019, for a total of 748 mortgage applications across both types. Though fewer in number, government financing served a large share of total homebuyers. The approval rates for both these types of loans were about 75 percent.

In competitive housing environments when purchasing a new home may be out of reach for some, home renovations can be a desirable and more affordable way to add value to property. There were 144 home improvement applications in 2019. The approval rate for these types of applications was only 45 percent.

Table D-24: Home Loan Application Dispositions

	Total Applications	% Approved	% Denied	% Withdrawn or Incomplete
Government-backed	173	77%	10%	13%
Conventional	575	75%	7%	18%
Refinancings	1,386	63%	14%	23%
Home Improvement	144	45%	42%	13%
5+ Units	11	82%	9%	9%
Non-occupant	195	59%	16%	25%
Manufactured Homes	34	32%	32%	35%
Source: HMDA, 2019				

Figure D-5: Woodland Home Loan Application Dispositions



Source: HMDA, 2019

D.3.4 Summary

Despite more robust single-family home production on greenfield sites, multi-family projects are much less common. Economic conditions in Woodland suggest the city's market rents are not at a high enough price point, relative to Yolo County overall, to attract new multi-family housing development. Assuming construction costs are similar across the region, developers can generate a greater return on their investment elsewhere, yielding higher rental revenue relative to project costs that remain constant across the region. In addition, multi-family development is more likely to occur on infill locations, which are less likely to redevelop given the potential for an existing use or need for remediation.

Section D.4 Environmental and Infrastructure Constraints

D.4.1 Environmental Constraints

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

D.4.2 Infrastructure Constraints

Roads

The General Plan states that all new development projects are required to construct or fund improvements necessary to mitigate any traffic impacts resulting from the project. In addition, the 1998 City of Woodland Street Master Plan Update identifies roadway improvements required through 203~~520~~ to accommodate growth as proposed under the General Plan. The City has adequate existing and planned roadway capacity to accommodate the new units included in its RHNA.

Water

The City of Woodland provides water for domestic, commercial, and industrial use within the city limits with groundwater and water diversion from the Sacramento River. The City of Woodland has partnered with the City of Davis to create an inter-jurisdictional Clean Water Agency which currently manages the water diversion and an associated treatment facility. The Agency developed a surface water supply project that will divert up to approximately 46,100 acre-feet per year from the Sacramento River and is treated at a Regional Water Treatment facility that was completed in 2016.

The City's 2019 Water Quality Report states that the city's tap water met all State and Federal drinking water standards. In addition, the U.S. EPA selected the Woodland-Davis Clean Water Agency and the cities of Woodland and Davis as models of water resilience. The City of Woodland's efforts include the construction of a new surface water treatment plant, the construction of aquifer storage and recovery wells, installation of advanced metering infrastructure, and continuous water distribution rehabilitation projects. In addition, the source water assessment for the Sacramento River concluded that the river continued to provide good-quality raw water that can be treated to meet all drinking water standards using conventional treatment processes. Overall, Woodland has adequate existing and future water supply and water conveyance infrastructure to meet the needs of the additional housing units identified in the RHNA.

Sewer

The City of Woodland's sewer system is managed by the Department of Public Works (DPW) and currently consists of approximately 200 miles of sanitary sewer piping serving approximately 16,672 lateral connections. The average lateral is 26.5 feet in length, which equals approximately 84 miles of sanitary sewer laterals within the entire sewer collection system. The sewer collection system conveys an average of 5 million gallons of wastewater per day to the City water pollution control facility. The sewer collection system includes three lift stations: Spring Lake and Gibson Ranch stations serve developments in the southern part of the City, and one influent pump station delivers flow into the headworks of the water pollution control facility. In compliance with the State General Waste Discharge Requirements, the City created a Sewer System Management Plan which was last updated in November 2020.

In December 2020, the City released a Sewer System Management Plan Program Audit which highlighted major accomplishments from the Capital Improvement Plan implementation from fiscal years 2018/2019 and 2019/2020, they include:

- **2018 Annual Water & Sewer Repair & Replacement Project (CIP 18-09):** Work included the CIPP lining of over 3,200 LF of 6-inch to 8-inch diameter gravity mains and over 2,000 LF of 15-inch to 18-inch gravity mains, as well as the replacement of 20 break-in or otherwise defective service taps. The Work also consisted of the repair of approximately 180 sewer laterals, totaling to 2,075 LF of CIPP-lined services, 950 LF of open-cut replacement, and 49 new sewer cleanout installations. This Project also included 48 "Top-Hat" installations that sealed the gravity main/sewer lateral interface from tree roots, groundwater infiltration and wastewater exfiltration.
- **Dog Gone Alley – Bush St to College St Water & Sewer Repair & Replacement Project (CIP 19- 16):** Work included replacement of approximately 400 linear feet of sewer main pipe as well as installation of 2 sewer manholes and replacement/rerouting of sewer laterals to improve flow and reduce issues with clogging.
- **2019 Sewer Infiltration Abatement Project (CIP#20-10):** This Project included manhole-sealing with injection grout at 6 manholes and the CIPP lining of over 725 LF of 18-inch to 21-inch trunk lines and approximately 175 LF of 8-inch gravity mains.
- **2020 Sewer and Water Repair & Replacement Project – Gibson Road (CIP #20-07):** As of 6/30/2020, approximately 590 feet of sewer laterals have been rehabilitated, and 13 sewer cleanouts have been replaced.
- In fiscal year 18/19 crews cleaned 305,594 feet of sewer and CCTV'd 223,986.50 feet of the sewer system.
- In fiscal year 19/20 crews cleaned 243,401 feet of sewer and CCTV'd 173,855 feet of the sewer system.

The City currently has more lining and replacement projects to existing sewer lines outlined in the latest Capital Improvement Program which covers fiscal years 2020/2021 through 2023/2024, which will delay the need for increased capacity in the downtown area and the adjacent mixed-use/high density areas. **As noted in Appendix C, the City has adequate infrastructure capacity to meet the demand for residential growth.**

Infrastructure Financing

Existing master plans are being updated or completed to cover major capital facilities. The City's Capital Improvement Program (CIP), which schedules projects through 2020, is based on existing development impact fees. The City updated its impact fees in 2020 and provided more specific fees based on types of development such as multi-family infill and multi-family downtown. The routine updating of the fees and comprehensive, distinguishing categories of development types ensure that appropriate fee amounts are applied and therefore do not present a constraint to the development and maintenance of public infrastructure.

Appendix E: Public Outreach Summaries

City of Woodland
6th Cycle Housing Element Update

Focus Group Meetings Summary – DRAFT
March 8, 2021

Overview

The City of Woodland conducted three focus group meetings as part of the preparation of the 6th Cycle Housing Element Update. Led by the City's consultant, Lisa Wise Consulting, Inc. (LWC), the meetings were conducted virtually via Zoom, on Tuesday February 9, 2021 and Wednesday February 10, 2021 with 20 representatives from local businesses, institutions, housing advocate groups, and developers. The purpose of the meetings was to provide an introduction to the Housing Element update process and solicit feedback on housing related issues and opportunities which will inform and support the development of policies and programs for the City. The City conducted meetings with the following groups:

1. Community and Housing Advocates
2. Housing Developers
3. Local Businesses and Institutions

Each meeting began with a presentation by LWC on the Housing Element, including its purpose, components, and various State mandates. Following the presentation, LWC facilitated a discussion guided by open-ended questions about market conditions, development constraints, special needs groups, and unique housing and opportunities and needs in the city. Participants were encouraged to respond to the questions verbally, but the chat function was also available for use, if preferred

The City invited 51 individuals to the focus group sessions via email and mail, with reminder notifications closer to the date. **Communication was provided in both Spanish and English by mail and email. The following organizations were contacted:**

1. **Community and Housing Advocates**
   - **Yolo County Housing Authority**
   - **Empower Yolo**
   - **CommuniCare Health Centers**
   - **Legal Services of Northern California**
   - **Fourth & Hope**
   - **Community Housing Opportunities Corp.**
   - **Friends of the Mission**
   - **Holy Rosary Church**
   - **Bayside Church – Woodland**

- Woodland Christian Church
- Woodland Opportunity Village
- PC Member
- Armfield Property Representative

2. Housing Developers
   - Mutual Housing California
   - Neighborhood Partners
   - USA Properties Fund, Inc.
   - Local Infill Developer
   - Local MF Developer
   - Mercy Housing
   - Lennar Homes
   - Fieldstone Consulting
   - Taylor Morrison
   - Laugenhour and Meikle
   - Cunningham Engineering
   - Tandem Properties
3. Local Businesses and Institutions
   - Realtors
   - Chamber of Commerce
   - Yolo Credit Union
   - Yolo Community Care Continuum
   - St. John's Retirement Village
   - Yolo County CASA
   - Yolo Food Bank
   - Summer House, Inc.
   - Cache Creek Lodge
   - Woodland Food Closet
   - Short Term Emergency Aid Committee
   - Yolo Crisis Nursery
   - Meals on Wheels Yolo County
   - Dignity Healthcare
   - Woodland Memorial Hospital
   - California Hispanic Chambers of Commerce
   - Hispanic Chamber of Commerce of Yolo County
   - Yolo County Public Health
   - Woodland Community College
   - Woodland Joint Unified School District
   - Yolo County Association of Realtors

Comments from the focus groups are categorized as follows:

1. Woodland Housing Needs
2. Housing and Development Constraints
3. Policy/Program Recommendations

Summary of Feedback

The following is a summary of the input received across all three focus groups. **When the comment resulted in a change to the Housing Element, section or program references are provided.**

Woodland Housing Needs

- Underserved groups tend to be low-income individuals, seasoned agriculture workers, millennials, and young families.
  - **Program A.8, housing for farmworkers**
  - **Program A.11, supporting affordable housing developers**
  - **Program A.13 and A.14 and A.16, funding, support, and incentives for low income and special needs housing**
  - **Program A.18, pursue funding for different housing types, different sizes, and different needs groups**
  - **Program C.9, First Time Homebuyer program**
- Single-family homes are the most in-demand housing option in Woodland, but a diverse range of housing types are needed to meet the needs of all communities.
  - **Program A.2, a variety of housing types**
  - **Program A.3, expand housing options in more locations**
  - **Program A.18, pursue funding for different housing types, different sizes, and different needs groups**
  - **Program A.20, expanding housing types in high opportunity areas**
- Interest in shared and/or multigenerational housing, as there is demand from single individuals seeking greater affordability. To ease tensions potentially arising from less privacy, resources could be provided dedicated to resolving tenancy/shared living issues.
  - **Program A.21, ADUs and multi-gen housing**
- Participants expressed a desire for transit connectivity. Most current housing units are not located near transit stops.
  - **Policy A.4, variety of housing types, densities, and transportation access**
- Residential areas should be near transit stops and have access to jobs and healthy food opportunities which are already scarce due to big box retailers (e.g., Costco in Woodland, CA) that compete with smaller local retailers. Woodland should prioritize in-fill and development in the Downtown as a large portion of Millennials

do not drive. Concentrating development will also lessen the cost of infrastructure investment and maintenance.

- Mixed-income housing can increase diversity within a community.
  - **Program C.9, First Time Homebuyer program**
- Woodland neighborhoods are currently not socially and economically diverse.
  - **Program C.10, improvements to Armfield neighborhood**
  - **Program A.20, expanding housing types in high opportunity areas**

Housing and Development Constraints

- The City has taken steps to ease development costs and regulatory constraints, such as providing fee deferrals and more efficient plan review.
- Current fee structure favors single-family homes over multi-family development, as fees are calculated on a per-unit rather than a per-square foot basis, and disincentivizes smaller, denser housing.
  - **Program A.13 and A.14 and A.16, funding, support, and incentives for low income and special needs housing**
- The cost of land is less than 10% of total cost of development; it is not a constraint to development.
- Construction costs have been increasing, especially the cost of lumber.
- The most cost-effective housing typology is a 3-story wood frame walkup garden-style apartment complex.
- Though construction costs are similar across the region, market-rate for-sale prices vary. Woodland's market-rate housing market is not as competitive as other areas in the region, which makes it more difficult for multi-family developments to "pencil out". Neighboring areas, such as West Sacramento, currently offer a higher rate of return with expected revenues that exceed the high construction costs.
  - **Program A.13 and A.14 and A.16, funding, support, and incentives for low income and special needs housing**
  - **Program A.6, evaluate Affordable Housing Ordinance to remove constraints**
- Parking standards and other requirements that affect the total number of units developable on a site should be evaluated as potential constraints to housing.
  - **Program A.2, ensure Zones can develop at realistic densities as part of the Code Update**
  - **Policy A.2, identify and minimize constraints**
- Financing for the construction of single-family homes is more readily available due to the higher relative returns (high for-sale price) compared to multi-family development. Developers have struggled to attract investment for multi-family housing in Woodland and are attempting to rely on local investors who want to support their community.

Policy/Program Recommendations

- Sites selected in the site inventory for lower- and low-income housing should be plausible and realistically developable, not just meet State density and size requirements.
    - **See Appendix C for analysis of site selection and realistic assumptions.**
- Different housing types can be incentivized through fees; the current fee structure incentives small lot single family housing products but should incentivize denser, multi-family housing.
- Incentivizing developers to rehab older, existing residential units can be a more cost-effective way of producing more affordable housing than new construction of on-site inclusionary housing.
- The City could explore modular housing as a means for cost and time savings.
- The City should align priorities with the County and other local housing organizations to in an effort to promote affordable housing.
    - **Policy A.7, regional coordination and Policy A.8, local cooperation**
- The City should strengthen its relationship with the County since the County owns more land in the City than the City does. The City should focus and increase coordination on future land sale transactions to maximize public ownership and local control.
    - **Policy A.18, prioritize public land for affordable housing**
    - **Program A.4, Annexation of the Research and Technology Park Specific Plan Area**
- Due to the impacts of COVID-19, there is an opportunity to convert commercial buildings into residential.
- As the City of Trees, Woodland should prioritize shade trees across the city.

City of Woodland
6th Cycle Housing Element Update
Summary Community Meeting #1- DRAFT

Tuesday, June 2, 2021 at 6:00 pm
Zoom Webinar

Introduction

On June 2, 2021, the City of Woodland hosted a virtual community meeting, the first of a series of public meetings for the 6th Cycle Housing Element Update. The meeting was opened by Cindy Norris, Principal Planner, who welcomed attendees, provided an overview of the Housing Element update process, introduced the components of the Draft Housing Element, and reminded attendees of the public review time period. Ms. Norris introduced David Bergman, Director, and Kathryn Slama, Senior Associate, at Lisa Wise Consulting, Inc. (LWC), who presented on the following topics:

- Housing Element Basics
- New State Legislation
- Housing Element Update Process
- Woodland's Existing Conditions and Housing Needs
- Overview of Affordable Housing
- Regional Housing Needs Allocation (RHNA) and 6th Cycle Site Inventory
- 6th Cycle Implementation Plan

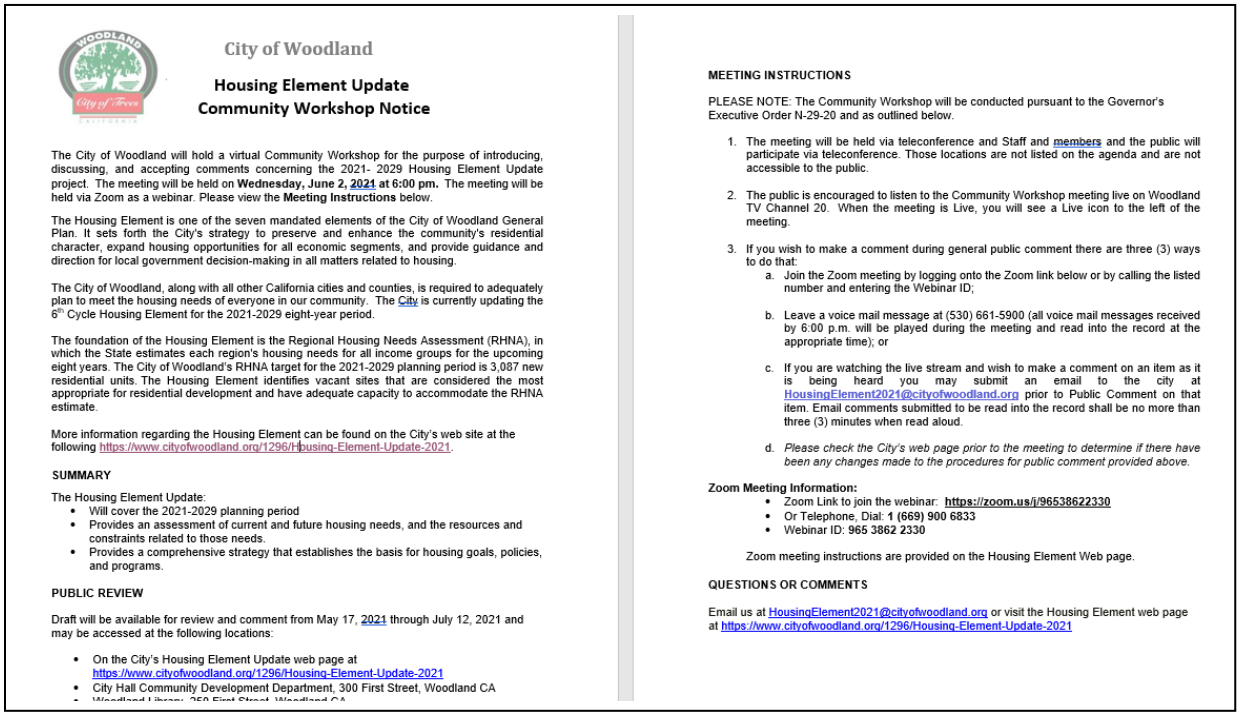
The presentation included the purpose of the Housing Element, components of a Housing Element, and the project timeline. The presentation also provided an overview of socio-economic data of Woodland that informed the housing goals and programs included in the Implementation Plan, as well as an overview of the sites in the inventory the City has identified as being able to accommodate additional housing units.

The meeting then allowed for public comment to clarify any questions or provide any comments attendees might have about the Housing Element or the update process. The City encouraged attendees to review the Housing Element document in more detail and noted other manners of providing public feedback, such as contacting the City directly, attending future public hearings, and reaching out to HCD. Public participants were able to access the meeting by computer or by phone. There were 8 community members who logged in via computer, however; the City is unable to determine how many persons called in via phone or watched the meeting via the City's web page or on Channel 20, the local government cable channel.

Format

The public meeting was facilitated by City staff, with assistance from LWC. Due to COVID-19 conditions, the meeting was held virtually via Zoom. Participants were encouraged to provide feedback on the presentation and Housing Element document verbally at the meeting, by sending written comments or calling and leaving a voicemail in advance of the meeting, or submitting written or verbal comments after the meeting.

The City prepared a public meeting notice in English and Spanish that was published on the City's website and distributed via mail and email (if known) to 212 individuals including the Planning Commission, City Council, all individuals identified for the focus groups, any additional interested parties, and all property owners of sites identified in the sites inventory. (see below).



City of Woodland

Housing Element Update
Community Workshop Notice

The City of Woodland will hold a virtual Community Workshop for the purpose of introducing, discussing, and accepting comments concerning the 2021- 2029 Housing Element Update project. The meeting will be held on **Wednesday, June 2, 2021 at 6:00 pm.** The meeting will be held via Zoom as a webinar. Please view the **Meeting Instructions** below.

The Housing Element is one of the seven mandated elements of the City of Woodland General Plan. It sets forth the City's strategy to preserve and enhance the community's residential character, expand housing opportunities for all economic segments, and provide guidance and direction for local government decision-making in all matters related to housing.

The City of Woodland, along with all other California cities and counties, is required to adequately plan to meet the housing needs of everyone in our community. The City is currently updating the 6th Cycle Housing Element for the 2021-2029 eight-year period.

The foundation of the Housing Element is the Regional Housing Needs Assessment (RHNA), in which the State estimates each region's housing needs for all income groups for the upcoming eight years. The City of Woodland's RHNA target for the 2021-2029 planning period is 3,087 new residential units. The Housing Element identifies vacant sites that are considered the most appropriate for residential development and have adequate capacity to accommodate the RHNA estimate.

More information regarding the Housing Element can be found on the City's web site at the following https://www.cityofwoodland.org/1296/Housing-Element-Update-2021.

SUMMARY

The Housing Element Update:
- Will cover the 2021-2029 planning period
- Provides an assessment of current and future housing needs, and the resources and constraints related to those needs.
- Provides a comprehensive strategy that establishes the basis for housing goals, policies, and programs.

PUBLIC REVIEW

Draft will be available for review and comment from May 17, 2021 through July 12, 2021 and may be accessed at the following locations:

- On the City's Housing Element Update web page at https://www.cityofwoodland.org/1296/Housing-Element-Update-2021
- City Hall Community Development Department, 300 First Street, Woodland CA
- Woodland Library, 250 First Street, Woodland CA

MEETING INSTRUCTIONS

PLEASE NOTE: The Community Workshop will be conducted pursuant to the Governor's Executive Order N-29-20 and as outlined below.

1. The meeting will be held via teleconference and Staff and members and the public will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public.
2. The public is encouraged to listen to the Community Workshop meeting live on Woodland TV Channel 20. When the meeting is Live, you will see a Live icon to the left of the meeting.
3. If you wish to make a comment during general public comment there are three (3) ways to do that:
   a. Join the Zoom meeting by logging onto the Zoom link below or by calling the listed number and entering the Webinar ID;
   b. Leave a voice mail message at (530) 661-5900 (all voice mail messages received by 6:00 p.m. will be played during the meeting and read into the record at the appropriate time); or
   c. If you are watching the live stream and wish to make a comment on an item as it is being heard you may submit an email to the city at HousingElement2021@cityofwoodland.org prior to Public Comment on that item. Email comments submitted to be read into the record shall be no more than three (3) minutes when read aloud.
   d. *Please check the City's web page prior to the meeting to determine if there have been any changes made to the procedures for public comment provided above.*

Zoom Meeting Information:
- Zoom Link to join the webinar: **https://zoom.us/j/96538622330**
- Or Telephone, Dial: **1 (669) 900 6833**
- Webinar ID: **965 3862 2330**

Zoom meeting instructions are provided on the Housing Element Web page.

QUESTIONS OR COMMENTS

Email us at HousingElement2021@cityofwoodland.org or visit the Housing Element web page at https://www.cityofwoodland.org/1296/Housing-Element-Update-2021

The meeting was recorded and posted on the City's Housing Element Update webpage (https://www.cityofwoodland.org/1296/Housing-Element-Update-2021) so it may be viewed at any time. Also, the presentation was posted on the same webpage prior to the meeting. The City's project contact information was included in the presentation to facilitate additional comments or questions being provided at any time via phone or email.

Summary of Comments

The following is a summary of questions and discussion during the public meeting.

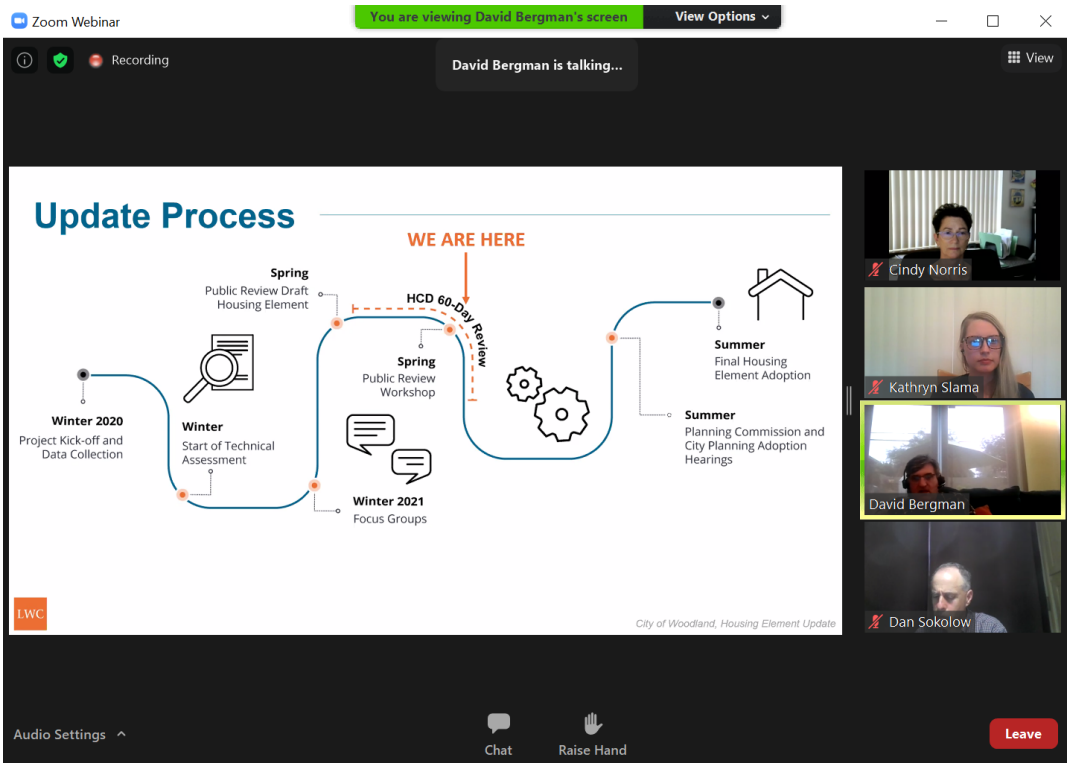
- The City is currently underway in annexing land for Woodland Research & Technology Park, which will have varying levels of development standards and be available for housing development within the next three years. Though Woodland's site inventory uses this Specific Plan area to satisfy one-third of the lower-income RHNA, affordable housing may be developed on sites that are not in the inventory as well.

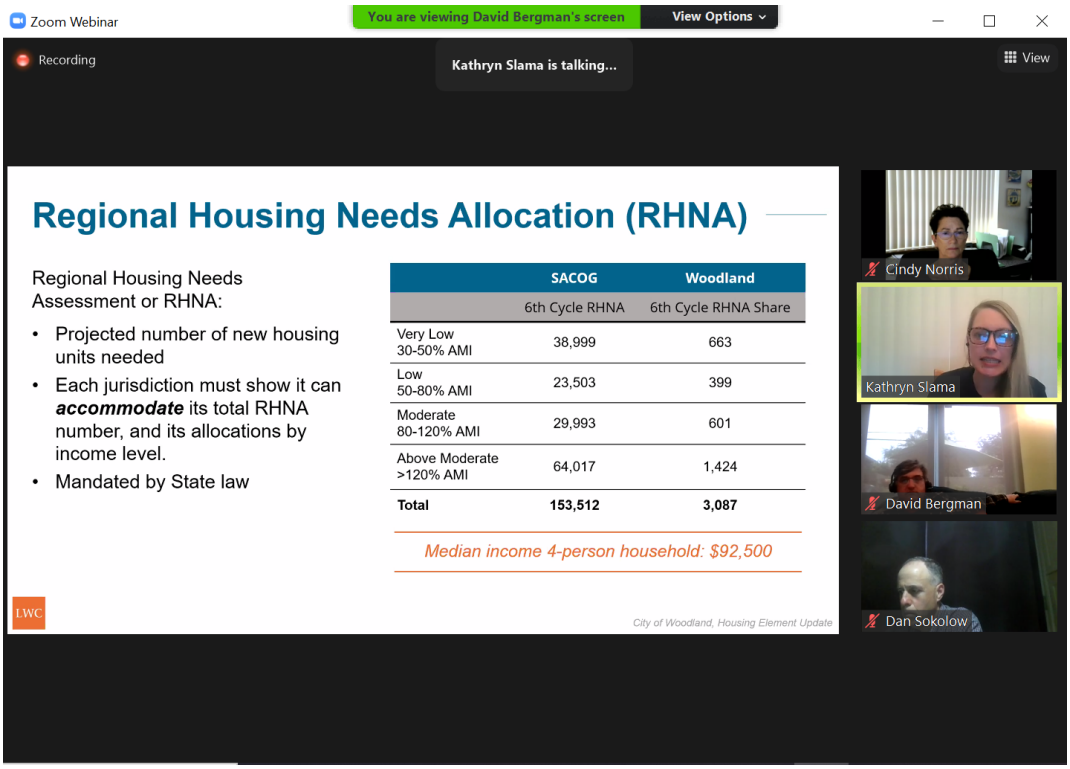
- One participant expressed concern that the sites identified to accommodate lower-income housing are concentrated on the eastside of the city and not evenly distributed across the westside and in the Spring Lake Specific Plan area. These sites are typically zoned for higher densities that are more likely to accommodate lower-income housing, per HCD requirements. In addition, to Affirmatively Further Fair Housing, the City is committed to

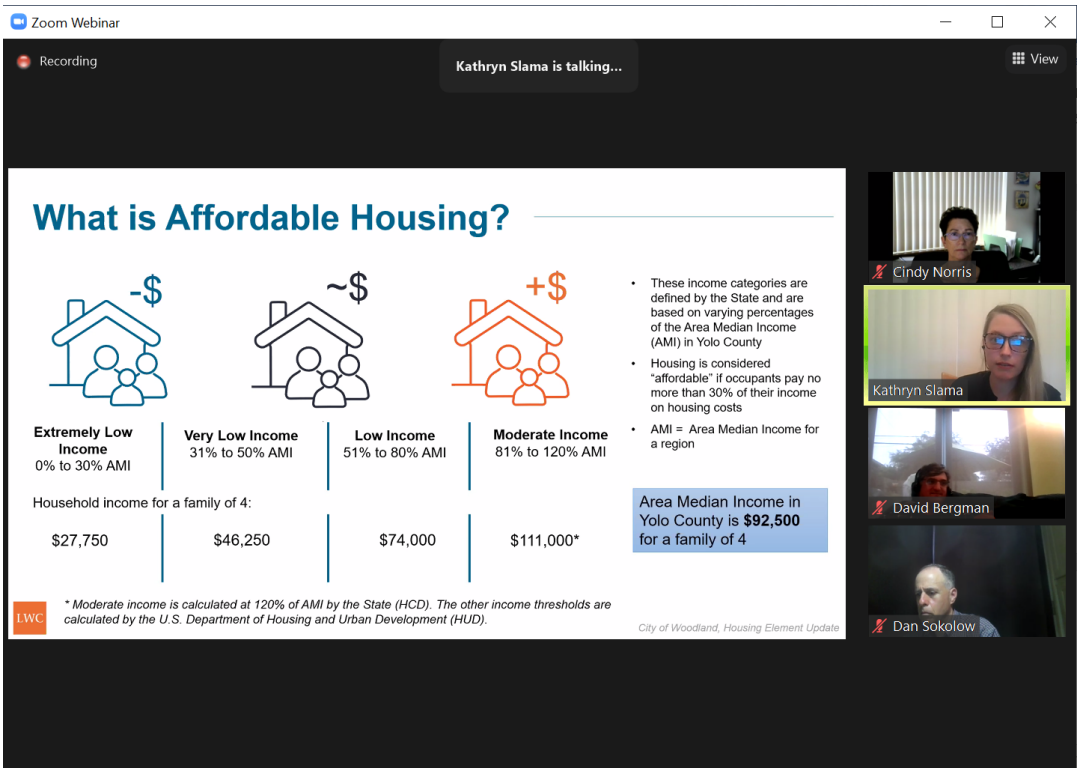
improving and investing in historically under-resourced neighborhoods so all areas can be areas of opportunities.

Screenshots

Screenshots from the Community Workshop are included below:




Zoom Webinar
You are viewing David Bergman's screen
View Options
Recording
Kathryn Slama is talking...
View
Regional Housing Needs Allocation (RHNA)
Regional Housing Needs Assessment or RHNA:
• Projected number of new housing units needed
• Each jurisdiction must show it can accommodate its total RHNA number, and its allocations by income level.
• Mandated by State law
SACOG
Woodland
6th Cycle RHNA
6th Cycle RHNA Share
Very Low 30-50% AMI 38,999 663
Low 50-80% AMI 23,503 399
Moderate 80-120% AMI 29,993 601
Above Moderate >120% AMI 64,017 1,424
Total 153,512 3,087
Median income 4-person household: $92,500
City of Woodland, Housing Element Update
Cindy Norris
Kathryn Slama
David Bergman
Dan Sokolow


Zoom Webinar
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Kathryn Slama is talking...
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What is Affordable Housing?
-$
~$
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Extremely Low Income 0% to 30% AMI
Very Low Income 31% to 50% AMI
Low Income 51% to 80% AMI
Moderate Income 81% to 120% AMI
Household income for a family of 4:
$27,750
$46,250
$74,000
$111,000*
* Moderate income is calculated at 120% of AMI by the State (HCD). The other income thresholds are calculated by the U.S. Department of Housing and Urban Development (HUD).
• These income categories are defined by the State and are based on varying percentages of the Area Median Income (AMI) in Yolo County
• Housing is considered "affordable" if occupants pay no more than 30% of their income on housing costs
• AMI = Area Median Income for a region
Area Median Income in Yolo County is $92,500 for a family of 4
City of Woodland, Housing Element Update
Cindy Norris
Kathryn Slama
David Bergman
Dan Sokolow

Appendix F: Woodland - AB 686 Fair Housing Assessment

Introduction and Overview of AB 686

Assembly Bill 686, signed in 2018, establishes new requirements to Government Code Section 65583 requiring cities and counties to take deliberate actions to foster inclusive communities through fair and equal housing choice by establishing policies to address disparities in housing needs, access to opportunity, and patterns of racial and ethnic segregation, a process referred to as affirmatively furthering fair housing (AFFH). Housing elements are now required to include or address the following five components:

- **Inclusive and Equitable Outreach:** Housing elements must make a diligent effort to equitably include all community stakeholders in the housing element participation process.
- **Fair Housing Assessment:** All housing elements must include an assessment of fair housing. This assessment should include an analysis of the following four fair housing issues: integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.
- **Analysis of Sites Inventory:** Local jurisdictions must evaluate and address how particular sites available for housing development will meet the needs of households at all income levels. The housing element must analyze and conclude whether the identified sites improve or exacerbate conditions for fair housing.
- **Identification of Contributing Factors:** Based on findings from the previous steps, housing elements must identify, evaluate, and prioritize the contributing factors related to fair housing issues.
- **Priorities, Goals, and Actions to AFFH:** Local jurisdictions must adopt fair housing goals and actions that are significant, meaningful, and sufficient to overcome identified patterns of segregation and affirmatively further fair housing. The housing element should include metrics and milestones for evaluating progress and fair housing results.

Note on Figures and Analysis

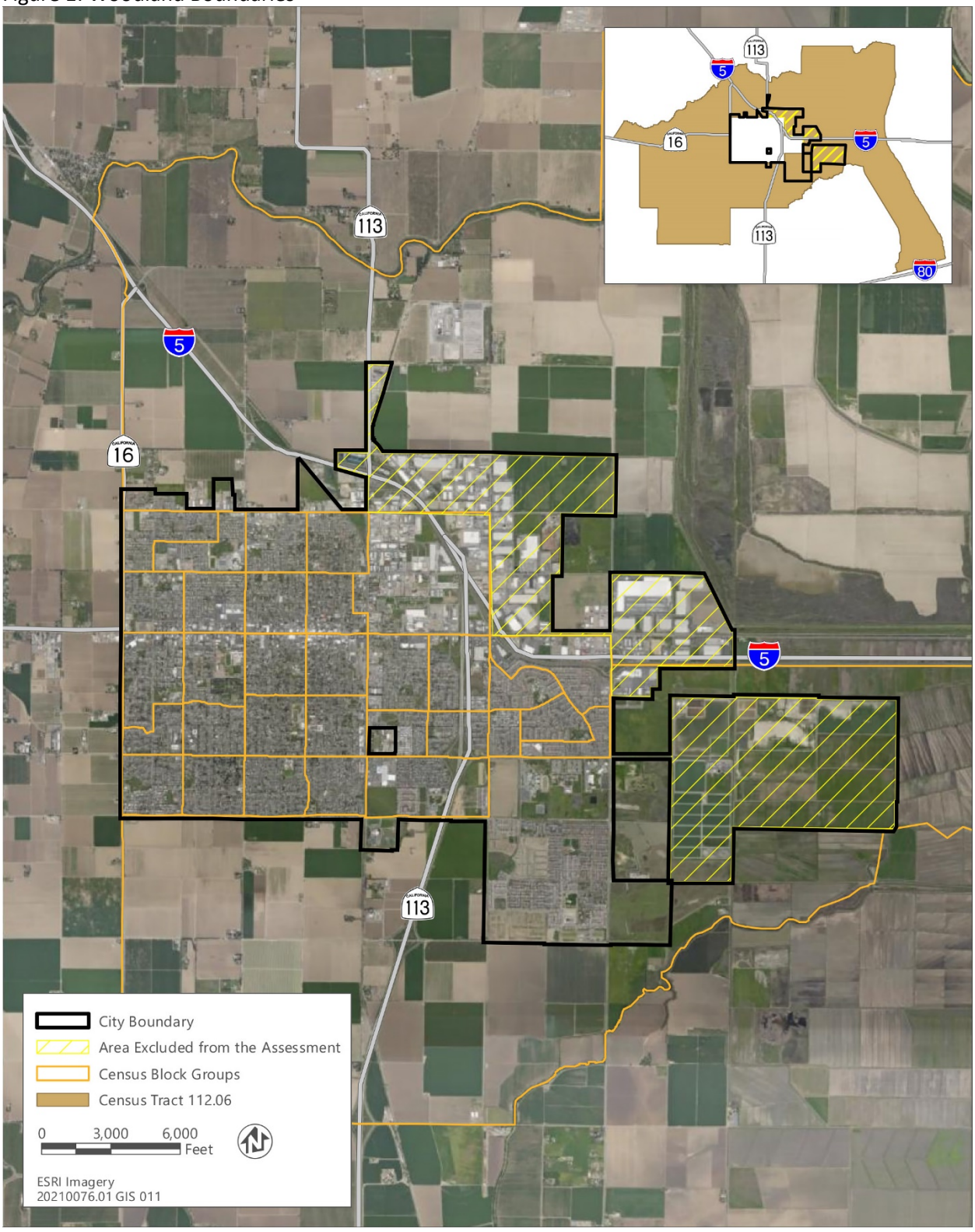
The U.S. Census Bureau divides geographic areas into census tract and block group subdivisions in order to facilitate statistical analyses. These census tract and block group boundaries do not always follow city, town, and other administrative boundaries.

As shown in Figure 1, census tract 112.06 and the block groups within this census tract extend far beyond city boundaries and includes two portions of the city that are non-residential: the industrial area east of Interstate-5 and north of East Main Street; the area south of Interstate-5 and east of County Road 102, which is home to the city's wastewater treatment facility and a tomato processing discharge spray field. Since these areas are non-residential and are primarily located in unincorporated Yolo County, they have been excluded from the text analysis. Although these areas appear in certain maps and figures within the fair housing assessment, they are not considered as part of the overall analysis.

