General Plan Update 2035

CITY OF WOODLAND

General Plan

Adopted May 16, 2017

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Resolution No. 6835: Certification of the General Plan EIR

Resolution No. 6836: Adoption of the 2035 General Plan

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A Note to the Reader

The Public Review Draft of the General Plan contemplated two alternative ways in which growth and development through 2035 could occur, which were referred to as the South Alternative and the East Alternative.

The Environmental Impact Report (EIR) for the General Plan analyzed both of these Alternatives with equal consideration or "equal weight." The impacts of each Alternative were fully evaluated relative to the baseline and established significance criteria. The analysis in the EIR informed the development of the final General Plan. The Final General Plan includes a final growth scenario that allows for the consideration of growth within the Urban Limit Line through 2035. Approval of new project development during the horizon of the General Plan shall be dependent upon evaluation for consistency with the General Plan and General Plan EIR. The EIR provides maximum growth assumptions by development area, with development up to 7,000 new residential units and 17,386,000 new non-residential square feet analyzed in the EIR.

The General Plan goals and policies prioritize future residential growth through infill and along key corridors and Downtown, as well as build out of Spring Lake. Recognizing the benefits of development in new growth areas as well, the General Plan does not preclude consideration of development in any growth areas. This recognizes that inherent physical, financial, and market constraints exist that will naturally direct and meter growth. Various growth considerations are imbedded as policy considerations.

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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.

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

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

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

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.

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.

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

Guiding Principles

1. **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.

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.

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.

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 General Plan supports the development of all modes of travel.

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

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 1-1 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.

FIGURE 1-1: REGIONAL LOCATION

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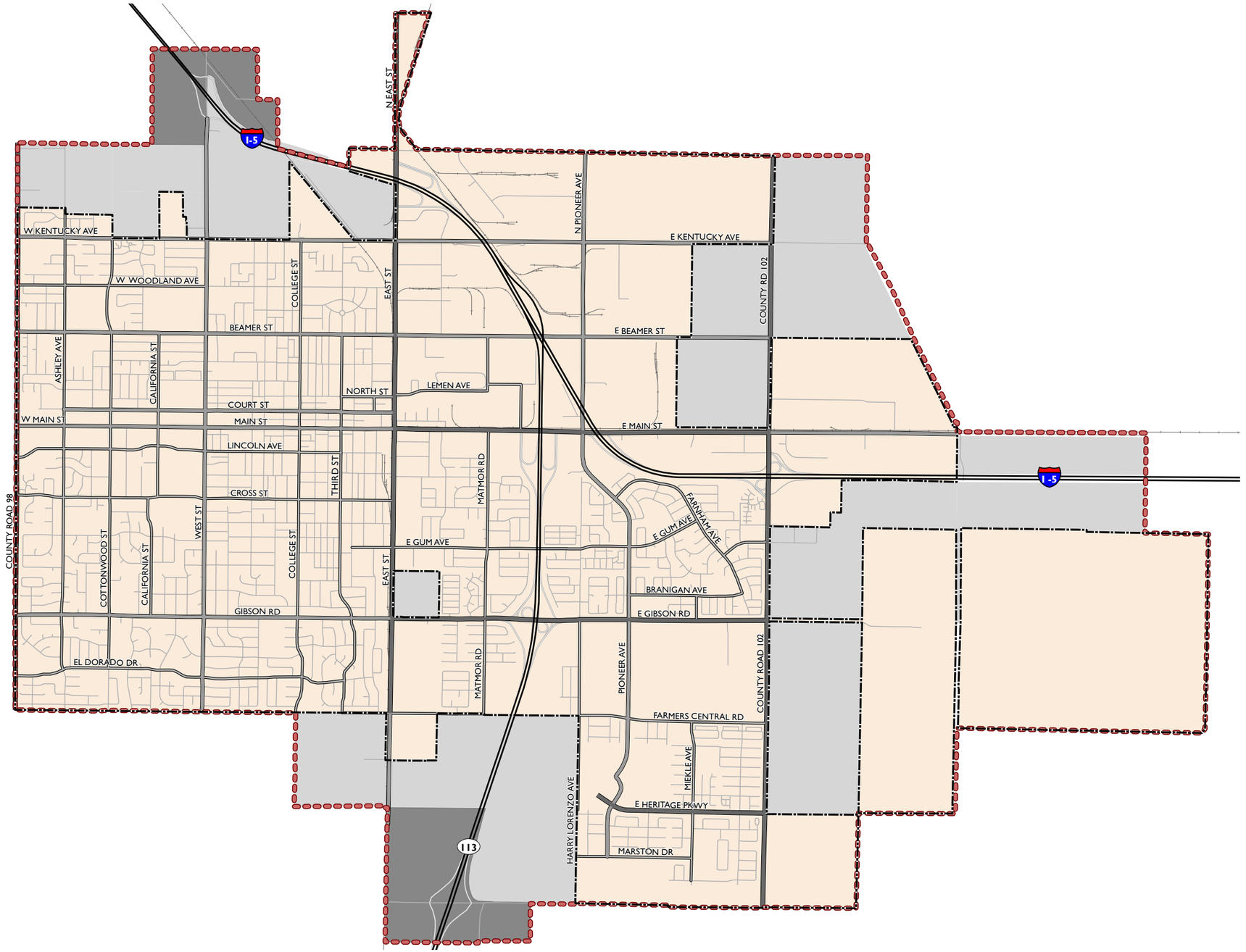
FIGURE 1-2: PLANNING AREA



- Highways
- Principal Arterials
- Minor Arterials
- Collectors
- Local Roads
- Ramps
- Railroads
- City Boundary
- Sphere of Influence (SOI)
- Urban Limit outside Sphere of Influence
- Urban Limit Line - Measure A, June 2006

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).

0 0.375 0.75 1.5 Miles

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

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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.

General Plan Horizon Year

This General Plan establishes a "horizon year" of 2035.

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 1.8, 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.

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

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.

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

Plan	*Year Adopted*	*Proposed Action*
Specific Plans		
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
Master Plans		
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
Other Implementation Documents		
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

Environmental Impact Report

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

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 1-1, 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:

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

- **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 prezoning.

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 1-2: ORGANIZATION OF THE GENERAL PLAN

General Plan Element	*State-Mandated?*	*Major Issues Addressed*
Land Use, Community Design, and Historic Preservation	Yes *(Land Use)*	Distribution of land uses, standards for density and intensity, growth management, urban form, historic preservation
Transportation and Circulation	Yes *(Circulation)*	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 *(Conservation and Open Space)*	Water, biological resources, open space for conservation, agriculture, soil, mineral resources, archaeological resources, air quality and greenhouse gases
Safety	Yes *(Safety and Noise)*	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 *(Housing)*	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 1-2. 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.

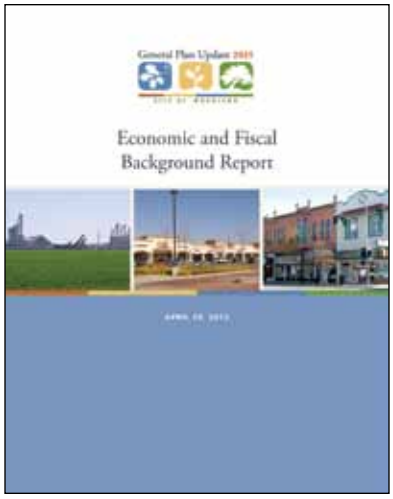
Diagrams and Maps

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, nonprofit 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 1, Division 1 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.

2 LAND USE, COMMUNITY DESIGN, AND HISTORIC PRESERVATION ELEMENT

Land use decisions and design standards contribute to Woodland's identity and livability.

See the Introduction and Administration chapter for more information on Woodland's historical development.

