



1

INTRODUCTION AND ADMINISTRATION





The 2035 General Plan is a policy document for the long-range development of the City of Woodland. It provides the direction for the future growth of the city and articulates a vision of what Woodland aspires to be. The Plan draws its aspirations and goals from the community at large: residents, business owners, and elected officials, and translates these ideas into a set of policies and actions for present and future generations.

This introduction to the General Plan provides an overview of the document and its purpose, use, and policy structure. It highlights key principles, gives the reader a background to the planning process and the requirements for the Plan, describes how the Plan is organized, and explains how it will be administered after it is adopted.

1.1 Historic Development

In the winter of 1853, Henry Wyckoff settled in a dense grove of oak trees and opened a small store in Yolo City. Within a couple of years, other businesses were established in the area, and the favorable soil attracted other settlers who found farming to be a profitable venture. The settlement grew around what is now Main Street, and the town was renamed Woodland in 1858. Woodland became the Yolo County Seat in 1862 and was incorporated on February 22, 1871.

After incorporation, the City of Woodland continued to grow slowly but steadily in population, businesses, and industries. In September 1869, the California Pacific Railroad Company completed the construction of a rail line between Davisville and Marysville with a Woodland station in the vicinity of College Street and Lincoln Avenue. The rail line was later moved to its present location along East Street and became a part of the Southern Pacific Railroad System (now Union Pacific). The Sacramento Northern Electric Railroad Company began direct freight and passenger service to Sacramento from Woodland in 1912. Through mergers and acquisitions, today, Genessee Wyoming Railroad (operating as California Northern Railroad and Sierra Northern Railroad (operating as Yolo Shortline Railroad for freight) provide freight service to the industrial areas of Woodland, and the Sacramento River Train provides tourist excursions.

Throughout its history, Woodland has greatly benefited from the success of the agricultural industry. The invention and manufacturing of farming equipment has had an important impact on the community and agricultural industry. In addition, irrigation was and still is a major contributor to the agricultural success of the area. A variety of crops have been grown in and around the city including, tobacco, peanuts, grapes, rice, sugar beets, and various grains and row crops. In addition, several wineries were located in the surrounding area producing wine, vinegar, and brandy.

Additional detail about Woodland's historical development can be found in the *Opportunities and Challenges, Issues and Options Report*.

1.2 Focus on Sustainability and Climate Change

The City of Woodland is actively engaged regarding the issues of sustainability and climate change. Looking to the future, Woodland seeks to establish itself as a leader in sustainability practices attuned to reducing greenhouse gas emissions and increasing resiliency to the effects of climate change.

This General Plan advocates responsible growth while seeking to conserve energy, water and other resources; reduce greenhouse gas emissions; promote infill, green and net-zero energy development; and build community resiliency to the effects of climate change. Policies related to the issues of sustainability and climate change can be found throughout this General Plan.



To highlight these instances, an oak leaf symbol appears next to the policies that most directly address these topics.

In addition, the city's Climate Action Plan (CAP) outlines Woodland's overall strategy to reduce greenhouse gas emissions. Development of the CAP occurred concurrently with the planning process for this General Plan to ensure that the two documents support one another.

Throughout the General Plan, a leaf appears next to policies that address sustainability and climate change.

The CAP and greenhouse gas emissions are addressed in greater detail in the Sustainability, Conservation, and Open Space Element.

1.3 Vision for the Future

More than a decade after the last General Plan Update in 2002, new opportunities, challenges, and approaches have emerged in Woodland. Beginning in 2013, the General Plan Update process provided an important opportunity for Woodland to take stock of what it has accomplished over the past decade and lay out a vision for its future. The City engaged in a comprehensive community participation program to obtain the input of residents, businesses, property owners, City staff, and elected officials. This was central to the update process to ensure that the General Plan accurately addressed community needs and values. The outreach included regular meetings with a General Plan Steering Committee comprised of representatives from various facets of the community, a series of small-group interviews with key stakeholders, three community workshops, a newsletter with a mail-in survey sent to all households, and development of the General Plan 2035 project website, which was updated regularly. Study sessions with the Planning Commission and City Council were held regularly throughout the process as well, providing decision-makers the opportunity to give guidance at key points during plan development.



The General Plan Update process involved outreach that engages the community and allows for public participation.

Visioning Statement and Guiding Principles

A first step in the General Plan process is the development of a vision for the future and guiding principles to inform the method to achieve that vision. The vision statement is an aspirational description of what the community would like to be in the future, looking forward to 2035, and represents a compilation of input from the community through the public process.

Vision Statement

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

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

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

Guiding Principles

- I. **Quality and Character:** *Retain and enhance Woodland's quality of life, its distinctive identity and small-town characteristics.*

Preserve Woodland's unique small town charm and quality of life by maintaining the city's distinct urban edge and surrounding agricultural open space, promoting the Downtown and historic resources, and developing a variety of recreational, community and cultural facilities. Preserve and enhance the best qualities of Woodland's existing neighborhoods and promote the development of new neighborhoods with similar qualities while fostering healthy and attractive commercial and employment centers.