Moreover, this assessment provides caveats for data from Woodland's Spring Lake neighborhood, which is the area south of Gibson Road and east of Harry Lorenzo Avenue, and which includes the City's Community and Senior center and Sports Park as well as a fair amount of vacant land. This

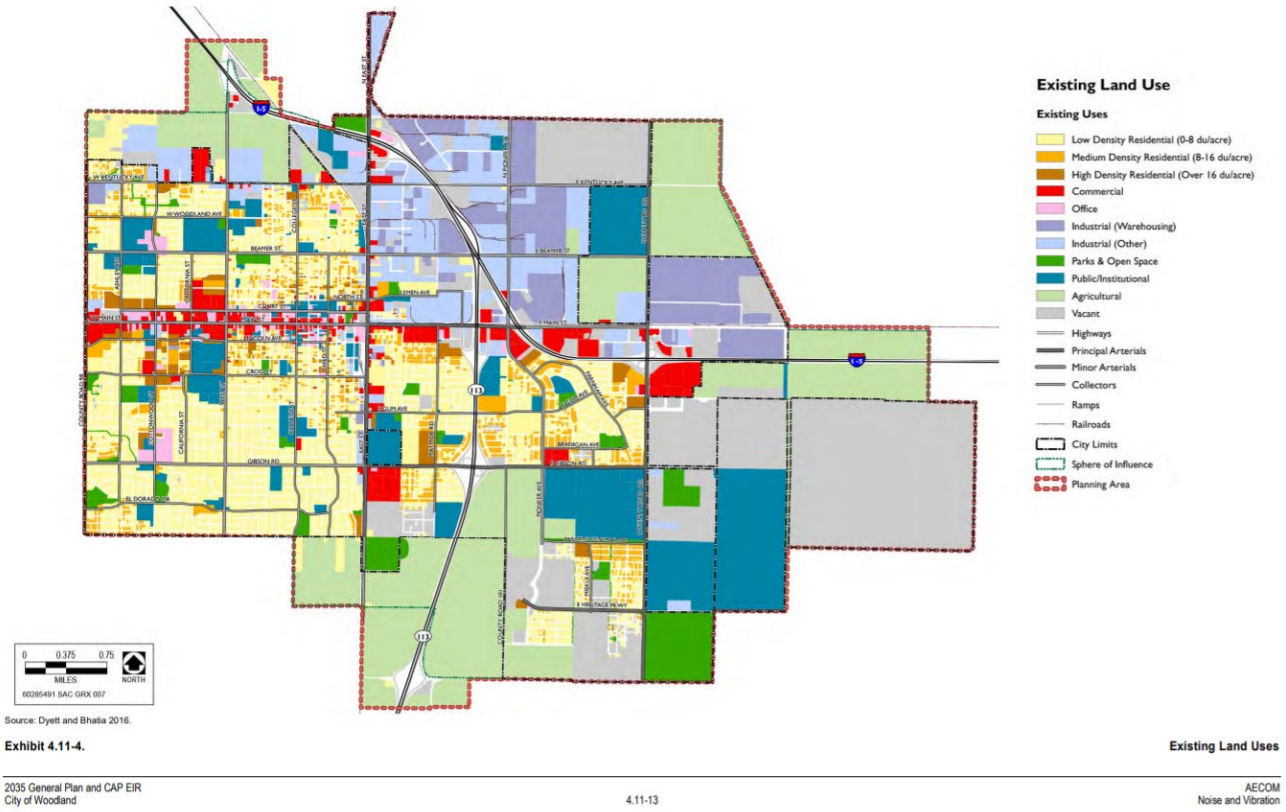
neighborhood is in a block group that is primarily located in unincorporated Yolo County and is shared with the city's wastewater treatment facility and a tomato processing discharge spray field. Since Spring Lake is home to the vast majority of this block group's residents, this data was included in the text analysis.

Figure 1: Woodland Boundaries



Source: U.S. Census 2010. Ascent 2021.

The exhibit provided below is an illustration of existing land use which was prepared in 2016 as part of the City's General Plan update effort. It is found in the 2035 General Plan EIR, Exhibit 4.11.4. While conditions have changed slightly since 2016, in particular with the Spring Lake Specific Plan being 75% built out, this helps provide a picture of existing development in the City.



Source: Dyett and Bhatia 2016.

Exhibit 4.11-4. **Existing Land Uses**

Assessment of Fair Housing Issues

The goal of this analysis is to transform racially and ethnically concentrated areas of poverty into areas of opportunity by replacing segregated living patterns with truly integrated and balanced living patterns. Community amenities and access to opportunities are inherently spatial in nature and are not always readily accessible or attainable due to various social, cultural, and economic barriers that exist in our society. Because of this imbalance, it is important to ensure that sites for housing, particularly lower income units, are available in high resource areas, where access to amenities and opportunities are higher, rather than in concentrated areas of high segregation and poverty, where there is little or poor access to opportunities.

This section serves as an assessment of fair housing practices, pursuant to Government Code Section 65583 (c)(10) in the City of Woodland. It examines local existing conditions and demographic patterns including concentrated areas of poverty within the city; concentrated areas of low- and median- income housing; and areas of low and high opportunity. It also provides an analysis from a regional perspective, describing settlement patterns across the region. The analysis is primarily based on data from the California Department of Housing and Community Development's (HCD) AFFH Data and Mapping Tool.

Fair Housing Enforcement and Outreach

Fair housing complaints can be used as an indicator to identify characteristics of households experiencing discrimination in housing. Pursuant to the California Fair Employment and Housing Act [Government Code Section 12921 (a)], the opportunity to seek, obtain, and hold housing cannot be determined by an individual's "race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code." Fair housing issues that may arise in any jurisdiction include but are not limited to:

- housing design that makes a dwelling unit inaccessible to an individual with a disability;
- discrimination against an individual based on race, national origin, familial status, disability, religion, or sex when renting or selling a housing unit; and
- disproportionate housing needs across the city including cost burden, overcrowding, and risk of displacement.

The City refers fair housing complaints to the Woodland office of Legal Services of Northern California (LSNC). During the 2019-2020 fiscal year, LSNC reported 28 housing discrimination cases were filed by residents of Woodland.

Type of Discrimination:

- Disability discrimination 24
- Race 1
- Gender 1
- Source of Income 1
- Familial status 1

Level of Service

Counsel and advice	7
Limited action	7
Negotiated Settlement/Representation	14

The City also publicizes and regularly updates affordable housing opportunities and fair housing resources on its website. For example, the City includes a list of affordable apartment complexes on its website and regularly updates the list when new complexes are open. Additionally, the City provides information on their website regarding LSNC's annual Fair Housing workshop and when tenant applications are being accepted for upcoming affordable rental units.

Integration and Segregation

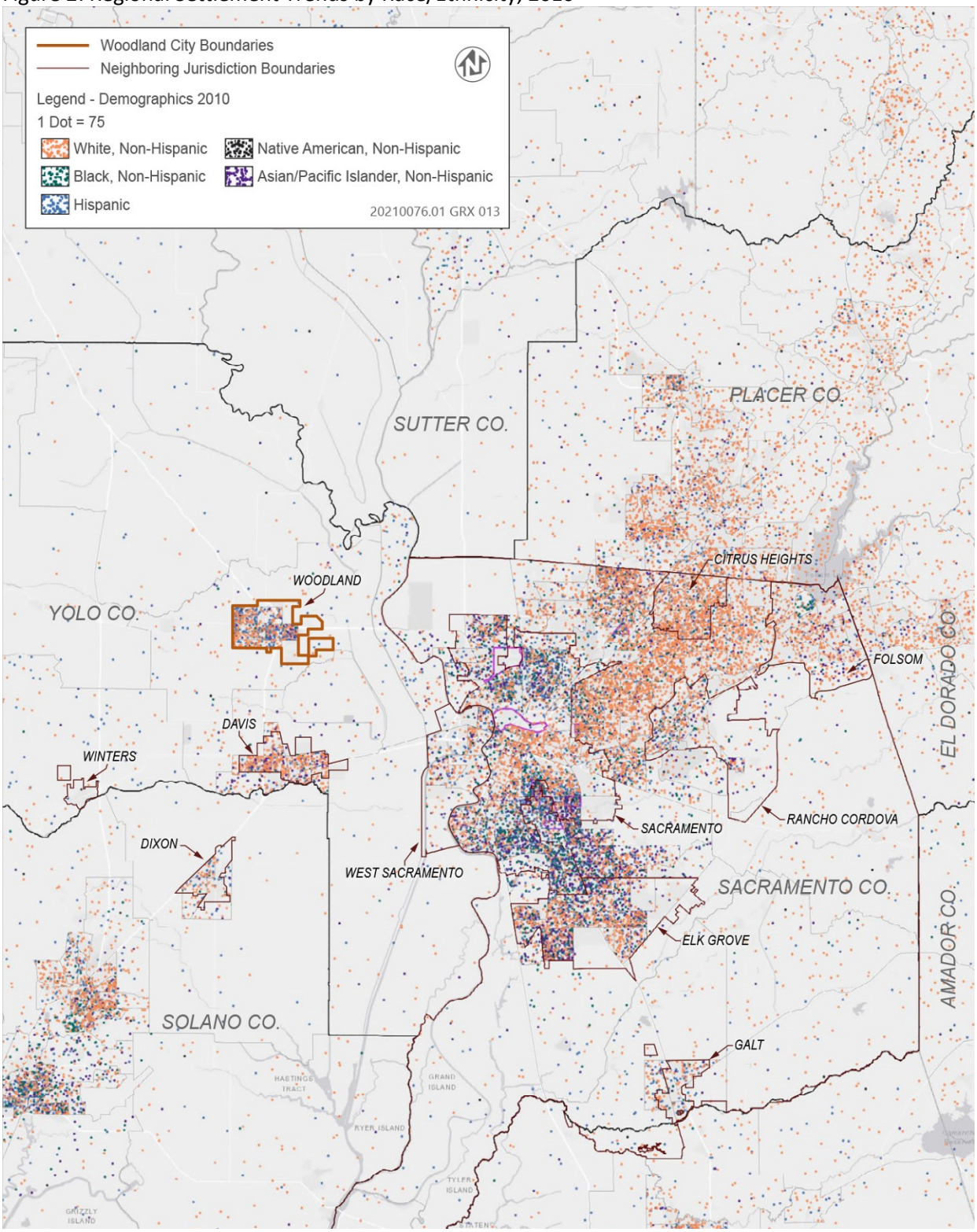
Race and Ethnicity

The Sacramento Valley region has grown in diversity in recent decades and has higher shares of Hispanic (29.9 percent) and Asian residents (18.9 percent) than the national average (18.4 percent and 5.7 percent respectively). In 2017, non-Hispanic White residents made up 55.7 percent of the population within the region, compared to 73 percent in 1990. Figure 2 shows the racial and ethnic distribution in the Sacramento Region as of 2010. **Generally, patterns of settlement indicate that the majority of people of color reside in and around the City of Sacramento. However, Woodland is generally more diverse than the neighboring cities of Davis and West Sacramento.**

Similar to the region, Woodland has become more diverse over the past decade. As shown in Figure 3, residents in 2010 who identified as non-White Hispanic made up a "slim" to "sizeable" majority of the population for census tracts along Main Street. Moreover, these same areas, shown in Figure 4, had the highest rates of non-White population in the city in 2010 (27 to 54 percent). Alternatively, areas in the

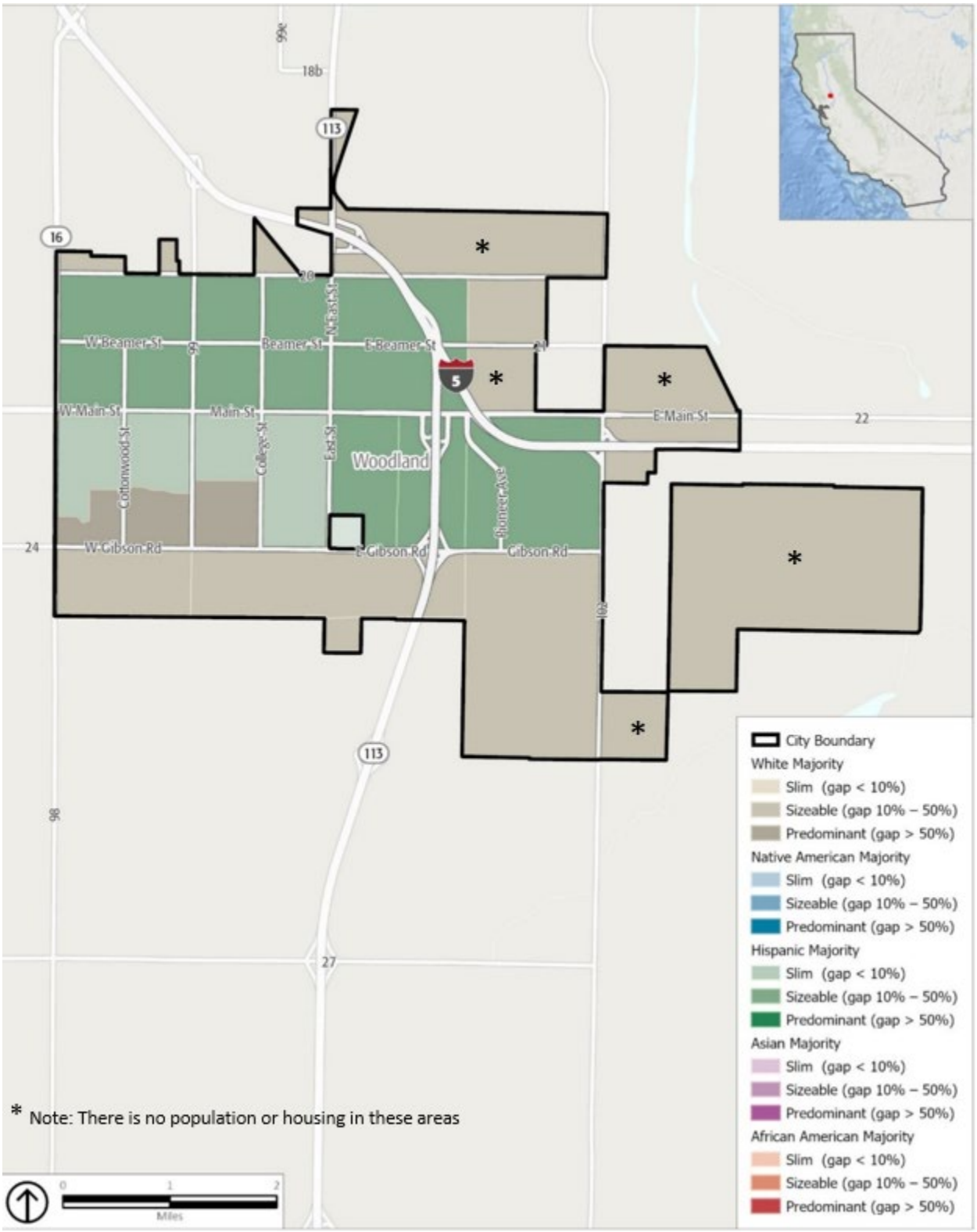
southwest corner of the city west of East Street and along Gibson Road had the lowest percentage of non-White population (below 20 percent), and a 'sizable' to 'predominant' majority of non-Hispanic White residents. By 2018, however, diversity had expanded in most of the city with the percent of non-White population at over 60 percent in a majority of the city's block groups, with some areas at over 80 percent (Figure 5). The predominantly non-Hispanic White area in the southwest corner also increased in diversity, from an average of 20 percent non-White in 2010 to an average of 36 percent by 2018, however these block groups are still predominately made up of non-Hispanic White residents. **As a whole, according to the 2015-2019 American Community Survey (ACS), 61 percent of the Woodland's population identifies as non-White.**

Figure 2: Regional Settlement Trends by Race/Ethnicity, 2010



Source: HUD AFFH Mapping Tool; Adapted by Ascent, 2021.

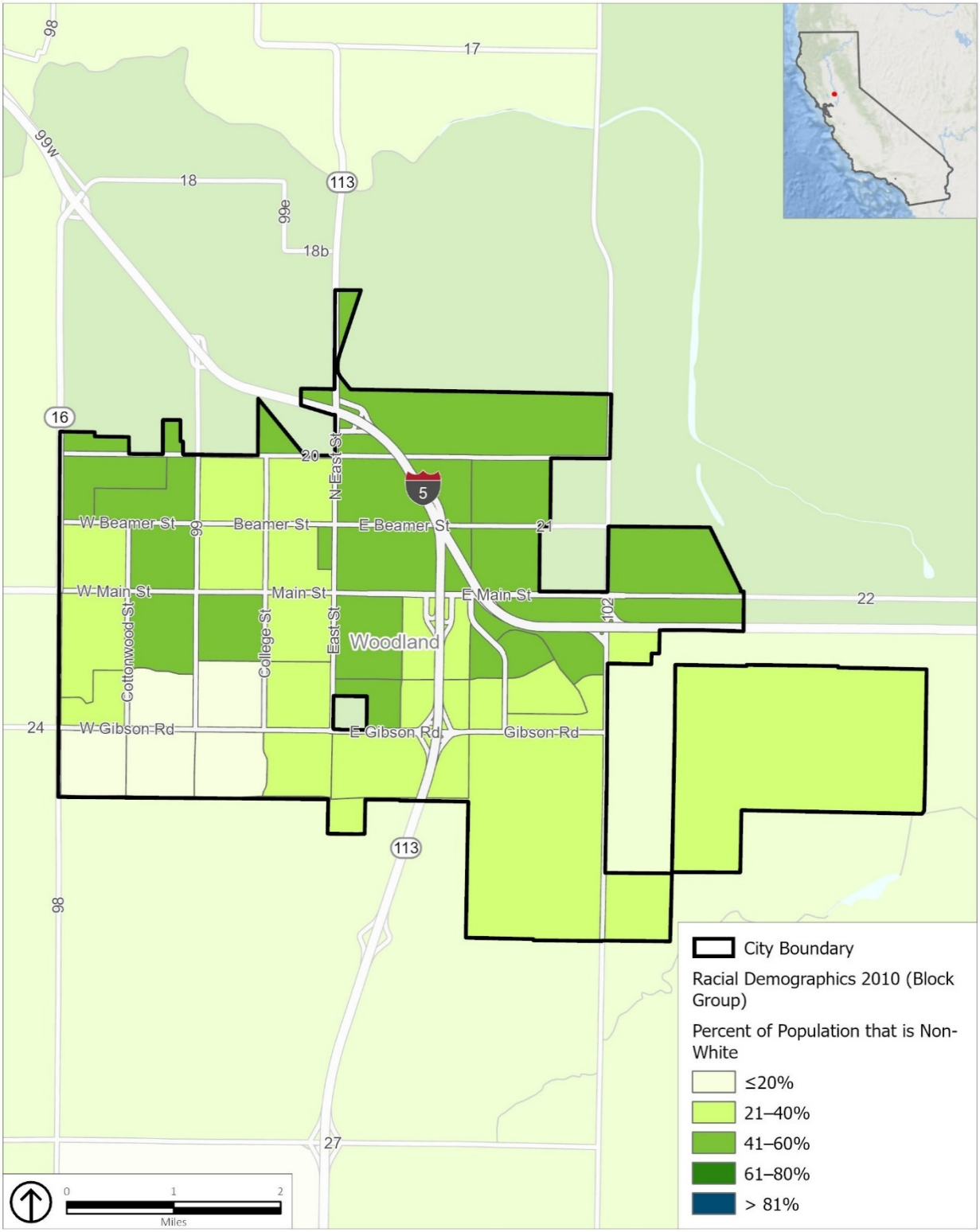
Figure 3: Racial Predominance, City of Woodland, 2010



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census 2010.

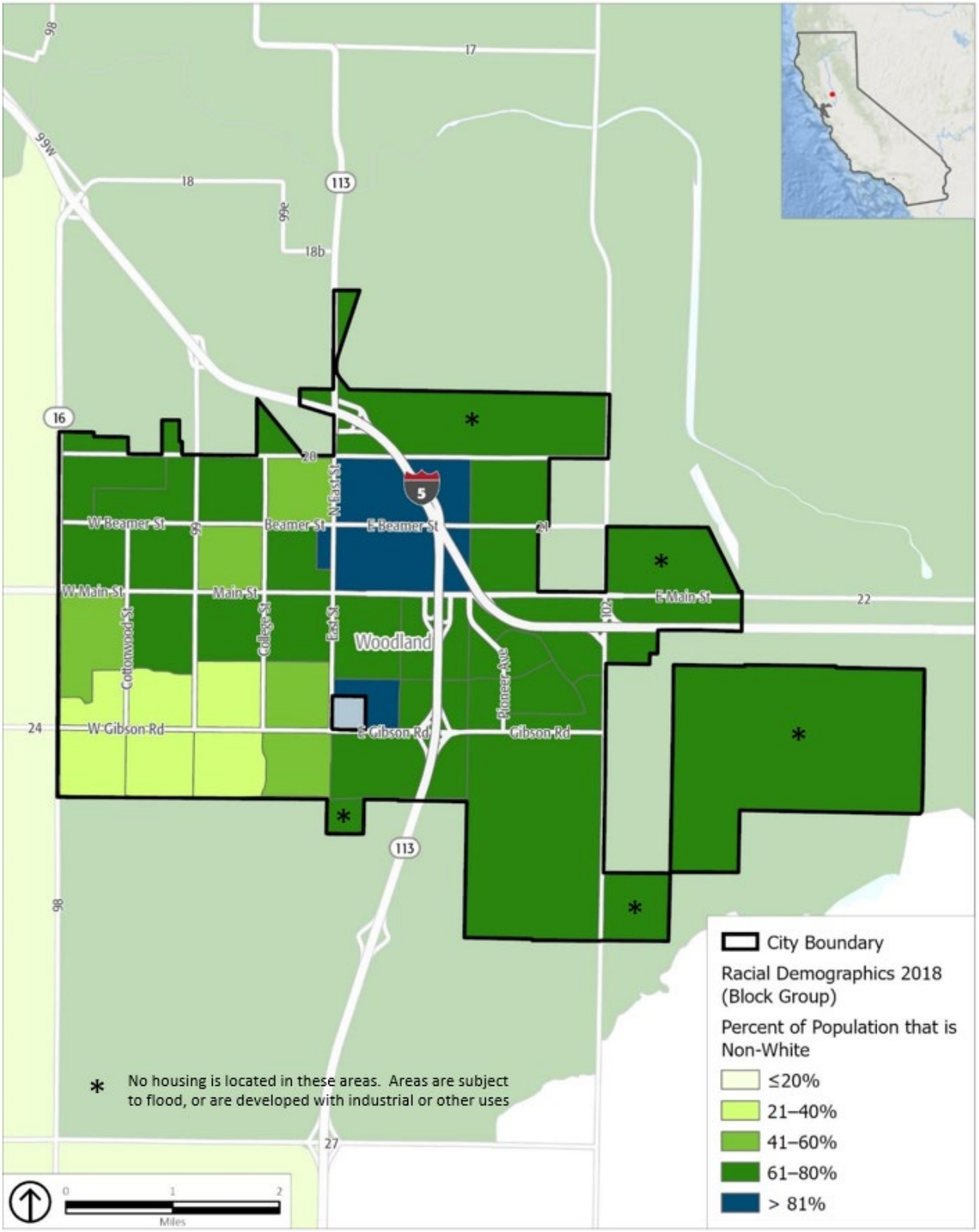
Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Figure 4: Racial Demographics, City of Woodland, 2010



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census 2010 ACS.
Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Figure 5: Racial Demographics, City of Woodland, 2018



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census 2018 ACS.

Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Dissimilarity Index

A common measure of the magnitude of segregation within a city or county is the dissimilarity index (DI). The DI measures the degree to which two specific groups are distributed across a geographic area. The DI varies between 0 and 100 and measures the percentage of one group that would have to move across neighborhoods to be distributed the same way as the second group. A dissimilarity index of 0 indicates conditions of total integration under which both groups are distributed in the same proportions across all neighborhoods. A dissimilarity index of 100 indicates conditions of total segregation such that the members of one group are in completely different neighborhoods than the second group.

It is important to note that the DI provided by the U.S. Department of Housing and Urban Development (HUD) uses non-Hispanic White residents as the primary comparison group. That is, all DI values compare racial and ethnic groups against the distribution of non-Hispanic White residents and do not directly measure segregation between two minority groups (e.g., Black and Hispanic segregation).

Most of the Sacramento region has a low to moderate index rating. **In Woodland, the low dissimilarity index rating for all people of color indicates that most communities of color are dispersed evenly in neighborhoods throughout the city relative to their proportion in the city**. The City received an index rating of 21.58 in comparing all people of color with the base non-Hispanic White population, indicating that roughly 22 percent of the minority population would need to move across neighborhoods to be distributed in the same way as the non-Hispanic white population in the city**. At most, 39 percent of Asian residents in Woodland would need to move across neighborhoods to be evenly distributed in comparison to non-Hispanic White residents** (see Table 1).

Table 1: Dissimilarity Index, 2013

	Minority/NHW Dissimilarity Index		Hispanic/NHW Dissimilarity Index		Black/NHW Dissimilarity Index		Asian/NHW Dissimilarity Index	
Jurisdiction	Index	Rating	Index	Rating	Index	Rating	Index	Rating
Citrus Heights	18.54	Low	20.64	Low	25.50	Low	18.52	Low
Elk Grove	27.10	Low	19.63	Low	28.80	Low	34.68	Low
Davis	17.96	Low	16.62	Low	21.90	Low	23.63	Low
Rancho Cordova	17.87	Low	18.52	Low	25.16	Low	36.80	Low
Roseville	15.92	Low	20.19	Low	19.41	Low	29.67	Low
Rocklin	12.74	Low	13.44	Low	21.48	Low	24.21	Low
Balance of Sacramento	36.41	Low	36.76	Low	48.52	Moderate	45.19	Moderate
City of Sacramento	37.80	Low	39.56	Low	44.92	Moderate	43.73	Moderate
W. Sacramento	19.26	Low	27.57	Low	29.52	Low	24.27	Low
Woodland	21.58	Low	22.69	Low	30.89	Low	39.69	Low

Note: NHW is Non-Hispanic White.

Source: Decennial Census 2010 pulled from the HUD Exchange and Root Policy Research.

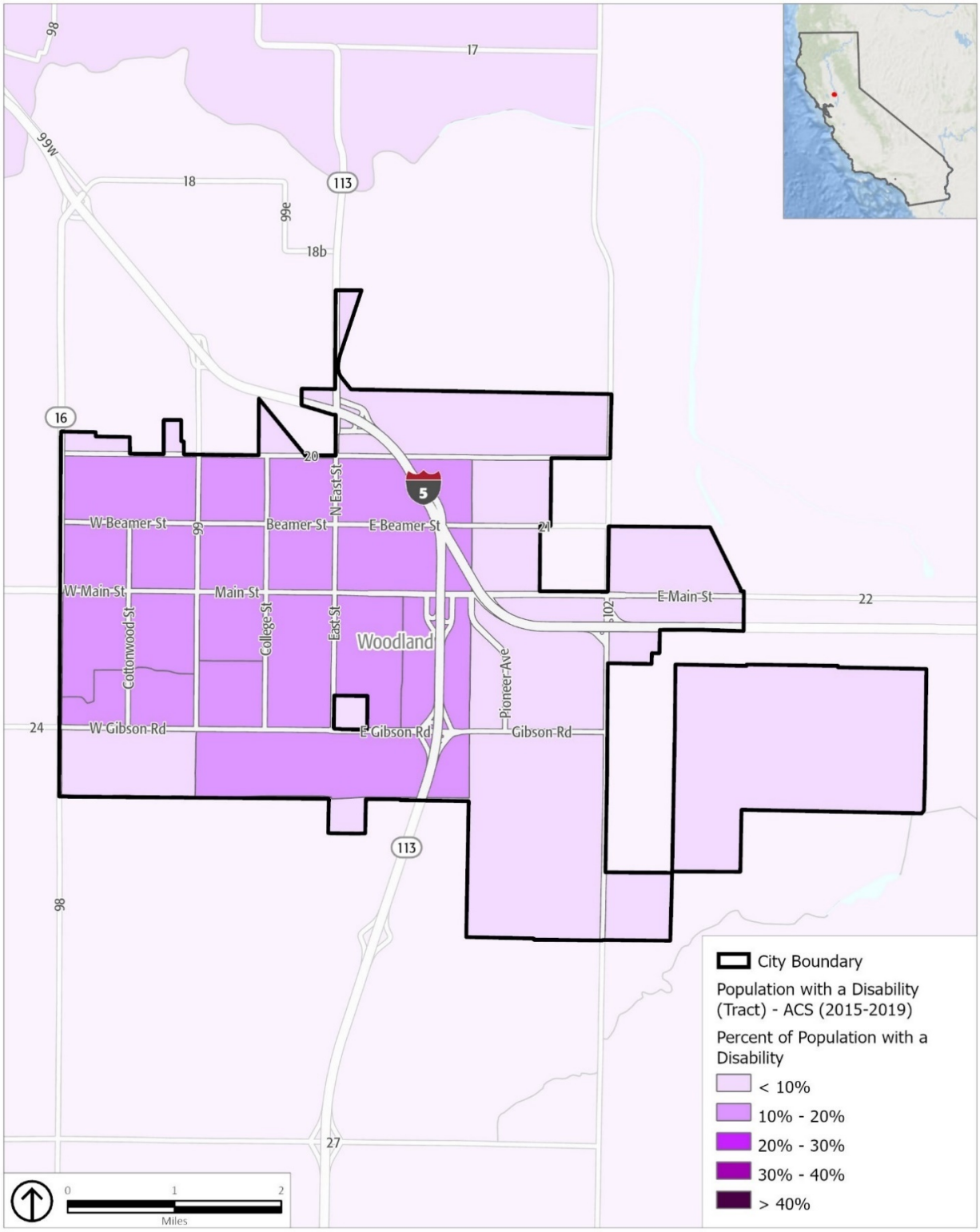
Source: Root Policy Research, 2020. https://www.shra.org/wp-content/uploads/2019/09/Sacramento-Valley-AI-DRAFT.pdf

Disability

The U.S. Census Bureau defines disability as one of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. In Woodland, 6,727 residents had a disability in 2019. This group equates to 11.5 percent of the total non-institutionalized population, which is slightly higher in proportion to Yolo County (9.6 percent) and California (10.6 percent).

Figure 6 shows the population of persons with a disability by census tract in the city using ACS data from 2015-2019. The data reveals that residents with disabilities are evenly distributed throughout the city, however there are some areas with lower concentrations of residents with a disability, including the southwestern corner of the city and the area east of Bourn Drive. At a regional level, **Woodland is similar to the rest of the region in that all census tracts have less than 20 percent of their population living with a disability.**

Figure 6: Population with a Disability by Census Tract, Woodland (2015-2019)



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census 2015-2019 ACS.
Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Familial Status

The Fair Housing Act (FHA) bans discrimination based on certain protected classes, including "familial status," which refers to the presence of at least one child under 18 years old. Housing discrimination based on familial status can occur when a landlord, property manager, real estate agent, or property owner treats someone or a group of people differently because they have a family with children under 18 years of age. This assessment examines the spatial distribution of households by familial status to determine the potential of familial status discrimination in Woodland. Figure 7 displays the percent of children in married couple households in the city while Figure 8 shows the distribution of children in female-headed households with no spouse present.

Married Couple Families

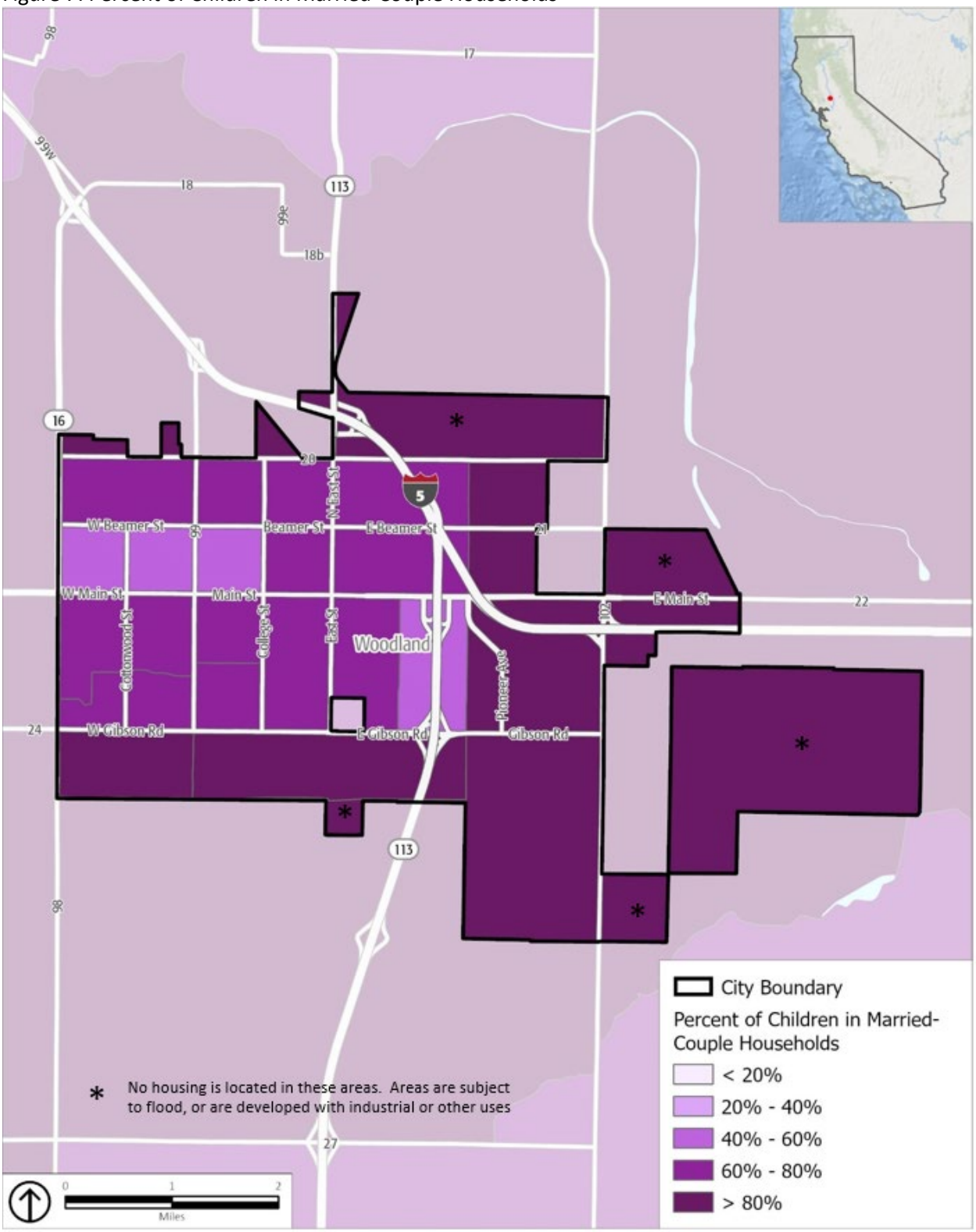
Compared to the broader region, Woodland is a family-oriented community. In 2019, about 55 percent of all households in Woodland were married-couple families, which is higher than the corresponding 48 percent of households in Yolo County. Of the approximately 20,500 households in the city, 25 percent are married-couple households with children under 18 years of age, which is slightly higher than the corresponding countywide proportion of 23.7 percent.

Figure 7 shows the percent of children in married-couple households in the city. Census tracts along Main Street generally have lower percentages (40-60 percent and 60-80 percent) of children in married-couple households than census tracts south of Gibson Rd and east of Bourn Drive where over 80 percent of children are in married-couple households**. On average, 71 percent of children live in a household with a married couple in Woodland, which is higher than that of the region (40-60 percent).** However, within the city, there is a slight disparity with the lowest area having 57 percent of children living in a household with a married couple, and the highest at 88 percent.

Female Headed Households, No Spouse Present

Additionally, Woodland had a similar proportion of female headed households with children and no spouse present (5.9 percent) than Yolo County (5.2 percent). Figure 8 shows the distribution of the percentage of children in female-headed households with no spouse present. The map indicates that less than 20 percent of children in most census tracts throughout the city live in single-female headed households. However**, there are a few census tracts along Main Street, and especially west of East Street, that have between 20-40 percent of children in single-female headed households.**

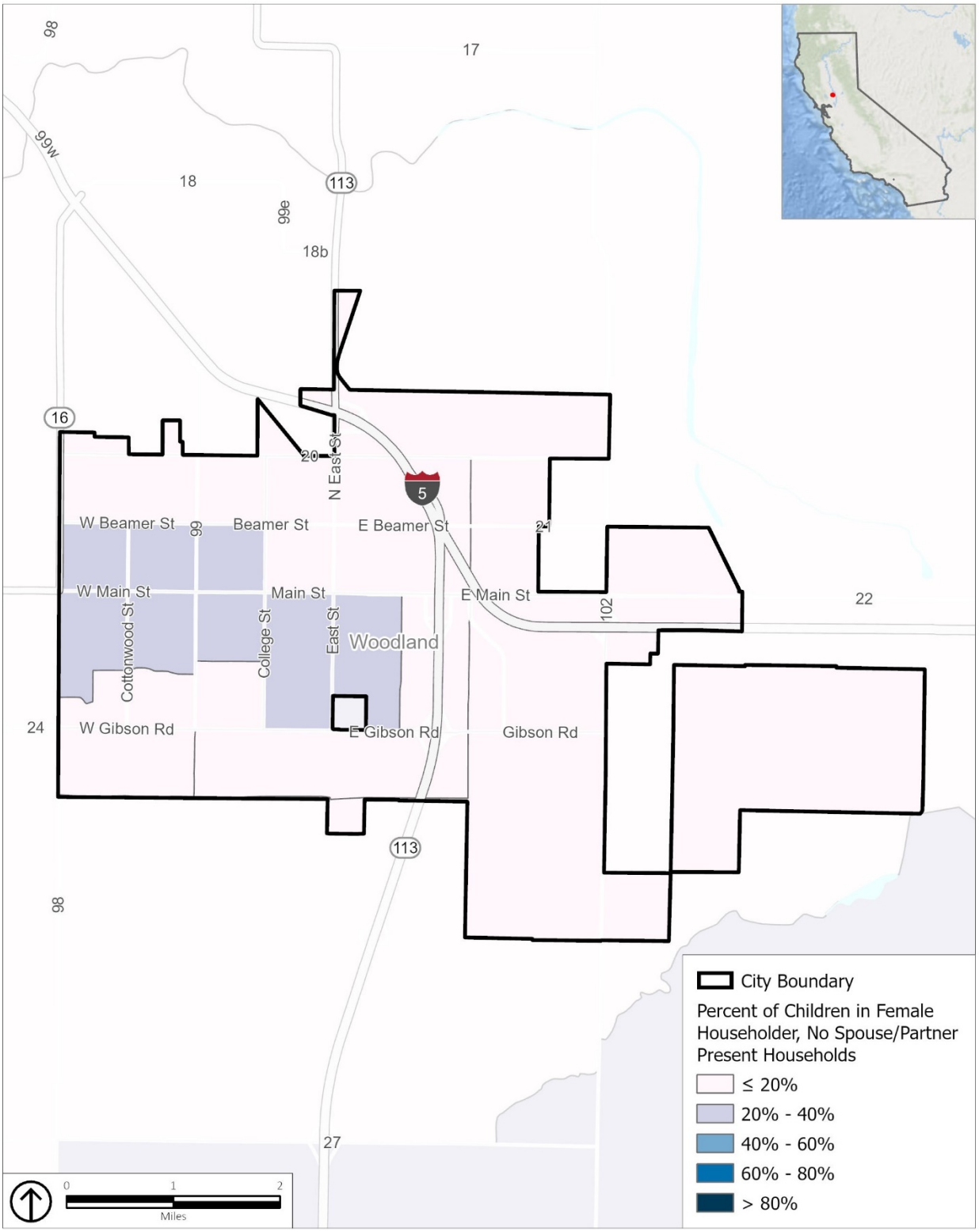
Figure 7: Percent of Children in Married-Couple Households



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census 2015-2019 ACS 5 Year Estimates.

Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis . For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Figure 8: Percent of Children in Single-Female Headed Households



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census 2015-2019 ACS 5 Year Estimates.
Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Income

According to the 2015-2019 ACS, Woodland had a similar median household income ($69,612) to Yolo County ($70,228). Figure 9 shows the geographic distribution of households by median household income by block groups in Woodland. As displayed in the map, **the majority of block groups in the city have an income less than the 2020 State Median Income ($87,100). Households with the highest incomes (greater than $100,000) mostly live in the southern part of the city along Gibson Road while households with lower incomes (less than $60,000) are generally along Main Street.**

Figure 10 further displays this income information by showing the percentage of low to moderate income households by block groups. As displayed in the map, block groups located in the central and northern parts of the city have a majority of their population living in low and moderate-income households. The lowest percentages (below 25 percent) of low to moderate income households (or households with higher incomes) are generally located in the southern parts of the city along Gibson Road.

Similarly, the area east of East Street and south of Main Street has the highest percentage of the population below the poverty level in the city (see Figure 11). As of 2019, this area had a poverty rate of 22.3 percent. Moreover, the second highest area of concentrated poverty in Woodland is the area directly west of the above area, between Main Street and Gibson Street, which had a poverty rate of 19.6 percent in 2019. In 2014, the ACS reported that this area had a poverty rate of 16.7 percent, which represents a 2.9 percent increase in this area's poverty rate. The rate of poverty outside of these central areas is lower than that of much of the region, with the City of Davis having a much more prominent pattern of income segregation and higher overall poverty rate.

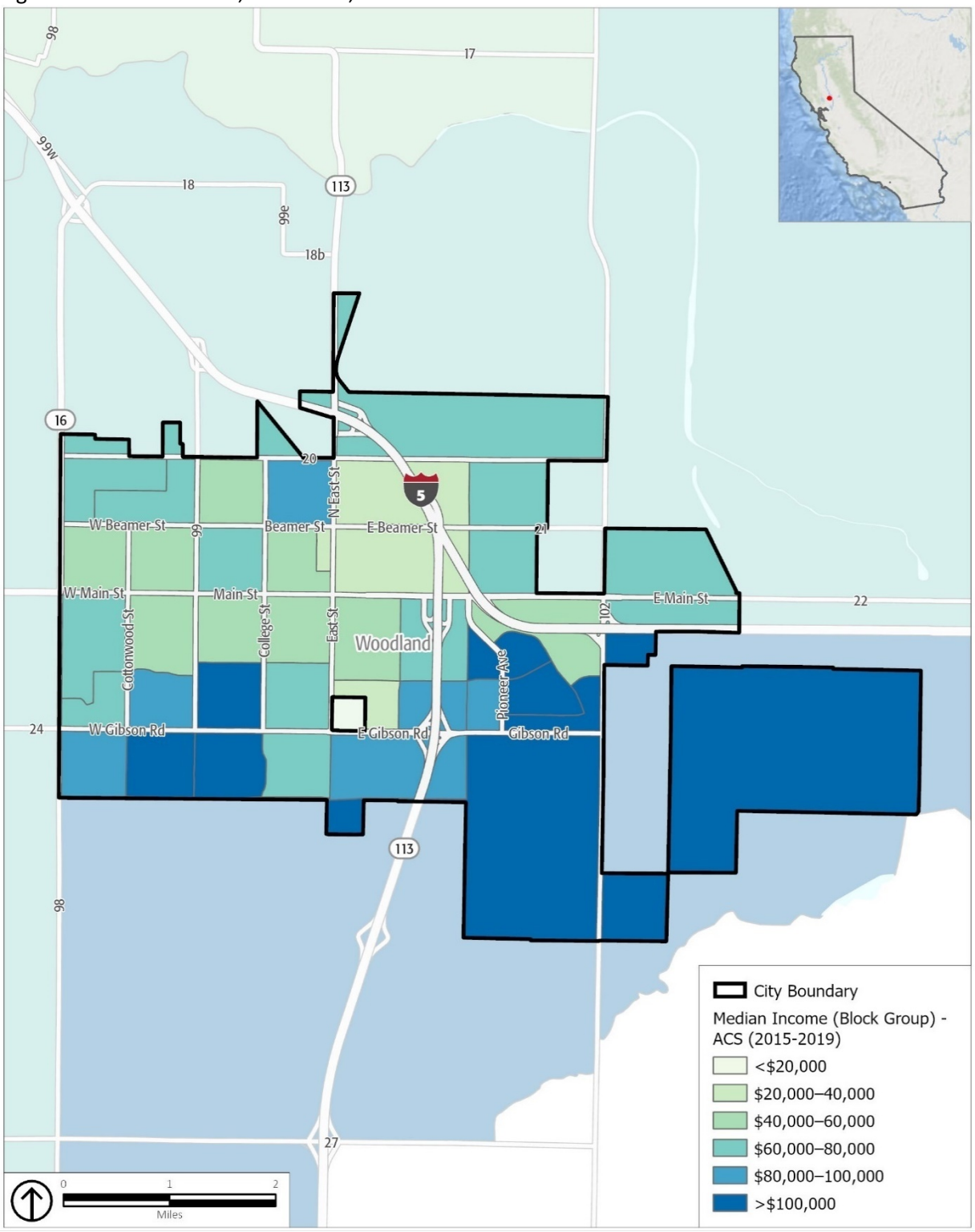
Furthermore, race and ethnicity are critical factors in understanding patterns of segregation and integration by income**. Although the citywide poverty rate was 11.2 percent in 2019, not all racial and ethnic groups in Woodland had the same likelihood of experiencing poverty.** As shown in Table 2, residents who identified as non-Hispanic White were much less likely to experience poverty. In contrast, **residents who identified as Black, Native Hawaiian and other Pacific Islander, Asian, or some other race were disproportionately represented in the share of the total population in poverty in comparison to their actual proportion of the city's population.**

Table 2: Poverty by Race and Ethnicity, City of Woodland, 2014-2019

	Below Poverty Line			Total Population	
	Number	Poverty Rate	Share of Total Population in Poverty	Number	Percent
WHITE (NON-HISPANIC)	1,837	8.0%	28.0%	22,924	39.3%
BLACK	306	31.4%	4.7%	973	1.7%
ASIAN	767	16.5%	11.7%	4,655	8.0%
NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER	42	33.3%	0.6%	126	0.2%
AMERICAN INDIAN AND ALASKAN NATIVE	98	13.7%	1.5%	714	1.2%
SOME OTHER RACE	867	15.8%	13.2%	5,483	9.4%
TWO OR MORE RACES	255	10.4%	3.9%	2,448	4.2%
HISPANIC OR LATINO	2,385	11.1%	36.4%	21,023	36.0%
TOTAL	**6,557**	**11.2%**	**100.0%**	**58,346**	**100.0%**

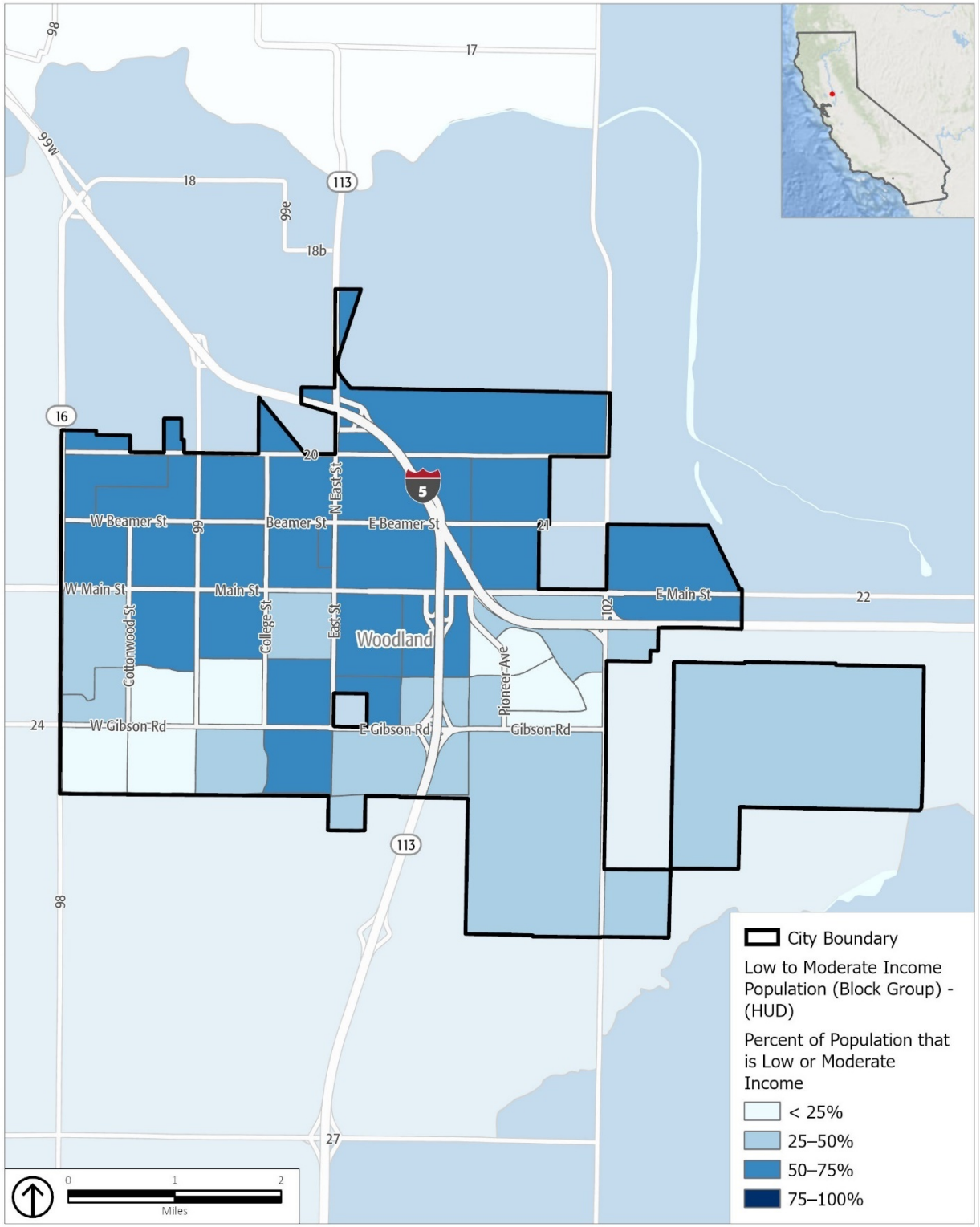
Source: U.S. Census, 2014-2019 ACS 5 Year Estimates, Table S1701

Figure 9: Median Income, Woodland, 2015-2019



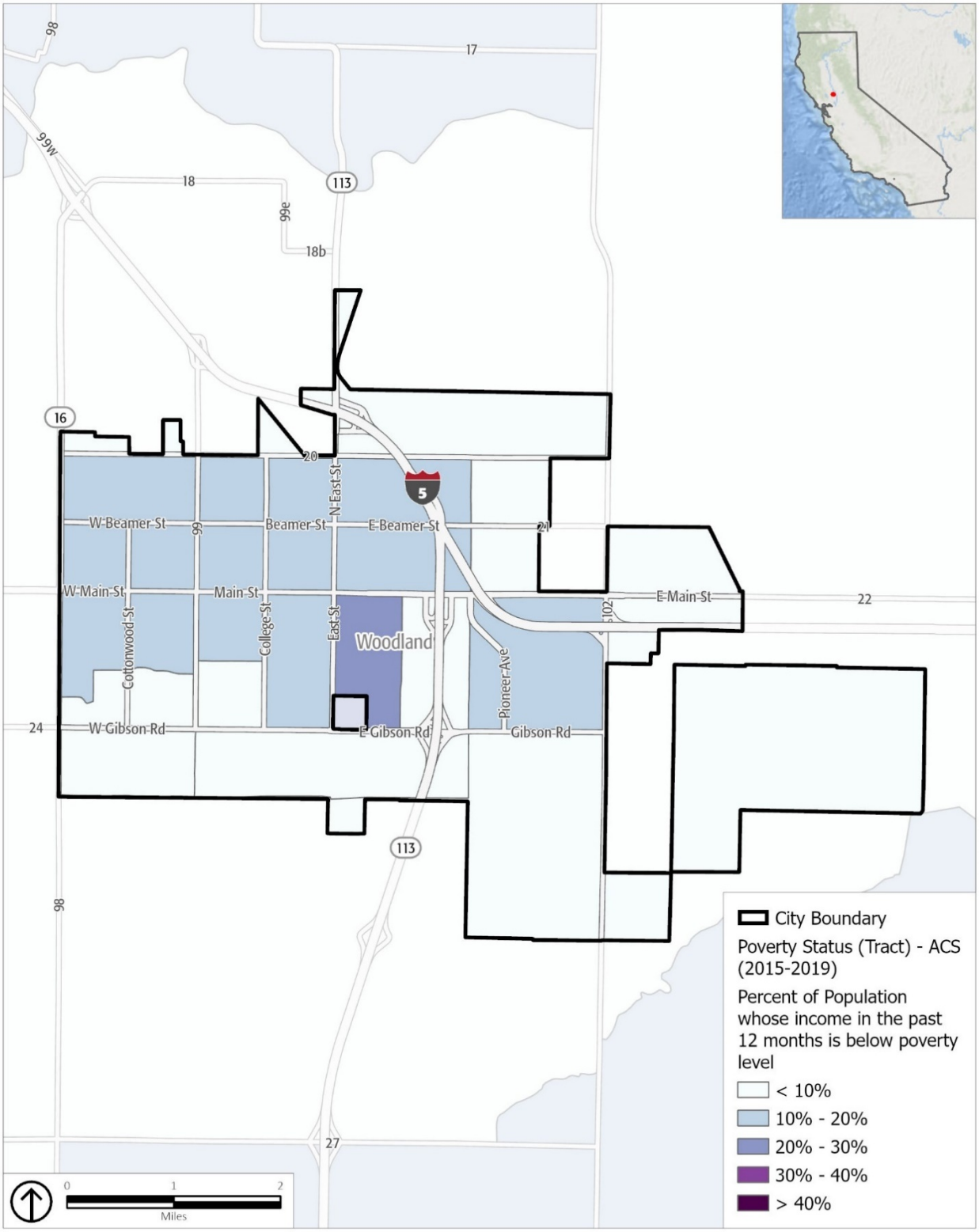
Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census 2015-2019 ACS 5 Year Estimates.
Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Figure 10: Low to Moderate Income Populations, Woodland



Source: HCD AFFH Data Resources and Mapping Tool, HUD, U.S. Census 2011-2015 ACS 5 Year Estimates.
Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Figure 11: Poverty Status by Census Tract, Woodland, 2015-2019



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census 2015-2019 ACS.
Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Racially and Ethnically Concentrated Areas

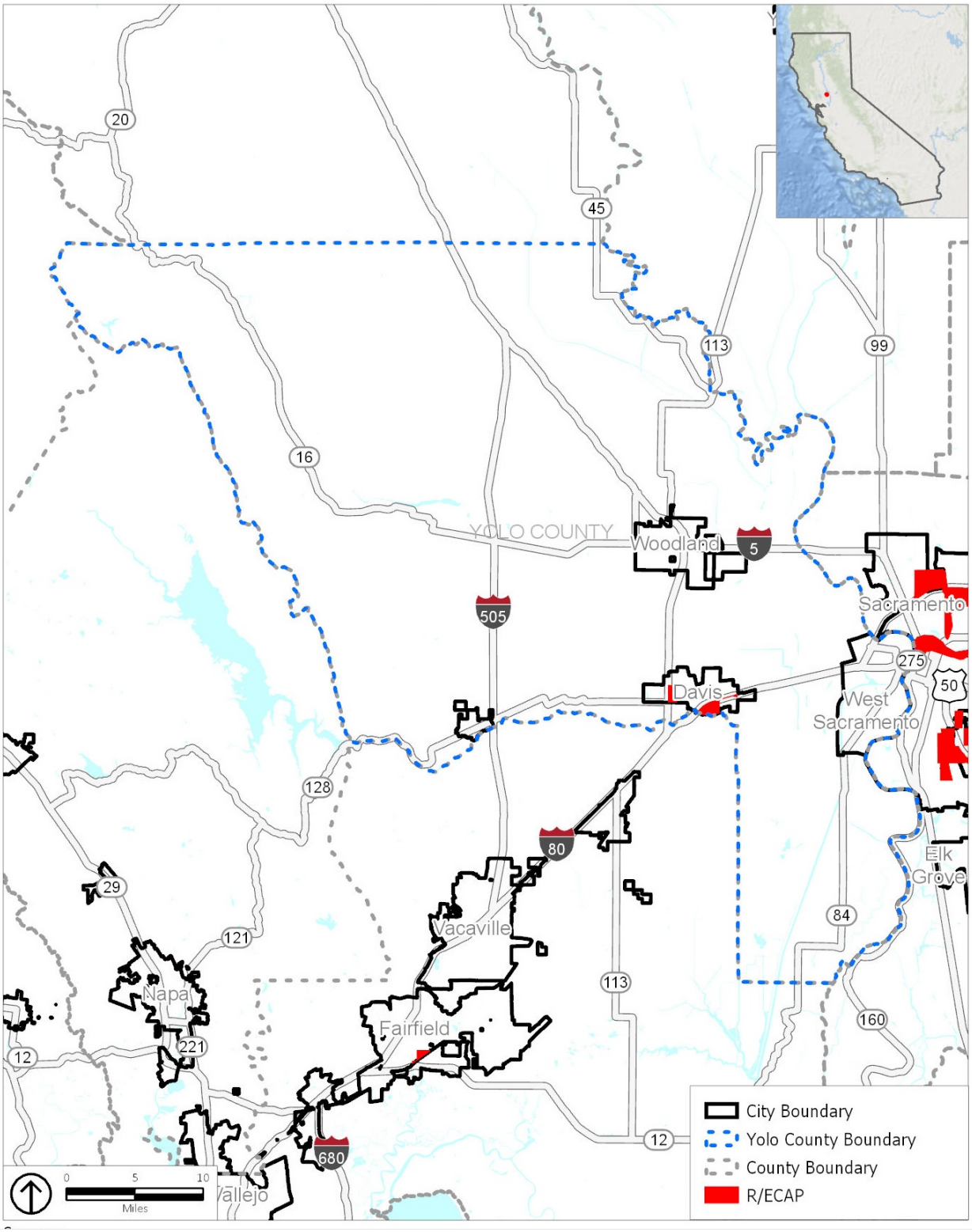
Racially/Ethnically Concentrated Areas of Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are neighborhoods in which there are both racial concentrations and high poverty rates. HUD defines R/ECAPs as census tracts with:

- a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR
- a non-White population of 50 percent or more (majority-minority) AND the poverty rate is three times the average poverty rate for the county, whichever is lower.

Households within R/ECAP tracts frequently represent the most disadvantaged households within a community and often face a multitude of housing challenges. R/ECAPs are meant to identify where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity. **While there are no R/ECAPs in the City of Woodland, there are concentrated areas of poverty that correspond within areas of high diversity and there are R/ECAPs located near Woodland in the Cities of Davis and Sacramento (see Figure 12).**

Figure 12: Racially/Ethnically Concentrated Areas of Poverty, Sacramento Region



Source: HCD AFFH Data Resources and Mapping Tool; HUD AFFH Tool 2013.

Racially/Ethnically Concentrated Areas of Affluence

Although HUD and HCD have not established standard definitions for Racially or Ethnically Concentrated Areas of Affluence (RCAAs), they are generally understood to be neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. Comparing the City of Woodland to the surrounding Sacramento region, **Woodland has a lower presence of higher income levels and higher diversity than other incorporated cities**. However, the city's southwest corner has two census block groups along West Gibson Road and West Street that fit the criteria for a local RCAA. As was discussed previously, these block groups are between 70 and 75 percent non-Hispanic White (see Figure 5), and the median household income is between $80,000 and $115,000 (see Figure 9).

Access to Opportunity

Across the nation, affordable housing has been disproportionately developed in communities of color with high poverty rates, thereby reinforcing the concentration of poverty and racial segregation in low opportunity and low resource areas. HUD and HCD, in coordination with the California Tax Credit Allocation Committee (TCAC), have developed "opportunity indices" to assess and measure geographic access to opportunities. Access to opportunity is measured by access to positive economic, educational, and health outcomes. For this assessment, the opportunity indices prepared by HUD, HCD, and TCAC are used to analyze access to opportunity in Woodland.

Analysis of Impediments Findings

The information in this section is from the Analysis of Impediments to Fair Housing Choice (AI) report, prepared for the Sacramento Valley Fair Housing Collaborative in February 2020. The AI assessed fair housing in cities and unincorporated jurisdictions of Placer, Sacramento, and Yolo counties. The AI examined the HUD opportunity indicators, local and regional needs assessment, and findings from community engagement surveys and reports. The study thoroughly examined many opportunity factors and evaluated access based on intersecting factors such as race and ethnicity, tenure (e.g. renter or homeowner), income, disability, and other factors.

The primary findings pertinent to Woodland indicate that the city is an area of low/moderate opportunity. Compared to the region, residents have similar access to economically strong neighborhoods, major employment centers, and labor market engagement, but they have less access to high quality schools.

HUD's low poverty index measures neighborhood exposure to poverty with higher scores indicating less exposure to poverty and greater access to economically strong neighborhoods. Woodland earned moderate scores for access to economically strong neighborhoods with an average score of 52, which is higher than the regional average of 48. Moreover, there is only a nine-point gap in economic access by race or ethnicity among Woodland residents (between 47 and 56 depending on the race/ethnic group) in comparison to the 20-point gap in economic access among all residents of the region (between 39 and 59 depending on the race/ethnic group). https://hudgis-hud.opendata.arcgis.com/datasets/HUD::low-poverty-index/about

HUD's school proficiency index measures access to proficient schools on a scale of 0 to 100 with higher scores indicating greater likelihood of access to elementary schools with high levels of academic proficiency within 1.5 miles. Woodland earned a lower average score of 35 in comparison to the regional average score of 44. Therefore**, Woodland residents have less likelihood of access to academically proficient schools.** However, there is only a nine-point gap in education access by race or ethnicity among Woodland residents (between 32 and 41 depending on the race/ethnic group) in comparison to the 17-point gap in education access among all residents of the region (between 36 and 53 depending on the race/ethnic group). https://hudgis-hud.opendata.arcgis.com/datasets/HUD::school-proficiency-index/about.

Additionally, **residents of Woodland report higher than average healthy neighborhood indicators.** Healthy neighborhood indicators comprise several factors, which include the relative quality of parks and recreation facilities among neighborhoods, convenient access to grocery stores and health care facilities, a supportive network of friends or family, neighborhood housing condition, crime, and the quality of public infrastructure.

HCD/TCAC Opportunity Areas

HCD and TCAC prepared opportunity maps to determine areas with the highest and lowest resources. The maps display the areas, according to research, that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health (highest resource) along with lower resource areas that have fewer of these opportunities. The primary function of TCAC is to oversee the Low-Income Housing Tax Credit (LIHTC) Program, which provides funding to developers of affordable rental housing. The opportunity maps play a critical role in shaping the future distribution of affordable housing in areas with the highest opportunity.

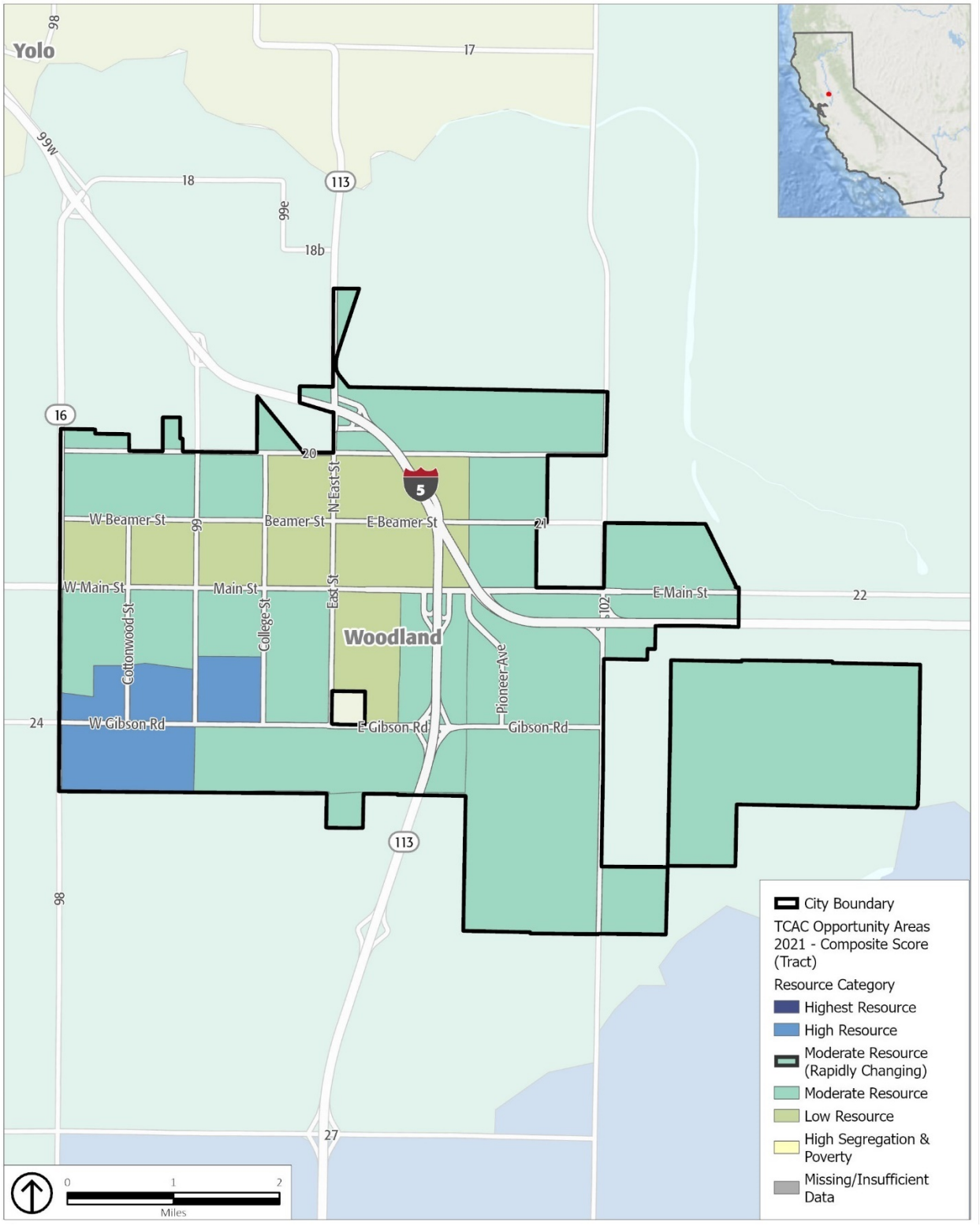
As shown in Figure 13, a small portion of Woodland is categorized as a high resource area, which includes two census tracts in the southwest section of the city, bounded by Pendegast Street and Southwood Drive to the north, and College Street and West Street to the east. High resource areas are areas with high index scores for a variety of educational, environmental, and economic indicators. Some of these indicators include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others**. In comparison to other incorporated cities in the Sacramento region, Woodland has fewer high resources areas.**

A larger portion of the city is categorized as moderate resource, including nearly all areas south of Main Street, and one census tract in the northwest corner of the city. These areas have access to many of the same resources as the high resource areas but may have longer commutes to places of employment, lower median home values, fewer educational opportunities, or other factors that lower their indexes for economic, environmental, and educational indicators.

A portion of the city is considered low resource, including areas immediately north of Main Street and the area bounded by Main Street, East Street, Gibson Road, and Matmor Road. TCAC and HCD define these as areas where there are fewer opportunities to access jobs, education, and lower home values in addition to other economic, environmental, and educational indicators. The designation of low resource areas in the city is likely a result of weak educational opportunities and economic indicators throughout

most of Woodland, meaning there is a need for the City to prioritize its resources towards improving opportunities for current and future residents in these areas.

Figure 13: TCAC Opportunity Areas - Composite

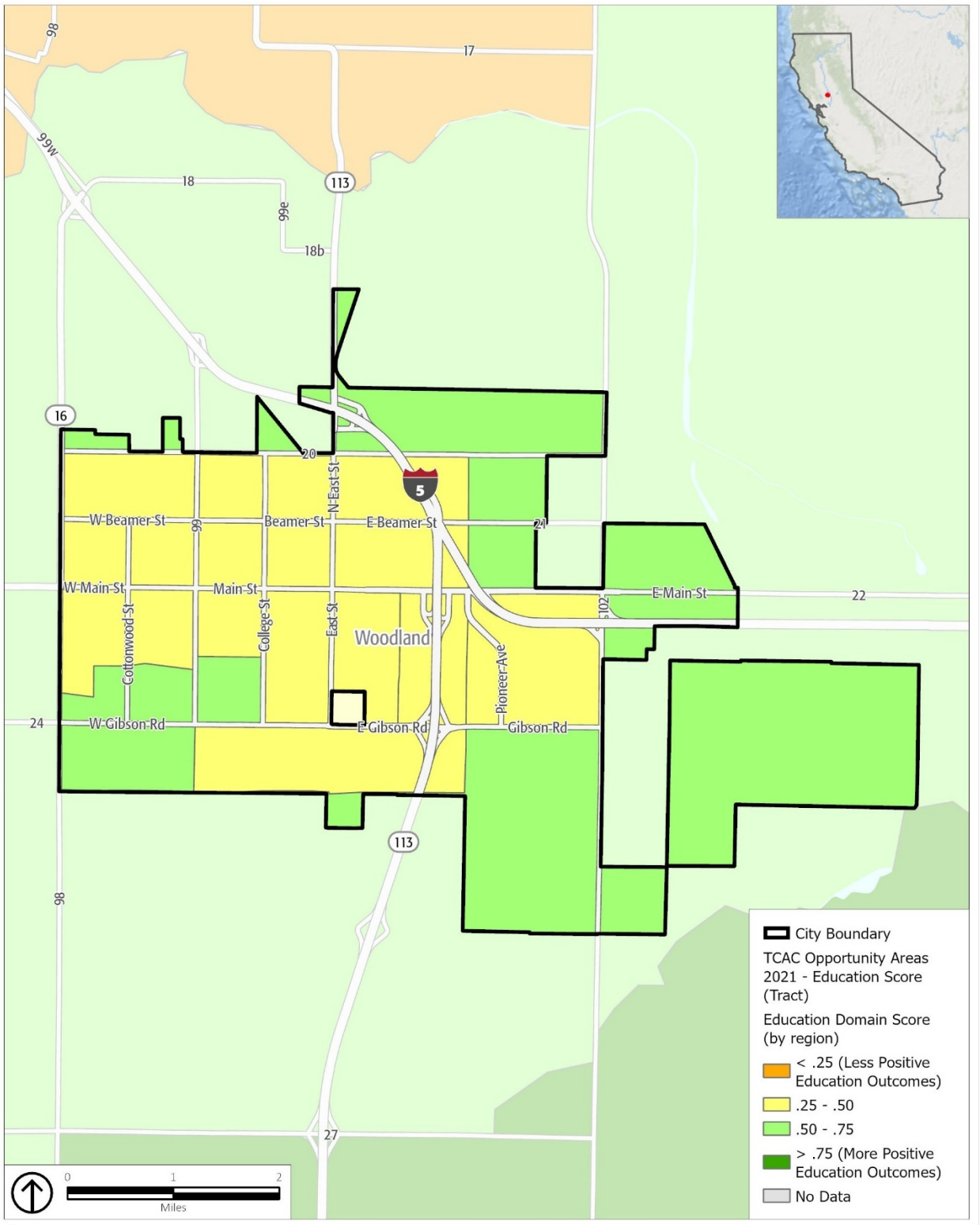


Source: HCD AFFH Data Resources and Mapping Tool, TCAC and HCD Opportunity Areas 2021.
Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Educational Opportunity

TCAC and HCD measured educational opportunity using indicators for math proficiency, reading proficiency, high school graduation rates, and student poverty rate. Most of Woodland has low education scores. Figure 14 shows that two census tracts in the southwestern corner of the city have an education score above 0.5, which are also the only areas classified as high resource. Additionally, the Spring Lake neighborhood has an education score above 0.5, however Spring Lake's census tract also includes areas in unincorporated Yolo County. The rest of the city has a low education score (0.25-0.50), which means that children receive a less positive educational outcome. These areas with lower education scores also correlate with the areas that have higher poverty levels (see Figure 11). This finding indicates that access to proficient school opportunities throughout Woodland is not readily available throughout the city, especially for those areas with concentrated poverty. In comparison to other incorporated cities in the Sacramento region, **Woodland generally has higher education scores than Sacramento and West Sacramento, but lower education scores than Davis.**

Figure 14: TCAC Opportunity Areas - Education Score, Tract

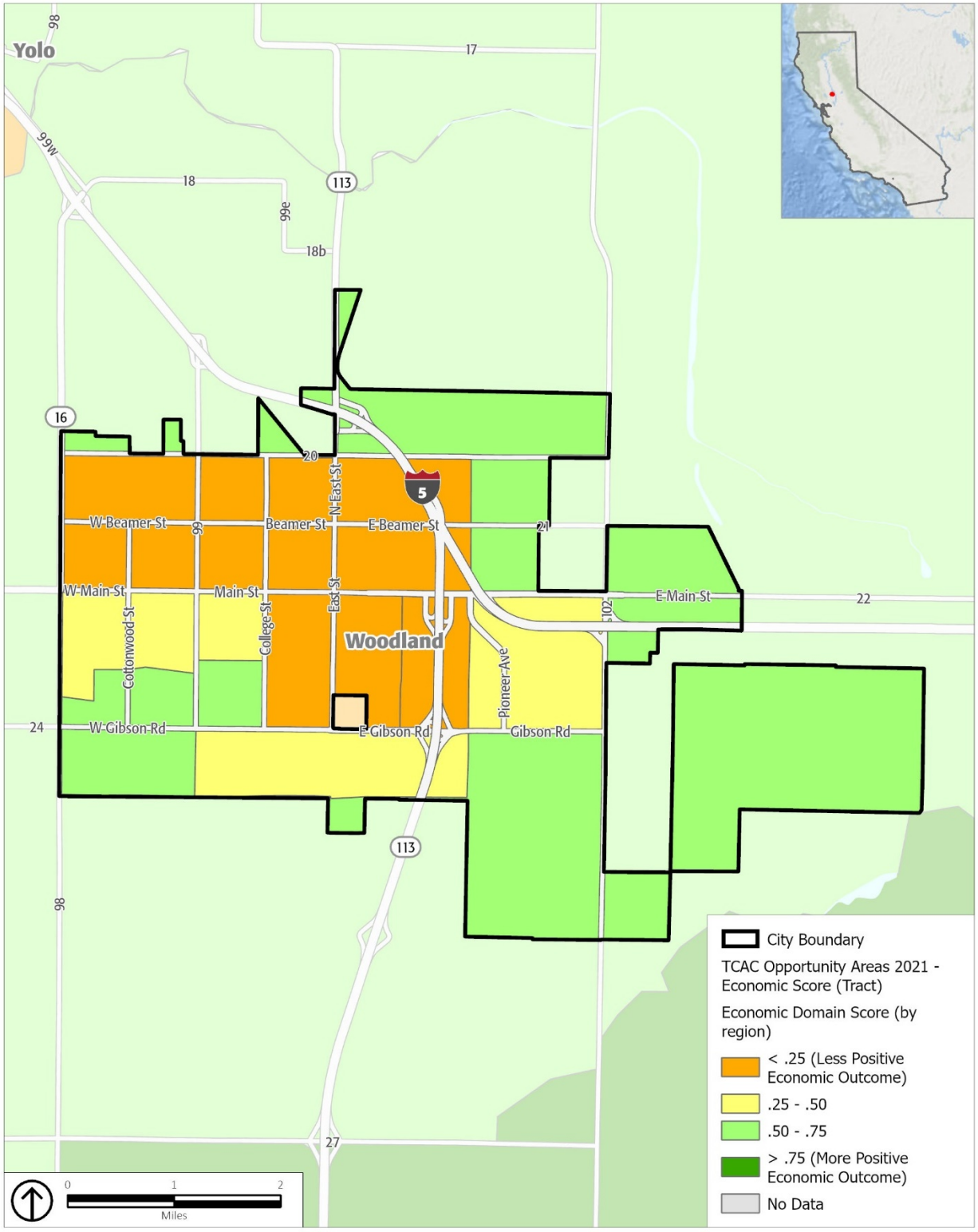


Source: HCD AFFH Data Resources and Mapping Tool, 2021.
Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Economic Opportunity

TCAC and HCD measured economic opportunity using indicators for poverty, adult education, employment, job proximity, and median home value. In the context of economic opportunity, Woodland has mixed outcomes. The central and northwest neighborhoods of Woodland have economic opportunity scores of less than 0.25, which are areas with less positive economic outcomes**. Figure 15 shows that the areas with the least positive economic outcomes are mainly along Main Street and East Street. These areas also have the highest percentage of low and moderate-income households (see Figure 10), and the highest percentage of the population below the poverty level in the city** (see Figure 11). The rest of the city has a moderate economic score (0.25-0.5 or 0.5-0.75), indicating that there are more positive economic outcomes than the central and northwest parts of the city. This data suggests that areas in Woodland with concentrated poverty will continue to have difficulties obtaining positive economic outcomes. **In comparison to other nearby incorporated cities, Woodland's economic opportunity scores are similar to the scores of other incorporated cities in the Sacramento region.**

Figure 15: TCAC Opportunity Areas - Economic Score, Tract

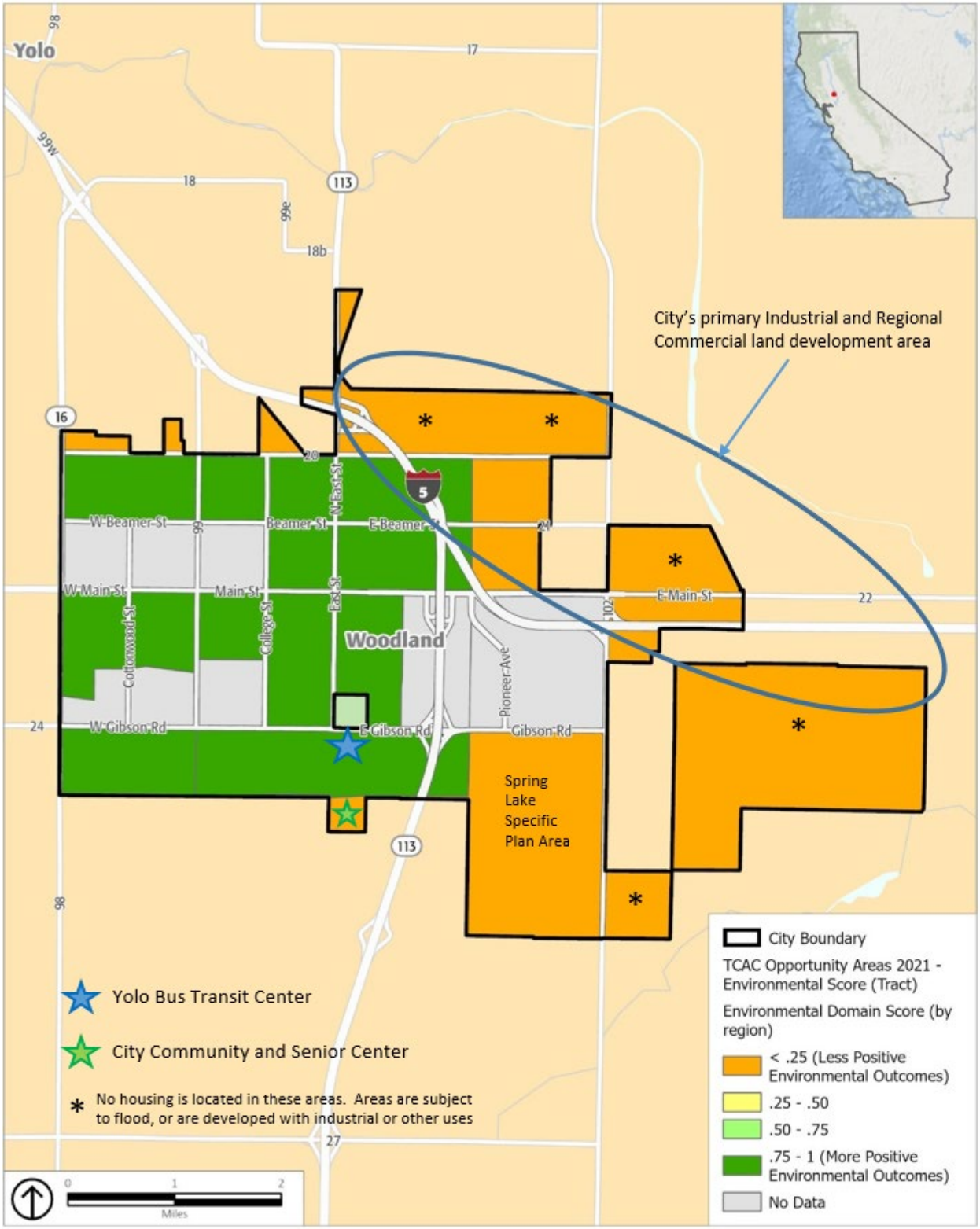


Source: HCD AFFH Data Resources and Mapping Tool, 2021.
Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Environmental Opportunity

TCAC and HCD measured environmental opportunity using the exposure, pollution burden, and environmental effect indicators used in California's Office of Environmental Health Hazard Assessment CalEnviroScreen 3.0 tool. CalEnviroScreen 3.0 is a statewide risk assessment tool that measures the cumulative impacts of multiple sources of pollution. As shown in Figure 16, overall, Woodland has the highest environmental conditions. In fact, all census tracts that fall completely within the city's boundaries received an environmental opportunity score greater than 0.75, indicating the most positive environmental outcomes. Alternatively, the Spring Lake neighborhood has an environmental opportunity score of less than 0.25, indicating the least positive environmental outcomes. However, it is important to note that Spring Lake's census tract also includes areas in unincorporated Yolo County, which are primarily agricultural and have high exposure to pesticides. **In comparison to other nearby incorporated cities, Woodland generally has higher environmental scores than the rest of the Sacramento region.**

Figure 16: TCAC Opportunity Areas - Environmental Score, Tract



Source: HCD AFFH Data Resources and Mapping Tool, 2021.

Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Proximity to Jobs

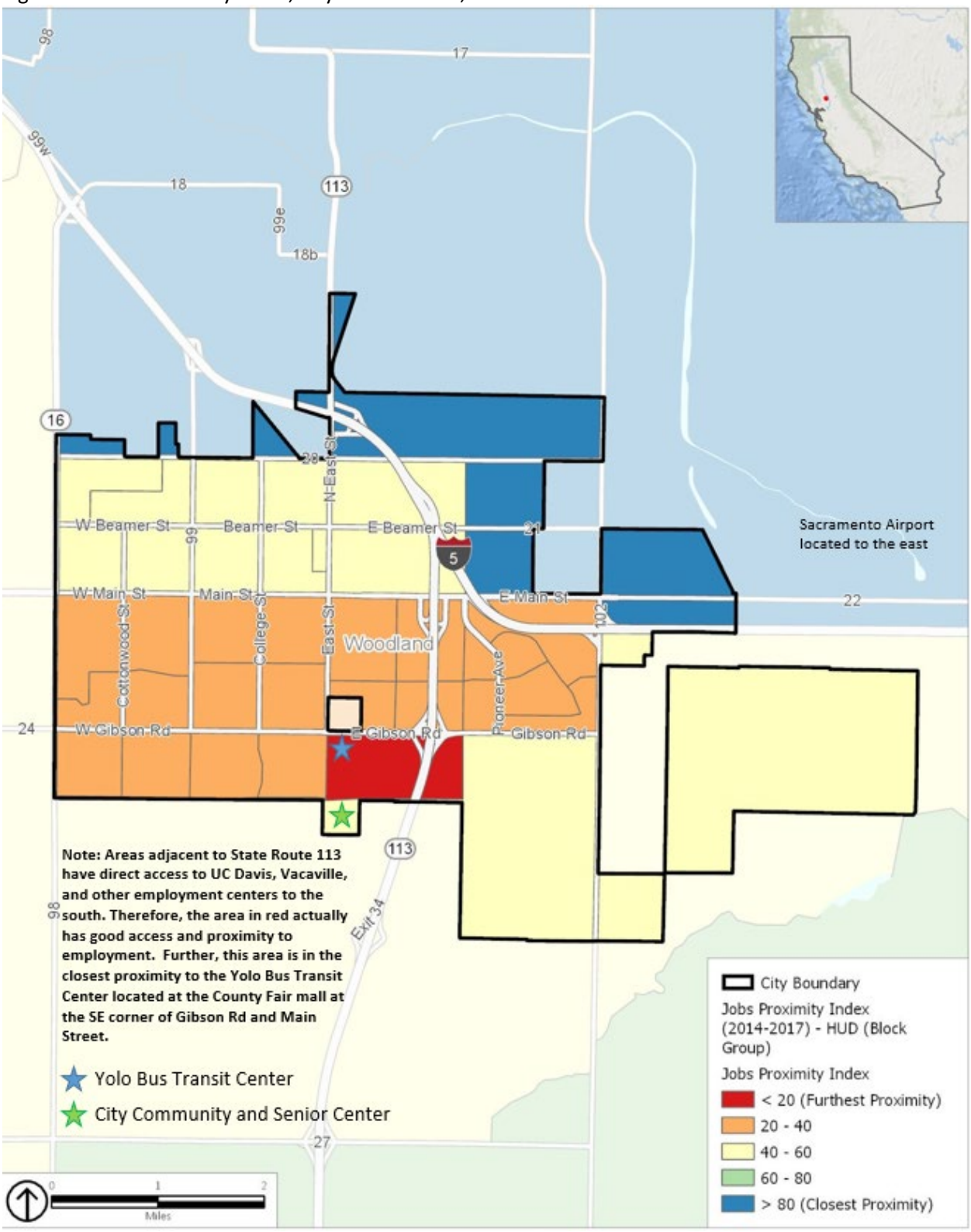
The 2014-2017 HUD job proximity index quantifies the accessibility of a given neighborhood to all jobs within a core-based statistical area (CBSA). CBSAs tend to be larger in size and do not follow city boundaries. CBSAs are anchored by at least one urban center with a population of at least 10,000 along with adjacent counties that are socioeconomically tied to the urban center by commuting. In this case, the CBSA encompasses the cities of Woodland, Davis, Roseville, Sacramento, and Folsom. Accessibility to jobs is measured by distance "as the crow flies" to employment centers and does not integrate transportation and commuter data. Moreover, this index positively weighs larger employment centers as opposed to small, neighborhood commercials centers, and it inversely weighs the labor supply or competition in a location.

The southern portion of Woodland has the lowest jobs proximity index, with most of this area having a job index between 20 and 40, and one census tract south of Gibson Road and along Highway 113 having a jobs index less than 20, meaning that those residents have the furthest proximity to jobs (see Figure 17). However, it should be noted that this lowest-scoring census tract is home to the County Fair Fashion Mall. The northern portion of the city has a slightly higher jobs index (40-60). The distribution of higher jobs proximity index scores in the north area and lower jobs proximity index scores in the south area of the city primarily stems from their distance to the Sacramento International Airport. Although the airport is not located in Yolo County, it is a 15 minute drive from Woodland. The airport is a hub for thousands of jobs and it is located just across the county line, and therefore may skew the scores of the jobs proximity index.

What is not accurately reflected in this graphic, are the jobs available to residents to the interior of the City and locally available. Further, the area shown as furthest from jobs, is actually adjacent to the SR 113 that is a direct route to UC Davis and all of the job opportunities to the west of Woodland.

Overall, the graphic, which ties to the Sacramento Airport, shows most of Woodland falls within the 20-60 jobs index indicating a moderate commute to job opportunities**. In comparison to the region, utilizing the limited analysis, the City of Woodland has a similar jobs proximity index score to Davis, and lower scores than West Sacramento and the northern neighborhoods of Sacramento.**

Figure 17: Jobs Proximity Index, City of Woodland, 2014-2017



Source: HCD AFFH Data Resources and Mapping Tool, 2021.

Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Disproportionate Housing Needs

Cost Burden

Overpayment or "housing cost burden" is defined as households paying more than 30 percent of their gross income on housing related expenses, including rent or mortgage payments and utilities. Overpayment for renters is a chronic issue throughout the city and region. However, according to the ACS, overpayment among renters has decreased since 2014, mainly in neighborhoods with more resources, such as those in the southwest corner of the city around Gibson Road and Cottonwood Street. Renters who are overpaying for housing are more concentrated in the center of the city, with one census tract having 61 percent of renters overpaying for housing (Figure 18). Although overpayment among homeowners is less prominent, there are still about 34 percent of homeowners overpaying for housing in Woodland. Overpayment among homeowners is highest in the area immediately north of Main Street and west of College Street, with 58 percent of homeowners overpaying (Figure 19). **The pattern of overpayment is reflective of the Capital region as there is a disproportionate number of renters overpaying compared to homeowners.**

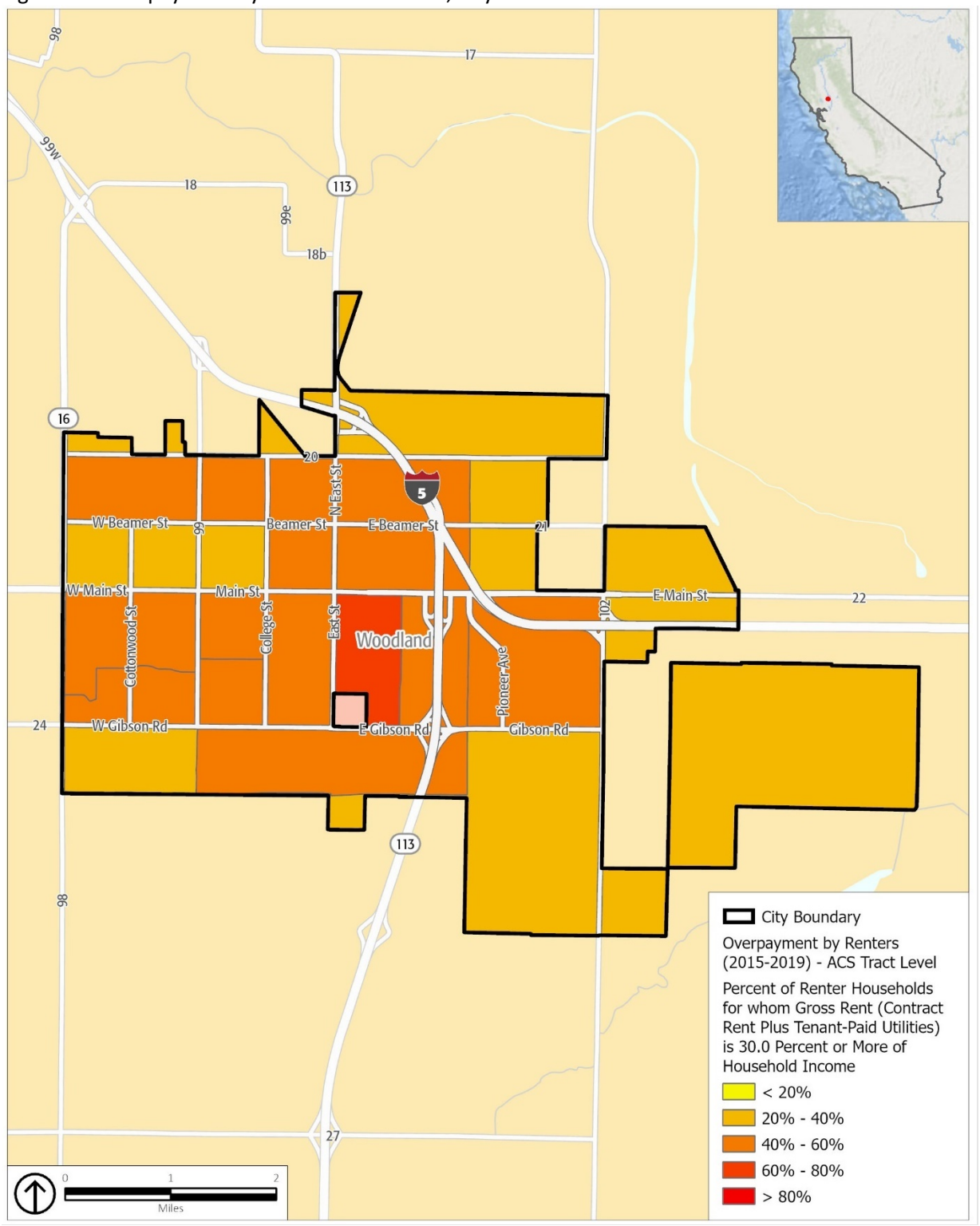
Location Affordability Matrix

Figure 20 below shows the Location Affordability Index's median gross rent in the City of Woodland. First launched by HUD, the index measures standardized household housing and transportation cost estimates. As shown in the figure, lower median rents are in the central portion of the city along Main Street. **In comparison to other nearby incorporated cities, Woodland's median gross rents generally match that of the region**. Using 2012-2016 ACS data, the index ratings show that the city has median gross rents between $1,000 and $2,000 a month. These rents are primarily affordable to moderate-income households, but generally out of reach for lower-income households.

Overcrowding

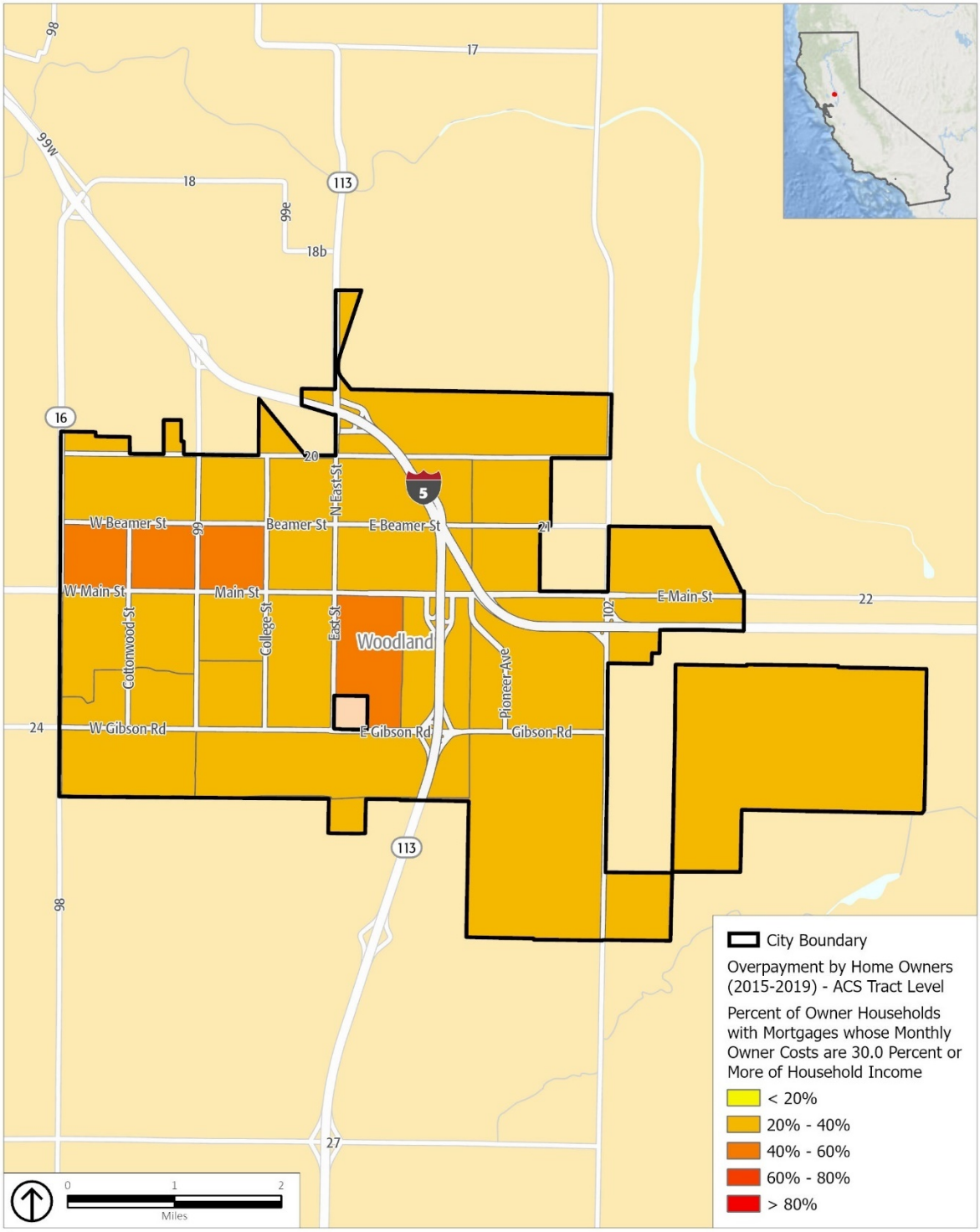
Overcrowding of residential units, in which there is more than one person per room, can be a potential indicator that households are experiencing economic hardship and are struggling to afford housing. **According to the ACS, in 2013-2017, at least 9.4 percent of households were overcrowded in Woodland. Overcrowding in Woodland is higher than overcrowding rates in the county (4.8 percent), and the state average (8.2 percent)**. Many areas of the city are less than or equal to the statewide average of 8.2 percent, but four out of eleven tracts were significantly higher (over 10 percent) than the average. These overcrowded census tracts are generally concentrated in the central and northern portions of the city (see Figure 21). Specifically, one area located between Main Street and Gibson Road, west of East street, had the highest overcrowding rate in the city at 19 percent. In comparison to the rest of the region, Woodland generally has higher overcrowding rates, especially compared to the nearby cities of Davis and West Sacramento.

Figure 18: Overpayment by Renters 2015-2019, City of Woodland



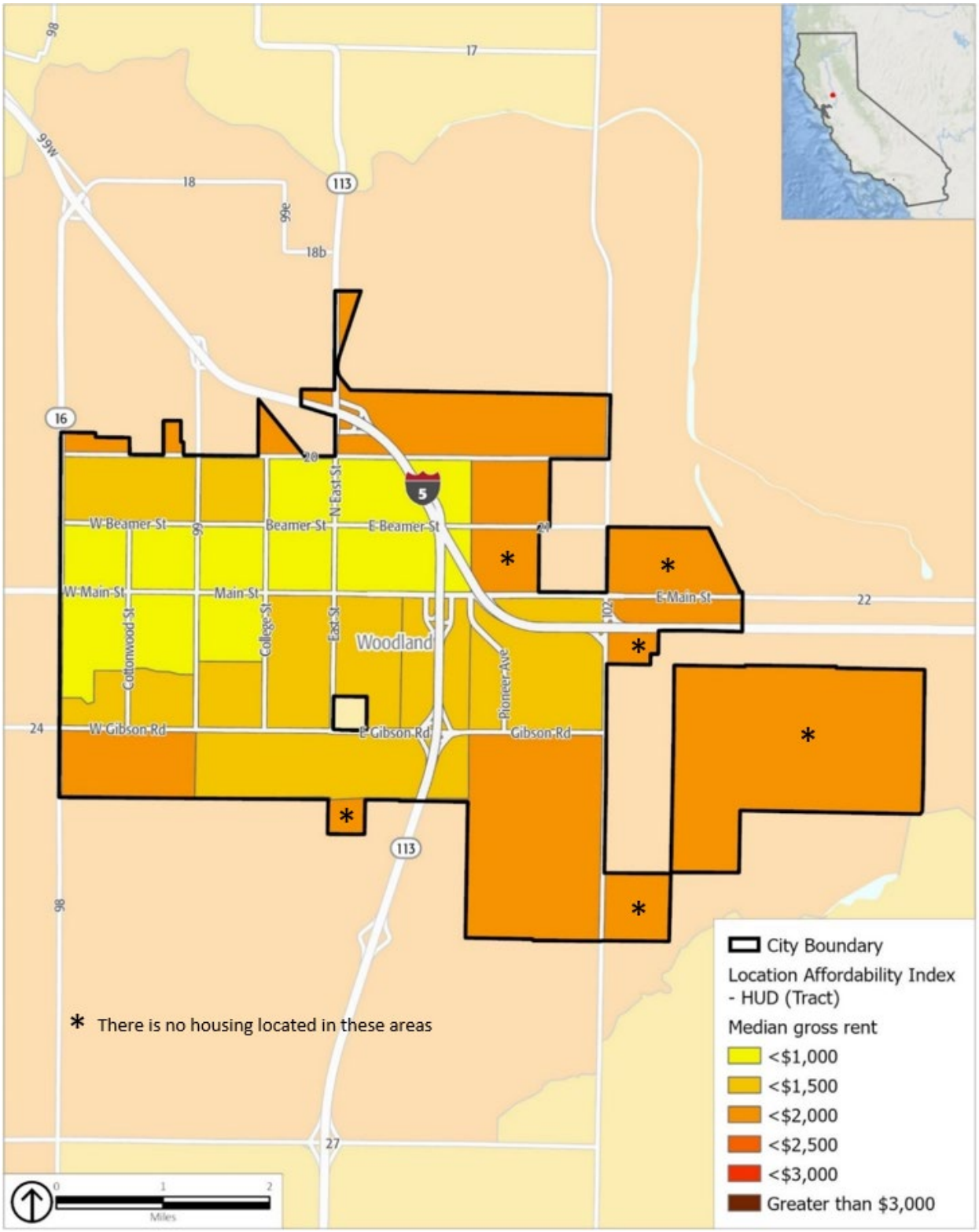
Source: HCD AFFH Data Resources and Mapping Tool, 2021. U.S. Census 2015-2019 ACS 5 Year Estimates.
Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Figure 19: Overpayment by Homeowners 2015-2019, City of Woodland



Source: HCD AFFH Data Resources and Mapping Tool, 2021. U.S. Census 2015-2019 ACS 5 Year Estimates.
Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

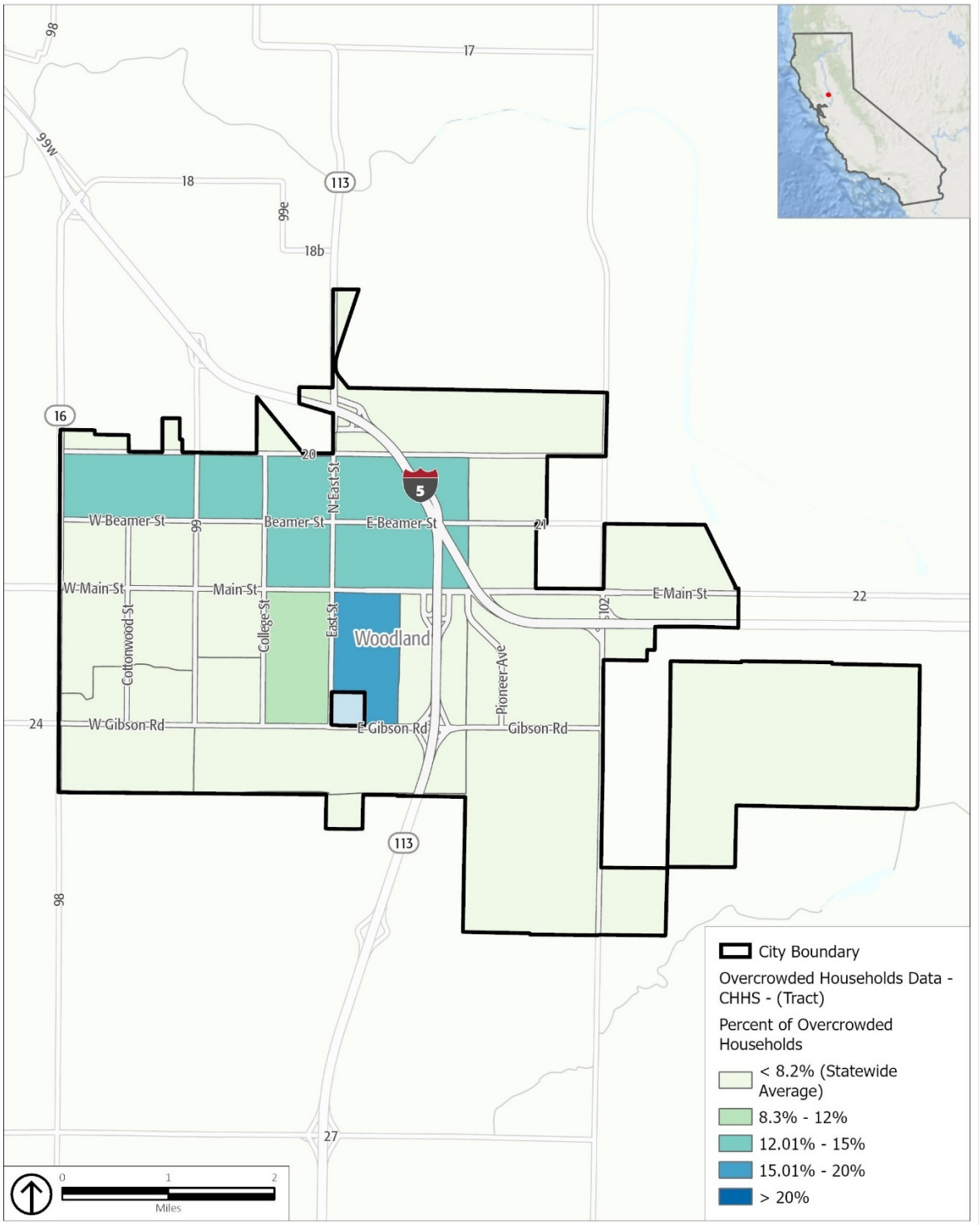
Figure 20: Location Affordability Index, Tract



Source: HCD AFFH Data Resources and Mapping Tool, 2021.

Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Figure 21: Overcrowded Households 2015-2019, City of Woodland



Source: HCD AFFH Data Resources and Mapping Tool, 2021. U.S. Census 2015-2019 ACS 5 Year Estimates.
Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Substandard Housing

According to 2015-2019 ACS, less than 2 percent of housing units in Woodland lacked either complete kitchen or plumbing facilities (265 units and 90 units respectively). However, as discussed in the Housing Needs Assessment (Appendix B, Section B.3.3, Housing Age and Condition), approximately 1,537 units may be dilapidated since they were built prior to 1939 and nearly 72.9 percent of the homes in the city were constructed prior to 1989 indicating potential need for repair or rehabilitation. Therefore, the Housing Element includes a program to assist homeowners to make needed home repairs.

Historic Context

It is noted that Woodland has a significant stock of older well-preserved homes and that the Main Street is a National Historic Registered District. There are two recognized Honorary Historic districts one to the south of Main Street and the second north of Beamer and Woodland Avenue and between College and Sutter. Further, the City has a neighborhood preservation district that borders the downtown (Main Street) to the north and south. The neighborhoods in the historic districts bordering the downtown have many historic homes that are well maintained. The neighborhoods radiating outward from the Downtown blocks and just east of East Street may have homes in varying condition.

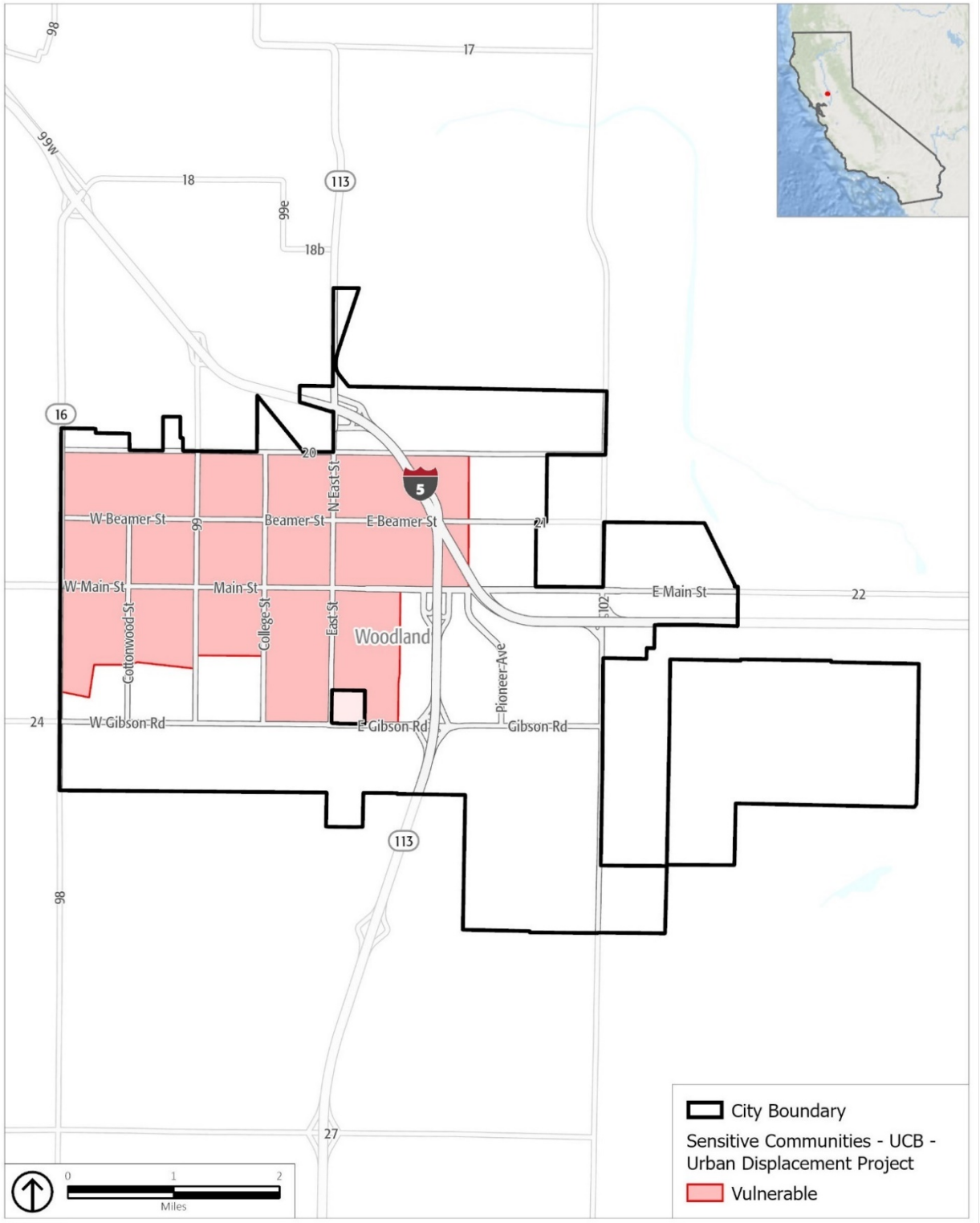
Displacement Risk

The rising cost of housing is becoming an increasingly important housing security issue in the Greater Sacramento region, especially for renters. Gentrification is the process by which the influx of capital and higher-income residents into working-class neighborhoods changes the essential character of that neighborhood and displace lower-income residents. Displacement occurs when housing costs or neighborhood conditions force people out and drive rents so high that lower-income people are excluded from moving in. Sensitive areas contain populations at the neighborhood level that could be particularly susceptible to displacement in the face of exacerbated market-based pressures. According to the UC Berkeley Urban Displacement Project, a census tract was flagged as a sensitive community if it met the following criteria as both vulnerable and experiencing market-based displacement pressure:

1. Proportion of very low-income residents was above 20 percent in 2017; and
2. The census tract meets two of the following criteria:
    a. Share of renters is above 40 percent in 2017;
    b. Share of people of color is above 50 percent in 2017;
    c. Share of very low-income households (50 percent AMI or below) that are also severely rent burdened households is above the county median in 2017; or
    d. Nearby areas have been experiencing displacement pressures.

According to these metrics, six out of eleven census tracts in Woodland are vulnerable to displacement because of the high proportion of households that are renters with low to moderate income (Figure 22). The census tracts at-risk of displacement in the future are the neighborhoods in the central and northern parts of the city, west of Highway 113 and north of Gibson Road.

Figure 22: Sensitive Communities 2013-2017, City of Woodland



Source: HCD AFFH Data Resources and Mapping Tool, 2021. UC Berkeley Urban Displacement Project, U.S. Census 2013-2017 ACS 5 Year Estimates.

Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Other Relevant Factors

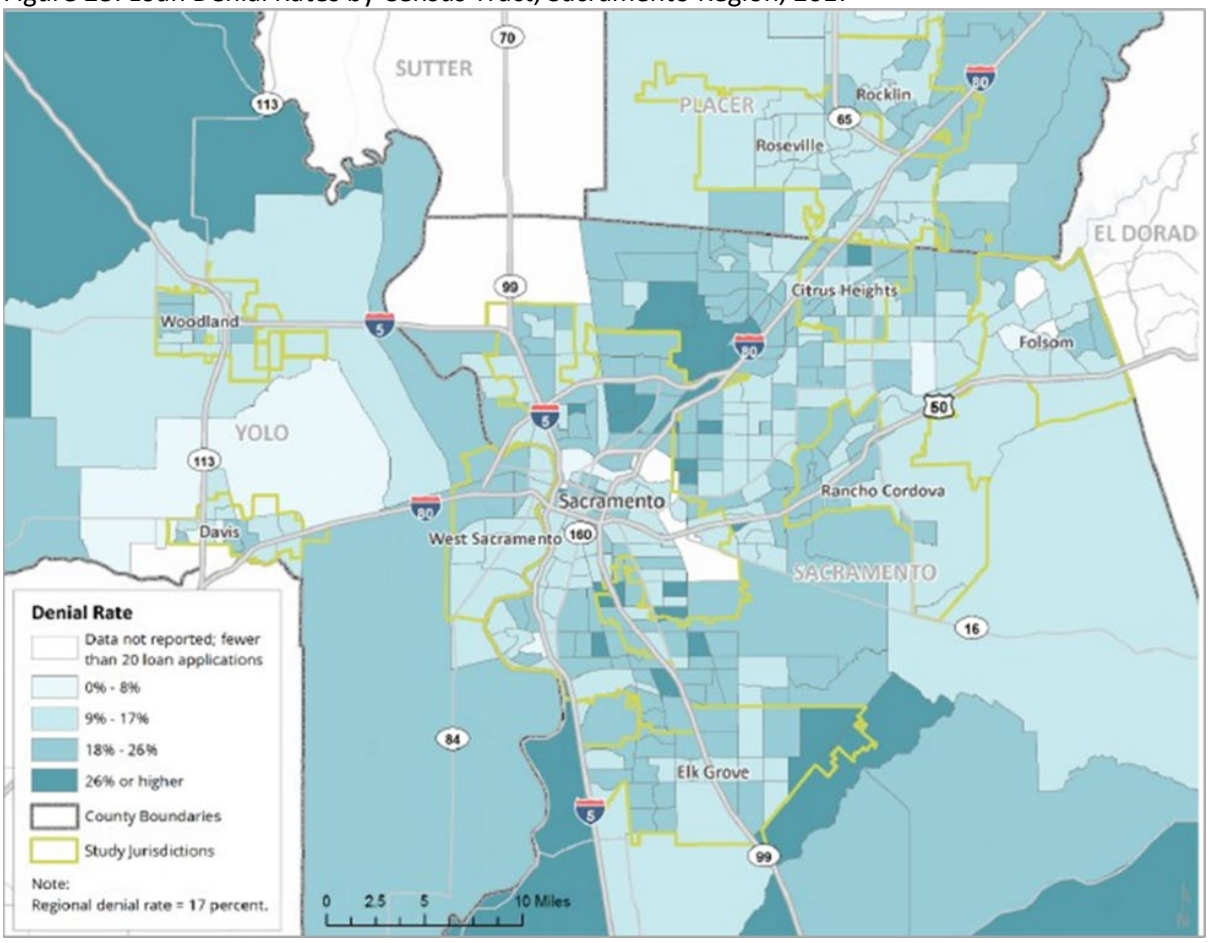
Regional Loan Denial Rates

Throughout the Sacramento Valley region, homeownership rates vary widely by race and ethnicity. However, all communities of color experience higher rates of loan denial than non-Hispanic White applicants. In addition, Hispanic households are more likely than any other group to receive a subprime loan. Subprime mortgages are a type of housing loan most often given to individuals that have a weak credit history. Subprime mortgages are more expensive because there is a higher pre-determined risk of default and carry higher interest rates. A concentration of subprime mortgages in areas with concentrations of people of color is a potential consequence of historically punitive practices, such as redlining. Despite efforts to reform long-standing practices of discrimination in the housing credit system, patterns of inequality still exist. The Great Recession and housing crisis brought to light the unusually high concentration of non-White residents with subprime mortgages and property foreclosures across the country.