2.1 Introduction and Purpose

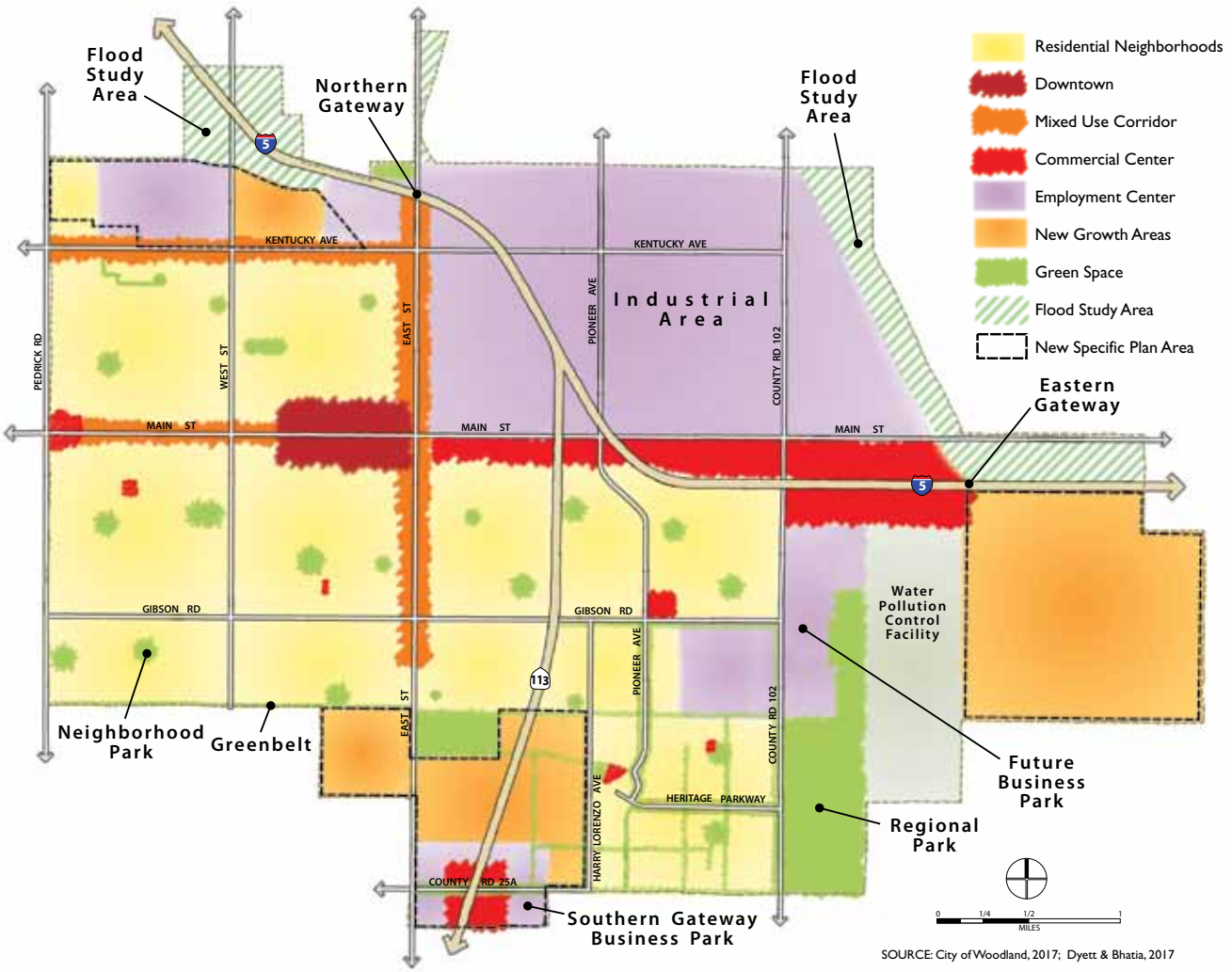
The way in which a City allocates its land to meet the needs of residents and businesses is central to the General Plan. In order to accommodate a growing, changing population and increasingly diversified employment, Woodland must meet the needs of these groups and uses while still maintaining the aspects of the built environment that current citizens value: an orderly pattern of development that retains and enhances Woodland's quality of life and a distinctive identity bolstered by the city's unique historical heritage.

A city's urban form is shaped gradually over a long period of time. Woodland developed over time as a result of its founding as an agricultural center of the region and its designation as the county seat. This laid the foundation for the neighborhoods, corridors and architectural heritage evident today.

The Land Use, Community Design, and Historic Preservation Element directs the location and form of future development, shaping where people will live, work, play, and shop in Woodland. It presents the desirable pattern for the ultimate development of the city for the General Plan horizon (year 2035) and seeks to ensure that land use planning reflects the community's evolution and changing demographics, while promoting sustainability. Goals and policies related to urban form and design will inform development decisions by providing a common understanding of the characteristics the community wishes to achieve and preserve. Each development project must consider its impact on the form and character of the community as a whole, particularly regarding the project's overall massing and its interaction with the street and public realm.

The concept diagram shown in Figure 2-1 provides a simplified representation of how the city will develop by 2035. Each of the land groupings illustrated in the concept diagram – residential neighborhoods, centers, corridors, new growth areas, and green spaces – are discussed generally in Section 2.2 and outlined in greater detail in Section 2.3. A complementary diagram that illustrates that city's basic roadway network is shown in Figure 2-4.

FIGURE 2-1: CONCEPT DIAGRAM



SOURCE: City of Woodland, 2017; Dyett & Bhatia, 2017

This diagram provides a graphic representation of the key ideas embodied in the General Plan, including corridors, commercial and employment centers, new growth areas, traditional residential neighborhoods, and green spaces. All boundaries are approximate.

The land use framework balances accommodating growth with maintaining community character.

The Land Use, Community Design, and Historic Preservation Element is organized as follows:

- **Section 2.1: Introduction and Purpose.** Introduces the topics covered in this Element and outlines the Element's relationship to State law and the Visioning Statement and Guiding Principles.
- **Section 2.2: Growth and Change.** Presents the overall growth strategy for Woodland through 2035.
- **Section 2.3: Citywide Land Use and Community Design.** Provides a Land Use Diagram, descriptions of each land use designation, identification of community design concepts, as well as goals, policies and standards that address the development and design.
- **Section 2.4: Historic Preservation.** Outlines goals and policies related to the preservation, promotion, and enhancement of Woodland's historic resources.
- **Section 2.5: Goals and Policies.**

For more information on existing land use conditions and background data, refer to the *Opportunities and Challenges, Issues and Options* report released during the initial phase of the General Plan planning process.

Relationship To State Law

State law (Government Code Section 65302(a)) requires general plans to include a Land Use Element that contains the following key topics identified in Table 2-1 below. State law provides that the General Plan can address these topics in any format and is required to address them only to the extent that they are relevant in the Planning Area.

While the inclusion of community design and historic preservation is not required in any of the seven mandated elements of a general plan, California Government Code Section 65303 indicates that a general plan may address any other subjects that a community considers important to the physical development of the city.

TABLE 2-1: LAND USE TOPICS REQUIRED BY STATE LAW

Required Topic	*Addressed in this Element*	*Location if not addressed in this Element*
Proposed general distribution, location, and extent of land uses	Yes	
Population density and building intensity by land use	Yes	
Areas subject to flooding	No	Addressed in the Safety Element
Designated land use category for timberland production	No	A land use category for timberland production is not provided as the Planning Area has no timberland production areas.
Consideration of the impact of new growth on land adjacent to military facilities and underlying military airspace	No	The impact of new growth on military readiness activities is not addressed because there are no military facilities in or adjacent to the Planning Area.

Relationship to Visioning Statement and Guiding Principles

While the Land Use, Community Design, and Historic Preservation Element connects to many of the values expressed in the Visioning Statement and Guiding Principles, it most closely reflects the following excerpts from the Visioning 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."

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

While the Land Use, Community Design, and Historic Preservation Element's broad scope relates to nearly all of the Guiding Principles, this Element most directly supports the following:

- **Quality and Character:** Retain and enhance Woodland's quality of life, its distinctive identity and small-town characteristics.
- **Orderly Development:** Promote new growth while achieving an orderly pattern of community development, consistent with economic, social, fiscal and environmental needs.
- **Historic Downtown:** Strengthen the historic downtown district as the City's center of shopping, dining, entertainment and employment.
- **Housing Choice:** Provide a variety of housing types to meet the needs for all generations and income levels.
- **Agricultural Heritage:** Preserve and protect prime agricultural lands and their uses within and surrounding the community.