Promote development that strengthens the physical form of the City, enhances livability, incorporates sustainable design practices and continues to enhance Woodland's unique sense of place. High quality design and pleasing physical form promotes Woodland as offering a high quality of life and a desirable place to live, learn, work and recreate.

Woodland is envisioned to be a highly desirable place to live, learn, work, and recreate.



The General Plan aims to preserve and enhance the small-town identity of Woodland.



Enhancing the small-town characteristics, strengthening the historic downtown, and fostering economic growth in Woodland are priorities for the General Plan.

- 2. Orderly Development:** *Promote new growth while achieving an orderly pattern of community development, consistent with economic, social, fiscal and environmental needs.*

Provide for urban development and expansion of associated services on a logical and incremental basis to accommodate projected population and employment growth. Growth will be managed to ensure adequate infrastructure, public services, and amenities that the City can sustain, provide, and maintain. New growth areas will be carefully planned to enhance and not detract from existing neighborhoods and commercial centers. Infill and adaptive reuse of underutilized and vacant buildings is promoted.

- 3. Historic Downtown:** *Strengthen the historic downtown district as the city's center of shopping, dining, entertainment, and employment.*

Promote Downtown as the civic, cultural, and entertainment center of Woodland. The General Plan promotes a broad mix of uses, including increased dining, retail, and entertainment destinations with an array of urban housing and professional office/technology companies. Provide support to new business ventures and private reinvestment with policies and actions to assist revitalization and re-use of historically significant structures.

- 4. Economic Development:** *Foster economic growth and diversification with a range of employment opportunities for all residents.*

The General Plan promotes a diversified economic base and seeks to capitalize on Woodland's location and assets—access to I-5, Sacramento International Airport, rail service, prime farmland, and UC Davis—by supporting and assisting business development and mitigating constraints to economic investment. The Plan provides sites in a variety of infill and new growth locations to attract hotel, office, industrial, and research and development uses, which in turn will provide jobs and help the City achieve fiscal sustainability. The General Plan seeks partnerships in higher education, seed research, agricultural technology, food production, and other locally appropriate sectors. It supports linkages with Woodland's strong historical and cultural resources and promotes tourism.

- 5. Mobility Options:** *Coordinate land use and transportation planning to provide a range of attractive and viable transportation options, such as bicycle, pedestrian, and transit.*

Support development choices and transportation improvements that allow and encourage more residents, workers and visitors to walk, bike or use transit. Promote the development of “Complete Streets” to safely and effectively serve the needs of all modes of travel. Promote and seek opportunities to develop a seamless network of trails and paths to support a healthy and active lifestyle, livable neighborhoods and access to schools and amenities.



The General Plan supports the development of all modes of travel.

- 6. Housing Choice:** *Provide a variety of housing types to meet the needs for all generations and income levels.*

Encourage and enable a mix of housing types and densities that will provide Woodland residents with access to a full range of housing opportunities, and enable the City to meet its fair share of the region’s housing need. Housing types facilitated by the General Plan range from larger lot to small-lot single-family homes, townhomes, apartment buildings and lofts in a variety of locations and settings. Infill development in the Downtown and along mixed-use corridors is encouraged. Promote design practices that support high quality design and neighborhood development.



The General Plan encourages a mix of housing types to meet the needs of all Woodland residents.

- 7. Agricultural Heritage:** *Preserve and protect prime agricultural lands and their uses within and surrounding the community.*

Woodland’s surrounding agriculture is an important part of the community’s heritage, plays a major role in the city’s economy, and endows Woodland with a unique sense of place. To help maintain this important resource, the General Plan maintains the voter-approved Urban Limit Line within which urban development will be contained. Development will occur in an orderly, contiguous manner to preserve agricultural use of land as long as possible. Outside the current city limits, the City will encourage and support continued agricultural use of land.



The Plan ensures that Woodland preserves and protects its agricultural heritage while promoting orderly new growth.



Maintaining Woodland as a safe place to live is a priority of the General Plan.



The General Plan aims to improve and protect the quality of Woodland's natural environment by encouraging the use of renewable energy.



Providing all residents with access and opportunities to public services and recreational facilities is a priority of the General Plan.

8. Safety: *Ensure that Woodland remains a safe place to live, protected from natural and manmade hazards.*

Protect community livelihood and investment through requirements for structures to withstand seismic activity, provide fire protection, and minimize flood risk. Ensure a sense of personal and public safety as essential in developing a high quality of life. The General Plan supports appropriate levels of prevention and response.

9. Environmental Stewardship: *Foster a sustainable community for the next generation and protect and improve the quality of the natural environment.*

Encourage the preservation of the area's natural resources and continue to support regional efforts. Promote land use patterns that improve air quality and reduce greenhouse gas emissions, minimize vehicle miles traveled, and encourage conservation. Support proactive solutions to protect areas at risk of flooding.