In 2017, there were 89,838 loan applications filed in the Sacramento region for owner-occupied homes, 4.7 percent of loans were subprime, which is slightly higher than the national rate of 4 percent. There was a regional denial rate of 17 percent. As displayed in Figure 23, these denial rates varied substantially by census tracts, with higher denial rates located in three areas of the city: 1) the northwest section of the city west of College Street and north of Southwood Drive, 2) the center of the city between East Street, College Street, Main Street, and Gibson Road, and 3) a section of the city east of Highway 113, south of Interstate I-5, and north of Gibson Road. Moreover**, these areas of higher loan denial rates correlate with higher concentrations of non-White residents, with some areas as high as 80 percent non-White and over 60 percent non-White on average (Figure 5), demonstrating that communities of color experience higher rates of loan denial in Woodland.**

According to the AI, low-Income households and those receiving Section 8 housing choice vouchers were most likely to experience being denied housing to rent or buy. Black (53 percent), Native American (49 percent), and Hispanic respondents (42 percent) were more likely than non-Hispanic White (27 percent) or Asian survey respondents (21 percent) to have experienced denial of housing to rent or buy. Large families, households that include a member with a disability, and households with children under age 18 all experienced housing denial at rates higher than the region overall. Common reasons for being denied housing among survey respondents included income (including type of income), credit, and eviction history.

Figure 23: Loan Denial Rates by Census Tract, Sacramento Region, 2017



Source: FFIEC HMDA Raw Data, 2017; Root Policy Research, 2020.

Rates of Homeownership

Homeownership is a powerful vehicle for counteracting rising housing prices and the effects of gentrification and displacement, especially for lower-income households. Although the citywide homeownership rate was 54 percent in 2019, not all racial and ethnic groups in Woodland had the same likelihood of owning a home. As shown in Table 3, residents who identified as non-Hispanic White, Asian, or Multiracial had much higher rates of homeownership than the citywide average. In contrast, **residents who identified as Black, American Indian and Alaskan Native, Native Hawaiian and Other Pacific Islander, Hispanic, or some other race had much lower rates of homeownership and, thus, they are more at risk of being displaced due to rising rental prices.**

Table 3: Housing Tenure by Race/Ethnicity, City of Woodland

	Owner Occupied		Renter Occupied		Total Occupied Units
	Number	Percent of Total	Number	Percent of Total	Number
WHITE NON-HISPANIC	6,384	64%	3,584	36%	9,968
BLACK	86	32%	181	68%	267
ASIAN	1,122	62%	691	38%	1,813
NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER	4	20%	16	80%	20
AMERICAN INDIAN AND ALASKAN NATIVE	108	39%	171	61%	279
SOME OTHER RACE	683	47%	775	53%	1,458
MULTIRACIAL (TWO OR MORE RACES)	339	66%	177	34%	516
HISPANIC OR LATINO	2,464	39%	3,799	61%	6,263
TOTAL	**11,190**	**54%**	**9,394**	**46%**	**20,584**

Source: U.S. Census, 2015-2019 ACS 5 Year Estimates, Table S2502.

Sites Inventory

A primary goal of the fair housing assessment is to ensure available sites for lower-income housing are located equitably across a region and within communities with fair access to opportunities and resources. Ensuring that sites for housing, particularly lower-income units, are in high resource areas rather than concentrated in areas of high segregation and poverty requires jurisdictions to consider the accessibility of various opportunities including jobs, transportation, good education, and health services when planning for housing. Figure 24 and Table 4 show the location of sites in the Housing Element sites inventory compared to the distribution of low and moderate income populations by census tract and Figure 25 and Table 5 show these same sites in comparison to the TCAC/HCD opportunity areas. Both figures highlight the location of existing affordable housing as well as vacant and underutilized sites. By comparing the sites inventory to a few of the fair housing indicators identified in this assessment, this section analyzes whether or not the sites included in the 2021-2029 Housing Element sites inventory improve or exacerbate fair housing conditions and patterns of segregation.

Location of Existing Affordable Housing

According to the California Housing Partnership's affordable housing database in 2020, there are currently 1,233 lower income units distributed across 15 sites in Woodland. Figures 24 and 25 show the location of the City's existing affordable housing in relation to the percent of low to moderate income and TCAC opportunity areas. As shown in Figures 24 and 25, the City's existing affordable units are spread throughout the community, but not necessarily in the areas with highest incomes or highest resource opportunity. These units are mostly located the city's low and moderate resource areas, such as along Main Street and East Gibson Road, but none of them are located in the only high resource area in the city's southwestern neighborhood, which developed in the 1960s through 1980s as an exclusively single-family neighborhood.

Potential Effect on Patterns of Segregation

A large majority (87 percent) of the lower-income sites identified in the Housing Element are concentrated in the central part of the city, which already has a high concentration of individuals with low to moderate incomes (see Table 4 and Figure 24). The geographic distribution of proposed affordable housing sites could reinforce existing patterns of segregation and be considered a barrier to affirmatively furthering fair housing.

Table 4: Sites Inventory Capacity (Units) in Relation to Low to Moderate Income Census Tracts

	PERCENT OF LOW TO MODERATE INCOME POPULATION BY CENSUS TRACT			
CAPACITY BY INCOME LEVEL (UNITS)	0%-25%	25%-50%	50%-75%	75%-100%
LOWER INCOME SITES	0	103	666	0
MODERATE INCOME SITES	0	456	429	0
ABOVE MODERATE INCOME SITES	1	529	216	0
TOTAL	1	1,088	1,311	0

Source: Ascent 2021

Potential Effect on Access to Opportunity

Nearly all of the City's housing sites identified in the inventory are within areas designated by TCAC/HCD as low resource or moderate resource (see Figure 25). As shown in Table 5, of the lower-income sites identified in the Housing Element's sites inventory, 79 percent are located in low resource areas of the city, 21 percent in moderate resources areas, and none of the sites are in high resources areas. These

low resource areas are considered areas that lack direct access to the good schools, jobs, and positive economic outcomes of high resource areas, therefore the sites inventory has the potential to exacerbate fair housing issues related to access to opportunity for lower-income residents. However, these areas considered "low resource" have great potential for reinvestment in the future. As illustrated in Figures 24 and 25 it would likely be beneficial for new development to occur in low resource areas in order to provide improved housing choice to residents who wish to be closer to the downtown and transit access.

Because of the City's inclusionary ordinances, both citywide and specific to Spring Lake and the Southeast Area Specific Plans, recent affordable housing multi-family developments have been built in newly developing areas. In Spring Lake there are three newly constructed multifamily affordable projects and there is a there is an affordable land dedication site that is held by a housing non-profit with the intent of building 112 new low-income senior units. Further, a new affordable project has been approved at 310 West Main Street that will be developed as a fully affordable housing project by Chelsea Investment Co a non-profit affordable housing builder. In addition, in the last year the city has dedicated city owned land to facilitate the development of a homeless facility with emergency, eventual transitional housing, and services on East Beamer Street. Further, the inclusionary ordinance in the Southeast Area Specific Plan and Spring Lake have resulted in single family housing that has been available to qualified lower income homeowners.

As with many older cities, Woodland's development over time has radiated from the center downtown core outward. Several areas along key corridors were developed prior to incorporation. In addition, in some areas of the city development occurred prior to inclusionary ordinance requirements. This is the case in the Southwest portion of the City, approved in the 60s and 70s, and built out with existing single-family homes. There is no available land to facilitate development of newer affordable housing.

The city continues to utilize grant funding and other capital improvement funds to provide infrastructure improvements, including complete street features, to facilitate greater community access for walking and biking. Initial focus has been along roads with the greatest safety concerns. The city improved the roadway segment along Kentucky Avenue from East Street to College 2 years ago. Street work is occurring along West Main Street and Court Street and will begin soon along East Main Street. A segment of Gibson Road from College to East Street will be improved this summer to add bike lanes. Incremental improvements have occurred along East Street in conjunction with new development. The City has recently received grant funding from the SACOG REAP program to work with the Yolo County Housing Authority to evaluate a larger concept plan for the area Northeast of East Street and Main Street. It is anticipated that future grant funding for improvements will follow the necessary planning. Further, the City continues to work with the Northern California Railroad to remove tracks and cars from the northeast corner of Main Street and East Street, which will benefit the area and make it more desirable for development.

It is the condition that it is along East Street and West Main Street where there are the greatest number of properties that are suitable for inclusion in the housing sites list due to size, vacancy and zoning. There are a number of additional sites in the City that are not vacant that may be suitable for future housing development. Several of these sites have existing older commercial developments. Current zoning supports new housing by allowing multi-family as a permitted use and providing objective development standards in the Interim Zoning Standards. The City is currently working on a comprehensive update to the city Zoning Ordinance that will further assist and facilitate new housing production.

The City continues to work with potential applicants and to look for new ways to encourage both affordable and market rate housing development throughout the community. The Housing Element implementation programs describe the City's commitment to investing in areas along East Street and Main Street to provide needed infrastructure updates to better connect these areas to the rest of the community. The City has just received notification of a REAP Green Means Go grant award to facilitate planning and support efforts in coordination with Yolo County Housing Authority to facilitate local development opportunities for the neighborhood located at the Northeast corner of East Street and Main Street.

In addition, the City's 2035 General Plan Public Facilities and Services Element (Chapter 5) and Healthy Community Element (Chapter 6) include numerous goals and policies relating to public and private partnerships with the School District, as well as programming activities for the economically disadvantaged. The Healthy Community Element includes goals related to Health Equity, Healthy Food, and Community Facilities and programs. Goal 5E: Educational Opportunities, and Policies 5.E.1 – 5.E.10 address various options for providing educational opportunities. The City's Implementation Program, Appendix A to the 2035 General Plan, also includes a number of programs.

Table 5: Sites Inventory Capacity (Units) in Relation to TCAC/HCD Opportunity Areas

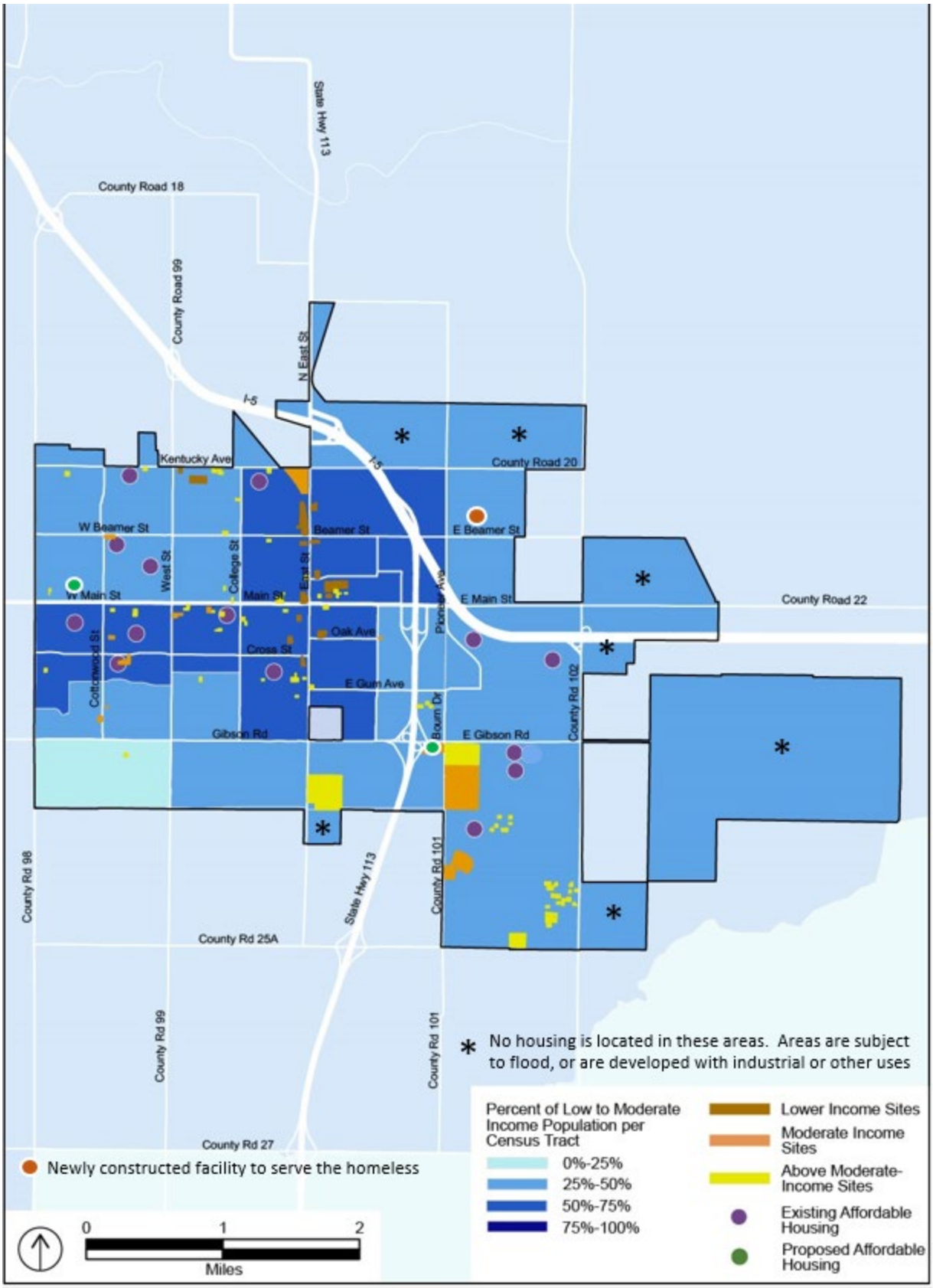
	TCAC/HCD OPPORTUNITY AREAS					
CAPACITY BY INCOME LEVEL (UNITS)	Low Resource		Moderate		High	
	Units	Percent	Units	Percent	Units	Percent
LOWER INCOME SITES	600	79%	160	21%	0	0%
MODERATE INCOME SITES	368	42%	497	56%	20	2%
ABOVE MODERATE INCOME SITES	129	17%	615	82%	2	0%
TOTAL	**1,097**	**46%**	**1,281**	**53%**	**22**	**1%**

Source: Ascent 2021

Potential Effect on Disproportionate Housing Needs

As described previously, six census tracts along Main Street and College Street are vulnerable to displacement (see Figure 22), which includes the majority of the city's residential neighborhoods. The majority of the lower-income sites are in these areas, which can provide stability for lower-income households susceptible to displacement.

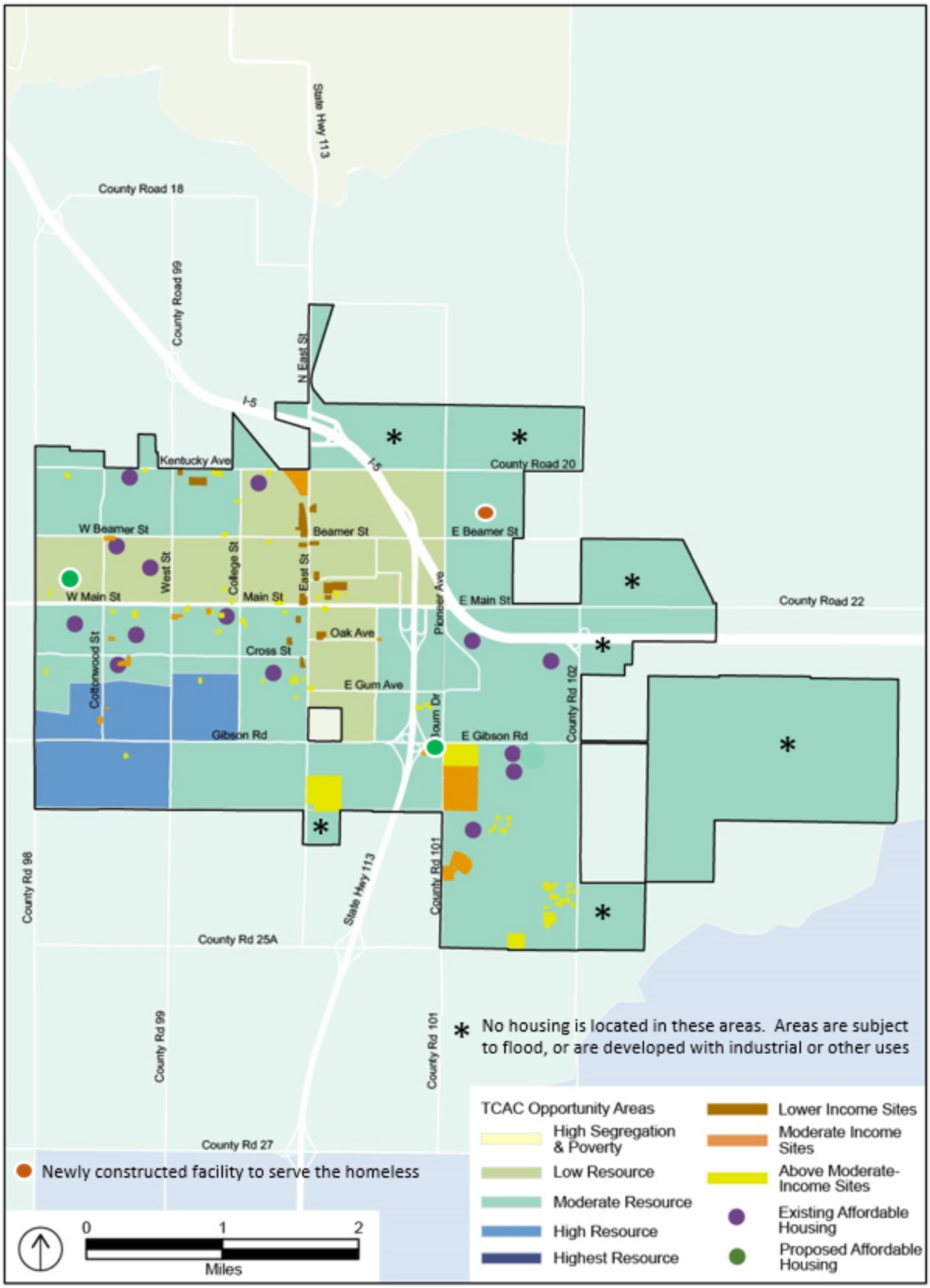
Figure 24: Sites Inventory and Existing and Proposed Affordable Developments in Relation to Low to Moderate Income Census Tracts, Woodland


State Hwy 113
County Road 18
County Road 99
N East St
I-5
Kentucky Ave
County Road 20
W Beamer St
Beamer St
E Beamer St
West St
College St
East St
W Main St
Main St
E Main St
County Road 22
Pioneer Ave
Oak Ave
Cross St
Cottonwood St
E Gum Ave
Bourn Dr
County Rd 102
Gibson Rd
E Gibson Rd
County Rd 98
State Hwy 113
County Rd 101
County Rd 25A
County Rd 99
County Rd 27
* No housing is located in these areas. Areas are subject to flood, or are developed with industrial or other uses
Newly constructed facility to serve the homeless
Percent of Low to Moderate Income Population per Census Tract
0%-25%
25%-50%
50%-75%
75%-100%
Lower Income Sites
Moderate Income Sites
Above Moderate-Income Sites
Existing Affordable Housing
Proposed Affordable Housing
0
1
2
Miles

Source: U.S. Census Bureau, 2015-2019 ACS 5-year estimates. HCD AFFH Data and Mapping Tool. California Housing Partnership, Affordable Rental Housing Benefits Map, 2020. City of Woodland, 2021. Ascent, 2021.

Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Figure 25: Sites Inventory and Existing and Proposed Affordable Developments in Relation to TCAC/HCD Opportunity Areas, Woodland


State Hwy 113
County Road 18
County Road 99
N East St
I-5
Kentucky Ave
County Road 20
W Beamer St
Beamer St
E Beamer St
College St
West St
East St
W Main St
Main St
E Main St
Pioneer Ave
County Road 22
Oak Ave
Cross St
Cottonwood St
E Gum Ave
County Rd 102
Gibson Rd
E Gibson Rd
County Rd 98
County Rd 101
State Hwy 113
County Rd 25A
County Rd 99
County Rd 101
County Rd 27
* No housing is located in these areas. Areas are subject to flood, or are developed with industrial or other uses
Newly constructed facility to serve the homeless
0
1
2
Miles
TCAC Opportunity Areas
High Segregation & Poverty
Low Resource
Moderate Resource
High Resource
Highest Resource
Lower Income Sites
Moderate Income Sites
Above Moderate-Income Sites
Existing Affordable Housing
Proposed Affordable Housing

Source: U.S. Census Bureau, 2015-2019 ACS 5-year estimates. HCD AFFH Data and Mapping Tool. California Housing Partnership, Affordable Rental Housing Benefits Map, 2020. City of Woodland, 2021. Ascent, 2021.
Note: The area east of Interstate-5 and north of East Main Street, and the area south of Interstate-5 and east of County Road 102 were excluded from the analysis. For further context, please refer to the section on figures and analysis found in the introduction of this assessment.

Fair Housing Issues, Contributing Factors, and Housing Programs

Based on the findings from this assessment, there are two main fair housing issues in Woodland: risk of displacement and disparities in access to opportunity. Pursuant to Government Code Section 65583 (c)(10)(A)(v), the Housing Element includes several policies and programs to proactively address fair housing issues and replace segregated living patterns with integrated and balanced communities (see Table 1, below).

Table 1 Factors that Contribute to Fair Housing Issues and Implementation Programs to AFFH

AFH Identified Fair Housing Issue	Contributing Factor	Implementation Programs
Disparities in Access to Opportunity	- Concentration of lower-income sites in low resource areas - Lack of vacant land in area of the city considered "high resource"	**Proposed Housing Element Programs That Specifically Address Identified Issues:** Programs A1, A2, A3, and A15 – Complete the update to the Zoning Code to expand residential development opportunities and ensure adequate site choices in the near and long term. Consider allowing residential in the Community Commercial zone and implementing form-based zoning. Facilitate infill development in all areas of the City. Program A5 – Compile and maintain a list of non-vacant sites that are candidates for redevelopment and assess opportunities and constraints. Program A6- Regularly review the Affordable Housing Ordinance to identify constraints to housing production and recommend improvements. Program A8 – Amend the Code to further facilitate housing for farmworkers Program A16-Offer incentives to developers of affordable housing. Program A18-Pursue grant and loan funding opportunities and coordinate with other

		agencies and non-profits organizations to facilitate a range of sizes and types of housing. Program A20- Consider Zoning Code and General Plan Amendments to allow duplex/triplex/and other unit types in higher resource areas. Program B-4 encourages the construction of infill and affordable, mixed-use housing projects in the downtown area Program C9- Continue to support a First Time Homebuyer program to support and increase housing opportunities for first time homebuyers by providing loan assistance, utilizing local, State, Federal revenue sources. Program C10- Utilize REAP grant funds to work with Yolo County Housing Authority to develop a plan for the Armfield neighborhood which promotes housing opportunities and improves conditions in the area northeast of East Street and Main Street.
Displacement Risk	- High housing cost burden for renter households - Limited deed-restricted affordable housing units in central city - Low rates of homeownership in central city, particularly for Hispanic/Latino residents	**<u>Proposed Housing Element Programs That Specifically Address Identified Issues:</u>** Program A5 – Compile and maintain a list of non-vacant sites that are candidates for redevelopment and assess opportunities and constraints. Program A6- Regularly review the Affordable Housing Ordinance to identify constraints to housing production and recommend improvements. Program A13 – Seek funding opportunities to provide financing to assist construction of lower income and moderate income units that serve HCD identified special needs groups. Program A14 – City shall assist developers with the preservation and conservation of extremely low, very low and low-income units. Program A18-Pursue grant and loan funding opportunities and coordinate with other agencies and non-profits organizations to facilitate a range of sizes and types of housing. Program B1-City to submit applications when funding is available to provide for rehabilitation and maintenance assistance for lower income units and special needs groups.

		Program B4- continue to encourage the preservation of existing housing in the downtown area, as well as construction of infill and mixed-use housing projects. Program B5-Facilitate the preservation of at-risk affordable housing. Where properties are at risk of conversion, City to work with tenants to provide education regarding tenants rights. Ensure all materials are provided in Spanish and English. Program B6-Continue to strive for greater energy conservation in existing residential development and use CDBG monies for energy efficiency work. Increase public awareness of self-help and rehabilitation programs through outreach. Programs C1, C5, C8- Continue to support Fair Housing efforts with focused on special needs population groups that might face housing discrimination, such as farmworkers or persons with disabilities. Program C6- Ensure that relocation assistance is provided to tenants relocated as a result of removal of housing. Program C7 – Affirmatively further fair housing by contracting with the Fair Housing Hot Line provided through Legal Services of Northern California. Program D5-Coordinate with PG&E, community based organizations, other public agencies to provide public education and outreach on energy conservation. Represents a savings to renters and owners.

	The General Plan is an integrated document in which the Housing Element is a required element that must be internally consistent with goals, policies, and programs contained other Elements. Therefore, goals, policies and programs contained in other elements will also serve to address housing. Please see the listing of those programs that are aligned with the Housing Element and Affirmatively Furthering Fair Housing.	**Related Programs Contained in the 2035 General Plan Implementation Programs** Program 2.18-Continue to apply for grants to allow streetscape improvements to Main Street, West Main Street, East Street, Court, Street, Kentucky Avenue, and Gibson Road. Such improvements will provide updated infrastructure, improve mobility options, and reduce the cost burden on new affordable housing development. Program 3.1- Develop an active transportation plan to guide development and maintenance of Woodland's bicycle and pedestrian network and promote active transportation modes. Program 3.3 – Assess the feasibility of repurposing abandoned rail lines and relocating existing rail lines to the east of the City. Removing tracks along East Main Street will significantly benefit areas located at the Northeast corner of Main Street and East Street. Program 5.1- Create and maintain a central directory of youth programs serving woodland. Ensure the directory is accessible on line. Program 5.2 – Complete the draft Parks Recreation and Community Services Master Plan. The plan shall include the provision for development of new parks with new development and the development of parks to address existing deficiencies. It shall also include provisions for community gardens and urban farms. Program 5.4- Target increased participation in existing recreation programs, and increase the number of subsidized program spots available for lower income residents. Program 5.13 – Develop a master plan for the city's broadband network. Program 6.1 – Collaborate with Yolo County Health and Human Services Agency to review existing health and community data. Develop and implement new programs to better meet the needs of the Woodland community. Program 6.2 – Implement as feasible Spanish translation for all City services and materials.

		Program 6.7 – Provide information about federal food assistance programs. Maintain handouts and/or brochures. Program 6.9 – Partner with the Woodland Joint Unified School District, Yolo County Health and Human Services Agency, Cooperative Extension, Yolo Food Bank, and other organizations to establish higher nutrition standards, to incorporate culturally sensitive options, continue to use appropriate sites for school gardens, continue the Farm to School program.

City of Woodland
Community Development Department

City of Woodland
6th Cycle Housing Element Project

Modified Initial Study/15183 Checklist

July 2021

Prepared by

RANEY PLANNING & MANAGEMENT, INC. 20 years
1501 Sports Drive, Suite A, Sacramento, CA 95834

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APPENDIX:

City of Woodland 6th Cycle Housing Element

MODIFIED INITIAL STUDY/15183 CHECKLIST

July 2021

A. BACKGROUND

1. Project Title: City of Woodland 6th Cycle Housing Element Project

2. Lead Agency Name and Address: Community Development Department
City of Woodland
300 First Street
Woodland, CA 95695

3. Contact Person and Phone Number: Cindy Norris
Principal Planner
(530) 661-5911

4. Project Location: Woodland, CA

5. Project Sponsor's Name and Phone Number: Community Development Department
City of Woodland
300 First Street
Woodland, CA 95695

6. General Plan Designation: N/A

7. Zoning Designation: N/A

8. Surrounding Land Uses and Setting:

The City of Woodland consists of 15.32 square miles located 20 miles northwest of Sacramento. Woodland has a population of approximately 60,000 residents and is the county seat of Yolo County. The City is located in one of the fastest growing regions in California, and is near Interstate-5 (I-5) and State Route (SR) 113 which provide the City with access to the larger Sacramento area. To the south of Woodland is the City of Davis, and the University of California (UC) Davis campus. The Sacramento International Airport is eight miles to the east. Waterways near the City include the Yolo Bypass and Sacramento River to the east, Willow Slough to the southeast, and Cache Creek to the north. Woodland's agricultural setting plays an important economic role in the City, and due to its proximity to major transportation nodes, Woodland has also become increasingly important as a manufacturing and distribution center.

9. Project Description Summary:

In 1969, the State of California mandated that a Housing Element be included in every City and County's General Plan, recognizing the importance of providing adequate housing for all economic segments of the community. The Housing Element serves as an integral part of the General Plan for the purpose of assessing current, and planning for future, housing needs within the community. Pursuant to the California Department of

Housing and Community Development (HCD) and the Sacramento Area Council of Governments (SACOG) requirements, the City of Woodland 6th Cycle Housing Element (proposed project) is a general plan amendment to update the Housing Element of the City of Woodland General Plan for the 2021-2029 planning period. The proposed project consists of the adoption of the City's 6th Cycle Housing Element.

10. Status of Native American Consultation Pursuant to Public Resources Code Section 21080.3.1:

    Assembly Bill (AB) 52 (Public Resources Code Section 21080.3.1) notification to tribes is not required for the proposed project given that this checklist determines no additional environmental review is required for the project, consistent with CEQA Guidelines Section 15183.

B. BACKGROUND AND INTRODUCTION

This Modified Initial Study/15183 Checklist identifies and analyzes the potential environmental impacts of the proposed project. The information and analysis presented in this document is organized in accordance with the order of the California Environmental Quality Act (CEQA) checklist in Appendix G of the CEQA Guidelines.

On May 16, 2017, the City of Woodland approved the City of Woodland 2035 General Plan (General Plan)[1] and certified the associated 2035 General Plan and Climate Action Plan Environmental Impact Report (General Plan EIR).[2] The General Plan EIR is a program EIR, prepared pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations, Sections 15000 *et seq*.). The General Plan EIR analyzed full implementation of the General Plan and identified measures to mitigate the significant adverse impacts associated with the General Plan. Under Sections 15168 and 15183 of the CEQA Guidelines, a program EIR, in this case the City's certified General Plan EIR, serves as a basis for this Modified Initial Study to determine if project-specific impacts would occur that are not adequately covered in the previously certified General Plan EIR.

Under Section 15183 of the CEQA Guidelines, where a project is consistent with the use and density established for a property under an existing general plan or zoning ordinance for which the City has already certified an EIR, additional environmental review is not required "except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." If such requirements are met, the examination of environmental effects is limited to those which the agency determines, in an initial study or other analysis:

1. Are peculiar to the project or the parcel on which the project would be located;
2. Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent;
3. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or
4. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

[1] City of Woodland. *City of Woodland 2035 General Plan.* May 16, 2017.
[2] City of Woodland. *City of Woodland 2035 General Plan and Climate Action Plan Environmental Impact Report*. January 2017.

The proposed project is an amendment to update the Housing Element of the City of Woodland General Plan for the 2021-2029 planning period. The proposed project does not include any changes to the land use designations of the City's General Plan.

This Modified Initial Study/15183 Checklist indicates whether the proposed project would result in a significant impact that: (1) is peculiar to the project or the project site; (2) was not identified as a significant effect in the certified General Plan EIR; or (3) are previously identified significant effects which as a result of substantial new information that was not known at the time that the General Plan EIR was certified, are determined to have a more severe adverse impact than discussed in the General Plan EIR.

Regarding "peculiar" impacts, CEQA Guidelines Section 15183(f) states the following:

> An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. The finding shall be based on substantial evidence which need not include an EIR.

Based upon CEQA Guidelines Section 15183(f), this Modified Initial Study/15183 Checklist identifies the City of Woodland General Plan policies that apply to the proposed Housing Element Update (project) and have been determined in the General Plan EIR to substantially mitigate environmental effects. To the extent that the General Plan policies and/or actions substantially mitigate a particular project impact, the impact shall not be considered peculiar, pursuant to CEQA Guidelines Section 15183(f), thus eliminating the requirement for further environmental review. Future projects to amend the general plan or zoning will be subject to project specific environmental analysis.

With regard to CEQA Guidelines Section 15183(b)(3), the proposed project would not result in potentially significant off-site impacts as off-site improvements are not required within previously undisturbed areas. The proposed project would also not result in potentially significant cumulative impacts which were not evaluated in the City's General Plan EIR, as would be expected for a project that is consistent with the General Plan land use designation. This is demonstrated in the analysis contained within this Modified Initial Study/15183 Checklist.

C. PROJECT DESCRIPTION

The following provides a description of the proposed project's location and setting, as well as the proposed project components, and the discretionary actions required for the proposed project.

Project Location and Setting

The City of Woodland is located 20 miles northwest of Sacramento in Yolo County and had a land area of approximately 15.32 square miles (see Figure 1 and Figure 2). Woodland was first settled in 1853, and by 1862 the City was officially incorporated and named the county seat of Yolo County. To the south of Woodland is the City of Davis, and the Sacramento International Airport is located eight miles to the east. Several waterways are located near the City including the Yolo Bypass and Sacramento River to the east, Willow Slough to the southeast, and Cache Creek to the north. I-5 and SR 113 intersect within the City and provide Woodland with access to the larger Sacramento area. Woodland's agricultural setting plays an important economic role in the City, and due to its proximity to major transportation nodes, Woodland has also become increasingly important as a manufacturing and distribution center.

Figure 1
Regional Location

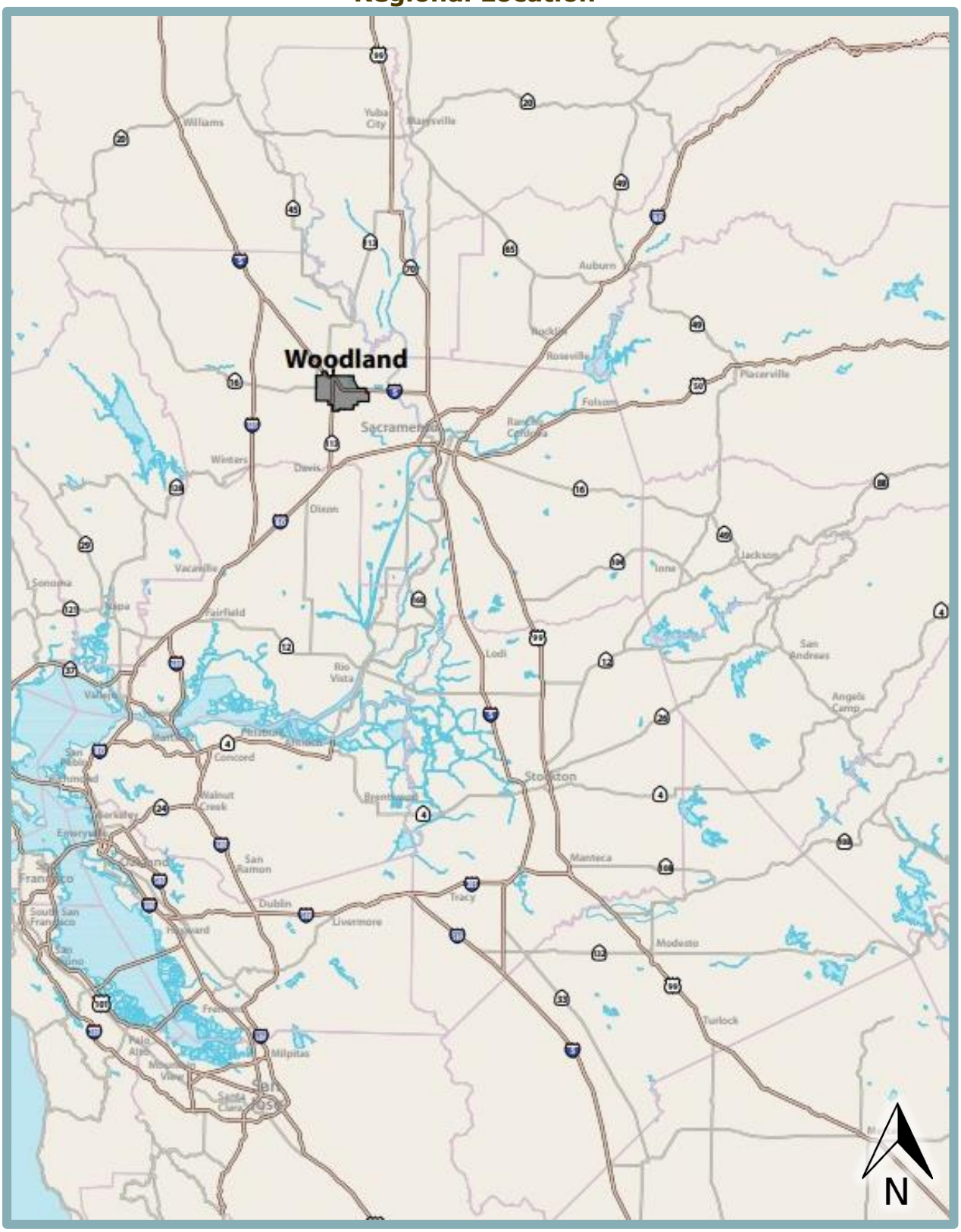
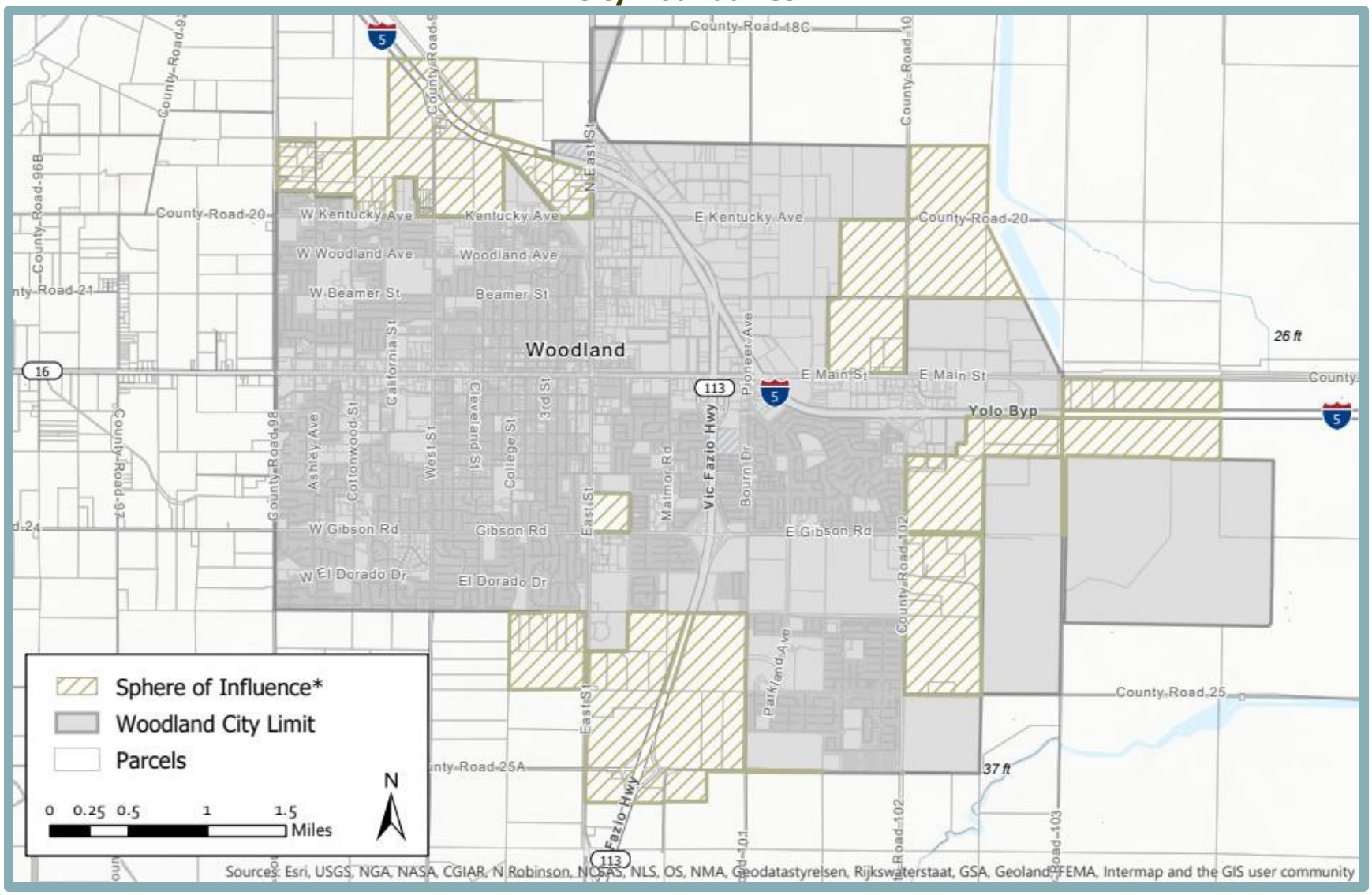


Figure 2
City Boundaries



Woodland has a population of approximately 59,044, with a total of 20,408 housing units ranging from the historic Victorian homes in the downtown core area, to newly built homes throughout the City. Of the 20,408 existing housing units within the City, 73 percent consist of family households, while the remaining 27 percent consist of non-family households, which include residences of persons who live alone or in groups composed of unrelated individuals. Additionally, 54.8 percent of housing units in Woodland are owner-occupied while the remaining 45.2 percent are renter-occupied.