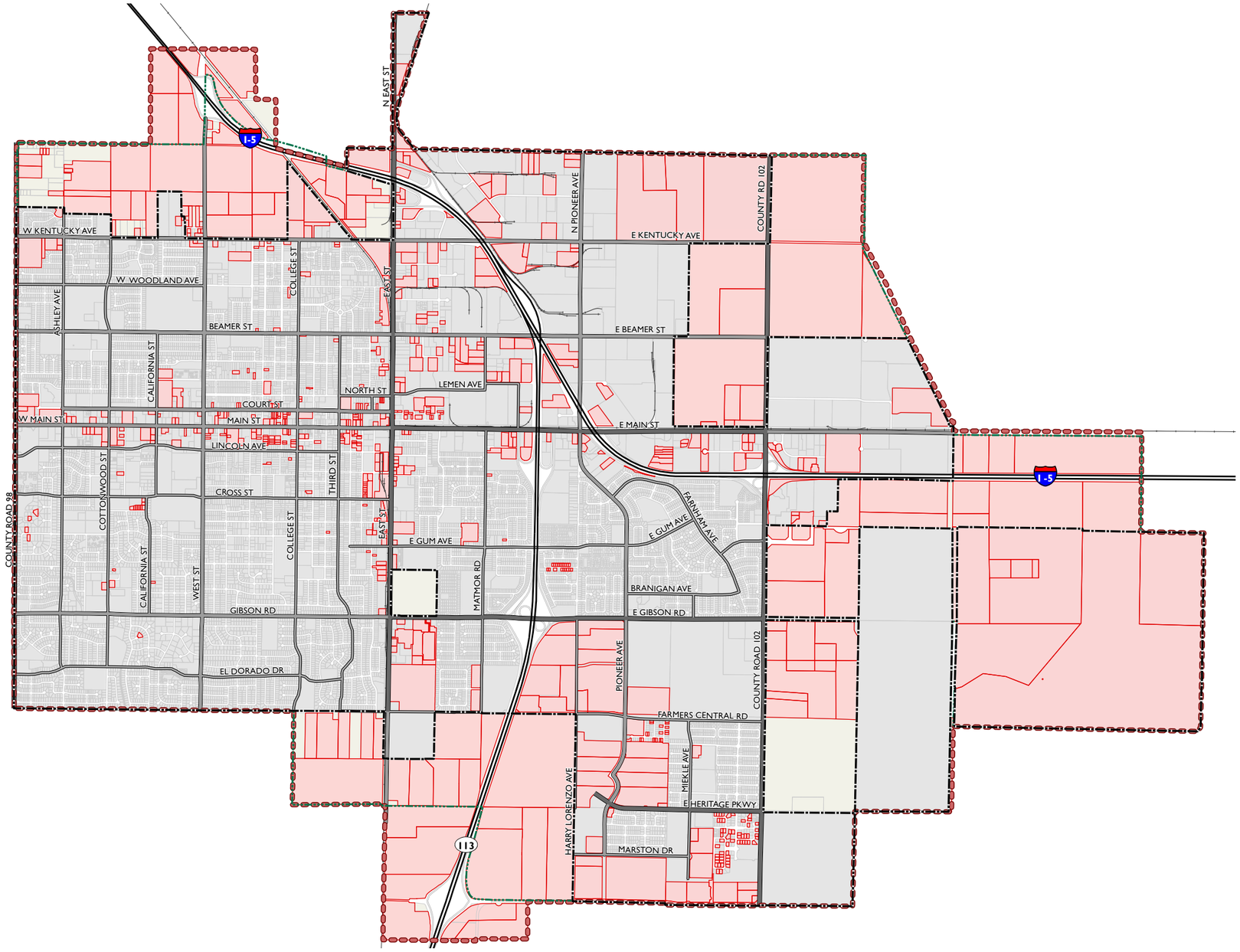
2.2 Growth and Change

Much of Woodland, including existing residential neighborhoods, is not expected to change during the planning horizon of this General Plan. However, there are some areas where the city does expect to see change. These areas include Downtown, major corridors, the industrial area, and large areas of land designated for future growth. Many of the goals and policies in this element are focused on supporting growth in these areas.

Opportunity Sites

Figure 2-2 identifies development "opportunity sites" across the Planning Area that include vacant land, City owned property, underutilized land (where the value of the improvements on the property is less than the value of the underlying land), and farmland. There is no guarantee that opportunity sites will develop or redevelop within the planning period, nor is new development limited to these areas. Opportunity sites are merely those that analysis shows are most likely to change use and support new population or jobs.

FIGURE 2-2: OPPORTUNITY SITES



- Opportunity Sites
- Planning Area Parcels
- Highways
- Principal Arterials
- Minor Arterials
- Collectors
- Ramps
- Railroads
- City Limits
- Sphere of Influence
- Urban Limit Line

Opportunity sites include vacant land, City owned property, underutilized land (where the value of the improvements on the property is less than the value of the underlying land), and farmland. There is no guarantee that opportunity sites will develop or redevelop within the planning period, nor is new development limited to these areas. Opportunity sites are merely those that analysis shows are most likely to change use and support new population or jobs. This graphic also illustrates that there are large portions of the city that are developed and are unlikely to change.

0 0.375 0.75 1.5 Miles

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

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Infill Development

The goals and policies of this General Plan promote infill development and compact, sustainable growth. Compared to greenfield development, infill is generally perceived to be more difficult because of concerns raised by existing neighbors, concerns about compatibility with existing land uses, and regulations that may be more oriented to greenfield growth than infill situations. In some instances, infill development may be hampered by the physical condition and other infirmities of existing, often older, infrastructure. This often means that infill growth is more expensive and less certain for the developer. Conversely however, infill growth typically allows current land use patterns to become more efficient, provides for maximum use of existing infrastructure investments, and is generally less expensive for ongoing public sector operations and maintenance. Infill also generally brings in more tax revenue for the City because the land is usually not subject to revenue sharing with the County.

The goals and policies of this General Plan promote infill development and compact, sustainable growth.

The Notice of Preparation and project description for the General Plan was released in March 2013. The time frame and analysis for the General Plan, Climate Action Plan, and Environmental Impact Report is based on this initial starting date and projects forward to 2035. Based on an analysis of existing conditions, demographic and economic trends, and opportunity sites, Table 2-2 provides an overview of new and overall development expected by 2035. The General Plan assumes that approximately 7,000 new housing units and up to 17.4 million non-residential square feet will be developed over the planning horizon. Additional detail on General Plan land use designations and the distribution of assumed growth is covered in Section 2.3 and Appendix B.

TABLE 2-2: ANTICIPATED GROWTH THROUGH GENERAL PLAN HORIZON (2035)

	Existing (2013)	*New Development (2035)*	*Total (2035)*
Population	55,700	19,300	75,000
Housing Units	20,000	7,000	27,000
Non-Residential Square Footage	19,824,000	17,386,000	37,210,000
Jobs	26,000	19,340	45,340
Jobs/Housing Ratio	1.30	2.76	1.68

Source: US Census Bureau; California Department of Finance; Dyett & Bhatia, 2016

Goals and policies in this section provide for strategic growth and change that preserves and enhances existing neighborhoods; prioritizes new growth in infill areas through the revitalization of Downtown, key corridors and employment centers; provides for orderly expansion to "greenfield" new growth areas; and maintains Woodland's unique agricultural and historical heritage. The proposed changes focus on enhancing the quality of life for Woodland residents, workers and visitors through improved connectivity, increased access to amenities, and greater housing and employment choices.

Compact neighborhoods provide residents with convenient access to nearby parks, services, and amenities.

2.3 Citywide Land Use & Community Design

Community Design Principles

Good community design is not only aesthetically pleasing, but functional as well. Goals and policies in this General Plan respect the desirable qualities of the city's existing neighborhoods and historic center, while promoting design coherence and strengthened community identity. Good design principles are important at multiple levels, from citywide, to centers, corridors, neighborhoods, and individual projects. Community design policies at any scale should create meaningful and vibrant places that are functional, promote health and sustainability, respect people, and create a strong sense of identity and place. Linear systems, such as highways, streets, sidewalks, paths and greenbelts, must allow for efficient movement while contributing to the aesthetic qualities that make an enjoyable living environment.

Community design is important in creating a functional, vibrant city.

Pattern and Scale of Development

A comparison of the block patterns and street network mobility between various Woodland neighborhoods is depicted in Figure 2-3. Woodland's newer residential neighborhoods east, south, and west of Downtown generally reflect a different urban structure than the city's historic core. Although they are connected via arterial roads to the more regular, orthogonal grid of central Woodland, these neighborhoods are characterized by curvilinear streets, varying block sizes, and cul-de-sacs, which result in irregular parcel sizes and shapes. This suburban development pattern was preferred in the latter half of the 20th century and utilizes a more pronounced street hierarchy as its organizing principle. However, it tends to create greater congestion as traffic is funneled from non-continuous neighborhood streets onto collector and arterial streets. A street grid, such as the pattern of Downtown streets, allows a more balanced dispersion of traffic and improves walking and biking convenience.

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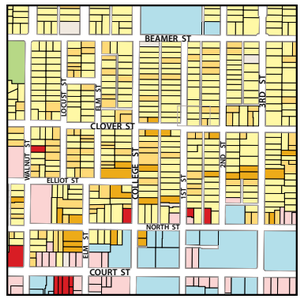
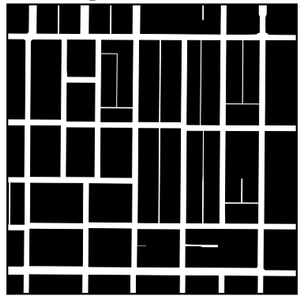
FIGURE 2-3: NEIGHBORHOOD FORM ANALYSIS

Area 1:
Early 20th Century-1960

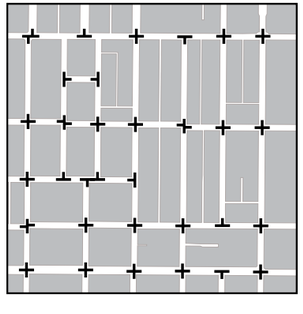
The rectangular north-south oriented street grid is common in pedestrian-oriented main streets and neighborhoods built prior to the 1950s with frequent use of alleys to access garages and business service entries. This type of street and block pattern is often called 'traditional neighborhood development'.



Through Streets: 16

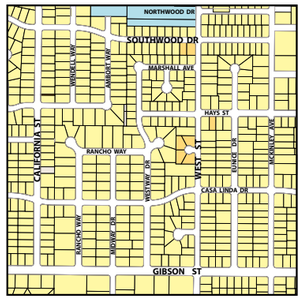


Intersections: 32

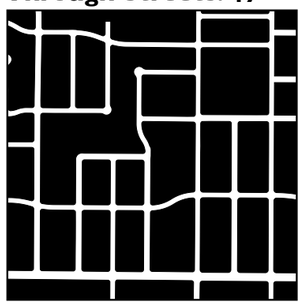


Area 2:
1930-1975

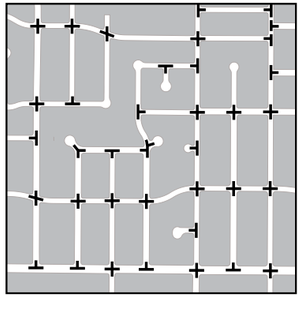
The rectangular north-south oriented street grid built before 1975 contains the occasional cul-de-sac. This type of pattern is modified by the addition of some auto-oriented, subdivided lots.