10. Public Services: *Provide realistic, supportable, and appropriate levels of public service that are sustainable and fiscally sound.*

Balance the fiscal realities of providing sustainable public services with community desires for high quality amenities and facilities to ensure that meeting today's needs does not compromise the community's fiscal future. Require new development to pay for itself, including new facilities and on-going operations. Support the continuing maintenance and expansion of existing public facilities as the most efficient and effective means of living within the community's means. The City will continue to strive to improve the efficiency and quality of its public facilities and services.

11. Health and Recreation: *Provide all residents with opportunities to live an active, healthy, and green lifestyle.*

Promote healthy lifestyles by enhancing opportunities for physical activity, healthy eating, and sustainable living. The General Plan ensures that adequate parks and recreational amenities are well integrated in new neighborhoods. The Plan promotes creation of a recreational greenbelt and expansion of walking and biking paths to enable residents to use active transportation options to connect to work, schools, grocery stores, and a variety of open spaces.

12. Quality Education: *Foster quality educational and enrichment opportunities.*

The General Plan underscores the importance of high quality educational opportunities—including K-12 education, higher education, workforce training, and general community enrichment—to Woodland’s quality of life. The City recognizes the link between education, safety, and opportunities for economic advancement in the community for youth, their families, and all Woodland residents. To this end, the Plan supports continued partnership with the Woodland Joint Unified School District, the County Office of Education, and Woodland Community College in planning, facility sharing, extracurricular activities and recreation, and promoting academic achievement, as well as linkages between Woodland’s growing cluster of agricultural technology and research establishments and higher education.



The General Plan aims to provide all residents with high quality educational opportunities.

1.4 Geographic Setting

Regional Location

The City of Woodland is the county seat of Yolo County, located in California’s Sacramento Valley. The city is situated approximately 20 miles northwest of Sacramento, eight miles west of the Sacramento International Airport, and 12 miles north of Davis at the intersection of Interstate 5 (I-5) and State Route 113 (SR 113). The Yolo Bypass, of the Sacramento River, lies approximately three miles east of the city. Willow Slough is located about one mile to the southeast, and Cache Creek is located approximately two miles to the north. Woodland covers an area of approximately 9,624 acres or 15 square miles and is surrounded by agricultural land uses. Figure I-1 shows Woodland in its regional Northern California context.

Planning Area

The Planning Area is the geographic area for which the General Plan establishes policies about urban growth, agricultural protection, and future public facilities and services. According to State law, each city must include in its General Plan all territory within the boundaries of the incorporated area as well as “any land outside

its boundaries which in the planning agency's judgment bears relation to its planning" (California Government Code Section 65300).

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

The ULL reflects a community commitment to focus future growth within the city to prevent urban sprawl. The primary purpose of the ULL is to allow for development and densification of Woodland over the long term while preserving and protecting agricultural, natural resource, and open space uses outside of the boundary.

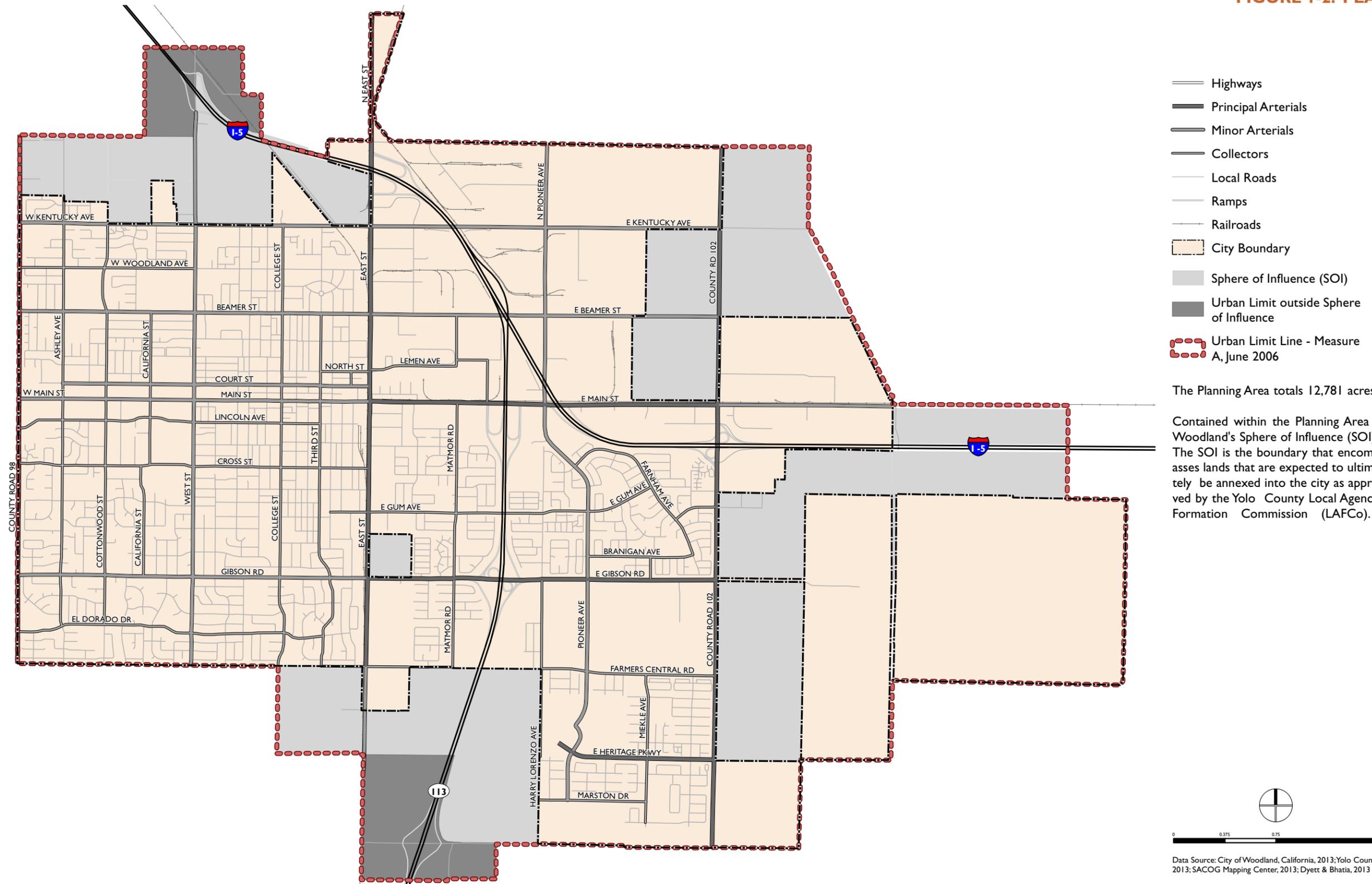
Illustrated in Figure 1-2, the Planning Area totals 12,781 acres, which includes 9,624 acres within the city plus an additional 3,148 acres outside the city limits but within the ULL. It is bounded roughly by Churchill Downs Avenue to the north, County Road 98 to the west, and County Road 25A to the south. Various agricultural and industrial parcels form the boundary to the east. Most of the unincorporated area within the ULL is currently vacant or in agricultural use.