Project Components

The proposed project includes the adoption of the City's 6th Cycle Housing Element. The City's 6th Cycle Housing Element is described in further detail below.

Housing Element Overview

As an element of the Woodland General Plan, and in accordance with the California Government Code, the Housing Element presents a comprehensive set of housing policies and programs to address identified housing needs for the City of Woodland. The housing element is one of the seven required general plan elements mandated by California state law. State law requires that each City and County adopt a housing element that conforms to the detailed statutory requirements established in Article 10.6 (Sections 65580 to 65589.8) of the Government Code, and which must be updated every four to eight years.

According to State law, all housing elements must identify and analyze existing and projected housing needs; state goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing; identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters; and make adequate provision for the existing and projected needs of all economic segments of the community. To ensure compliance, each housing element is submitted to HCD at specified times during the update cycle for mandatory review.

The 6th Cycle Housing Element update corresponds to the planning period of May 15, 2021 to May 15, 2029, and the Regional Housing Needs Allocation (RHNA) projection period of October 31, 2021 to October 31, 2029. It replaces the 5th Cycle Housing Element corresponding to the planning period of 2013-2021.

City of Woodland Housing Needs

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code [GC], Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The SACOG RHNP allocates a "fair share" of regional housing needs to individual cities and counties through a RHNA. The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also that the needs for the entire region are fairly distributed to all communities. A major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. SACOG took into account several factors in preparing the RHNP including projected households, job growth, and regional income distribution. A summary of the RHNA for the City of Woodland is shown in Table 1, below.

Table 1 City of Woodland RHNA by Income (2021-2029)		
Income Level	**RHNA**	**Percent of Total**
Very Low	663	21.5%
Low	399	12.9%
Moderate	601	19.5%
Above Moderate	1,424	46.1%
Total	**3,087**	**100%**
Source: City of Woodland 6th Cycle Housing Element, July 2021.		

Additionally, several factors influence the demand for housing as well as the type of housing demanded in the City of Woodland. Major needs categories include: housing needs resulting from population growth in the City and the surrounding region; housing needs that result when households are paying more than they can afford for housing; housing needs resulting from overcrowding of existing units; and the housing needs of "special needs groups" such as seniors, large family households, single-parent and female-headed households, agricultural workers, households with persons with disabilities, and the homeless.

Potential Housing Opportunity Sites

The City's Housing Element identified 143 existing vacant sites within the Woodland City limits. Each site underwent an assessment to determine development potential, residential unit capacity given zoning designations and residential density standards, as well as development feasibility, given flood zone limitations, infrastructure availability, and site access. The City determined that the vacant sites within Woodland could accommodate a total of 3,465 units based on the existing land use and zoning designations of the parcels. However, there are currently 449 "pipeline" units, meaning projects that are already in some stage of development, within the City, and an additional 837 units are expected to be developed in the next five to 10 years under the Research and Technology Park Specific Plan (RTSP). As such, the City has capacity for an additional 827 units above the required RHNA of 3,087 units (see Table 2). Of the additional capacity, 160 units are suitable for Very Low and Low-Income units.

Table 2 City of Woodland Site Inventory Summary				
	Very Low and Low-Income	**Moderate Income**	**Above Moderate Income**	**Total**
RHNA	1,062	601	1,424	3,087
Pipeline Projects	180	0	269	1,449
Remaining RNHA	**882**	**601**	**1,155**	**2,638**
Realistic Unit Capacity	763	885	980	2,628
RSTP	279	279	279	837
Total Capacity	**1,042**	**1,164**	**1,259**	**3,465**
Excess Capacity Above RHNA	160	563	104	827
Source: City of Woodland 6th Cycle Housing Element, July 2021.				

The Woodland Site Inventory included four sites that were identified previously in the 5th Cycle Housing Element that are still vacant as of May 2021. Many of the vacant parcels within the City that were anticipated as most appropriate for residential development are located along Kentucky

Avenue, Main Street, East Street, and in the Spring Lake Specific Plan area. The sites identified for residential development do not represent the full inventory of vacant and underutilized sites in Woodland, but rather are sites that are considered the most appropriate for residential development during the 6th Cycle planning period.

Housing Element Organization

The City's 6th Cycle Housing Element is organized into four primary sections as outlined below:

- *Introduction* – Presents the community context of the City, the organization of the Housing Element, the data sources and methods used, a summary of public participation, and the Housing Element's relationship to other General Plan elements.

- *Projected Housing Needs* – Presents the RHNA established by SACOG for the City of Woodland.

- *Housing Resources* – Presents the land resources and the financial and administrative resources available to the City as well as the City's opportunities for energy conservation.

- *Housing Plan* – Presents the goals, policies, and programs of the City's 6th Cycle Housing Element.

Given the detail and lengthy analysis in developing the Housing Element, supporting background material such as the existing program review, housing needs assessment, sites inventory and methodology, and housing constraints are included in the appendices of the Housing Element.

Project Implementation

The approval of the City of Woodland 6th Cycle Housing Element would enable the City to preserve, improve, and develop housing for all incoming segments of the community and show how the City intends to meet the RHNA numbers assigned by SACOG.

The proposed project includes the adoption of the City's 6th Cycle Housing Element and does not include the development of housing identified in the Housing Element. Therefore, physical changes to the environment would not occur and this Modified Initial Study Checklist analyzes the policy-level impacts of adopting the City's 6th Cycle Housing Element, not project-level impacts of specific improvements outlined in the document.

Discretionary Actions

The proposed project would require the following approvals by the City of Woodland City Council:

- Adoption of the Housing Element for the City of Woodland through the General Plan Amendment Process.

In addition to adoption by the City of Woodland City Council, the 6th Cycle Housing Element must be certified by HCD.

D. CEQA COMPLIANCE

This Modified Initial Study/15183 Checklist provides the evidence required that the certified General Plan EIR environmental determinations are applicable to the proposed project. The following is an overview of the steps followed for the environmental review of the proposed project.

- Review the proposed project in the context of the impact analysis and mitigation measures contained in the City's certified General Plan EIR.
- Identify adopted mitigation measures from the General Plan EIR that apply to the proposed project.
- Identify uniformly applied development policies or standards that have been previously adopted by the City with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to the proposed project.

E. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

On the basis of the following initial evaluation, the City has determined that the proposed project is consistent with the General Plan, and has been adequately addressed in the certified General Plan EIR. All project impacts have been determined to be less than significant, or can be mitigated to a less-than-significant level given required compliance with General Plan policies or mitigation measures included in the General Plan EIR.

☐ **Aesthetics**	☐ **Agriculture and Forest Resources**	☐ **Air Quality**
☐ **Biological Resources**	☐ **Cultural Resources**	☐ **Energy**
☐ **Geology and Soils**	☐ **Greenhouse Gas Emissions**	☐ **Hazards and Hazardous Materials**
☐ **Hydrology and Water Quality**	☐ **Land Use and Planning**	☐ **Mineral Resources**
☐ **Noise**	☐ **Population and Housing**	☐ **Public Services**
☐ **Recreation**	☐ **Transportation**	☐ **Tribal Cultural Resources**
☐ **Utilities and Service Systems**	☐ **Wildfire**	☐ **Mandatory Findings of Significance**

F. DETERMINATION

On the basis of this Modified Initial Study/15183 Checklist

☐ I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☒ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, further environmental review is not required.

Signature	Date
Cindy Norris, Principal Planner	City of Woodland
Printed Name	For

G. ENVIRONMENTAL CHECKLIST

The following modified checklist is based on the environmental checklist form presented in Appendix G, Environmental Checklist Form, of the CEQA Guidelines. The modified checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. For this checklist, the following designations are used:

Significant Impact Peculiar to the Project or Project Site: An impact that could be significant due to something peculiar to the proposed project or the project site that was not previously identified in the certified General Plan EIR. If any potentially significant impacts are identified, an EIR must be prepared to analyze such impacts.

Significant Impact due to New Information: Any significant impact that was not analyzed or discussed as significant in the certified General Plan EIR or any impact that new information which was not known at the time the prior EIR was prepared shows is more severe than previously discussed. Where such impacts are identified, an additional CEQA document must be prepared to analyze such impacts.

Impact Adequately Addressed in General Plan EIR: Impacts previously evaluated in the City's certified General Plan EIR that would not change from what was evaluated previously. This designation applies in cases where implementation of the proposed project would not result in a new significant impact, a substantially increased significant impact, or a peculiar impact that was not analyzed in the certified General Plan EIR.

I. AESTHETICS. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Have a substantial adverse effect on a scenic vista?	☐	☐	✖
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	☐	☐	✖
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	✖
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	✖

Discussion

a-d. The City of Woodland is located within the Sacramento Valley, approximately 20 miles northwest of Sacramento. The topography of the City is almost completely level, without any natural raised vistas of the City's surroundings. The City is surrounded on all sides by agricultural parcels that provide scenic resources which are visible from highway overpasses and some main corridors of the City. Additionally, because Woodland was first settled in 1853, the City has a number of historic landmarks and buildings that serve as scenic resources, mostly located in the Downtown area of the City.

The General Plan EIR determined that potential development under the General Plan could result in a substantial adverse effect on a scenic vista, or damage scenic resources including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway; however, with the implementation of relevant General Plan goals and policies these impacts would be considered less than significant. With regard to impacts related to the degradation of the existing visual character or quality of the City and its surroundings, and the creation of a new source of substantial light or glare which would adversely affect day or nighttime views in the City, the Woodland General Plan concluded that even with implementation of General Plan goals and policies, the impact would be significant and unavoidable.

The proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use to accommodate the City's housing needs. As such, the goals, policies, and implementation measures included in the Housing Element would not result in any impact to scenic vistas or resources, would not degrade the visual character of the City, and would not cause light or glare impacts beyond what has already been anticipated in the General Plan EIR. Any future potential land use or zoning changes would be evaluated at the time the changes are proposed, and the appropriate level of CEQA review would be conducted at that time.

The location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects

would continue to be reviewed to ensure that existing views and aesthetic conditions are preserved, and that future projects are consistent with all General Plan goals, objectives, and policies.

Based on the above, impacts related to substantial adverse effects on a scenic vista, substantially damaging scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway, conflicting with applicable zoning and other regulations governing scenic quality, and creating a new source of substantial light or glare which would adversely affect day or nighttime views in the area were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project do not exist. Thus, pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

II. AGRICULTURE AND FOREST RESOURCES. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	✖
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	✖
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	✖
d. Result in the loss of forestland or conversion of forestland to non-forest use?	☐	☐	✖
e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use?	☐	☐	✖

Discussion

a,b,e. The General Plan EIR concluded that even with the implementation of relevant General Plan goals and policies, buildout of the City's General Plan would result in a significant and unavoidable impact related to the conversion of Farmland. Regarding conflicting with an existing zoning for agricultural use or a Williamson Act contract, the General Plan concluded a less than significant impact would occur. While there are parcels currently zoned for agricultural use in the City, the City's General Plan specifies that the City may allow development on land zoned Agriculture when it is needed for urban development.

The proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use to accommodate the City's housing needs. As such, the proposed project would not directly convert farmland within the City to non-agricultural use. Furthermore, the goals, policies, and implementation measures included in the Housing Element would not result in any impact to agricultural land beyond what has already been anticipated in the General Plan EIR.

The location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would continue to be reviewed to ensure that existing agricultural land is preserved, and that future projects are consistent with all General Plan goals, objectives, and policies.

Based on the above, impacts related to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, or otherwise resulting in the loss of Farmland to non-agricultural use, were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not

exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

c,d. The General Plan EIR determined that areas within the Planning Area that meet the definition of a forestry resource, as defined by California Public Resources Code Section 12220(g), timberland (as defined by Public Resources Code Section 4526), or zoned Timberland Production (as defined by Government Code Section 51104[g]), do not exist. As such, implementation of the General Plan would result in no impacts to timberland or loss of forestland.

The proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use to accommodate the City's housing needs. As such, the proposed project would not directly convert forestland, timberland, or land zoned Timberland Production within the City. Furthermore, the goals, policies, and implementation measures included in the Housing Element would not result in any impact to forestland beyond what has already been anticipated in the General Plan EIR.

The location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would continue to be reviewed to ensure that forest land is preserved, and that future projects are consistent with all General Plan goals, objectives, and policies

Therefore, impacts related to conversion of forest land or any potential conflict with forest land, timberland, or Timberland Production zoning were ***adequately addressed in the General Plan EIR***, and the proposed project's impact would be less than significant. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

III. AIR QUALITY. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	✖
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	✖
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	✖
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	✖

Discussion

a-d. The General Plan EIR concluded that even with the implementation of all relevant General Plan goals and policies, Mitigation Measures 4.3-1a, 4.3-1b, 4.3-2, 4.3-3a, through 4.3-3d, and existing State and local regulations, air quality impacts related to the buildout of the General Plan would remain significant and unavoidable.

The City of Woodland is located within the Sacramento Valley Air Basin (SVAB) and under the jurisdiction of the Yolo-Solano Air Quality Management District (YSAQMD). California and the federal government have established air quality standards for various pollutants. The standards are used to determine attainment of State and federal air quality goals and plans. Generally, State regulations are more strict standards than federal regulations. Air quality standards are set at concentrations that provide a sufficient margin of safety to protect public health and welfare. YSAQMD has adopted thresholds of significance for various pollutants intended to maintain attainment of federal and State air quality standards.

The proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use to accommodate the City's housing needs. The goals, policies, and implementation measures included in the Housing Element would not result in any impact to air quality beyond what has already been anticipated in the General Plan EIR.

The Housing Element would not impact the rate or intensity of development, but may result in broadening the range of affordability levels and special needs population that may reside in housing; these issues would not affect the potential for impacts to air quality. The proposed project would not conflict with or obstruct the implementation of the air quality plans prepared by the Yolo-Solano Air Quality Management District (YSAQMD) to attain State and national air quality standards, or violate any air quality standard. The proposed project would not result in any indirect or cumulatively adverse impacts on air quality. The proposed project would not expose sensitive receptors to substantial pollutant concentrations or objectionable odors. The Housing Element does include programs that encourage energy-efficiency, which may result in an indirect improvement to air quality.

Future housing projects would continue to be reviewed to ensure consistency with local, State, and federal air quality standards and consistency with the goals, policies, and standards established within the other elements of the General Plan that are intended to protect air quality.

For the aforementioned reasons, impacts related to air quality were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

IV. BIOLOGICAL RESOURCES. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	✖
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	✖
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	✖
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	☐	✖
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	✖
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	✖

Discussion

a-d. The General Plan EIR determined that with the implementation of Mitigation Measures 4.4-1a, 4.4-1b, 4.4-2a through 4.4-2c, 4.4-3a through 4.4-3d, 4.4-4a, and 4.4-4b, and compliance with relevant General Plan goals and policies, State, and Federal laws, impacts related to special status species, riparian habitat, wetlands, and migratory wildlife corridors would be less than significant.

The proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use to accommodate the City's housing needs. The goals, policies, and implementation measures included in the Housing Element would not impact special-status species, riparian or other sensitive habitats, including wetlands or migration routes for wildlife species in the region beyond what has already been anticipated in the General Plan EIR.

The location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would continue to be reviewed to ensure the preservation of special status species, riparian habitats, and migration corridors, and that future projects are consistent with all General Plan goals, objectives, and policies.

Based on the above, impacts related to the proposed project were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

e,f. The General Plan EIR concluded that with compliance with applicable General Plan policies, and Mitigation Measures 4.4-7a through 4.4-7c, implementation of the General Plan would result in a less-than-significant impact related to conflicting with local policies or ordinances protecting biological resources, or an adopted habitat conservation plan.

Pursuant to Chapter 12.48 of the City's Municipal Code, protected trees within the City of Woodland consist of heritage trees and landmark trees. Heritage trees are defined as any valley oak tree with a trunk diameter of 33 inches or more at breast height (54 inches) that is of good quality in terms of health, vigor, growth, and conformity to generally accepted horticultural standards of shape for its species. A landmark tree is defined as a tree or stand of trees that is of historical or public significance, as designated by the City Council upon the recommendation of the Parks and Recreation Commission, the Historical Preservation Commission, and the Urban Forestry Group.

Woodland falls within the boundaries of the Yolo Habitat Conservation Plan/Natural Conservation Community Plan (HCP/NCCP), which establishes an effective framework to protect natural resources in Yolo County, while improving and streamlining the environmental permitting process for impacts on special status species and provides guidance for the mitigation of impacts to covered species. The Housing Element has been prepared to be consistent with the City's adopted General Plan and ordinances. Future development projects would be required to be consistent with local policies and ordinances. The City requires a tree plan pursuant to Section 12.48.090 for any application for a development project within the City as well as a program for replacement of any trees proposed to be removed as required by Section 12.48.100. Additionally, future development consistent with the Housing Element would be required to comply with the City's tree preservation requirements and the requirements set by the Yolo County HCP/NCCP.

Based on the above, impacts related to conflicting with Chapter 12.48 of the City's Municipal Code and the Yolo County HCP/NCCP were ***adequately addressed in the General Plan EIR***, which anticipated buildout of the Planning Area. Other policies related to protection of biological resources do not apply to the proposed project, beyond those discussed in questions 'a' through 'd' above, with which the project would be consistent. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

V. CULTURAL RESOURCES. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☐	✖
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	☐	☐	✖
c. Disturb any human remains, including those interred outside of dedicated cemeteries.	☐	☐	✖

Discussion

a-c. Historical resources are features that are associated with the lives of historically-important persons and/or historically-significant events, that embody the distinctive characteristics of a type, period, region or method of construction, or that have yielded, or may be likely to yield, information important to the pre-history or history of the local area, California, or the nation. Examples of typical historical resources include, but are not limited to, buildings, farmsteads, rail lines, bridges, and trash scatters containing objects such as colored glass and ceramics.

As part of the General Plan EIR, a records search was conducted by the California Historic Resources Information System (CHRIS), which did not find any previously recorded archeological resources located within the General Plan EIR study area. However, due to the potential for the discovery of unknown cultural resource sites during earthmoving activities, the General Plan EIR concluded that even with the implementation of Mitigation Measures 4.6-1a through 4.6-1d and 4.6-2, buildout of the General Plan could cause a substantial adverse change in the significance of a cultural resource, or disturb human remains, including those interred outside of dedicated cemeteries, and a significant and unavoidable impact would result.

The proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use to accommodate the City's housing needs. As such, the goals, policies, and implementation measures included in the Housing Element would not have a substantial adverse change in the significance of a cultural resource beyond what has been previously anticipated by the City's General Plan EIR.

The location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would continue to be reviewed to ensure that the preservation of cultural resources within the City, and that future projects are consistent with all General Plan goals, objectives, and policies.

Based on the above, impacts related to causing a substantial adverse change in the significance of a historic or archaeological resource pursuant to CEQA Guidelines Section 15064.5 and/or disturbing human remains, including those interred outside of formal cemeteries, were ***adequately addressed in the General Plan EIR***. Effects peculiar to the

proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

VI. ENERGY. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	✖
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	✖

Discussion

a,b. The main forms of available energy supply are electricity, natural gas, and oil. During buildout of the City's General Plan, energy would be consumed in the form of fossil fuels and electricity. However, the City's General Plan is in compliance with the Woodland Citywide Climate Action Plan (CAP), which was approved at the same time as the City's General Plan. The City's General Plan includes policies from the CAP related to energy usage. Per the City's General Plan EIR, implementation of existing State regulations, along with General Plan policies would have the effect of reducing energy demand and therefore, would reduce potential adverse environmental effects associated with energy demand. Thus, the General Plan concluded impacts related to energy would be less than significant.

The proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. As such, the goals, policies, and implementation measures included in the Housing Element would not result in a potentially significant environmental impact due to the wasteful, inefficient or unnecessary consumption of energy resources, or conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Any future residential development would be subject to all relevant provisions of the most recent update of the California Building Standards Commission (CBSC), including the Building Energy Efficiency Standards. Adherence to the most recent CALGreen Code and Building Energy Efficiency Standards would ensure that future residential development within Woodland would consume energy efficiently. In addition, electricity supplied to buildings within the project area would comply with the State's Renewable Portfolio Standard (RPS), which requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources to 33 percent of total procurement by 2020 and to 60 percent by 2030.[3] Thus, a portion of the energy consumed during operations would originate from renewable sources.

Based on the above, impacts related to energy use would be less than significant, and were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

[3] California Public Utilities Commission. Renewables Portfolio Standard (RPS) Program. Available at: https://www.cpuc.ca.gov/rps/. Accessed June 2021.

VII. GEOLOGY AND SOILS. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	✖
ii. Strong seismic ground shaking?	☐	☐	✖
iii. Seismic-related ground failure, including liquefaction?	☐	☐	✖
iv. Landslides?	☐	☐	✖
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	✖
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	✖
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	✖
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	✖
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	✖

Discussion

a-f. The City's General Plan concluded that with the implementation of applicable General Plan policies, and compliance with relevant laws and ordinances, impacts related to fault rupture hazards and seismic ground shaking, along with soil erosion would be less than significant. Furthermore, the General Plan concluded that with the additional implementation of Mitigation Measure 4.7-3a, impacts related to unstable soils, expansive soils, and soils unsuitable for septic systems would be less than significant, and implementation of Mitigation Measure 4.7-4 would reduce impacts related to loss or damage to paleontological resources to a less than significant level. Given that the proposed project would be consistent with the City's General Plan, potential geological hazards associated with the proposed project have been anticipated by the City and analyzed in the General Plan EIR.

The proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use to accommodate the City's housing needs. As such, the goals, policies, and implementation measures included in the Housing Element would not directly or indirectly cause a potential substantial adverse effect related to geologic hazards beyond what has been previously anticipated by the City's General Plan EIR.

The location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would continue to be reviewed to ensure that geologic hazards do not occur within the City, and that future projects are consistent with all General Plan goals, objectives, and policies.

Therefore, potential impacts associated with buildout of the proposed project have been anticipated by the City and analyzed in the General Plan EIR, and were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

VIII. GREENHOUSE GAS EMISSIONS. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	✖
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	☐	☐	✖

Discussion

a,b. Emissions of Greenhouse Gasses (GHGs) contributing to global climate change can be attributed in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and City, and virtually every individual on Earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

According to the General Plan EIR, development facilitated by the General Plan would generate GHG emissions; however, implementation of the policies within the General Plan and the Woodland Citywide CAP, as well as Mitigation Measures 4.5-1a through 4.5-1c, and 4.5-2 within the General Plan EIR would ensure that development would meet the Statewide emissions targets. As such, the General Plan EIR concluded that impacts related to the generation of GHGs would be less than cumulatively considerable, and impacts related to a conflict with an applicable GHG reduction plan would be less than significant.

The proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. As such, the goals, policies, and implementation measures included in the Housing Element would not result in any impact to GHG emissions beyond what has already been anticipated in the General Plan EIR.

The goals, policies, and programs of the Housing Element would not conflict with or obstruct the implementation of the air quality plans prepared by the California Air Resources Board (CARB) or the YSAQMD. In addition, the City has prepared a Citywide CAP to attain the emissions reductions required by AB 32, Senate Bill (SB) 32, and Executive Orders B-30-15 and S-3-05, and the Housing Element includes programs that encourage energy-efficiency, which may result in an indirect improvement to GHG emissions.

Future housing projects would continue to be reviewed to ensure consistency with local, State, and federal emissions standards and consistency with the goals, policies, and standards established within the other elements of the General Plan that are intended to reduce GHG emissions.

Based on the above, the proposed project would not conflict with the applicable YSAQMD thresholds, the CARB 2017 Scoping Plan, or the City's CAP. Therefore, impacts related to the generation of GHG emissions, either directly or indirectly, that may have a significant impact on the environment, and could conflict with applicable plans, policies, and regulations adopted for the purpose of reducing the emissions of GHGs, were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

IX. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	✖
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	☐	☐	✖
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	✖
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	✖
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	✖
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	✖
g. Expose people or structures, either directly or indirectly, to the risk of loss, injury or death involving wildland fires?	☐	☐	✖

Discussion

a-d. The General Plan EIR concluded that, given compliance with applicable General Plan policies, as well as State and federal regulations related to hazardous waste, impacts related to the routine transport, use or disposal of hazardous waste, the likely release of hazardous materials into the environment, the emission of hazardous substances within one-quarter mile of a school, or the development of a site that is included on a list of hazardous materials sites, would be less than significant.

The proposed project does not propose new development or any use that would result in the transport, use, or disposal of hazardous materials. Furthermore, the proposed project would not result in a foreseeable upset, accident, or emission of hazardous materials.

The Planning Area has 101 sites that are included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 or that need further investigation; however, these sites are regulated by existing federal and state policies and have been or are being investigated and remediated. Additionally, the location and nature of development would continue to be guided by the Woodland General Plan and Zoning Code. Future housing projects would continue to be reviewed to ensure that development of housing does not result in potentially significant hazards or expose people to potential health hazards and for consistency with local, State, and federal requirements and guidelines. Actions to implement the goals, policies, and programs included in the Housing Element must be consistent with the goals, policies, and standards established within the

other elements of the General Plan that are intended to protect the safety of the community.

Therefore, impacts related to creating a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, or the development of a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

e. Public and private airports do not exist within the Woodland Planning Area. The nearest airport relative to the Planning Area is the Watts Woodland Airport, located approximately three miles to the west of the City. However, a portion of the Woodland Planning Area is located in Sacramento International Airport Influence Area. As such, the Woodland General Plan includes policies to avoid any adverse impact related to the Airport Influence Area, and the General Plan EIR concluded that impacts related to safety hazards for people residing or working within an airport influence area would be less than significant.

The proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development within the City. Therefore, the proposed project would not result in hazards associated with airport operations, and the conclusions of the General Plan EIR remain applicable to the project. Impacts related to resulting in a safety hazard or excessive noise for people residing or working in the project area were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

f. The Woodland Emergency Operations Plan provides the framework for the City to accommodate safety needs when planning and to be appropriately prepared for emergencies. General Plan policies support the mitigation of and preparation for emergencies within the planning area. Based on compliance with the policies set forth in the General Plan, the General Plan EIR concluded that impacts related to emergency response and evacuation would be less than significant.

Given that the proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development within the City, the proposed project would not include any unique elements that would result in substantial safety hazards in the event of an evacuation or other emergency. Additionally, the location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and reviewed to ensure that future projects are consistent with all General Plan goals, objectives, and policies.

Therefore, impacts related to interfering with an emergency evacuation or response plan were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed

project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

g. Issues related to wildfire hazards are discussed in Section XX, Wildfire, of this Modified Initial Study/15183 Checklist. As noted therein, the General Plan EIR concluded that impacts related to wildfire hazards would be less than significant.

The City's Planning Area is not located within or near a Very High Fire Hazard Severity Zone or State Responsibility Area.[4] Additionally, the proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development.

Furthermore, the proposed project is consistent with the City's General Plan and therefore, the specific goals and policies that have been identified in the Housing Element would be consistent with the General Plan policies related to wildfires. Therefore, impacts related to wildfire risk were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

[4] California Department of Forestry and Fire Protection. *Yolo County, Very High Fire Hazard Severity Zones in LRA*. June, 2008.

X. HYDROLOGY AND WATER QUALITY. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	✖
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	✖
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			
i. Result in substantial erosion or siltation on- or off-site;	☐	☐	✖
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	✖
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	✖
iv. Impede or redirect flood flows?	☐	☐	✖
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	✖
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	✖

Discussion

a. The General Plan EIR concluded that compliance with current land use, stormwater, grading, and erosion control regulations, along with the adoption and implementation of applicable General Plan policies and Mitigation Measures 4.9-1 and 4.9-2, any impacts related to the violation of water quality standards or waste discharge requirements, or the substantial degradation of surface or ground water quality would be less than significant.

Although construction of the future residential development associated with implementation of the Housing Element could result in impacts associated with water quality, the proposed project does not involve any physical development. Additionally, the location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would be required to implement General Plan goals and policies related to hydrology, water quality, and drainage, as well as comply with all applicable federal, State, and local water quality regulations. Therefore, the proposed project would not violate water quality standards or waste discharge requirements, or otherwise substantially degrade surface or ground water quality beyond what has been previously anticipated by the City's General Plan EIR.

Based on the above, impacts related to violation of water quality standards or degradation of water quality during construction or operation were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist.

Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

b,e. According to the General Plan EIR, implementation of the goals and policies applicable to groundwater issues would reduce impacts related to buildout of the General Plan study area to a less-than-significant level.

The Housing Element is a policy-level document that does not include site-specific development proposals, and future projects would be required to implement General Plan goals and policies related to groundwater supplies and groundwater recharge. Therefore, impacts related to substantially decreasing groundwater supplies or interfering substantially with groundwater recharge were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

c.i-iii. The General Plan EIR determined that the implementation of new development under the General Plan would result in an increase in total impervious surface area and subsequent alterations to drainage patterns. However, the General Plan EIR found that with the implementation of current grading, erosion, and flood control regulations, along with the adoption of the policies and actions included in the General Plan, and Mitigation Measure 4.9-3, impacts would be reduced to a less-than-significant level.

Although implementation of future residential development associated with the Housing Element could result in impacts associated with alterations to drainage patterns, the proposed project does not involve any physical development. Additionally, the location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would be required to implement General Plan goals and policies related to drainage, as well as comply with all applicable federal, State, and local regulations. Therefore, the proposed project would not alter drainage patterns beyond what has been previously anticipated by the City's General Plan EIR.

Therefore, impacts related to substantially altering the existing drainage pattern of the site, including through the addition of impervious surfaces, in a manner which would result in substantial erosion, siltation, or flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or provide substantial additional sources of polluted runoff, were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

c.iv. According to the Woodland General Plan EIR, portions of the City are located within 100-year and 200-year Flood Hazard Areas. Additionally, portions of the City would be subject to inundation following the failure of the Indian Valley Dam. However, development facilitated under the General Plan would not exacerbate the risk of inundation from dam failure. Housing would only be placed in new growth areas within a current 100-year flood hazard area if a funded, comprehensive flood solution was secured (GP Policy 2.B.2). Additionally, General Plan policies prohibit the diversion of flood flows onto adjacent properties within Flood Hazard Zones. As such, the General Plan EIR concluded that

implementation of the General Plan would result in less-than-significant impacts related to impeding or redirecting flood flows.

As a planning document, the policies and programs of the Woodland General Plan are intended to assure that future development mitigate potential impacts regarding flooding. Flood control policies and programs would be implemented by development projects within the City of Wheatland. The Housing Element is a policy-level document and does not involve any physical change to the environment. Additionally, the location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would be required to implement General Plan goals and policies related to flooding, as well as comply with all applicable federal, State, and local water quality regulations. Therefore, the proposed project would not impede or redirect flood flows beyond what has been previously anticipated by the City's General Plan EIR.

Based on the above, impacts related flooding were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

d. As discussed under question 'c.iv' above, portions of the City are located within 100-year and 200-year Flood Hazard Areas. As such, the General Plan EIR concluded a significant and unavoidable impact related to the exposure of people and structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. However, the proposed project is a policy-level document and does not involve any physical change to the environment. The location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would be required to implement General Plan goals and policies related to flooding, as well as comply with all applicable federal, State, and local water quality regulations.

Impacts related to tsunamis were dismissed in the General Plan EIR due to the City's substantial distance from the coast. Additionally, the City is protected from exposure to seiches by levees on both the east and west sides of the Yolo Bypass, which lies between the City and the Sacramento River, as well as levees on the west side of the Sacramento River. The levees were designed and engineered to withstand seismic activity, including the potential for seiches.

Therefore, the proposed project would not pose a risk related to the release of pollutants due to project inundation due to flooding, tsunami, or seiche, and impacts related to the release of pollutants following inundation due to flooding, tsunami, or seiche were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

XI. LAND USE AND PLANNING. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Physically divide an established community?	☐	☐	✖
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	✖

Discussion

a,b. A project risks dividing an established community if the project would introduce infrastructure or alter land uses so as to change the land use conditions in the surrounding community, or isolate an existing land use. According to the General Plan EIR, the City of Woodland contains approximately 2,246 acres of vacant land available for development. The General Plan does not include substantial land use or circulation changes that would physically divide an established community. As such, the General Plan EIR concluded that implementation of the General Plan would result in less-than-significant impacts related to physically dividing an established community. Additionally, the City's General Plan concluded that although implementation of General Plan development would differ from the Yolo County 2030 General Plan, which has jurisdiction over unincorporated land within the Woodland Planning Area, the impact would be less than significant.

The proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use to accommodate the City's housing needs. As such, the goals, policies, and implementation measures included in the Housing Element would not cause impacts related to physically dividing an established community beyond what has been previously anticipated by the City's General Plan EIR.

Additionally, the location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would continue to be reviewed to ensure that future projects are consistent with all General Plan goals, objectives, and policies. Therefore, the proposed project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigation and environmental effect.

As discussed throughout this Modified Initial Study/15183 Checklist, the proposed project would not cause a significant environmental impact in excess of what has already been analyzed and anticipated in the General Plan EIR, and would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental impact. Therefore, impacts related to land use and planning were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

XII. MINERAL RESOURCES. *Would the project:*		Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	✖
b.	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	✖

Discussion

a,b. As noted in the City's General Plan EIR, the California Division of Mines and Geology has classified aggregate mineral zones throughout the State. The zone closest to Woodland is within Cache Creek and its floodplain; however, mineral resource areas are not located within the City's Planning Area. Six aggregate mines are currently in operation along Cache Creek, with the operations of Teichert Aggregates Woodland being the closest, located about two to three miles west of the Planning Area.

As significant mineral resource deposits have not been identified within the Planning Area, impacts to mineral resources would not occur as a result of development of the proposed project.

Based on the above, impacts related to mineral resources were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

XIII. NOISE. *Would the project result in:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	✖
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	✖
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	✖

Discussion

a,b. The General Plan EIR concluded that future development and implementation of General Plan policies would result in a significant impact related to the exposure of existing and proposed noise sensitive land uses to noticeable noise increases from short-term construction activities and long-term transportation noise levels. The General Plan EIR also concluded a significant impact related to the exposure or generation of vibration. The General Plan EIR identifies Mitigation Measures 4.11-1 through 4.11-3b; however, even with the implementation of these mitigation measures, the General Plan concluded the impacts related to noise and vibration exposure would be significant and unavoidable.

The proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use to accommodate the City's housing needs. As such, the goals, policies, and implementation measures included in the Housing Element would not cause impacts related to the substantial temporary or permanent increase in ambient noise levels or excessive groundborne vibration beyond what has been previously anticipated by the City's General Plan EIR.

Additionally, the location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would continue to be reviewed to ensure that they are consistent with all General Plan goals, objectives, and policies.

Given required compliance with General Plan standards, potential impacts related to noise and vibration were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

c. Public and private airports do not exist within the City of Woodland Planning Area. The nearest airport relative to the Planning Area is the Watts Woodland Airport, located approximately three miles to the west of the City. A portion of the Woodland Planning Area is located in Sacramento International Airport Influence Area; however; the Woodland

General Plan includes policies to avoid any adverse impact related to the Airport Influence Area, and the General Plan EIR concluded that impacts related to aircraft noise associated with buildout of the General Plan would be less than significant.

The proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development within the City. Therefore, the proposed project would not result in hazards associated with airport operations, and the conclusions of the General Plan EIR remain applicable to the project. Impacts related to resulting in a safety hazard or excessive noise for people residing or working in the project area were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

XIV. POPULATION AND HOUSING. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	☐	☐	✖
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	✖

Discussion

a,b. Pursuant to the land use designations included in the General Plan, full buildout of the General Plan could accommodate an estimated 19,300 new residents, 7,000 new dwelling units, and 18,210 new jobs, in the City. According to the General Plan EIR, mitigation to reduce the impact of population growth is not feasible, and even with implementation of General Plan policies, a significant and unavoidable impact would occur related to substantial population growth. However, the General Plan EIR determined that impacts related to displacing substantial numbers of people or housing would be less than significant because the General Plan does not propose to convert established residential areas to nonresidential land uses or changing that land use or development character of existing developed residential areas.

The Housing Element contains housing goals intended to encourage housing to meet Woodland's housing needs and would therefore accommodate growth rather than induce growth. Furthermore, the proposed Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels, and does not include any specific development proposals, nor does the project grant any entitlements for development that would induce population growth. The RHNA for the 2021–2029 Housing Element planning period is 3,087 units. Based on the average household size in the City of 2.84 persons per household and the RHNA of 3,087 dwellings, implementation of the 2013–2021 Housing Element has the potential to increase the City's population by approximately 8,767, which is far below the 19,300 new residents anticipated in the City's General Plan EIR and, thereby, consistent with the conditions evaluated in the General Plan EIR. However, as stated previously, the Housing Element is a policy-level document that does not include any specific development proposals, nor does the project grant any entitlements for development. All future residential development in the City is required to be developed in compliance with local regulations, including the General Plan and Zoning Ordinance. Therefore, impacts were **adequately addressed in the General Plan EIR**. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

XV. PUBLIC SERVICES.

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Fire protection?	☐	☐	✖
b. Police protection?	☐	☐	✖
c. Schools?	☐	☐	✖
d. Parks?	☐	☐	✖
e. Other Public Facilities?	☐	☐	✖

Discussion

a,b,e. Fire protection and emergency services are provided to the City by the Woodland Fire Department (WFD). The WFD operates three stations within the City of Woodland and is staffed with 45 personnel.[5] Police protection is provided to the City by the Woodland Police Department. The Woodland Police Department employs 79 full-time employees consisting of 64 sworn patrol officers and 15 non-sworn support personnel.[6] Future development from buildout of the General Plan may increase demand for public services and facilities. However, in accordance with the goals and policies included in the General Plan, the City would be required to provide additional public safety, fire protection, and emergency services to accommodate such growth. As such, the General Plan EIR concluded that, with implementation of the goals and policies in the General Plan, impacts to police protection and fire services would be less than significant.