Through Streets: 17

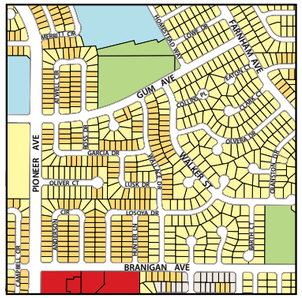


Intersections: 37



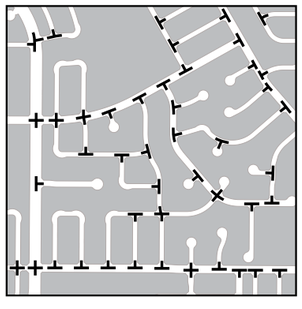
Area 3:
1990-2010

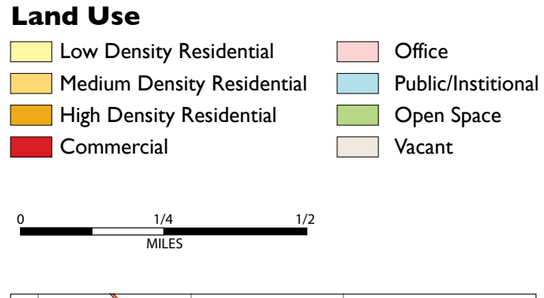
A mix of regular and irregular street patterns with long block lengths were common in auto-oriented, residential subdivisions in the 1990s. The larger blocks are often later subdivided into additional streets and lots accessed by driveways.

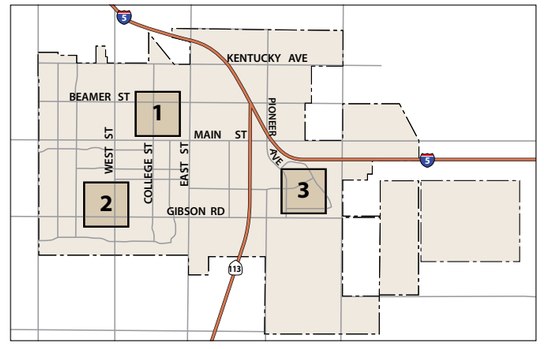


Through Streets: 28

Intersections: 45







Neighborhood walkability can be measured by the spacing of intersections which determine block sizes. The most pedestrian-oriented blocks should be no longer than 600 feet on any side with shorter lengths of 330 feet recommended for pedestrian and bicycle connectivity or bisecting blocks with pathways.

Frequent intersections and driveways interrupt passing motor vehicle, pedestrian, and bicycle movement, and limit the placement of street trees. Dead-end streets and cul-de-sacs create long blocks and force local circulation into collectors that intersect arterial streets.

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Travel Corridors and Streetscape Design

Travel corridors include roadways, bicycle and pedestrian paths, and railways. These routes are not just modes of access, but an important way of experiencing the city. Cities are often defined and remembered by the quality of their streets. The uses and structures located along the street, the height and scale of the buildings in relation to the street and sidewalk widths, the condition of the public right-of-way, and the appearance and location of property frontages impact the design quality and feel of a street. Elements such as special paving materials, landscaping, bike lanes, pedestrian-scaled lighting, and street-facing plazas, must be carefully orchestrated to produce a successful and memorable streetscape. The General Plan seeks to foster a variety of travel routes for pedestrians, cyclists, drivers and transit riders that provide enjoyable ways to experience Woodland, and that relate appropriately to the type and scale of development along them. Figure 2-4 illustrates the general hierarchy of key roadways in the city.

Refer to the Transportation and Circulation Element for additional goals and policies regarding the city's roadway network and accommodation of all modes of transportation.

Streetscape design includes elements such as safe pedestrian/bicycle paths, lighting and landscaping.

Gateways and Public Art

A critical part of establishing the identity of Woodland as a whole will involve creating distinctive "gateways." These are specially designed landmark elements that are located at key entrances to the city or districts within it. It is essential that gateway features are unique in design, visible to both motorists and pedestrians, and emblematic of the city and/or district they introduce. At entrances to the city from the freeway (shown in Figure 2-4), gateway features should announce one's arrival into Woodland and utilize well designed signage to lead visitors Downtown or to businesses along the city's key corridors.

Public art also plays an important role in relating the story and identity of the city, and in creating the opportunity for residents and visitors to participate and share in its development. The realm of public art is broad and can include sculptures, paintings, murals, mosaics, and artful streetscape elements, such as benches, lighting, and garbage bins.

Refer to the Healthy Community Element for additional information about the promotion of arts and culture in Woodland.

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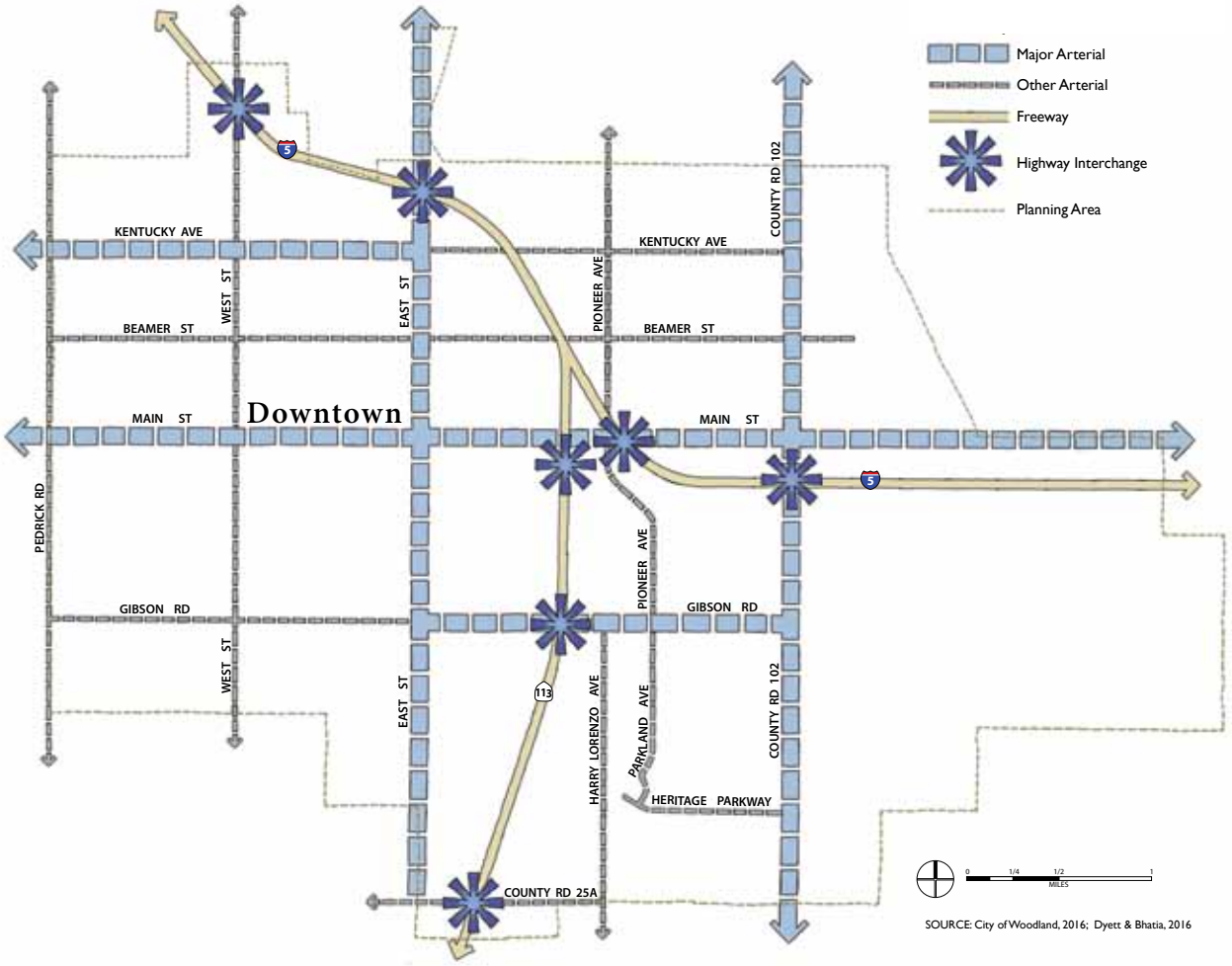
FIGURE 2-4: ROADWAY NETWORK



Refer to the Transportation and Circulation Element for the City-wide Circulation Diagram.