Contained within the Planning Area is Woodland's Sphere of Influence (SOI). The SOI is a boundary that encompasses lands that are expected to ultimately be annexed by the City. Yolo County Local Agency Formation Commission (LAFCo), which reviews and approves proposed boundary changes and annexations by incorporated municipalities, determines the SOI. The SOI has both a 10-year boundary and a 20-year boundary, based on LAFCo's determination of roughly when the land would need to be annexed to accommodate growth. However, LAFCo does not have land use authority; the SOI is intended to guide urban land uses into an efficient and well-planned development pattern, with consideration given to preserving prime farmland and other open space lands. LAFCo must also consider consistency with the city's General Plan and any specific plans. Portions of the Planning Area beyond the current SOI would likely be included in a future SOI.

Woodland is not bound to restrict its planning to the SOI as currently defined. The city's SOI describes its probable physical boundaries and service area and can be used as a benchmark for the minimum extent of the Planning Area—but it need not represent the maximum extent. Following completion of the General Plan Update, Woodland may request an amendment to its SOI to more accurately reflect the intentions of the General Plan.

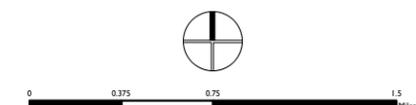
This page intentionally left blank.

FIGURE I-2: PLANNING AREA



The Planning Area totals 12,781 acres.

Contained within the Planning Area is Woodland's Sphere of Influence (SOI). The SOI is the boundary that encompasses lands that are expected to ultimately be annexed into the city as approved by the Yolo County Local Agency Formation Commission (LAFCo).



Data Source: City of Woodland, California, 2013; Yolo County, 2013; SACOG Mapping Center, 2013; Dyett & Bhatia, 2013

This page intentionally left blank.

1.5 General Plan Scope and Purpose

General Plan Purpose

The General Plan governs all city actions relating to Woodland's physical development. The General Plan is mandated by, and derives its authority from, California Government Code Section 65300, which requires each city and county in California to adopt a General Plan, "for the physical development of the county or city, and any land outside its boundaries which bears relation to its planning." The Woodland General Plan is a document adopted by the City Council that serves several purposes:

- Outlines a vision for Woodland's long-term physical and economic development and community enhancement;
- Provides goals and policies that will allow this vision to be accomplished;
- Establishes a basis for judging whether specific development proposals and public projects are in harmony with General Plan policies and standards (such as for density, parks, and mobility);
- Allows City departments, other public agencies, and private developers to design projects that will enhance the character of the community, preserve and enhance important environmental resources, and minimize hazards; and
- Provides the basis for establishing priorities for implementing plans and programs, such as the *Zoning Ordinance*, the *Capital Improvements Program*, master plans, and specific plans.

State law requires that land use decisions and a variety of city actions be consistent with the General Plan; thus, regular and ongoing use of the Plan is essential. The Plan is both general and long-range, and there will be circumstances and instances when detailed studies are necessary before General Plan policies can be implemented. Successful implementation of the General Plan requires effective communication among City staff, the community, and City decision-makers. Public safety, public health, and community values are the primary considerations when making decisions related to implementation of the General Plan. In addition, all City Council and Planning Commission actions should be reviewed for General Plan consistency.