However, the General Plan EIR concluded that implementation of the General Plan could result in substantial adverse physical impacts associated with other public facilities. As such, Mitigation Measure 4.12-5a would require the adoption of a Municipal Facilities Master Plan for the City to identify future needs for government offices, library facilities, and any other municipal service facilities not addressed in the City's Parks, Recreation, and Community Services Master Plan. With implementation of Mitigation Measure 4.12-5a and all other applicable General Plan policies, impacts would be considered less than significant.

The proposed project is a policy-level document and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use to accommodate the City's housing needs, and includes goals, policies, and programs designed to maintain and improve the existing housing stock, ensure that new development is affordable to a range of household income levels, and provide a variety of housing types. As such, the goals, policies, and implementation measures included in the Housing Element would not result in any impact to police, fire, and other public facilities beyond what has already been anticipated in the General Plan EIR.

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5 City of Woodland. *City of Woodland 2035 General Plan and Climate Action Plan Environmental Impact Report*. [pg 4.12-13]. January 2017.

6 City of Woodland. *City of Woodland 2035 General Plan and Climate Action Plan Environmental Impact Report*. [pg 4.12-8]. January 2017.

Additionally, the location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would continue to be reviewed to ensure the adequate provision of police, fire, and public facilities consistent with the General Plan to ensure that any new development of these facilities needed to support future residential development does not have an adverse effect of the environment.

Therefore, impacts related to the need for new or physically altered fire or police protection facilities, or other public facilities from implementation of the proposed project would not be more severe than was anticipated to occur in the General Plan EIR, and the proposed project would not result in increased demand for such services beyond what has been anticipated. Impacts were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

c. The City of Woodland is served by the Woodland Joint Unified School District (WJUSD), which includes eight public schools. The WJUSD currently uses a 24 student per classroom loading factor for kindergarten and first grade, a 32 student per classroom loading factor for grades 2-6, and a 36 student per classroom loading factor for grades 7 through 12.[7] The General Plan EIR concluded that with buildout of the General Plan, impacts to school facilities would be potentially significant; however, the payment of fees authorized by SB 50 would be deemed full and complete mitigation, and would reduce impacts to school facilities to a less-than-significant level.

As discussed above, the proposed project is a policy-level document, and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. As such, the Housing Element would not result in any impact to school facilities beyond what has already been anticipated in the General Plan EIR. Implementation of the proposed project would not impact the WJUSD, and the proposed project would have a less-than-significant impact related to the need for new or physically altered schools, the construction of which could cause significant environmental impacts. Therefore, impacts were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

d. Issues related to parks and recreation are discussed in further detail in Section XVI, Recreation, below. As noted therein, the General Plan EIR concluded that impacts related to recreation would be less than significant. Because the proposed project is a policy-level document, and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development, the Housing Element would not result in any impact to recreational facilities beyond what has already been anticipated in the General Plan EIR. As such, impacts related to the deterioration of recreational facilities or demand for additional or expanded facilities were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

[7] City of Woodland. *City of Woodland 2035 General Plan and Climate Action Plan Environmental Impact Report*. [pg 4.12-28]. January 2017.

XVI. RECREATION. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	✖
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	✖

Discussion

a,b. As noted in the General Plan EIR, residents of Woodland have access to a total of 394.3 acres of parks and recreational facilities. Although additional residents would be expected to place added physical demands on existing park facilities, it is anticipated that new parkland would be created to serve new residential growth areas. As additional parkland would be added over time with new development, impacts related to use overall would be spread over more facilities, and thus the increased use of existing parks and recreational facilities would not result in substantial physical deterioration of existing facilities.

Additionally, development of new recreational facilities or the expansion of existing facilities would be required to conduct environmental review pursuant to CEQA prior to approval. To the extent feasible, the environmental impacts associated with construction would be mitigated to below a level of significance, consistent with CEQA. As such, the General Plan EIR concluded that implementation of the General Plan would not result in any significant impacts to recreational facilities.

The proposed Housing Element is a policy-level document and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use to accommodate the City's housing needs. As such, the goals, policies, and implementation measures included in the Housing Element would not result in any impact to recreational facilities beyond what has already been anticipated in the General Plan EIR.

The location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would continue to be reviewed to ensure the adequate provision of recreational facilities consistent with the General Plan to ensure that any new development of recreational facilities needed to support future residential development does not have an adverse effect of the environment.

Based on the above, impacts related to the deterioration of recreational facilities or demand for additional or expanded facilities were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

XVII. TRANSPORTATION. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	✖
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	✖
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	✖
d. Result in inadequate emergency access?	☐	☐	✖

Discussion

a-d. The General Plan EIR found that increased traffic generated by the General Plan could conflict with a program, plan, ordinance, or policy addressing the City's circulation system; however, implementation of Mitigation Measures 4.13-1a, 4.13-1b, 4.13-2, 4.13-3a, and 4.13-3b would reduce the impact to a less-than-significant level. Additionally, the General Plan EIR found that a potentially significant impact could occur related to compliance with CEQA Guidelines Section 15064.3(b); however, implementation of Mitigation Measure 4.13-1c would result in a less-than-significant impact. The General Plan EIR determined the General Plan's impact on emergency access and hazards due to geometric design features and incompatible uses would be less than significant.

The proposed project includes policies and programs designed to facilitate the construction and conservation of housing to meet Woodland's housing needs. Subsequent residential development projects could result in an increase in traffic on City roadways and a decrease in level of service on those roadways. However, the Housing Element is a policy-level document that does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. As such, the goals, policies, and implementation measures included in the Housing Element would not result in any impact to transportation beyond what has already been anticipated in the General Plan EIR.

The location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would continue to be reviewed to ensure that future projects are consistent with all General Plan goals, objectives, and policies related to transportation.

Based on the above, impacts related to transportation were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

XVIII. TRIBAL CULTURAL RESOURCES. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).	☐	☐	✖
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	✖

Discussion

a,b. As discussed in Section V, Cultural Resources, a records search was conducted by the CHRIS as part of the General Plan EIR, which did not find any previously recorded archeological resources located within the General Plan EIR study area. Additionally, during preparation of the General Plan EIR, the City sent tribal consultation letters to the Cortina Band of Indians, Yocha Dehe Wintun Nation, the United Auburn Indian Community of the Auburn Rancheria, Ione Band of Miwok Indians, and the Torres Martinez Desert Cahuilla Indians on May 23, 2016. The City received a response from the Yocha Dehe Wintun Nation, which identified that the City's Planning Area is within an area of cultural interest to the tribe, and requested further consultation, which was completed as part of the General Plan EIR process. The City's General Plan EIR identified Mitigation Measures 4.6-1a through 4.6-1d and 4.6-2 to help reduce the impact that buildout of the General Plan could have on undiscovered cultural and tribal cultural resources.

It is noted that notification and/or consultation under AB 52 is not required for the proposed project given that this checklist determines that additional environmental review is not required for the project, consistent with CEQA Guidelines Section 15183.

The proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use to accommodate the City's housing needs. As such, the goals, policies, and implementation measures included in the Housing Element would not result in any impact to tribal cultural resources beyond what has already been anticipated in the General Plan EIR.

The location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects

would continue to be reviewed to ensure that tribal cultural resources are preserved, and that future projects are consistent with all General Plan goals, objectives, and policies.

Based on the above, impacts related to tribal cultural resources would be less than significant and were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

XIX. UTILITIES AND SERVICE SYSTEMS. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	✖
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	✖
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	✖
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	✖
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	✖

Discussion

a-e. The General Plan EIR determined that with adherence to State and Federal regulations, along with the implementation of General Plan policies, impacts on water supplies and facilities, wastewater collection and treatment services, stormwater drainage facilities and services, electric power, natural gas, telecommunications facilities, and solid waste facilities would be less-than-significant, requiring no mitigation.

As stated previously, the Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. All future residential development occurring in the City would be required to comply with all applicable local, State, and Federal regulations. The location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would continue to be reviewed to ensure that future projects are consistent with all General Plan goals, objectives, and policies.

Additionally, future development proposals would be reviewed by the appropriate service agencies as part of the development application review process in order to ensure that sufficient capacity in all utilities would be available on time to maintain desired service levels. Therefore, implementation of the Housing Element would not result in any impact to the capacity of the City's utilities and service systems beyond what has already been anticipated in the General Plan EIR.

Based on the above, impacts on the City's water supplies and facilities, wastewater collection and treatment services, stormwater drainage facilities and services, electric power, natural gas, telecommunications facilities, and solid waste facilities were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project

or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

XX. WILDFIRE. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	✖
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	✖
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	✖
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	✖

Discussion

a-d. As noted in the General Plan EIR, most of the City of Woodland is located in a non-wildland/non-urban area that is not at risk for wildfires. One area within the City, identified as SP-1A is adjacent to a Moderate Fire Hazard Severity Zone. However, with implementation of relevant General Plan goals and policies, and existing regulations related to fire flow, access, and clearances around structures, the General Plan concluded a less-than-significant impact related to wildfires.

As noted in the General Plan, and according to the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program, the Woodland Planning Area is not located within or near a Very High Fire Hazard Severity Zone or State Responsibility Area.[8] Additionally, the proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development within the City.

Furthermore, the proposed project is consistent with the City's General Plan and therefore, the specific goals and policies that have been identified in the Housing Element would be consistent with the General Plan policies related to wildfires.

Based on the above, impacts related to wildfire risk were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

[8] California Department of Forestry and Fire Protection. *Yolo County, Very High Fire Hazard Severity Zones in LRA*. June, 2008.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	✖
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	✖
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	✖

Discussion

a. As discussed in Section IV, Biological Resources, of this Modified Initial Study/15183 Checklist, the implementation of Mitigation Measures 4.4-1a, 4.4-1b, 4.4-2a through 4.4-2c, 4.4-3a through 4.4-3d, 4.4-4a, and 4.4-4b, and compliance with relevant General Plan goals and policies and State and Federal laws would ensure that significant impacts to special-status wildlife species would not occur. In addition, because the proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development, implementation of the proposed project is not anticipated to have the potential to result in impacts related to historic or prehistoric resources.

The location and nature of future residential development within the City would continue to be guided by the Woodland General Plan and Zoning Code, and future housing projects would continue to be reviewed to ensure the preservation of special status species, and historic and prehistoric resources.

Considering the above, the proposed project would not: 1) degrade the quality of the environment; 2) substantially reduce or impact the habitat of fish or wildlife species; 3) cause fish or wildlife populations to drop below self-sustaining levels; 4) threaten to eliminate a plant or animal community; 5) reduce the number or restrict the range of a rare or endangered plant or animal; or 6) eliminate important examples of the major periods of California history or prehistory. Impacts associated with such resources have been ***adequately addressed in the General Plan EIR***, and the criteria for requiring further CEQA review are not met.

b. The proposed project in conjunction with other development within the City of Woodland could incrementally contribute to cumulative impacts in the area. However, the proposed project was included in the potential future development assumptions evaluated in the General Plan EIR. The General Plan EIR concluded that cumulative impacts to aesthetic and visual resources, agricultural resources, air quality, cultural resources, hydrology and

water quality, land use planning, population, and housing, noise and vibration, and utilities and service systems would be significant and unavoidable. For those impacts determined to be significant in a General Plan EIR, CEQA Section 15183 allows for future environmental documents to limit examination of environmental effects to those impacts, which were not already analyzed as a significant effect in the prior EIR, provided that the proposed project is consistent with the General Plan. Given that the proposed project is consistent with the City's General Plan, cumulative impacts associated with buildout of the site have been anticipated by the City and were analyzed in the General Plan EIR.

Based on the above, impacts related to cumulative effects were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines 15183, the criteria for requiring further CEQA review are not met.

c. As described in this Modified Initial Study/15183 Checklist, the proposed project is a policy-level document intended to assist the City of Woodland in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Future residential development facilitated by the proposed project would comply with all applicable General Plan policies, Municipal Code standards, other applicable local, County, State, and Federal regulations. In addition, as discussed in the Air Quality, Geology and Soils, Hazards and Hazardous Materials, and Noise sections of this Modified Initial Study/15183 Checklist, the proposed project would not cause substantial effects to human beings, including effects related to exposure to air pollutants, geologic hazards, hazardous materials, and excessive noise, beyond those effects previously analyzed as part of the General Plan EIR. Therefore, impacts related to environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly, were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

H. SOURCES

The following documents are referenced information sources used for the purpose of this document:

1. California Department of Forestry and Fire Protection. *Yolo County, Very High Fire Hazard Severity Zones in LRA*. June, 2008.

2. California Public Utilities Commission. Renewables Portfolio Standard (RPS) Program. Available at: https://www.cpuc.ca.gov/rps/. Accessed June 2021.

3. City of Woodland. *City of Woodland 2035 General Plan and Climate Action Plan Environmental Impact Report*. January 2017.

4. City of Woodland. *City of Woodland 2035 General Plan.* May 16, 2017.

5. City of Woodland. *City of Woodland 6th Cycle Housing Element*. July 2021.

APPENDIX

CITY OF WOODLAND 6TH CYCLE HOUSING ELEMENT

LEGAL SERVICES of NORTHERN CALIFORNIA

July 2, 2021

Via U.S. Mail and E-Mail (Cindy.Norris@cityofwoodland.org)

Cindy Norris, Principal Planner
Department of Community Development
300 First St.
Woodland, CA 95695

Re: Housing Element Update 2021-2029, Draft Submitted May 17, 2021 and substantially revised to add AFFH section on July 1, 2021

Dear Ms. Norris and City of Woodland Staff,

We are writing to provide comments on the Draft Housing Element released for public comment and submitted to the California Department of Housing and Community Development (HCD) on May 17, 2021.

As you know, Legal Services of Northern California ("LSNC") is a nonprofit civil legal aid organization providing legal assistance to low income individuals and families throughout Yolo County. LSNC's mission is to provide quality legal services to empower the poor to identify and defeat the causes and effects of poverty within our community. LSNC has represented tenants in Yolo County since 1967. Last year, we handled more than 900 housing cases, including almost 300 cases for Woodland households. Through our work, we gain insight into the struggles of low-income residents in Woodland.

We have prepared these comments in partnership with and on behalf of the Sacramento Housing Alliance, a nonprofit coalition that works to ensure that all people in the greater Sacramento region have safe, decent, accessible and affordable housing in healthy neighborhoods supported by equitable public policies and practices.

The draft element adequately addresses many of the statutory requirements. Our comments cover areas where additional changes are needed to comply with the law and provide the most effective strategies to address the critical housing needs facing Woodland residents with low incomes. We, along with SHA, are happy to discuss our comments and provide additional input as the City incorporates our suggestions and finalizes the draft.

I. Public Participation

We understand that the City faced significant barriers in fostering public participation from the community during the preparation of the Housing Element due to the COVID-19 pandemic. We appreciate the City's efforts in holding listening sessions with three groups of community stakeholders. The efforts listed in the Housing Element are all digital, which likely means that key

segments of the population were left out of outreach efforts. We are concerned that the City did not make an effort to achieve public participation from all economic segments of the community in the development of the Housing Element. In fact, the draft Housing Element was not made available for public review until after it was submitted to HCD. The fact that all meetings, workshops, and public notices happened on a website, web platform, or social media site means that populations without reliable internet or computer access could not participate, especially during a time that libraries were not open. It is likely that segments of the population including those with disabilities, some seniors, and residents experiencing homelessness could not participate due to the entirely digital nature of the process. I think this was highlighted by the fact that our office provided the only comment during the June 2nd Virtual Community-wide Public Workshop.

Further, the City released the draft Housing Element for public comment and submitted it to HCD on the same day, thus undercutting the public's opportunity to participate meaningfully in the development of the Housing Element. (Cal. Gov't Code 65583(c)(7).) The City subsequently released a major update to the Draft, adding 60 pages and the previously omitted Affirmatively Furthering Fair Housing section, on July 1, 2021. Because the Housing Element was not complete when the City initially submitted it to HCD and released it to the public, the timeline for review and comments should begin on the date the City released a complete Draft, July 1, 2021. Moreover, the City should describe how it will consider and incorporate comments from the public, especially as it relates to the newly added AFFH Section.

II. Housing Goals, Policies, and Programs

a. The City Should Quantify Objectives and Bolster its Programs.

The Element does not quantify objectives for most of its programs, and some of the listed programs are not actually programs, but rather action steps to create a policy or program. The programs need more description of what the City is committing to do, and the specific steps necessary to complete it with deadlines included. Many of the programs with ongoing timelines actually include specific steps that should have a deadline or tangible schedule of when action on the item will take place, including Development of Housing Programs 2, 4, 10, 13, 15, 19; Maintenance of Housing Programs 1, 2; and Equal Opportunity in Housing Programs 4, and 5.

The Element should also list quantified objectives for any housing need addressed in the assessment section and propose measureable outcomes. For example, the City's conclusion that Woodland has above average proportion of low income households and a higher ratio of low wage jobs compared to affordable units, and a lack of high opportunity units should be addressed in programs. (Element, pg. 6.) The complete lack of affordable projects in the pipeline compared to moderate and above moderate projects suggests this divide will only increase. The programs should contain specific action steps for engaging developers interested in building affordable housing and identifying appropriate sites in high opportunity areas. A vague statement that the City will "work with affordable housing developers interested in multi-family housing bonds", for example, is insufficient to meet this need." (Element, p. 19, Program A 11.) We are pleased to see the City is making efforts to support funding for the preservation and construction of affordable

units. (Element p. 19, Programs A. 13, 14, and 16), but the lack of affordable housing developments suggests that other constraints exist.

Further, most programs should be revised to include more specific implementation commitments to demonstrate how a beneficial impact will be achieved in the planning period. It is impossible to demonstrate how the programs "will have a beneficial impact" within the planning period without some standard to evaluate outcomes.

b. Preservation of Existing Affordable Housing Units

The National Housing Preservation Database (NHPD) lists a significant number of affordable units in Woodland with subsidies expiring in the next ten years, in addition to the units identified in the Element. The Element identifies Leisureville Mobile Home Park and Sycamore Point Apartments as properties containing units with expiring subsidies. Hotel Woodland, which has approximately 75 affordable one bedroom units, has 9% LIHTC funding that will expire on Jan. 1, 2027 according to the NHPD. Woodmark Apartments, which has 40 one-bedroom, 108 two-bedroom, and 25 three-bedroom or larger affordable units, has a 4% LIHTC subsidy that will expire on or around January 1, 2030. The City correctly identifies Sycamore Point as having 135 expiring units that expire on or around January 2031, but the property also has 11 HOME funded units that expire on or around April 9, 2024. The City should include an effective program to ensure that it knows its affordable housing inventory, the date of expiring subsidies, and include action steps to preserve the units. Examples include reaching out to nonprofit developers and applying for funding in conjunction with nonprofit developers by a specific date, relative to the expiration of the subsidy.

III. Adequate Sites & Affirmatively Furthering Fair Housing

A. Sites Inventory

1. The City Should Remove Inappropriately Sized Parcels from the Sites Inventory.

The Housing Element must identify and zone enough appropriate sites for the City to accommodate its need for housing over the planning period. (Gov't Code § 65583.) The City of Woodland's share of the Regional Housing Needs Allocation ("RHNA") is 1062 low and very low-income units. The City must identify sites by parcel number and indicate the number of units that can be realistically accommodated on the site. (Gov't Code § 65583.2, subd. (c).) In order for a jurisdiction to count a site that is less than one half acre or more than 10 acres toward its lower-income RHNA, the housing element must demonstrate "that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units" or provide other evidence that the site can be developed as lower-income housing. (Gov't Code, § 65583.2, subd. (c)(2).)

Also, through our work with the Sacramento Housing Alliance, a local organization that works with developers and jurisdictions to promote the development of affordable housing, we know that lots under two acres are exceedingly difficult to develop, and are not attractive to potential

investors or developers. Out of the seventeen sites identified for lower-income housing in Section C.4.3, "Detailed Tables," only seven sites are larger than one acre and only five are larger than two acres. Additionally, four of the suggested sites for low income housing are in flood zones, which would require the purchase of flood easements from neighboring properties or expensive grading for the sites to be developable. All but two of the sites identified for lower-income housingare within a 1.6 by 0.5-mile area along East Street, creating a compact corridor of low income housing, in a largely industrial and low-opportunity area of the City. The City must identify sites that can realistically be developed, and sites that are sufficiently sized.

2. The City Should Include a Program to Rezone Sites that Are Developable By-Right to Account for its Shortfall of Very Low and Low Income Sites.

As discussed above, the City is required to identify sufficient sites to accommodate its housing need. If there are insufficient sites to meet the City's RHNA for very low and low income housing, the housing element must include a program to rezone the sites that are developable *by-right*. (Cal. Gov. Code §§ 65583(c)(1), 65583.2.) This rezoning must be completed within three years of the adoption of the housing element. (Cal. Gov. Code § 65583(c)(1).) Annexation of additional land is an allowable method to increase appropriate sites. However, in order for the sites to qualify as adequate, the action, such as annexation, must ensure the sites will be available soon enough to enable them to be developed within the time frame of the housing element. (Cal. Gov. Code §65583(a)(3).)

The draft Housing Element purports to, not only meet but, *exceed* its RHNA for Very Low and Low Income units. However, there are currently no pipeline projects and the sites inventory identifies a realistic unit capacity of 769 units, which falls well short of the 1062 units required by the RHNA. The Draft states that the remaining 293 units come from the annexation of the Research and Technology Park Specific Plan area. Program 4 under Goal A of the Housing Plan is to Annex the Research and Technology Park Specific Plan Area. (Element p. 17.) There are no additional details in the Draft about how the City plans to ensure that sufficient units of low and very low income housing can be developed within the planning period. The City relies on the Research and Technology Park Specific Plan to account for nearly one-third of its RHNA, but the Research and Technology Park Specific Plan has yet to be approved, is not annexed into the City limits yet, and it does not identify any particular parcel. Therefore, the Research and Technology Park Specific Plan is not an adequate site, and the City must create a program to rezone sites that are developable by-right.

3. Locations & Obligation to Affirmatively Further Fair Housing

There is a new state-law requirement that each jurisdiction take steps to "Affirmatively Further Fair Housing" (AFFH). The Draft released for public review on May 17, 2021 omits the fair housing assessment, which was only provided to the public yesterday, July 1, 2021. LSNC has not had time to review the newly added AFFH section; our comments will address the Draft as released on May 17.

The purpose of requiring jurisdictions to take steps to affirmatively further fair housing is to undo patterns of segregation and create opportunity for communities of color. The draft Housing Element released for public review on May 17, 2021 fails to analyze patterns of segregation, or identify areas of opportunity where affordable housing should be developed. All of the identified sites are within the Moderate/Low Resource areas of the 2021 TCAC/HCD Opportunity Map. There are no sites identified within the High Resource areas in the southwest areas of the city.

In addition to the lack of analysis of fair housing, there are ***no* programs** that address the need to affirmatively further fair housing (e.g., an incentive for developers who choose to site their affordable housing projects in the western and southern areas of the City). The sites are clustered in the East Street/downtown section of the City—almost exclusively in areas identified as "low resource" according to TCAC. **The current sites would function to perpetuate segregation and continue to exclude low-income households from the high-opportunity areas in the southern and western parts of the City.** The City should instead focus on revitalization of these low resource areas in the Northeast and downtown, but not focus on them as the only places in the City where affordable housing can be located.

Further, the only two sites located outside of the East Street corridor are also in the Westucky neighborhood with a history of unsafe drinking water sources. The draft Housing Element does not identify *any* sites in the high opportunity areas for low-income housing development. The City must identify a more geographically diverse group of sites to comply with its obligation to Affirmatively Further Fair Housing.

B. Affirmatively Furthering Fair Housing

Each jurisdiction must take steps to "Affirmatively Further Fair Housing" (AFFH) in its housing element. As stated above, the purpose of this requirement is to undo patterns of segregation and create opportunity for communities of color and other protected classes. The May 17 Draft submitted to HCD and released to the public does not include any assessment of its AFFH responsibility. The draft Housing Element briefly mentions AFFH requirements when describing SACOG's methodology for allocating RHNA assignments, but completely fails to describe the City's responsibility. The draft acknowledges the City's higher than average proportion of low income households and low-wage jobs as well as the lower than average proportion of high opportunity units.

The city must include an analysis of (1) integration and segregation patters and trends, (2) racially or ethnically concentrated areas of poverty, (3) disparities in access to opportunity, and (4) disproportionate housing needs within the jurisdiction, including displacement risk. The element also failed to analyze whether the identified sites improved or exacerbated conditions for each of these fair housing elements. As discussed in the section above, the tight concentration of low income sites in the lowest opportunity area of the city only serves to exacerbate existing segregation and income disparities.

During the June 2nd Housing Element workshop, representatives from the City indicated the AFFH section was missing from the element because of the late release of the guidance from HCD. We only received the AFFH section yesterday but understand that the City is meeting with HCD today;

we will review the AFFH section and expand on our comments, but expect a robust and thoroughly compliant discussion of AFFH since the City has had the benefit of additional time to singularly focus on that portion of the draft Housing Element.

IV. Constraints on Housing

A. Nongovernmental Constraints

1. Availability of Financing

As described in HCD's Building Blocks, the housing element should consider whether housing financing, including private financing and government assistance programs are generally available in the community. The Element generally describes low interest rates for borrowing, concludes private financing is generally available, and identifies the need for more funding for affordable housing. However, it does not address whether financing is available for underserved populations nor does it describe if there are any mortgage deficit areas or underserved groups. A more thorough analysis is needed to both ensure the City can Affirmatively Further Fair Housing and identify strategies and policies that could address the lack of financing, predatory lending patterns, or historic racial inequities in lending.

2. Land Use Controls

Fees

The Element indicates the current fee structure favors single-family homes over multi-family development because the per-unit, rather than per square foot, fee calculation disincentivises denser, affordable housing. (Element p. 4) The City should include analysis regarding how it can adjust the fee structure to encourage development of multifamily, affordable housing.

Code Enforcement

The Element indicates that enforcement is complaint based but there is no evaluation about the success or impact on housing conditions using this approach. Anecdotally, we know that many Code Enforcement complaints of substandard housing conditions made by tenants do not result in physical inspections. A higher priority should be to inspect unregulated rental housing to ensure it is being properly maintained. Regulated affordable housing is monitored by multiple government agencies to ensure it is being maintained in a sound condition. This is especially important given that the bulk of Goal B policies and programs essentially rely on city code compliance and code enforcement to identify substandard housing or housing in need of repair.

Conclusion

We appreciate the hard work the City, its staff, and its project contractors have put into the Housing Element update process. We hope to work with the City to ensure the Housing Element meets the legal requirements and furthers the City's goals. If you have any follow up questions or with to discuss this matter, we can be reached at the contact information below.

Very truly yours,

Alysa Meyer

Alysa Meyer
Managing Attorney
ameyer@lsnc.net

Charlyn De Witt

Charlyn De Witt
Staff Attorney
cdewitt@lsnc.net

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

July 13, 2021

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

Dear Brent Meyer:

RE: Review of the City of Woodland's 6th Cycle (2021-2029) Draft Housing Element

Thank you for submitting the City of Woodland's (City) draft housing element received for review on May 14, 2021, along with revisions received on June 25, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on July 2, 2021 with Cindy Norris and consultants Kathryn Slama and David Bergman. In addition, HCD considered comments from Legal Services of Northern California pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

As a reminder, the City's 6th cycle housing element was due May 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

To remain on an eight-year planning cycle, the City must adopt its housing element within 120 calendar days from the statutory due date of May 15, 2021 for Sacramento Area Council of Governments (SACOG) localities. If adopted after this date, Government Code section 65588, subdivision (e)(4), requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit HCD's website at: http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance. Please note, upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Hillary Prasad, of our staff, at Hillary.Prasad@hcd.ca.gov.

Sincerely,

Shannan West
Land Use & Planning Unit Chief

Enclosure

APPENDIX
CITY OF WOODLAND

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks),* available at http://www.hcd.ca.gov/community-development/building-blocks/index.shtml and includes the Government Code addressing State Housing Element Law and other resources.

A. Review and Revision

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)

As part of the evaluation of programs in the past cycle, the element must provide an explanation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers and persons experiencing homelessness).

B. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A))*

   While the revised element does include an analysis of fair housing that provided some information on the required components, revisions are still necessary to address all affirmatively furthering fair housing (AFFH) requirements. The element, among other things, must include a complete analysis of outreach and enforcement, an assessment of fair housing, identification and prioritization of contributing factors to fair housing issues and goals and actions sufficient to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity. As HCD received the City's AFFH analysis late in its review period and the analysis was not made available to the public for comment, HCD was unable to fully review the City's AFFH analysis. HCD will provide additional resources and data under separate cover. For more information, please see HCD's guidance at https://www.hcd.ca.gov/community-development/affh/index.shtml.

2. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)*

The housing element must include a description and analysis of current housing stock characteristics. While the element lists the average rent in the City, the element should include the average cost of a home for sale in the City and analyze the affordability of for-sale home prices.

3. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

   The City has a regional housing need allocation (RHNA) of 3,087 housing units, of which 1,062 are for lower-income households. To address this need, the element relies on vacant sites, entitled and proposed developments, and annexed areas. To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses:

   Progress in Meeting the RHNA: The element indicates (page C-3) that 421 units affordable to moderate and above-moderate households have been built or are under construction or approved, but provides no information documenting how affordability of the units was determined. As you know, the City's RHNA may be reduced by the number of new units built since June 30, 2021; however, the element must describe the City's methodology for assigning these units to the various income groups based on actual sales price or rent level of the units and demonstrate their availability in the planning period.

   Sites Inventory: The element must include the general plan designation for each site listed in the sites inventory.

   Realistic Capacity: The element must include an estimate of the number of units that can be accommodated on each site in the inventory. The estimate may rely on established minimum density standards or include analysis demonstrating how the number of units for each site was determined. (Gov. Code, § 65583.2, subd. (c).) The estimate of the number of units for each site must account for land use controls and site improvement requirements and could reflect recently built densities. The element must add support for the assumption of 80 percent development of the maximum capacity with an expanded project listing by zone, built density, and affordability levels.

   The element must account for the likelihood of residential development in zones allowing 100 percent nonresidential uses. The element relies upon nonresidential zoned sites (e.g., mixed-use zones) to accommodate the entire RHNA for lower-income households. To support this estimate, the element must include analysis of residential development on nonresidential zoned sites. For example, the analysis could include examples of recent development of sites with 80 percent residential on parcels zoned for mixed-use in the City. For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml#zoning.

Small Sites: Sites smaller than a half acre in size are deemed inadequate to accommodate housing for lower-income housing unless it is demonstrated that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless the housing element describes other evidence to HCD that the site is adequate to accommodate lower income housing (Gov. Code, § 65583.2, subd. (c)(2)(A)). Even if they were consolidated, parcels 005-060-303-000, 005-060-037-000, and 005-060-039-000 would not be of sufficient size to accommodate housing affordable to lower-income households; therefore, HCD did not consider these sites toward accommodating any portion of the Regional Housing Needs Allocation (RHNA) for lower-income households. Woodland should not consider them adequate, available or additional sites pursuant to Government Code section 65863 (No-Net Loss Law).

Annexation of Specific Plan Areas to Accommodate RHNA: To determine the adequacy of the annexation strategy for the Woodland Research and Technology Park Specific Plan to meet the City RHNA by income category, the element must include a program committing to completing the annexation and specific plans early within the planning period. In addition, the element must also include an evaluation of the suitability of the annexed sites and any discretionary approvals required for development in the Specific Plan areas, including the following information:

- actions to pre-zone prior to annexation;
- descriptions of the zone, density, development standards and design requirements;
- the anticipated housing capacity allowed;
- timeline to complete annexation and the Specific Plan and Annexation which is early enough in the planning period to facilitate development of annexed sites (e.g., within the first three years of the planning period);
- the realistic capacity during the planning period. For example, the element identifies the expected unit build out in the first 10 years of the project, but the element must also describe the expected build out within the planning period taking into account when the sites are expected to be available for development. In addition, the element should include an analysis of the likelihood of residential development in the high density/community commercial overlay;
- availability of infrastructure;
- demonstrated compliance with the requirements of the adequate sites program requirements of Government Code section 65583.2, subdivisions (h) and (i).

Suitability and Availability of Infrastructure: While the element discusses water and sewer infrastructure, it must demonstrate sufficient existing or planned water, sewer, and other dry utilities supply capacity, including the availability and access to distribution facilities to accommodate the City regional housing need for the planning period. (Gov. Code, § 65583.2, subd. (b).) For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml#environmental.

Water/Sewer Priority: For your information, water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7.) Local governments are required to immediately deliver the housing element to water and sewer service providers. HCD recommends including a cover memo describing the City/County's housing element, including the City/County's housing needs and regional housing need. For additional information and sample cover memo, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/other-requirements/priority-for-water-sewer.shtml.

Sites with Zoning for a Variety of Housing Types:

The housing element must provide for a variety of housing types. Many uses are excluded from the Specific Plan areas including, but not limited to, transitional and supportive housing and accessory dwelling units. The element must add a program to revise the zoning code to allow the uses in the Specific Plan Areas. In addition, the element must address the following:

- *Emergency Shelters*: The element must demonstrate the capacity and proximity to services of the sites in Zones C and E of the East Street Corridor Plan, where allowed by-right, to accommodate the need for emergency shelters. The element must also address the parking requirements in Government Code section 65583, subdivision (a)(4)(A). The element should include a program to revise the emergency shelter requirements as needed.
- *Transitional and Supportive Housing*: The element must address whether or not requirements for AB 2162, Permanent Supportive Housing By-Right, and AB 101, Low Barrier Navigation Centers, are currently met, or add a program as needed.
- *Single Room Occupancy (SRO) Units*: The element must address whether or not SROs are allowed, and in what zones.
- *Manufactured Housing*: The element must describe whether or not manufactured housing on a permanent foundation is allowed.
- *Accessory Dwelling Units (ADUs)*: The element states ADUs are not permitted in several residential and mixed-use zones. The element must include a program to revise the ADU ordinance to comply with State Law.

4. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Government Code section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7). Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.*

(Gov. Code, § 65583, subd. (a)(5).)

Local Processing and Permit Procedures: The element must describe and analyze the City's design review and site plan process, including approval procedures and decision-making criteria. The analysis must include their impacts as potential constraints on housing supply and affordability. For example, the analysis could describe required findings and discuss whether objective standards and guidelines improve development certainty and mitigate cost impacts. The element must demonstrate this process is not a constraint, or it must include a program to address this permitting requirement, as appropriate.

On/Off-Site Improvements: The element must identify subdivision level improvement requirements, such as minimum street widths (e.g., 40-foot minimum street width), and analyze their impacts as potential constraints on housing supply and affordability. For additional information and a sample analysis, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/constraints/codes-and-enforcement-on-offsite-improvement-standards.shtml.

Current Density Bonus: The City's current density bonus ordinance should be reviewed for compliance with current State Density Bonus Law. (Gov. Code, § 65915.) A copy of the current law is available on HCD's website at http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65915.&lawCode=GOV. For additional information and a sample ordinance, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/program-requirements/assist-in-development-housing.shtml.

Local Ordinances: The element must specifically analyze locally adopted ordinances such as inclusionary ordinances or short-term rental ordinances that directly impact the cost and supply of residential development. The analysis should demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters.

Constraints on Housing for Persons with Disabilities: While the element briefly describes its reasonable accommodation procedures, it should further describe and analyze its reasonable accommodation criteria and process including approval findings. In particular, the element must analyze the surrounding uses finding and the conditional use permit (CUP) process as constraints and include programs to remove or mitigate these constraints. In addition, the element must identify and analyze the constraints of excluding all group homes, for six or fewer residents as well as for seven or more residents, from many residential zones and the CUP requirements, including typical conditions of approval. This constraint must be addressed through a program.

5. *An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between*

receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Government Code section 65584. The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing. (Gov. Code, § 65583, subd. (a)(6).)

The element must address the length of time between project approval and the request for a building permit. The element also must address whether or not the City receives and approves requests to develop at densities below the density that is identified in the sites inventory.

6. *Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*

   The element must quantify the number of persons with disabilities by type as well as the number of persons with developmental disabilities. The term developmental disability refers to a severe and chronic disability attributable to a mental or physical impairment, such as cerebral palsy, epilepsy, or autism, that begins before individuals reach adulthood. (Welfare and Institutions Code, § 4512.) For additional information and a sample analysis, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/people-with-disabilities.shtml.

7. *Analyze existing assisted housing developments that are eligible to change to non-low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. (Gov. Code, § 65583, subd. (a)(9) through 65583(a)(9)(D).)*

   While the element identifies units that are at-risk of converting to market rate during the next 10 years, the element must include the following information:
   - What type of subsidy or governmental assistance is received for each property?
   - Ensure that all properties that receive federal, state, or local assistance are listed in the element, including Lincoln Garden Apartments and Summertree Apartments.
   - The cost of replacement versus preservation of the units at risk of expiring over the next 10 years.

8. *The City must make available on its website a current zoning code, schedule of fees, exactions, and affordability requirements imposed by that city (Gov. Code § 65940.1(a)(1)(A)(i)).*

   The City must comply with all transparency laws and post on their website the zoning code, schedule of fees, exactions, and affordability requirements that would apply to a proposed housing development project.

C. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)*

   To address the program requirements of Government Code section 65583, subdivision (c)(1-6), and to facilitate implementation, all programs should be revised to include: (1) a description of the City's specific role in implementation including meaningful actions the City will take to achieve the identified goals, policies, and program objectives; (2) definitive implementation timelines (e.g., December 31, 2024); (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials (e.g., Planning Assistant, Community Development, etc.). For example, the element must include discrete timing for the following programs to account for how often the action will occur as well as to ensure a beneficial impact throughout the planning period:

   - Program A10 (Promote the density bonus incentive program)
   - Program A14 (Assist affordable housing developers with preservation or conservation)
   - Program A15 (Review and update the zoning code standards)
   - Program A18 (Pursue grant and loan funding opportunities)
   - Program C9 (Support first time homebuyer program)
   - Program C10 (Utilize REAP grant funds)

   In addition, the timing for Program B2 (Periodically gather information on the status of local housing conditions) should occur in the first two or three years of the planning period to ensure a beneficial impact during the current planning period.