Land Use Diagram and Designations

The Land Use Diagram illustrates the long-term vision of how and where the city will grow and change over the next 20 years to accommodate projected population and job growth. This section presents the Land Use Diagram as well as allowed uses, density and intensity standards, and urban form characteristics for each land use designation. The Land Use Diagram in Figure 2-5 illustrates the land use framework of the General Plan, serving as a graphic representation of its goals and policies. It designates the general location, distribution, and extent of land uses. The legend of the diagram includes the land use designations summarized in Table 2-3 and described in the following subsections.

Table 2-3 summarizes the land use designations and standards.

More detailed descriptions of each land use designation can be found in the subsections that follow, grouped by the land categories illustrated in the concept diagram (Figure 2-1). Descriptions of each land use designation include allowed uses, development standards and urban form characteristics.

Allowed Uses

The descriptions of each land use designation include the range of allowed uses. The uses listed are meant to be broad enough to give the city flexibility in implementing the General Plan, but clear enough to provide sufficient direction regarding the expected type of development. More detailed regulation regarding allowable uses and development standards is provided in the Zoning Ordinance.

Development Standards

Gross and Net Dwelling Unit Density - Residential Uses

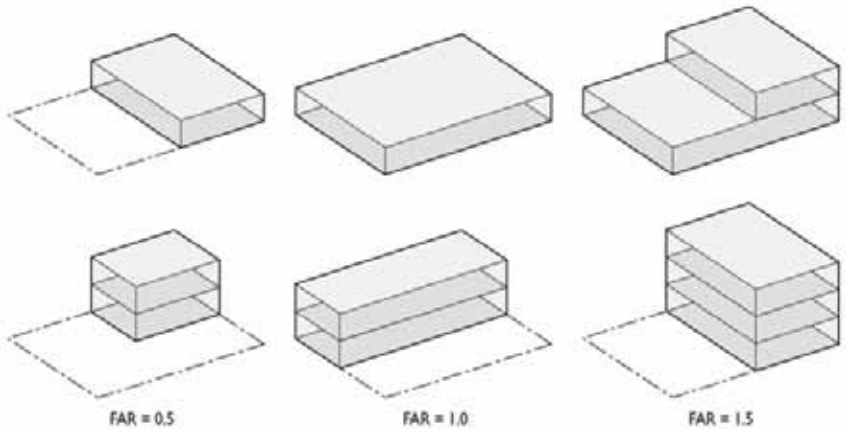
Density is the number of permanent residential dwelling units per acre of land. Gross density includes the total acreage of a site measured to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets. Net density contains only the site or parcel area. For General Plan purposes, gross density is used in land use designations unless otherwise noted.

Floor Area Ratio (FAR) - Non-Residential Uses

For non-residential uses, development intensity is controlled by a Floor Area Ratio (FAR), which refers to the ratio between a building's total floor area and the total area of the site. For instance, as illustrated in Figure 2-6, a one-story building occupying one half of a parcel has an FAR of 0.5; a two-story building occupying a quarter of a parcel also has an FAR of 0.5.

Floor Area Ratio (FAR) is a ratio between the total floor area of a building and the total site area.

FLOOR AREA RATIO DIAGRAM



Urban Form Characteristics

The urban form characteristics that follow describe the physical form envisioned for each land use designation. They are intended to provide a common understanding around what constitutes good design and to consider the implications of individual project design on the form and character of the community as a whole.

Unlike the development standards described above, the urban form characteristics are intended as recommendations rather than required standards. They include recommendations about a number of urban design considerations, including the relationship of buildings to the street, the height of buildings relative to adjacent neighborhoods, and the location and character of parking, bike, and pedestrian facilities.

TABLE 2-3: LAND USE DESIGNATIONS AND STANDARDS SUMMARY TABLE

Land Use Designation		*Gross Density (du/ac)*	*FAR (Floor Area Ratio)*
	Low Density Residential (LD)	1.0 to 8.0	N/A
	Medium Density Residential (MD)	8.1 to 19.9	N/A
	High Density Residential (HD)	20.0 to 40.0	N/A
	Downtown Mixed Use (DX) [1, 2]	Unlimited	1.0 to 4.0 for all uses combined
	Corridor Mixed Use (CX)[2]	20.0 to 40.0 Lower densities may be allowed where proposed development abuts low density residential development.	0.25 to 2.0 for single use; 0.5 to 3.0 for mixed use
	Specific Plan (SP)[3]	8.0	0.3
	Neighborhood Commercial (NC)	Unlimited above the ground floor	0.15 to 0.5 for all uses combined

Notes:

1. The assumed maximum achievable density in the Downtown Mixed Use designation is 40 dwelling units per acre. Single use development will be allowed off of West Main Street.
2. New development may be allowed to exceed FAR limits if it offers significant community benefit, such as the provision of publicly accessible open space, the restoration and/or adaptive reuse of a historic structure, or the promotion of transit accessibility.
3. Density and intensity for the Specific Plan designation are both assumed averages across each individual Specific Plan area. SP-1C assumes a lower density of 3.0 dwelling units per acre and no non-residential development.

Land Use Designation		Gross Density (du/ac)	FAR (Floor Area Ratio)
	Community Commercial (CC)	N/A	0.15 to 0.5
	Regional Commercial (RC)	N/A	0.15 to 0.7
	Business Park (BP)	N/A	0.25 to 2.0
	Industrial (IN)	N/A	Up to 0.8
	Public/Quasi Public (PQ)	N/A	No maximum, assumed average 0.25
	Open Space (OS)	N/A	None
	Flood Study Area (FS)	N/A	None
	Light Industrial Flex Overlay (IF)	N/A	Determined by base designation

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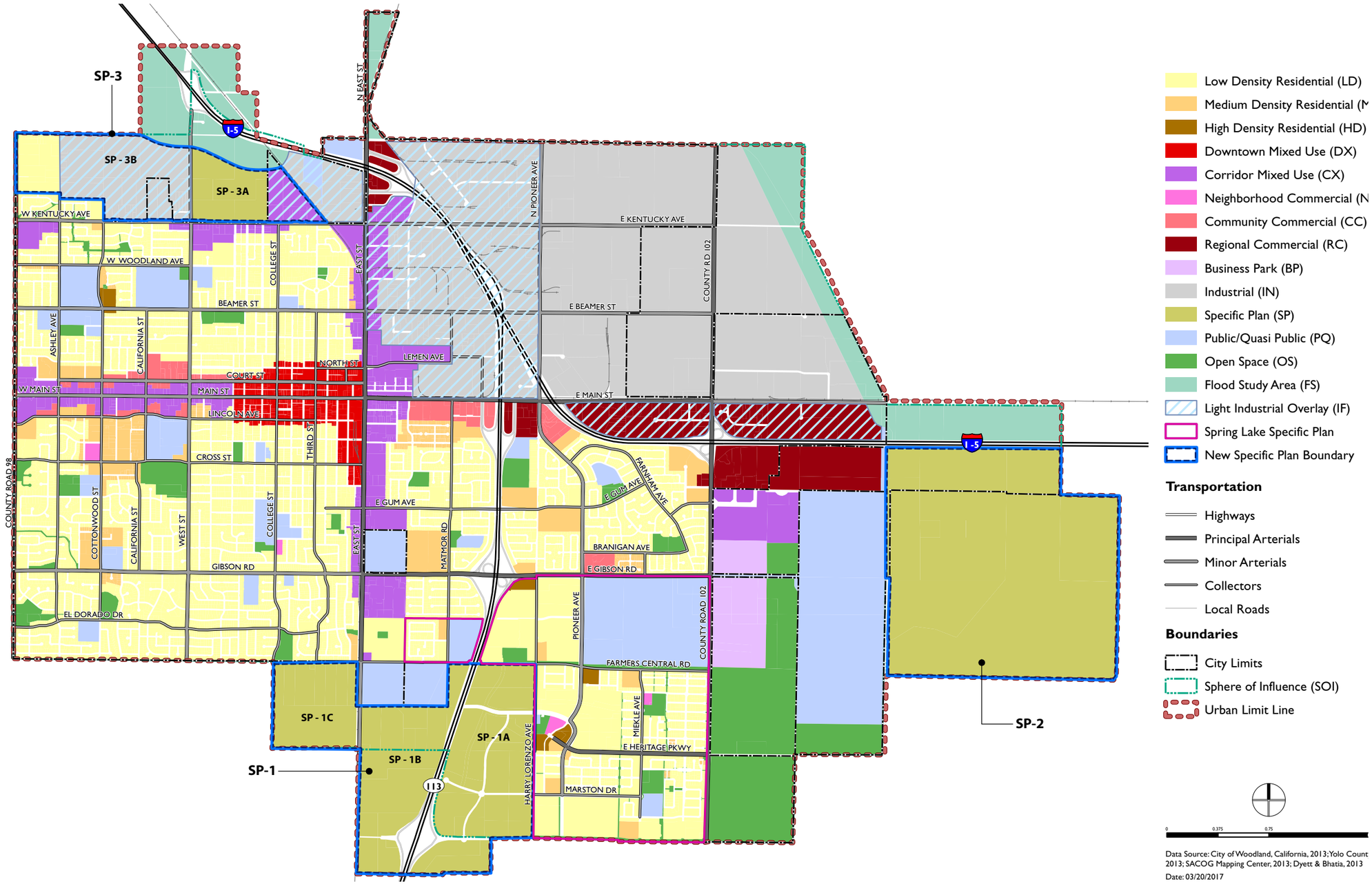
FIGURE 2-5: LAND USE DIAGRAM