The City aims to create "Complete Streets" that serve all modes of transportation.

This General Plan establishes a “horizon year” of 2035.

General Plan Horizon Year

This General Plan establishes a “horizon year” of 2035. Since State law specifies that general plans take a long-term perspective, in order to effectively set goals and objectives that can guide decision-making in this way, most general plans look out approximately 20 years. The horizon year does not signify an end point; rather, it provides a context for short-term decisions. Some topics considered in the General Plan have different time horizons. By State statute, the housing element must consider eight-year periods.

Woodland’s horizon year of 2035 represents a reasonable time period in which to “look ahead” and plan comprehensively for the city’s next major phase of growth, change, and investment. However, as planning is a continuous and dynamic process, the Plan should be reviewed regularly regardless of the horizon year and revised as new information becomes available and city priorities and values change. Section I.8, Administration, describes how the General Plan may be amended if needed.

General Plan Requirements

A city’s general plan has been described as the framework within which decisions are to be made on how to grow, provide public services and facilities, and protect and enhance the environment. California’s tradition of allowing local control over land use decisions means that the State’s cities have considerable flexibility in preparing their general plans.

While they allow flexibility, State planning laws do establish basic requirements about the issues that general plans must address. The California Government Code establishes both the content of general plans and rules for their adoption and subsequent amendment. Together, State law and judicial decisions establish three overall guidelines for general plans; they should be:

- **Comprehensive.** This requirement has two aspects. First, the general plan must be geographically comprehensive. That is, it must apply throughout the entire incorporated area and it should include other areas that the city determines are relevant to its planning. Second, the general plan must address the full range of issues that affect the city’s physical development.
- **Internally Consistent.** This requirement means that the general plan must fully integrate its separate parts and relate them to each other without conflict. This requirement, often

referred to as “horizontal” consistency, applies as much to figures and diagrams as to the general plan text. It also applies to data and analysis as well as policies. All adopted portions of the general plan, whether required by State law or not, have equal legal weight. None may supersede another, so the general plan must resolve conflicts among the provisions of each element.

- **Long-Range.** Because anticipated development will affect the city and the people who live or work there for years to come, State law requires every general plan to take a long-term perspective.

1.6 Relationship to Other Plans and Regulations

The General Plan provides the basis for all of the City’s regulations, policies and programs that relate to issues addressed in the Plan. In addition to requiring that the Plan be internally consistent, the State also requires “vertical consistency”—i.e., consistency between the General Plan and other City actions. This requirement means that the City’s zoning and subdivision ordinances, specific plans, all development approvals, public works projects, and open space implementation programs have to be consistent with the General Plan.

The State’s General Plan Guidelines provide the following rule for defining consistency: “An action, program, or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment.” This rule gives the City flexibility in implementation. Because the Plan is both general and long-range, there are many circumstances where future City actions will be addressed only generally in the Plan.

State law requires “vertical consistency,” i.e. consistency between the General Plan and other city actions.

TABLE I-1: SPECIFIC PLANS, MASTER PLANS AND OTHER IMPLEMENTATION DOCUMENTS

<i>Plan</i>	<i>Year Adopted</i>	<i>Proposed Action</i>
<i>Specific Plans</i>		
Spring Lake Specific Plan	2001; Updated 2007	Retain and update
Downtown Specific Plan	1993; Updated 2003	Retain and update
East Street Corridor Specific Plan	1998; Updated 2005	Repeal
Southeast Area Specific Plan	1990; Updated 1995	Retain and update
<i>Master Plans</i>		
Parks and Facilities Master Plan	Update underway	Retain and update
Drainage Master Plan	Update underway	Retain and update
Sanitary Sewer Management Plan	2015	Retain and update
Streets Master Plan	2011	Retain and update
Bike Master Plan	2002	Retain and update; transition to Active Transportation Plan
Wastewater Facilities Master Plan	1986	Retain and update
<i>Other Implementation Documents</i>		
Zoning Ordinance	Updated 2015	Retain and update
Subdivision Ordinance	Updated 2008	Retain and update
Climate Action Plan	2016	Adopt
Urban Water Management Plan	Update underway	Retain and update
Capital Improvement Plan	2016	Retain and update
Major Projects Financing Plan	2008	Retain and update
Community Design Standards	1998; Updated 2004	Retain and update

The General Plan is “self-mitigating” with regards to environmental impacts.

Environmental Impact Report

The General Plan is accompanied by an Environmental Impact Report (EIR) to inform the community and decision-makers on the environmental implications of the General Plan and a range of potential alternatives. The General Plan is “self-mitigating” in that it includes policies and programs to mitigate potential significant environmental impacts associated with development under the Plan, where possible.

Specific Plans, Other Plans and Implementing Documents

As shown in Table I-1, the City maintains several specific and master plans. These may cover a specific geographic area, such as Spring Lake, or a specific topic, such as parks. As per State law, these documents, as well as implementing programs such as the Capital Improvements Program, are required to be consistent with the General Plan.