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.*
   *(*Gov. Code, § *65583, subd. (c)(1).)*

As noted in Finding B3, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

Annexation: The element includes Program A4 to complete the annexation of the Woodland Research and Technology Park Specific Plan. Pursuant to Government Code section 65583, subdivision (c)(1), rezones to accommodate a shortfall must occur within three years of adoption of the housing element. The program should include a commitment to rezone additional sites to address the shortfall of sites to accommodate the City's RHNA if the land is not annexed within that time frame. In addition, pursuant to Government Code section 65583.2, subdivisions (h) and (i), to accommodate the shortfall of sites for the lower-income RHNA the program must:

- permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower income households. By-right means local government review must not require a CUP, planned unit development permit, or other discretionary review or approval.
- accommodate a minimum of 16 units per site;
- require a minimum density of 20 units per acre; and
- at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low- and low-income housing need, if those sites:
    - allow 100 percent residential use, and
    - require residential use occupy 50 percent of the total floor area of a mixed-use project.

Accessory Dwelling Units (ADU): The element must include a program that incentivizes or promotes ADU development for very low-, low-, and moderate-income households. This can take the form of flexible zoning requirements, development standards, or processing and fee incentives that facilitate the creation of ADUs, such as reduced parking requirements, fee waivers and more. Other strategies could include developing information packets to market ADU construction, targeted advertising of ADU development opportunities or establishing an ADU specialist within the planning department.

3. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

Extremely Low Income: The element must include a program(s) to assist in the development of housing affordable to extremely low-income (ELI) households. Programs must be revised or added to the element to assist in the development of housing for ELI households. Program actions could include prioritizing some funding

for housing developments affordable to ELI households and offering financial incentives or regulatory concessions to encourage the development of housing types, such as multifamily, single-room occupancy (SRO) units, to address the identified housing needs for ELI households. For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/extremely-low-income-housing-needs.shtml.

Density Bonus: The element must include a program to comply with current state density bonus law (Gov. Code, § 65915).

Zoning Code and General Plan Amendments: The element includes Program A20 (page 23) to "consider amendments to allow duplex/triplex/and other unit types in higher resourced areas." The program should be revised to have implementation actions beyond consideration with measurable outcomes as well as have a set timeframe for implementation during the planning period. If the revision to the zoning code cannot be completed, the City should include additional options to promote additional housing choice in high opportunity areas.

4. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

   As noted in Finding B4, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

   Reasonable Accommodation Procedure: The element must include a program to remove the constraints in approving a reasonable accommodation, including but not limited to the surrounding uses finding and CUP requirement. (Gov. Code, § 65583, subd. (c)(1)(3).)

   Group Homes: The element must include a program to mitigate the constraints of excluding all group homes, for six or fewer residents as well as for seven or more residents, from many residential zones and the CUP requirements.

   SB 35 Streamlined Ministerial Approval Process: The element must include a program to adhere to the SB 35 Ministerial Approval Process for development projects that meet specific requirements.

5. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

As mentioned in Finding B1, programs throughout the element should be revised to address enhancing housing mobility strategies; encouraging development of new affordable housing in high resource areas; improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing; and protecting existing residents from displacement. The programs should include metrics and milestones to provide benchmarks and ensure housing outcomes.

6. *The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance. (Gov. Code, § 65583, subd. (c)(6).)*

   While the element includes Program 5 (Preservation of at-risk affordable housing) to contact owners one year prior to expiration of affordability, State Preservation Notice Law requires owners to provide notice starting three years from expiration. The City should proactively reach out to owners to engage them in the process of preserving the at-risk units.

D. Quantified Objectives

Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)

The element must include quantified objectives to establish an estimate of housing units by income category that can be constructed, rehabilitated, and conserved over the planning period. While the element includes these objectives by income group for very low-, low-, moderate- and above-moderate income, the element must also include objectives for extremely low-income households.

E. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(8).)

While the element includes a general summary of the public participation process (page 4), it must also demonstrate diligent efforts were made to involve all economic segments of the community in the development of the housing element. For example, the element must describe the groups invited to the focus group meetings, if translation services were available to the public, and how public comments were considered and incorporated into the element.

HCD understands the City did not make the element available to the public prior to submittal to HCD. By not providing an opportunity for the public to review and comment on a draft of the element in advance of submission to HCD, the City has not yet complied with statutory mandates to make a diligent effort to encourage the public participation in the development of the element and it reduces HCD's ability to consider public comments in the course of its review. The availability of the document to the public and opportunity for public comment prior to submittal to HCD is essential to the public process and HCD's review. The City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments, including making revisions to the document where appropriate. In addition, HCD reviewed third-party comments as part of this review. These comments will be provided to the City under a separate cover and should be considered as part of the revised element. HCD's future review will consider the extent to which the revised element documents were circulated and how the City solicited, considered, and addressed public comments in the element. The City's consideration of public comments must not be limited by HCD's findings in this review letter.

Woodland 6th Cycle Housing Element HCD and LSNC Comments and Responses				
Finding/ Comment #	**Subject/ Section**	**Comment**	**Response**	**Reference**
HCD				
A	**Review and Revision**	A. Review and Revision A. Review and Revision ***Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code,*** ***§ 65588 (a) and (b).)*** As part of the evaluation of programs in the past cycle, the element must provide an explanation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers and persons experiencing homelessness).	Added Summary of effectiveness of 5th Cycle Housing Element	Pg A-2
B.1	**Housing Needs, Resources, and Constraints**	***1. Affirmatively further[ing] fair housing in accordance with Chapter 15(commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A))***. While the revised element does include an analysis of fair housing that provided some information on the required components, revisions are still necessary to address all affirmatively furthering fair housing (AFFH) requirements. The element, among other things, must include a complete analysis of outreach and enforcement, an assessment of fair housing, identification and prioritization of contributing factors to fair housing issues and goals and actions sufficient to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity. As HCD received the City's AFFH analysis late in its review period and the analysis was not made available to the public for comment, HCD was unable to fully review the City's AFFH analysis. HCD will provide additional resources and data under separate cover. For more information, please see HCD's guidance at https://www.hcd.ca.gov/community-development/affh/index.shtml.	Pending additional information from HCD	

B-2	**Housing Needs, Resources, and Constraints**	***Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)*** The housing element must include a description and analysis of current housing stock characteristics. While the element lists the average rent in the City, the element should include the average cost of a home for sale in the City and analyze the affordability of for-sale home prices.	Added information on housing costs.	Section B.4.1 and Table B-23
B-3	**Housing Needs, Resources, and Constraints**	***An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*** The City has a regional housing need allocation (RHNA) of 3,087 housing units, of which 1,062 are for lower-income households. To address this need, the element relies on vacant sites, entitled and proposed developments, and annexed areas. To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses:		
		Progress in Meeting the RHNA: The element indicates (page C-3) that 421 units affordable to moderate and above-moderate households have been built or are under construction or approved, but provides no information documenting how affordability of the units was determined. As you know, the City's RHNA may be reduced by the number of new units built since June 30, 2021; however, the element must describe the City's methodology for assigning these units to the various income groups based on actual sales price or rent level of the units and demonstrate their availability in the planning period.	Updated information to clarify affordability assumptions. Added additional projects.	Section C.2.1 and Table C-1.
		Sites Inventory: The element must include the general plan designation for each site listed in the sites inventory.	Added General Plan designation	Table C-5

		Realistic Capacity: The element must include an estimate of the number of units that can be accommodated on each site in the inventory. The estimate may rely on established minimum density standards or include analysis demonstrating how the number of units for each site was determined. (Gov. Code, § 65583.2, subd. (c).) The estimate of the number of units for each site must account for land use controls and site improvement requirements and could reflect recently built densities. The element must add support for the assumption of 80 percent development of the maximum capacity with an expanded project listing by zone, built density, and affordability levels.	Added additional project examples (affordable and market rate) demonstrating realistic capacity.	Section C.2.2
		The element must account for the likelihood of residential development in zones allowing 100 percent nonresidential uses. The element relies upon nonresidential zoned sites (e.g., mixed-use zones) to accommodate the entire RHNA for lower-income households. To support this estimate, the element must include analysis of residential development on nonresidential zoned sites. For example, the analysis could include examples of recent development of sites with 80 percent residential on parcels zoned for mixed-use in the City. For additional information, see the *Building* Blocks at http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml#zoning.	Added examples of projects in mixed-use zones built at 100% residential.	Section C.4.1
		Small Sites: Sites smaller than a half acre in size are deemed inadequate to accommodate housing for lower-income housing unless it is demonstrated that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless the housing element describes other evidence to HCD that the site is adequate to accommodate lower income housing (Gov. Code, § 65583.2, subd. (c)(2)(A)). Even if they were consolidated, parcels 005-060-303-000, 005-060-037-000, and 005-060-039-000 would not be of sufficient size to accommodate housing affordable to lower-income households; therefore, HCD did not consider these sites toward accommodating any portion of the Regional Housing Needs Allocation (RHNA) for lower-income households. Woodland should not consider them adequate, available or additional sites pursuant to Government Code section 65863 (No-Net Loss Law).	Removed sites	

		Annexation of Specific Plan Areas to Accommodate RHNA: To determine the adequacy of the annexation strategy for the Woodland Research and Technology Park Specific Plan to meet the City RHNA by income category, the element must include a program committing to completing the annexation and specific plans early within the planning period. In addition, the element must also include an evaluation of the suitability of the annexed sites and any discretionary approvals required for development in the Specific Plan areas, including the following information: • actions to pre-zone prior to annexation; • descriptions of the zone, density, development standards and design requirements; • the anticipated housing capacity allowed; • timeline to complete annexation and the Specific Plan and Annexation which is early enough in the planning period to facilitate development of annexed sites (e.g., within the first three years of the planning period); • the realistic capacity during the planning period. For example, the element identifies the expected unit build out in the first 10 years of the project, but the element must also describe the expected build out within the planning period taking into account when the sites are expected to be available for development. In addition, the element should include an analysis of the likelihood of residential development in the high density/community commercial overlay; • availability of infrastructure; • demonstrated compliance with the requirements of the adequate sites program requirements of Government Code section 65583.2, subdivisions (h) and (i).	Added detail in Sites Inventory. Updated program to ensure City identifes alternative sites if Annexation not complete within three years.	Section C.2.3 and Program A.4
		Suitability and Availability of Infrastructure: While the element discusses water and sewer infrastructure, it must demonstrate sufficient existing or planned water, sewer, and other dry utilities supply capacity, including the availability and access to distribution facilities to accommodate the City regional housing need for the planning period. (Gov. Code, § 65583.2, subd. (b).) For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml#environmental.	Added description of infrastructure capacity and identified infrastructure in sites inventory.	Section C.2.2 and Table C-5

		Water/Sewer Priority: For your information, water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7.) Local governments are required to immediately deliver the housing element to water and sewer service providers. HCD recommends including a cover memo describing the City/County's housing element, including the City/County's housing needs and regional housing need. For additional information and sample cover memo, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/other-requirements/priority-for-water-sewer.shtml.	Added policy to prioritize affordable housing	Policy A.16
		Sites with Zoning for a Variety of Housing Types: The housing element must provide for a variety of housing types. Many uses are excluded from the Specific Plan areas including, but not limited to, transitional and supportive housing and accessory dwelling units. The element must add a program to revise the zoning code to allow the uses in the Specific Plan Areas. In addition, the element must address the following:	Added program to update Specific Plans to ensure compliance with State law.	Program A.24
		• Emergency Shelters: The element must demonstrate the capacity and proximity to services of the sites in Zones C and E of the East Street Corridor Plan, where allowed by-right, to accommodate the need for emergency shelters. The element must also address the parking requirements in Government Code section 65583, subdivision (a)(4)(A). The element should include a program to revise the emergency shelter requirements as needed. • Transitional and Supportive Housing: The element must address whether or not requirements for AB 2162, Permanent Supportive Housing By-Right, and AB 101, Low Barrier Navigation Centers, are currently met, or add a program as needed.	Updated analysis of constraints to Emergency shelters, transitional housing, and supportive housing. Added programs to address constraints.	Section D.2.3-D.5, Progams A.22, A.23, A.25
		• Single Room Occupancy (SRO) Units: The element must address whether or not SROs are allowed, and in what zones.	Clarified where SROs (residential hotels) are allowed.	Section D.2.3-D.3
		• Manufactured Housing: The element must describe whether or not manufactured housing on a permanent foundation is allowed.	Clarified manufactured homes on foundation are allowed similar to residential uses.	Table D-8, Section D.2.3-D.4
		• Accessory Dwelling Units (ADUs): The element states ADUs are not permitted in several residential and mixed-use zones. The element must include a program to revise the ADU ordinance to comply with State Law.	Clarified ADUs are allowed in mixed-use areas.	Table D-8, Section D.2.3-D.2

B.4	**Housing Needs, Resources, and Constraints**	***An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Government Code section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7). Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.***		
		Local Processing and Permit Procedures: The element must describe and analyze the City's design review and site plan process, including approval procedures and decision-making criteria. The analysis must include their impacts as potential constraints on housing supply and affordability. For example, the analysis could describe required findings and discuss whether objective standards and guidelines improve development certainty and mitigate cost impacts. The element must demonstrate this process is not a constraint, or it must include a program to address this permitting requirement, as appropriate.	Updated analysis of review procedures for multi-family housing.	Section D.2.3-D.1
		On/Off-Site Improvements: The element must identify subdivision level improvement requirements, such as minimum street widths (e.g., 40-foot minimum street width), and analyze their impacts as potential constraints on housing supply and affordability. For additional information and a sample analysis, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/constraints/codes-and-enforcement-on-offsite-improvement-standards.shtml.	Provided additional detail regarding on and off site improvements.	Section D.2.6
		Current Density Bonus: The City's current density bonus ordinance should be reviewed for compliance with current State Density Bonus Law. (Gov. Code, § 65915.) A copy of the current law is available on HCD's website at http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65915.&lawCode=GOV. For additional information and a sample ordinance, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/program-requirements/assist-in-development-housing.shtml.	Updated analysis and program to ensure compliance with State law.	Section D.2.3-F.2 and Program A.10

		Local Ordinances: The element must specifically analyze locally adopted ordinances such as inclusionary ordinances or short-term rental ordinances that directly impact the cost and supply of residential development. The analysis should demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters.	Draft includes disussion and analysis of Citys Affordable Housing Ordinance. Updated to clarify the City doesn't regulate short-term rentals.	Section D.2.3-H
		Constraints on Housing for Persons with Disabilities: While the element briefly describes its reasonable accommodation procedures, it should further describe and analyze its reasonable accommodation criteria and process including approval findings. In particular, the element must analyze the surrounding uses finding and the conditional use permit (CUP) process as constraints and include programs to remove or mitigate these constraints. In addition, the element must identify and analyze the constraints of excluding all group homes, for six or fewer residents as well as for seven or more residents, from many residential zones and the CUP requirements, including typical conditions of approval. This constraint must be addressed through a program.	City allows small group homes by right, consistent with state law. Added program to analyze potential constraints of the Reasonable Accommodation procedures and limitations on group homes for 7 or more persons.	Section D.2.3-E and Program C.11
B.5	**Housing Needs, Resources, and Constraints**	***An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Government Code section 65584. The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing. (Gov. Code, § 65583, subd. (a)(6).)*** The element must address the length of time between project approval and the request for a building permit. The element also must address whether or not the City receives and approves requests to develop at densities below the density that is identified in the sites inventory.	Added additional analysis of permits and approval timeframes and assumptions for density.	Section D.2.5-A

B.6	**Housing Needs, Resources, and Constraints**	***Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*** The element must quantify the number of persons with disabilities by type as well as the number of persons with developmental disabilities. The term developmental disability refers to a severe and chronic disability attributable to a mental or physical impairment, such as cerebral palsy, epilepsy, or autism, that begins before individuals reach adulthood. (Welfare and Institutions Code, § 4512.) For additional information and a sample analysis, see the Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/people-with-disabilities.shtml.	Added detail on disabilities by type	Section B.2.5 and Table B-8
B.7	**Housing Needs, Resources, and Constraints**	***Analyze existing assisted housing developments that are eligible to change to non-low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. (Gov. Code, § 65583, subd.(a)(9) through 65583(a)(9)(D).)*** While the element identifies units that are at-risk of converting to market rate during the next 10 years, the element must include the following information: • What type of subsidy or governmental assistance is received for each property? • Ensure that all properties that receive federal, state, or local assistance are listed in the element, including Lincoln Garden Apartments and Summertree Apartments. • The cost of replacement versus preservation of the units at risk of expiring over the next 10 years.	Updated information regarding at risk units and modified program.	Section B.4.3 and Program B.5
B.8	**Housing Needs, Resources, and Constraints**	***The City must make available on its website a current zoning code, schedule of fees, exactions, and affordability requirements imposed by that city (Gov. Code § 65940.1(a)(1)(A)(i)).*** The City must comply with all transparency laws and post on their website the zoning code, schedule of fees, exactions, and affordability requirements that would apply to a proposed housing development project.	Clarified all information is available.	Section D.2.5-A.5

C.1	**Housing Programs**	***Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)***		
		To address the program requirements of Government Code section 65583, subdivision (c)(1-6), and to facilitate implementation, all programs should be revised to include: (1) a description of the City's specific role in implementation including meaningful actions the City will take to achieve the identified goals, policies, and program objectives; (2) definitive implementation timelines (e.g., December 31, 2024);(3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials (e.g., Planning Assistant, Community Development, etc.). For example, the element must include discrete timing for the following programs to account for how often the action will occur as well as to ensure a beneficial impact throughout the planning period: • Program A10 (Promote the density bonus incentive program) • Program A14 (Assist affordable housing developers with preservation or conservation) • Program A15 (Review and update the zoning code standards) • Program A18 (Pursue grant and loan funding opportunities) • Program C9 (Support first time homebuyer program) • Program C10 (Utilize REAP grant funds) In addition, the timing for Program B2 (Periodically gather information on the status of local housing conditions) should occur in the first two or three years of the planning period to ensure a beneficial impact during the current planning period.	Updated program timelines	All programs listed in comment

C.2	**Housing Programs**	***Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)***		
		As noted in Finding B3, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:	Pending additonal information from HCD.	N/A
		<u>Annexation:</u> The element includes Program A4 to complete the annexation of the Woodland Research and Technology Park Specific Plan. Pursuant to Government Code section 65583, subdivision (c)(1), rezones to accommodate a shortfall must occur within three years of adoption of the housing element. The program should include a commitment to rezone additional sites to address the shortfall of sites to accommodate the City's RHNA if the land is not annexed within that time frame. In addition, pursuant to Government Code section 65583.2, subdivisions (h) and (i), to accommodate the shortfall of sites for the lower-income RHNA the program must: • permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower income households. By-right means local government review must not require a CUP, planned unit development permit, or other discretionary review or approval. • accommodate a minimum of 16 units per site; • require a minimum density of 20 units per acre; and • at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low- and low-income housing need, if those sites: o allow 100 percent residential use, and o require residential use occupy 50 percent of the total floor area of a mixed-use project.	Updated program A.4 to identify CIty responsibility if anenxation is not complete within three years.	Program A.4

		Accessory Dwelling Units (ADU): The element must include a program that incentivizes or promotes ADU development for very low-, low-, and moderate-income households. This can take the form of flexible zoning requirements, development standards, or processing and fee incentives that facilitate the creation of ADUs, such as reduced parking requirements, fee waivers and more. Other strategies could include developing information packets to market ADU construction, targeted advertising of ADU development opportunities or establishing an ADU specialist within the planning department.	Added a new program.	Program A.21
C.3	**Housing Programs**	***The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)***		
		Extremely Low Income: The element must include a program(s) to assist in the development of housing affordable to extremely low-income (ELI) households. Programs must be revised or added to the element to assist in the development of housing for ELI households. Program actions could include prioritizing some funding for housing developments affordable to ELI households and offering financial incentives or regulatory concessions to encourage the development of housing types, such as multifamily, single-room occupancy (SRO) units, to address the identified housing needs for ELI households. For additional information, see the Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/extremely-low-income-housing-needs.shtml.	Modified programs and objectives to specifically target construction of ELI.	Program A.14 and Table 4-1
		Density Bonus: The element must include a program to comply with current state density bonus law (Gov. Code, § 65915).	Updated program	Program A-10
		Zoning Code and General Plan Amendments: The element includes Program A20 (page 23) to "consider amendments to allow duplex/triplex/and other unit types in higher resourced areas." The program should be revised to have implementation actions beyond consideration with measurable outcomes as well as have a set timeframe for implementation during the planning period. If the revision to the zoning code cannot be completed, the City should include additional options to promote additional housing choice in high opportunity areas.	Updated program	Program A-20

C.4	**Housing Programs**	***Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)***		
		As noted in Finding B4, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.	As noted above, added new programs to address newly identified constraints.	Programs A-10 and C-11
		Reasonable Accommodation Procedure: The element must include a program to remove the constraints in approving a reasonable accommodation, including but not limited to the surrounding uses finding and CUP requirement. (Gov. Code, § 65583, subd. (c)(1)(3).)	Added program to analyze potential constraints of the Reasonable Accommodation procedures.	Section D.2.3-E and Program C.11
		Group Homes: The element must include a program to mitigate the constraints of excluding all group homes, for six or fewer residents as well as for seven or more residents, from many residential zones and the CUP requirements.	City allows small group homes by right, consistent with state law. Added program to analyze potential constraints and limitations on group homes for 7 or more persons.	Section D.2.3-E and Program C.11
		SB 35 Streamlined Ministerial Approval Process: The element must include a program to adhere to the SB 35 Ministerial Approval Process for development projects that meet specific requirements.	Added program.	Program A.27
C.5	**Housing Programs**	***Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)***		
		As mentioned in Finding B1, programs throughout the element should be revised to address enhancing housing mobility strategies; encouraging development of new affordable housing in high resource areas; improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing; and protecting existing residents from displacement. The programs should include metrics and milestones to provide benchmarks and ensure housing outcomes.	Programs included to address findings from the affirmatively furthing fair housing analysis.	Program A.20, C.9 and C.10

C.6	**Housing Programs**	***The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance. (Gov. Code, § 65583, subd. (c)(6).)***		
		While the element includes Program 5 (Preservation of at-risk affordable housing) to contact owners one year prior to expiration of affordability, State Preservation Notice Law requires owners to provide notice starting three years from expiration. The City should proactively reach out to owners to engage them in the process of preserving the at-risk units.	Updated program to contact owners 3 years prior to expiration.	Program B.5
D	**Quantified Objectives**	***Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)***		
		The element must include quantified objectives to establish an estimate of housing units by income category that can be constructed, rehabilitated, and conserved over the planning period. While the element includes these objectives by income group for very low-, low-, moderate- and above-moderate income, the element must also include objectives for extremely low-income households.	Updated objectives.	Table 4-1
E.	**Public Participation**	***Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(8).)***		

		While the element includes a general summary of the public participation process (page 4), it must also demonstrate diligent efforts were made to involve all economic segments of the community in the development of the housing element. For example, the element must describe the groups invited to the focus group meetings, if translation services were available to the public, and how public comments were considered and incorporated into the element. HCD understands the City did not make the element available to the public prior to submittal to HCD. By not providing an opportunity for the public to review and comment on a draft of the element in advance of submission to HCD, the City has not yet complied with statutory mandates to make a diligent effort to encourage the public participation in the development of the element and it reduces HCD's ability to consider public comments in the course of its review. The availability of the document to the public and opportunity for public comment prior to submittal to HCD is essential to the public process and HCD's review. The City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments, including making revisions to the document where appropriate. In addition, HCD reviewed third-party comments as part of this review. These comments will be provided to the City under a separate cover and should be considered as part of the revised element. HCD's future review will consider the extent to which the revised element documents were circulated and how the City solicited, considered, and addressed public comments in the element. The City's consideration of public comments must not be limited by HCD's findings in this review letter.	Provided additional detail on the organizations contacted as part of the Housing Element process and how comments were addressed in the Housing Element. The Draft Housing Element was available for public review and comment concurrently with HCD's intial review, understanding the City would be addressing HCD and public comments at the same time prior to preparing a revised draft suitable for adoption by City Council. Public comments received on the Public Review Draft document will be addressed prior to resubmitting a draft to HCD. The City will continue to notice the availability of the document, including revisions, as well as future meetings and/or hearings. Participants in previous outreach events, identified stakeholders, and any commenters will receive individual notification of revised drafts.	Section 1.4, Appendix E
LSNC				
I	**Public Participation**	We are concerned that the City did not make an effort to achieve public participation from all economic segments of the community in the development of the Housing Element. In fact, the draft Housing Element was not made available for public review until after it was submitted to HCD. The fact that all meetings, workshops, and public notices happened on a website, web platform, or social media site means that populations without reliable internet or computer access could not participate, especially during a time that libraries were not open.	City updated the summary of public outreach to demonstrate the diversity of outreach methods and groups and organizations that were contacted. Due to the COVID-19 pandemic outreach was performed virtually. The City followed established protocols for other City meetings to distribute meeting notices and accept comments virtually, in writing, or by phone.	Appendix E

		The City released the draft Housing Element for public comment and submitted it to HCD on the same day, thus undercutting the public's opportunity to participate meaningfully in the development of the Housing Element. (Cal. Gov't Code 65583(c)(7).)	The City assumes this comment is referring to Gov. Code, § 65583, subd.(c)(8), The CIty expanded the discussion of outreach efforts. The housing element was available for public review concurrent with the first round of HCD review. The City planned for and anticipates addressing public and HCD comments at the same time. City response to public comment will be considered and incorporated into future revisions of the housing element prior to adoption.	Section 1.4 and Appendix E
		The City subsequently released a major update to the Draft, adding 60 pages and the previously omitted Affirmatively Furthering Fair Housing section, on July 1, 2021. Because the Housing Element was not complete when the City initially submitted it to HCD and released it to the public, the timeline for review and comments should begin on the date the City released a complete Draft, July 1, 2021.	City will continue to accept public comment on the draft Housing Element up through adoption. Due to the state requirements for Housing Element adoption, the City anticipates continued community outreach and coordination with HCD post-adoption as well.	N/A
		City should describe how it will incorporate comments from the public in the revised draft.	City has considered and will consider comments and needs that are raised and have modified or added new programs to address those needs.	Appendix E
II.a	**Quantify objectives and bolster programs**	The Element does not quantify objectives for most of its programs, and some of the listed programs are not actually programs, but rather action steps to create a policy or program. The programs need more description of what the City is committing to do, and the specific steps necessary to complete it with deadlines included. Many of the programs with ongoing timelines actually include specific steps that should have a deadline or tangible schedule of when action on the item will take place, including Development of Housing Programs 2, 4, 10, 13, 15, 19; Maintenance of Housing	City has updated the timeframe for implementation for many programs to ensure progress towards Housing goals will be achieved during the planning period. City has updated programs to provide additional clarity and action items	Section 4
		HE should list quantified objectives for any housing need addressed in the assessment section and propose measurable outcomes.	Quantified objectives are provided in Table 4-1	Section 4, Table 4-1
		The programs should contain specific action steps for engaging developers interested in building affordable housing and identifying appropriate sites in high opportunity areas. A vague statement that the City will "work with affordable housing developers interested in multi-family housing bonds", for example, is insufficient to meet this need." (Element, p. 19, Program A 11.)	The City does actively engage and supports to the extent possible interested builders of affordable housing. There are not sites within higher opportunity areas. To address this, the City has added program A.20 to modify zoning regulations to expand housing types in high opportunity areas. Additionally, the city incldues program A.3 to consider expanding	Program A.3 and Program A.20

			residential into other portions of the CIty. Should a re-use opportunity arise, the city will assess and take means necessary to assist in facilitating such a project.	
		Most programs should be revised to include more specific implementation commitments to demonstrate how a beneficial impact will be achieved in the planning period. It is impossible to demonstrate how the programs "will have a beneficial impact" within the planning period without some standard to evaluate outcomes.	City has updated the timeframe for implementation for many programs to ensure progress towards Housing goals will be achieved during the planning period. City has updated programs to provide additional clarity and action items	Section 4
	Housing Goals, Policies, and Programs			
II.b	**Preservation of Existing Affordable Units**	The National Housing Preservation Database (NHPD) lists a significant number of affordable units in Woodland with subsidies expiring in the next ten years, in addition to the units identified in the Element. The Element identifies Leisureville Mobile Home Park and Sycamore Point Apartments as properties containing units with expiring subsidies. Hotel Woodland, which has approximately 75 affordable one bedroom units, has 9% LIHTC funding that will expire on Jan. 1, 2027 according to the NHPD. Woodmark Apartments, which has 40 one-bedroom, 108 two- bedroom, and 25 three-bedroom or larger affordable units, has a 4% LIHTC subsidy that will expire on or around January 1, 2030. The City correctly identifies Sycamore Point as having 135 expiring units that expire on or around January 2031, but the property also has 11 HOME funded units that expire on or around April 9, 2024. The City should include an effective program to ensure that it knows its affordable housing inventory, the date of expiring subsidies, and include action steps to preserve the units. Examples include reaching out to nonprofit developers and applying for funding in conjunction with nonprofit developers by a specific date, relative to the expiration of the subsidy.	The City updated the analysis of at-risk units, adding additional properties identified by HCD as at risk, and modified the existing program to ensure adequate time to coordinate with project owners before affordability expiration.	Section B.4.3 and Program B.5

	Adequate Sites Affirmatively Furthering Fair Housing			
III.A.1	**Remove inappropriately sized parcels**	City should remove Inappropriately Sized Parcels from the Sites Inventory. Out of the seventeen sites identified for lower-income housing in Section C.4.3, "Detailed Tables," only seven sites are larger than one acre and only five are larger than two acres. Additionally, four of the suggested sites for low income housing are in flood zones, which would require the purchase of flood easements from neighboring properties or expensive grading for the sites to be developable. All but two of the sites identified for lower-income housing are within a 1.6 by 0.5-mile area along East Street, creating a compact corridor of low income housing, in a largely industrial and low-opportunity area of the City. The City must identify sites that can realistically be developed, and sites that are sufficiently sized.	Parcels smaller than 0.5 acres were removed from the site inventory. HCD considers sites suitable if they are between 0.5 and 10 acres in size. All the remaining sites in the inventory for lower income units meet these criteria. Additionally, all of the sites identified for lower-income housing are zoned to allow 30 du/ac, or more, consistent with HCD requirements for density. For the three sites in a flood zone, the flood depths are shallow. Residential must remain above 200-year flood elevation. Projects approval in flood plain subject to flood study demonstrating not more than 0.02 feet flood depth increase offsite. The developer can mitigate by purchasing flood easements from adjacent properties. To expand residential opportunities in more areas, the City added program A.20.	Appendix C and Progam A.20
III.A.2	**Rezone Sites that Are Developable By-Right to Account for its Shortfall of Very Low and Low Income Sites.**	The draft Housing Element purports to, not only meet but, exceed its RHNA for Very Low and Low Income units. However, there are currently no pipeline projects and the sites inventory identifies a realistic unit capacity of 769 units, which falls well short of the 1062 units required by the RHNA. The Draft states that the remaining 293 units come from the annexation of the Research and Technology Park Specific Plan area. Program 4 under Goal A of the Housing Plan is to Annex the Research and Technology Park Specific Plan Area. (Element p. 17.) There are no additional details in the Draft about how the City plans to ensure that sufficient units of low and very low income housing can be developed within the planning period. The City relies on the Research and Technology Park Specific Plan to account for nearly one-third of its RHNA, but the Research and Technology Park Specific Plan has yet to be approved, is not annexed into the City limits yet, and it does not identify any particular parcel. Therefore, the Research and Technology Park Specific Plan is not an adequate site, and the City must create a program to rezone sites that are developable by-right.	The Housing Element identifies adequate sites, through a combination of Pipeline projects, available sites, and annexation property, to meet the RHNA at all income levels. The City has updated Appendix C to provide further clarificaiton regarding pipeline projects and the Research and Technology Park Specific Plan timeline. The City has also updated program A.4 to require the City to identify alternative sites, allowing affordable housing by right, if the annexation is not completed within the legal three year timeframe.	Appendix C and Program A.4

		Annexation of additional land is an allowable method to increase appropriate sites. However, in order for the sites to qualify as adequate, the action, such as annexation, must ensure the sites will be available soon enough to enable them to be developed within the time frame of the housing element. (Cal. Gov. Code §65583(a)(3).)	The City added detail in the Sites Inventory regarding progress towards annexation and expected availability of infrastructure early within the planning period. The City updated program A.4 to ensure City identifes alternative sites if Annexation not complete within three years.	Section C.2.3 and Program A.4
III.A.3	**Locations and Obligation to Affirmatively Further Fair Housing**	There is a new state-law requirement that each jurisdiction take steps to "Affirmatively Further Fair Housing" (AFFH). The Draft released for public review on May 17, 2021 omits the fair housing assessment, which was only provided to the public yesterday, July 1, 2021. LSNC has not had time to review the newly added AFFH section; our comments will address the Draft as released on May 17. The draft Housing Element released for public review on May 17, 2021 fails to analyze patterns of segregation, or identify areas of opportunity where affordable housing should be developed. All of the identified sites are within the Moderate/Low Resource areas of the 2021 TCAC/HCD Opportunity Map. There are no sites identified within the High Resource areas in the southwest areas of the city.	City completed the Affirmatively Furthering Fair Housing analysis to address AB686 requirements, identify fair housing risks and identify solutions. There are few sites available in higher resources areas. The City added programs to expand housing in high opportunity areas (A.20), access to housing (C.9), and improvement of conditions in areas that have vacant land (C.10).	Section 1.7, Appendix F, Progam A.20, Program C.9, Program C.10
		In addition to the lack of analysis of fair housing, there are ***no programs*** that address the need to affirmatively further fair housing (e.g., an incentive for developers who choose to site their affordable housing projects in the western and southern areas of the City).	City completed the Affirmatively Furthering Fair Housing analysis to address AB686 requirements, identify fair housing risks and identify solutions. Three programs were added to address the identified risk factors.	Section 1.7, Appendix F, Progam A.20, Program C.9, Program C.10
		The sites are clustered in the East Street/downtown section of the City—almost exclusively in areas identified as "low resource" according to TCAC. **The current sites would function to perpetuate segregation and continue to exclude low-income households from the high-opportunity areas in the southern and western parts of the City.** The City should instead focus on revitalization of these low resource areas in the Northeast and downtown, but not focus on them as the only places in the City where affordable housing can be located.	City completed the Affirmatively Furthering Fair Housing analysis to address AB686 requirements, identify fair housing risks and identify solutions. The City added programs to expand housing in high opportunity areas (A.20), access to housing (C.9), and improvement of conditions in areas that have vacant land (C.10).	Section 1.7, Appendix F, Progam A.20, Program C.9, Program C.10

		Further, the only two sites located outside of the East Street corridor are also in the Westucky neighborhood with a history of unsafe drinking water sources. The draft Housing Element does not identify any sites in the high opportunity areas for low-income housing development. The City must identify a more geographically diverse group of sites to comply with its obligation to Affirmatively Further Fair Housing.	Westucky is a specific neighborhood, no affordable sites have been identified in this area. Also, the area is now served by City water and sewer. City completed the Affirmatively Furthering Fair Housing analysis to address AB686 requirements, identify fair housing risks and identify solutions.	Section 1.7, Appendix F, Progam A.20, Program C.9, Program C.10
III.B	**Affirmatively Furthering Fair Housing**	The May 17 Draft submitted to HCD and released to the public does not include any assessment of its AFFH responsibility. The draft Housing Element briefly mentions AFFH requirements when describing SACOG's methodology for allocating RHNA assignments, but completely fails to describe the City's responsibility. The draft acknowledges the City's higher than average proportion of low income households and low-wage jobs as well as the lower than average proportion of high opportunity units.	City completed the Affirmatively Furthering Fair Housing analysis to address AB686 requirements, identify fair housing risks and identify solutions.	Section 1.7, Appendix F, Progam A.20, Program C.9, Program C.10
		The city must include an analysis of (1) integration and segregation patters and trends, (2) racially or ethnically concentrated areas of poverty, (3) disparities in access to opportunity, and (4) disproportionate housing needs within the jurisdiction, including displacement risk. The element also failed to analyze whether the identified sites improved or exacerbated conditions for each of these fair housing elements. As discussed in the section above, the tight concentration of low income sites in the lowest opportunity area of the city only serves to exacerbate existing segregation and income disparities.	City completed the Affirmatively Furthering Fair Housing analysis to address AB686 requirements, identify fair housing risks and identify solutions.	Section 1.7, Appendix F, Progam A.20, Program C.9, Program C.10
	Nongovernmental Constraints			
IV.A.1	**Availability of Financing**	The Element generally describes low interest rates for borrowing, concludes private financing is generally available, and identifies the need for more funding for affordable housing. However, it does not address whether financing is available for underserved populations nor does it describe if there are any mortgage deficit areas or underserved groups.	City completed the Affirmatively Furthering Fair Housing analysis to address AB686 requirements, identify fair housing risks and identify solutions.	Section 1.7, Appendix F, Progam A.20, Program C.9, Program C.10
		A more thorough analysis is needed to both ensure the City can Affirmatively Further Fair Housing and identify strategies and policies that could address the lack of financing, predatory lending patterns, or historic racial inequities in lending.	City completed the Affirmatively Furthering Fair Housing analysis to address AB686 requirements, identify fair housing risks and identify solutions.	Section 1.7, Appendix F, Progam A.20, Program C.9, Program C.10

IV.A.2	**Land Use Controls- Fees**	The Element indicates the current fee structure favors single-family homes over multi-family development because the per-unit, rather than per square foot, fee calculation disincentivises denser, affordable housing. (Element p. 4) The City should include analysis regarding how it can adjust the fee structure to encourage development of multifamily, affordable housing.	Note: this was a comment provided by an individual at a focus group meeting. City has and continues to address fees to encourage small unit and multi-family development. City undertook a significant review of fees and has intentionally reduced the cost for MF and infill development over SF (2019). As a result, the City has seen at least 4 projects move forward (Downtown Suites (infill), Cleveland Suites (infill), 310 Main Street (Ashely and Main),and Opportunity Village at 334 Freeman St). In addition, the City has received a LEAP grant for the purpose of analyzing inclusionary housing requirements and fees with the intent of developing a square foot based inclusionary fee that will be applied as a standard cost and therefore reduce uncertainty and the need to negotiate the fees. The last multi-family development entitled by the City was approved with a square foot based inclusionary fee. The project is located in the CMU district which allows residential projects up to 40 du/ac. However, the applicant chose to keep the project at 29 du/ac and 169 units on 5 acres. Further, when the city approached the ownership to indicate a fee reduction is available for any unit under 700 sq. ft. the applicant indicated that their TCAC funding requires that they keep units at 710 sq. feet for a 1 br. The City Manager used administrative guideline allowance to allow the lower fee.	N/A
IV.A.2	**Land Use Controls- Code Enforcement**	The Element indicates that enforcement is complaint based but there is no evaluation about the success or impact on housing conditions using this approach. Anecdotally, we know that many Code Enforcement complaints of substandard housing conditions made by tenants do not result in physical inspections. A higher priority should be to inspect unregulated rental housing to ensure it is being properly maintained.	There are no specific examples or cases provided to substantiate this comment. To ensure the complaint based system is effective, the City has updated program B.3. to annually review code enforcement complaints to determine the outcome of the complaint, if an inspection was performed, and follow-up on the outcome of the complaint.	Program B.3