- Low Density Residential (LD)
- Medium Density Residential (M
- High Density Residential (HD)
- Downtown Mixed Use (DX)
- Corridor Mixed Use (CX)
- Neighborhood Commercial (N
- Community Commercial (CC)
- Regional Commercial (RC)
- Business Park (BP)
- Industrial (IN)
- Specific Plan (SP)
- Public/Quasi Public (PQ)
- Open Space (OS)
- Flood Study Area (FS)
- Light Industrial Overlay (IF)
- Spring Lake Specific Plan
- New Specific Plan Boundary

Transportation

- Highways
- Principal Arterials
- Minor Arterials
- Collectors
- Local Roads

Boundaries

- City Limits
- Sphere of Influence (SOI)
- Urban Limit Line

0 0.375 0.75

Data Source: City of Woodland, California, 2013; Yolo Count 2013; SACOG Mapping Center, 2013; Dyett & Bhatia, 2013
Date: 03/20/2017

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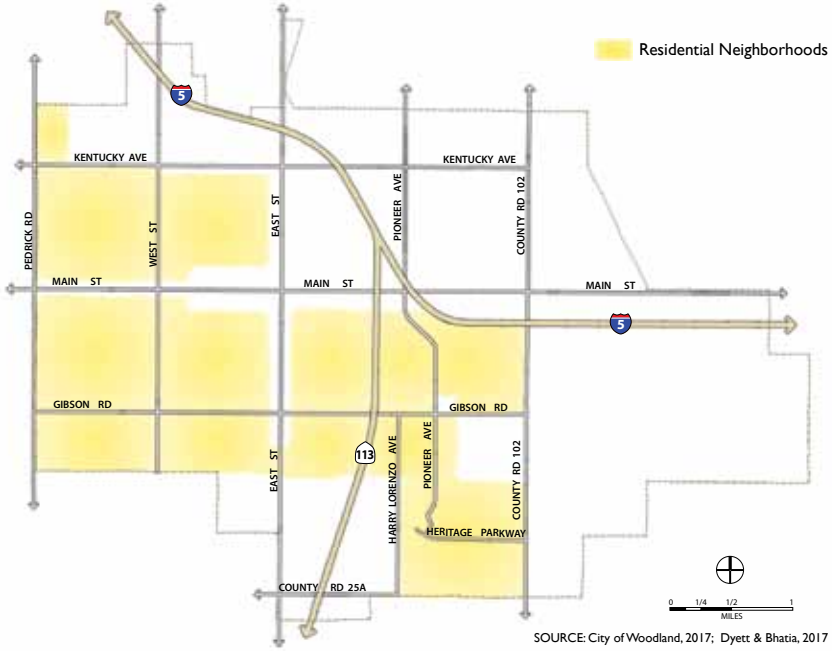
Residential Neighborhoods

Woodland's residential neighborhoods contain numerous assets, including architectural variety in homes and buildings, mature trees and landscaping, and historic character. The predominant architectural styles in Woodland's residential neighborhoods generally reflect the time period in which development occurred. Residences in the city's historic core represent an eclectic mix of early- and mid-20th century styles ranging from Victorian and Craftsman to Colonial Revival and Spanish Colonial. Neighborhoods developed in the latter half of the century as subdivisions tend to reflect a more uniform architectural style, with largely single-family ranch homes as well as some larger lot, estate style homes on the west side of town.

Development in the Southeast Area Specific Plan, which has occurred since 1990, features a more curvilinear street pattern with large, two-story homes with prominent garage entrances on relatively small parcels. New residential development within the Spring Lake Specific Plan neighborhood also generally follows this development type with the added goal of emulating the best characteristics of older neighborhoods, including a traditional street grid with smaller blocks, front porches, shallower front setbacks, historic style lighting and monument features to create a sense of place.

The General Plan supports the preservation and enhancement of Woodland's existing residential neighborhoods with goals and policies focused on maintenance and supporting high-quality new development that is compatible with each neighborhood's existing development. Most new residential development in existing neighborhoods is expected to occur in the Spring Lake Specific Plan area.

FIGURE 2-6: RESIDENTIAL NEIGHBORHOODS



SOURCE: City of Woodland, 2017; Dyett & Bhatia, 2017

Low Density Residential (LD)

The Low Density Residential designation primarily accommodates low density detached single-family residential units on individual lots with private yards and private parking. Some attached housing types such as duplexes and secondary units are also permitted. With conditional review, allow for the consideration of up to four (4) units on a lot in appropriate locations, based on density, exemplary design, and site compatibility assessment (in no case to exceed 8 dwelling units per acre).

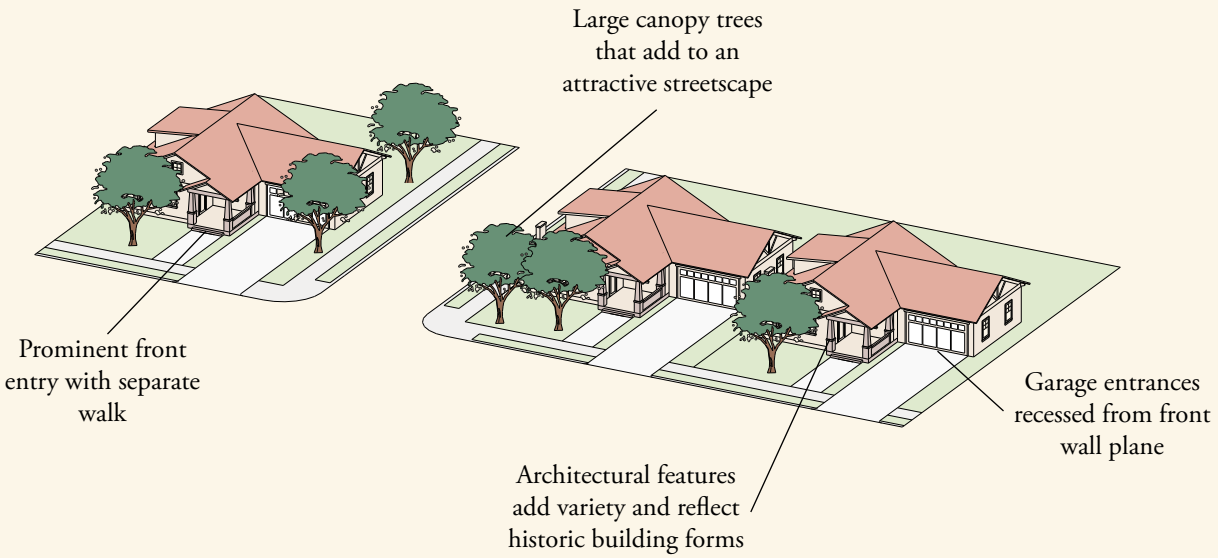
Development Standards:

- Density from 1.0 to 8.0 dwelling units per gross acre

Urban Form Characteristics

- Range of single-family housing types and designs
- Housing that is oriented toward the street
- Buildings with attractive architectural features such as front porches, articulated facades, dormers, trim and moldings, and high-quality building materials
- Street design that allows bicycles and motor vehicles to share space on traffic-calmed streets
- Landscaped, pedestrian-oriented sidewalks with attractive lighting, large canopy trees, and sufficient width to provide a comfortable pedestrian experience
- Services, amenities and opportunities for recreation located within walking distance of neighborhood residents
- Require 360-degree architectural treatment, such that all publicly visible sides of a structure receive enhanced architectural treatment
- Energy efficient and water efficient design, including landscaping
- Pitched and varied rooflines

Low Density Residential (LD)



Medium Density Residential (MD)

The Medium Density Residential designation accommodates a range of attached and detached housing types, including small-lot subdivisons, duplexes, triplexes, zero-lot-line developments, townhouses, walk-up apartments and condominiums with private open space, and multi-unit structures with common open space areas and amenities. In addition, medical and professional offices may be allowed with discretionary approval when found to be compatible with the surrounding neighborhood.