Consistency Between the General Plan and Zoning

The City's *Zoning Ordinance* is one of the most important tools for implementing the Plan. As a General Law City, Woodland's zoning regulations must be revised following Plan adoption to be consistent with the General Plan, as needed. Requirements for consistency between the General Plan and zoning can be broken down into three aspects:

- **Uses and Standards.** The General Plan's land use classifications are more general than the *Zoning Ordinance* classifications. For example, the Plan has three categories for residential use, while the *Zoning Ordinance* may have more. Multiple zoning districts may be consistent with a single General Plan residential classification, as long as all of the densities and unit types allowed in each zoning district are also permitted in the relevant General Plan category.
- **Spatial Correlation.** The Zoning Map should reflect the general pattern of land use depicted on the General Plan Land Use Diagram. However, the two need not be identical.
- **Timing.** State law allows a "reasonable time" for updating and reconciling the *Zoning Ordinance* with the General Plan. The General Plan has a 20-year horizon, while zoning focuses on the immediate appropriate uses for individual sites. In addition, all land within city limits should be zoned in accordance with the General Plan land use designations. In instances where land outside the city limits is designated on the General Plan Land Use Diagram, these designated uses can be applied at the time of annexation using master planning, specific plans, and pre-zoning.

The City's Zoning Ordinance is one of the most important tools for implementing the General Plan.

Many General Plan policies and actions, in particular those in the Land Use, Community Design, and Historic Preservation Element, call for specific changes to be made to the *Zoning Ordinance*. A consistency matrix highlighting the relationship between the land use designations in this General Plan and existing zoning districts can be found in Appendix C.

Interim Zoning

For the period immediately following the adoption of this General Plan, the City will establish a stand-alone Interim Zoning Ordinance in accordance with Government Code Section 65858, which would apply until a comprehensive update of the *Zoning Ordinance* is completed. For this interim period, the General Plan Land Use Diagram may serve as the Interim Zoning Map. In addition, the City will also adopt procedures for making findings of conformity with the General Plan for projects that are proposed before the comprehensive zoning update is finalized.

TABLE I-2: ORGANIZATION OF THE GENERAL PLAN

<i>General Plan Element</i>	<i>State-Mandated?</i>	<i>Major Issues Addressed</i>
Land Use, Community Design, and Historic Preservation	Yes (<i>Land Use</i>)	Distribution of land uses, standards for density and intensity, growth management, urban form, historic preservation
Transportation and Circulation	Yes (<i>Circulation</i>)	Street classifications, transit service, pedestrian and bicycle needs, parking, goods movement, air transportation
Economic Development	No	Employment, jobs-housing relationship, economic growth, fiscal sustainability, business and job growth, tourism
Public Facilities and Services	No	Police, fire, parks, recreation, schools, public utilities
Healthy Community	No	Health, physical fitness, access to health facilities and services, healthy food, related community services, arts and culture
Sustainability, Conservation, and Open Space	Yes (<i>Conservation and Open Space</i>)	Water, biological resources, open space for conservation, agriculture, soil, mineral resources, archaeological resources, air quality and greenhouse gases
Safety	Yes (<i>Safety and Noise</i>)	Geologic and seismic hazards, flood hazards and protection, fire hazards, airport-related hazards, hazardous materials and operations, emergency response, noise sources and standards
Housing	Yes (<i>Housing</i>)	Housing needs assessment, land and resource inventory, constraints to housing production, quantified objectives

1.7 Guide to Using this Document

The organization of the General Plan is summarized in Table I-2. Throughout the Plan, cross-references guide the reader to related policies in other sections and elements.

In addition, the General Plan also contains five appendices:

- Appendix A – Implementation Programs
- Appendix B – Anticipated Growth by Geographic Area
- Appendix C – General Plan/Zoning Consistency Matrix
- Appendix D – Glossary
- Appendix E – Housing Element Background Data

With the exception of Appendix E, which contains information that constitutes a required component of the Housing Element, the appendices are not an adopted part of the General Plan. As a result, Appendices A through D can be updated at any time without a General Plan Amendment.

Element Structure

Goals and Policies

Each Element of the Plan includes some background information to establish the context for policies in the chapter. This background information is followed by goals and policies, which together articulate a vision for Woodland that the Plan seeks to achieve.¹

- **Goals** are an ideal future end related to the public health, safety, or general welfare of the community; they set directions for policies and actions.
- **Policies** are specified ends or conditions that are an intermediate step towards attaining a goal; they are specific statements to guide decision-making.

¹ In the case of the Housing Element, which is the only element required to be updated and reviewed by the Department of Housing and Community Development on an eight-year cycle, the majority of background information required by State law is located in Appendix E.

Goals and policies provide guidance for development review, infrastructure planning, community facilities and services, and protection of the city's resources, by establishing planning requirements, programs, standards, and criteria for project review.

Goals and policies provide guidance for development review, infrastructure planning, community facilities and services, and protection for the city's resources, by establishing planning requirements, programs, standards, and criteria for project review. Explanatory material, such as tables or figures, accompanies some policies. Where the same topic is addressed in more than one chapter, sections and policies are cross-referenced.

Goals and policies are organized using a three-part numbering system. The first part refers to the element number and the second is the order in which the goal appears. The third number refers to the policy that corresponds with the goal. For example, the first goal in the Land Use, Community Design, and Historic Preservation Element would be Goal 2.A, and the first policy would be Policy 2.A.1.

Implementation programs associated with the goals and policies of each Element are located in Appendix A. As noted above, this appendix is not an adopted part of the General Plan, and thus can be updated as often as the City chooses.

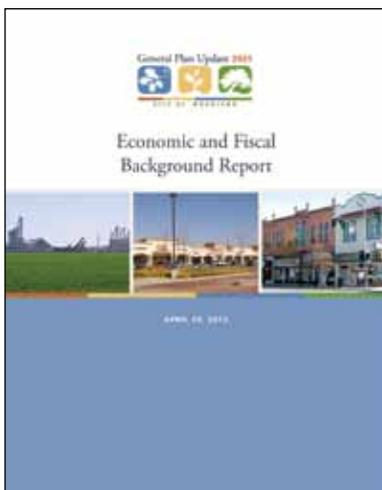
Diagrams and Maps

Each Element contains maps and diagrams that illustrate policies relating to land use, circulation, conservation, and other topics.

Supporting Documents

Comprehensively updating a General Plan requires substantial supporting research and analysis. Numerous technical background reports and studies were prepared as part of this process that established baseline physical, environmental, and economic conditions; and evaluated various potential scenarios for the city's growth and development through the planning horizon year. These reports are summarized below. In addition to the EIR on this plan, these reports provide detailed background information that is referenced throughout various elements of the General Plan. They include:

- Economic and Fiscal Background Report (April 2013)
- Opportunities and Challenges, Issues and Options (June 2014)
- Development Scenarios Analysis (April 2015)



The Economic and Fiscal Background Report looks at the demographics, trends, and fiscal conditions in Woodland.

1.8 Administration

The General Plan is intended to be a dynamic document. As such, it may need to be updated over time to address site-specific or comprehensive needs, to respond to new State or federal law, or to modify policies that may become obsolete or unrealistic.

Amendments to the Plan

From time to time, the City will entertain proposals for specific amendments to the Plan. The City will initiate some of these proposals itself, but others will be initiated by property owners and developers. All private petitions to amend the General Plan must be petitioned to the City Council prior to processing.

State law limits General Plan amendments to four times per year, but each amendment may make an unlimited number of changes to the Plan. However, this restriction does not apply to optional elements (such as Economic Development), to amendments needed to comply with a court decision, or to allow for the development of affordable housing. Because of the requirement for internal consistency (consistency between all elements and components of the Plan), particular care must be taken to ensure that amendments maintain consistency with text and diagrams in all Plan elements. Like the adoption of the General Plan itself, General Plan amendments are subject to environmental review, public notice, and hearing requirements.

State law limits General Plan amendments to four times per year.

“Non-substantive” changes or corrections to the plan, such as those that provide minor clarification or correct errors and do not change the meaning or intent of General Plan goals and policies, are not considered General Plan amendments and are not subject to the limit of four amendments per year.

Annual Report and Subsequent Updates

The California Government Code requires that City staff submit an annual report to the City Council on the status of the General Plan and progress in its implementation. This report is submitted to the Governor’s Office on Planning and Research and the Department of Housing and Community Development. The report must include an analysis of the progress made in meeting the City’s share of regional housing needs (identified in the Housing

Element) and local efforts to remove governmental constraints to the maintenance, improvement, and development of affordable housing. Also, any mitigation monitoring and reporting requirements prescribed in the General Plan EIR should be included in the annual report. Finally, the report should also include a summary of all General Plan amendments, changes, and corrections adopted during the preceding year, a description of upcoming projects or issues to be addressed in the coming year, and a work program and budget.

It is always possible that significant events will occur and/or substantial new information or direction comes to light that necessitates an update prior to the horizon year (2035). This update could be largely technical in nature, requiring only a simple review and a process for incorporating public input. However, if a more comprehensive update is deemed necessary, a complete planning process that includes a substantial community visioning process to establish new goals and priorities should be undertaken.

Implementation Responsibilities

Implementation of the General Plan will require effort from the City Council, the Planning Commission, other boards and commissions, and various City departments. The principal responsibilities that City officials and staff have for General Plan implementation are summarized below. Detailed descriptions of their powers and duties are documented in the Woodland Municipal Code.

Implementation programs can be found in Appendix A.

In addition, the General Plan includes an appendix of implementation programs that correlate to goals and policies in the various elements. Each implementation program specifies an action, general timeframe for completion, primary responsibility, and anticipated funding source. These implementation programs are provided as a guide to assist with achieving many of the major objectives that the General Plan articulates. However, it is not an exhaustive list; other implementing actions that the City undertakes to realize the goals of the Plan may be identified and pursued. Similarly, these implementation programs are not considered part of the adopted General Plan, changes to them do not constitute General Plan amendments, and they are not limited to four changes per year.