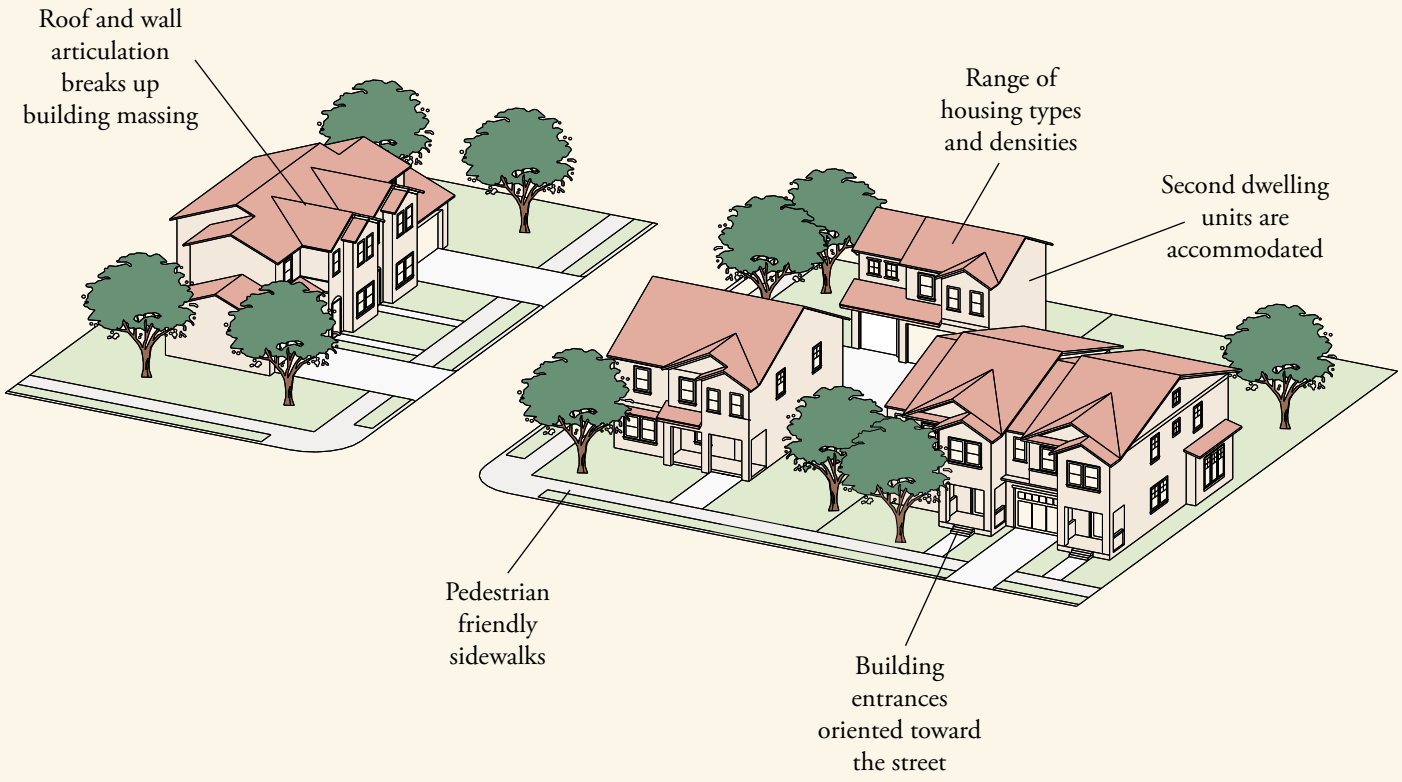
Development Standards

- Density from 8.1 to 19.9 dwelling units per gross acre

Urban Form Characteristics

- Building mass broken into smaller units, possibly including some one-story elements
- Alleys or central parking courts that allow a more continuous street frontage and uninterrupted sidewalks
- Landscaped, pedestrian-oriented sidewalks with attractive lighting and large canopy trees
- Services, transit, amenities and opportunities for recreation located within walking distance of neighborhood residents
- Sufficient outdoor privacy for each unit (i.e., patios and decks)
- Functional and accessible interior site open space that may include a community garden
- Easily identified and sheltered entrances to units
- Energy and water efficient design, including landscaping
- Parking sited off the primary access street and screened with landscaping
- Street design that allows bicycles and pedestrians to share space on traffic-calmed streets
- Attractive landscaping, including larger trees
- Range of housing types and designs
- Pitched and varied rooflines
- Recreation areas for children
- Require 360-degree architectural treatment, such that all publicly visible sides of a structure receive enhanced architectural treatment

Medium Density Residential (MD)



High Density Residential (HD)

The High Density Residential designation accommodates a broad range of attached housing types, including triplexes, fourplexes, row houses, and 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. The higher density range (25.0 to 40.0 dwelling units per acre) provides for multi-story structures with centrally located parking in order to provide urban intensity at locations within easy walking distance to transit, recreation, and community facilities. In addition, ancillary commercial uses as well as medical and professional offices may be allowed with discretionary approval when found to be compatible with the surrounding neighborhood.

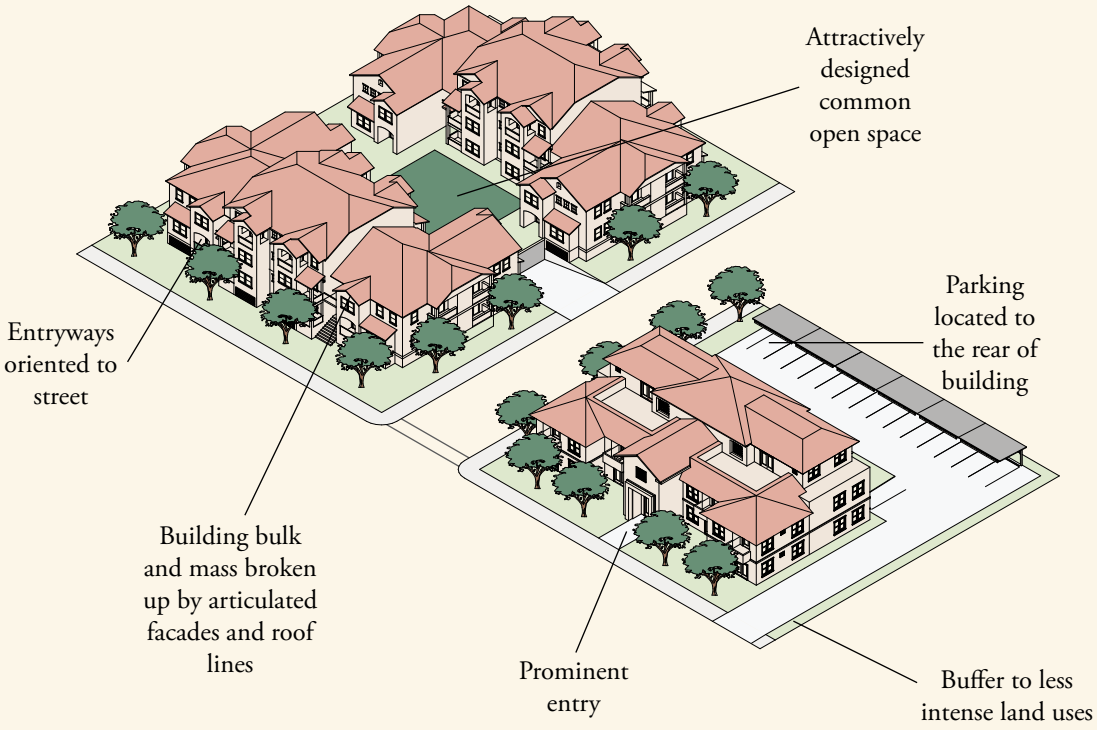
Development Standards

- Density from 20.0 to 40.0 dwelling units per gross acre

Urban Form Characteristics

- Sites that are open to the street instead of fenced or walled off with solid barriers
- Street design that allows bicycles and pedestrians to share space on traffic-calmed streets
- Landscaped, pedestrian-oriented sidewalks with attractive lighting and large canopy trees
- Services, transit, amenities and opportunities for recreation located within walking distance of neighborhood residents
- Range of apartments, condominiums and urban housing types and designs
- Massing of large buildings broken up with articulated facades and varied rooflines, materials, and color
- Functional and accessible interior site open space that may include a community garden
- Main entrances that are distinctive and oriented to the street
- Attractive landscaping, including larger trees
- Energy and water-efficient design, including landscaping
- Parking sited off the primary access street and screened with landscaping
- Recreation areas for children
- Covered parking with solar encouraged
- Pedestrian and bicycle connectivity to and within the project site
- Require 360-degree architectural treatment, such that all publicly visible sides of a structure receive enhanced architectural treatment
- Pitched and varied rooflines

High Density Residential (HD)



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Downtown

Downtown serves as the civic, cultural, and entertainment center of the city. The General Plan provides for the continued rejuvenation of Downtown Woodland as a vibrant mixed-use district that encourages continued rehabilitation of historic buildings that will help ensure that Downtown retains its unique character.

Refer to Section 2.4 for additional information, goals and policies about historic preservation in Woodland.

FIGURE 2-7: DOWNTOWN

SOURCE: City of Woodland, 2017; Dyett & Bhatia, 2017

Downtown Mixed Use (DX)

The Downtown Mixed Use designation applies to Woodland's historic downtown core and is established to create a vibrant city center with a diverse mix of offices, housing, theaters, retail stores, professional services, and restaurants that serve residents, employees, and night-time entertainment populations. Both vertical and horizontal mixed-use is allowed, though vertical mixed-use is strongly encouraged on Main Street. Technology uses, arts and crafts studio spaces, and live/work units are encouraged to be integrated as part of this dynamic mixed-use district.