City Council

The City Council is responsible for the overall management of municipal affairs; it acts as the legislative body and is responsible

for adoption of the General Plan and any amendments to it. The City Council also appoints the Planning Commission and other boards and commissions established under the Municipal Code. The City Council's role in implementing the General Plan will be to set implementation priorities and approve the Zoning Map and updated *Zoning Ordinance*, consistent with the General Plan, as well as a Capital Improvement Program and budget to carry out the Plan. The Council also approves certain development projects consistent with the General Plan. City Council strategic planning and goals must align with the General Plan and cannot conflict with or supersede the Plan where they overlap.

Community Development Department

The Community Development Department is responsible for planning, redevelopment, housing, building inspection, engineering, and code compliance for the City of Woodland. The Planning Division administers the General Plan, *Zoning Ordinance*, and California Environmental Quality Act Guidelines; acts as support staff to the City Council, Board of Building Appeals, Historical Preservation Commission and Planning Commission on planning matters, and the Traffic Safety Commission on traffic matters; and ensures compliance with City codes.

Specific duties related to General Plan implementation include preparing *Zoning Ordinance* amendments for City Council approval, reviewing development applications for compliance with the General Plan and applicable codes and regulations, conducting investigations and making reports and recommendations on planning and land use, zoning, subdivisions, design review, development plans and environmental controls, coordinating with WJUSD on activities related to school sites, and coordinating with the Yolo County Transportation District on activities related to transit services.

Community Services Department

The Community Services Department has responsibilities for events, grant opportunities, recreation and senior programs, non-profit and community partner collaboration, and affordable housing. It will coordinate with the Community Development Department to implement the Public Facilities and Services Element and the Healthy Community Element of the General Plan, as well as any policies related to youth or senior services, recreational facilities and services, volunteering and community partnerships, and affordable housing programs. The Parks Division maintains the city's park and recreation areas and facilities.

Public Works Department

The Public Works Department is responsible for the provision and maintenance of transportation and utilities infrastructure, related facilities, and services. The Environmental Services Division educates the public about environmental regulatory compliance and promotes conservation and environmental quality in solid waste, water, and stormwater facilities and services. The Fleet and Facilities Maintenance Branch is responsible for the maintenance of City vehicles and equipment, emergency generators, and City facilities. The Infrastructure branch operates and maintains the street system, including signs and markings sidewalks, curbs, gutters, street trees, parking lots, traffic signals, and street lights. The Utilities Division is responsible for the water, sewer, storm drain, and wastewater systems. Wastewater Operations is responsible for the operation and maintenance of the Water Pollution Control Facility and the Pretreatment Program.

The Public Works Department will work with the Community Development Department to implement policies of the Transportation and Circulation; Sustainability, Conservation, and Open Space; Safety; and Public Facilities and Services elements of the General Plan, as well as other policies related to environmental quality, traffic, utilities, parks, and public facilities. City-initiated discretionary projects, including capital projects and public works projects, must be consistent with the goals and policies of the General Plan.

Administrative Services

The Administrative Services Department supports all departments, City employees, the City Council and various boards and commissions by providing financial services, human resource management, information technology management, purchasing services, City Clerk services and audio/video services. The City Manager's Office oversees all departments and agencies of the city, with some limited exceptions. The Finance Division of the City's Administrative Services Department is responsible for drafting the annual budget, accounting for civic assets and liabilities, and providing City officials with financial information. Budgeting and program administration cannot be inconsistent with the goals and policies of the General Plan.

Police and Fire Departments

Within the City, responsibility for public safety is assigned to the Police and Fire Departments. The Police Department administers programs that prevent, investigate, solve, and decrease crime in the community. The Fire Department provides fire protection and prevention services by responding to emergencies, conducting educational outreach, and planning for emergency service needs.

Advisory Boards, Commissions, and Committees

The City has 13 advisory boards, commissions and committees that may be involved in plan implementation. As of July 2016, these include:

- Board of Building Appeals
- Commission on Aging
- Flood Control Advisory Committee
- Historical Preservation Commission
- Library Board
- Manufactured Home Fair Practices Commission
- Parks and Recreation Commission
- Personnel Board
- Planning Commission
- Traffic Safety Commission
- Undergrounding Committee
- Water Utility Advisory Committee
- Sustainability Committee

The General Plan does not envision any substantive change in the responsibilities assigned to these bodies; however, they will be administering new or amended regulations adopted pursuant to General Plan policies. Thus, their actions must be consistent with the General Plan. The City Council may choose to revise the list of advisory bodies and/or create new ones as necessary. Governed by Chapter 2, Article I, Division I of the Municipal Code “Council Appointments” and Article VII, Boards, Commissions and Committees.

Planning Commission

The Planning Commission is responsible for assisting in the preparation of the General Plan and recommending adoption or amendment as needed. The Planning Commission also assists in developing, implementing, and maintaining the *Zoning Ordinance*, Specific Plans, and Community Design Standards as needed for Plan implementation.