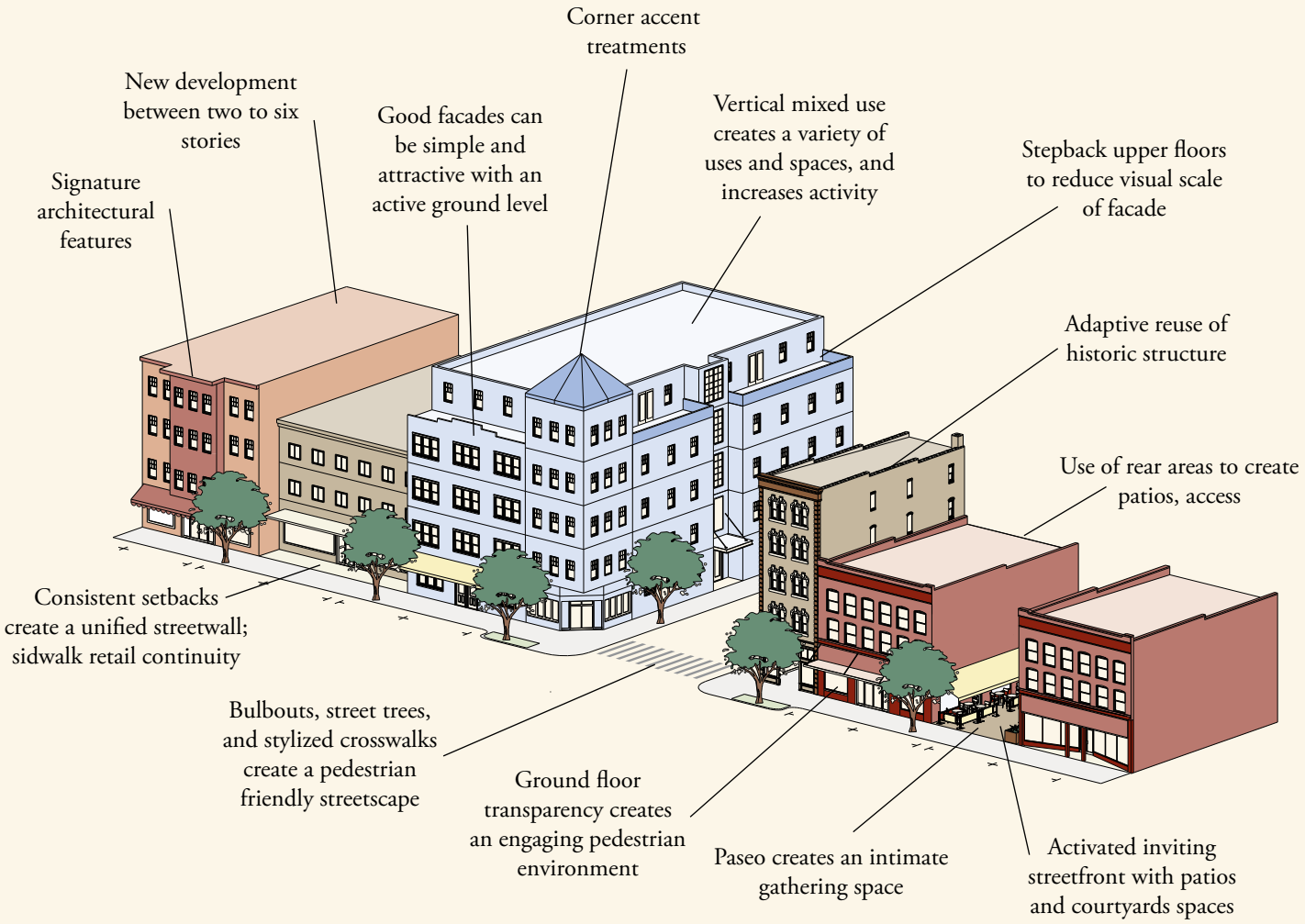
Development Standards

- Allowable FAR ranges from 1.0 to 4.0 (combined residential and non-residential uses)
- Unlimited residential density; residential uses must be within the defined FAR
- New development may be allowed to exceed FAR limits if it offers significant community benefit, such as the provision of publicly accessible open space, the restoration and/or adaptive reuse of a historic structure, or the promotion of alternative modes of transportation

Urban Form Characteristics

- Consistent setbacks along Main Street that create a unified street wall; no front setbacks where possible; unless used for outdoor dining or a similar public purpose, contributing positively to the street life
- Building entrances oriented toward the street
- Building storefronts along Main Street and intersecting streets with a high degree of transparency
- New development between two and six stories - no new one-story buildings
- Signature design qualities and attractive architectural features, including simple facades with good detailing, recessed entryways, and compatible awnings, canopies, and cornices
- Higher intensity development designed with sensitivity to adjacent lower-intensity residential development
- Parking located to the side, or rear of buildings or underground whenever possible; preference for shared public facilities or structured parking that does not front onto Main Street; limited driveways on Main Street
- Street design balancing pedestrian and bicycle use with vehicular circulation
- Consistent planting of street trees to provide shade and enhance character and identity, with type and size of trees to be determined by the type and character of the street
- Broad sidewalks appointed with pedestrian amenities, including attractive lighting and street furniture
- Well-designed, publicly-accessible open space
- Alleyways that accommodate pedestrian access and unique outdoor spaces
- Paseos and the creation of courtyards and intimate gathering spaces between buildings that provide a pleasing space to shop, dine and explore

Downtown Mixed Use (DX)



Mixed-Use Corridors

Refer to the Transportation and Circulation Element for more information, goals and policies related to Complete Streets.

The General Plan envisions Woodland's key corridors as lively and welcoming multi-functional streets that are destinations in and of themselves and prime opportunities for mixed use infill development and streetscape improvements. Overall, the intent is to promote corridor revitalization, but at lower intensities than in the Downtown core. Each of the corridors will tie together areas of disparate character into visually cohesive, bicycle- and pedestrian-friendly "Complete Streets" with a stronger sense of place. Where appropriate, opportunities for adaptive reuse will be encouraged, particularly on East Street. In addition, each will strengthen adjacent neighborhoods by offering easily accessible services, amenities, and entertainment options to nearby residents.

As shown in Figure 2-8, Woodland's key corridors include Main Street, East Street, Kentucky Avenue and County Road 102:

- **West Main Street.** West of Downtown, Main Street is principally a commercial corridor consisting of single-story, stand-alone buildings and strip mall structures with large, street-fronting surface parking lots. Streetscape improvements to enhance bicycle and pedestrian mobility between CR 98 and

FIGURE 2-8: MIXED USE CORRIDORS

SOURCE: City of Woodland, 2017; Dyett & Bhatia, 2017

West Street are planned for 2018. The General Plan reimagines West Main Street as a mixed-use corridor containing significant residential infill and neighborhood-serving retail. Higher-density and intensity development is encouraged to give the corridor a more urban character. Corresponding zoning will be performance- and/or form-based in order to promote flexibility, avoid incompatibility issues, and improve urban design.

- **East Street.** The East Street Corridor is highly auto-oriented with a mix of uses that include grain silos, the Yolo County Fairgrounds, and the County Fair Mall. Recent studies have explored the feasibility of relocating the active railroad tracks that line the west side of the corridor, moving them east of city limits. The intent of the General Plan is to promote corridor revitalization along the East Street corridor. Performance- and/or form-based zoning regulations will increase flexibility and improve urban design. Residential mixed-use projects are encouraged. Neighborhood revitalization is the focus along North East Street, along with addressing the transition zone to the industrial area. South East Street presents the potential for multi-story, mixed-use development and new economic opportunity for the County Fair Mall. If the rail relocation effort is ultimately successful, development potential along East Street could be even greater, and enhanced by the possibility for a rails-to-trails path along the existing rail right-of-way.
- **Kentucky Avenue.** Kentucky Avenue serves as a main truck route through town with a mix of mostly service and industrial uses. The Kentucky Avenue Complete Streets Widening and Reconstruction Project has provided the corridor with numerous streetscape improvements between College Street and East Street, including bicycle lanes, landscape-separated sidewalks, and landscaped medians. The General Plan envisions the western portion of Kentucky Avenue from CR 98 to East Street to continue to function as an agriculture-industrial corridor while sensitively integrating newer, higher-intensity mixed-use development that activates sections of the corridor.
- **County Road 102.** County Road 102 is an important north-south corridor that provides access to Davis to the south and unincorporated Yolo County to the north. Just south of I-5, the corridor is anchored by a large, regional commercial center. South of the shopping center, CR 102 is largely lined with residential development on the west side of the street, while it is generally vacant on the east side. The General Plan supports growth of this corridor to include a mix of uses including retail, medical services, offices, business park development and housing.

Corridor Mixed Use (CX)

The Corridor Mixed Use designation allows for both vertical and horizontal mixed use. Ground floor retail and service uses may be required in certain locations. Corresponding zoning will be performance- and/or form-based in order to promote flexibility and minimize non-conformance issues of existing uses.

West Main Street and East Street

Residential, retail, commercial service, office, and light industrial (East Street only) uses are all permitted in a horizontal or vertical mixed-use setting.

Kentucky Avenue

Between Cottonwood Street and the west railroad boundary, a range of uses are allowed, including commercial service, light industrial, and agricultural industrial. New residential mixed use development on the north side of the corridor will be considered only in the context of a new Specific Plan for the SP-3 area.

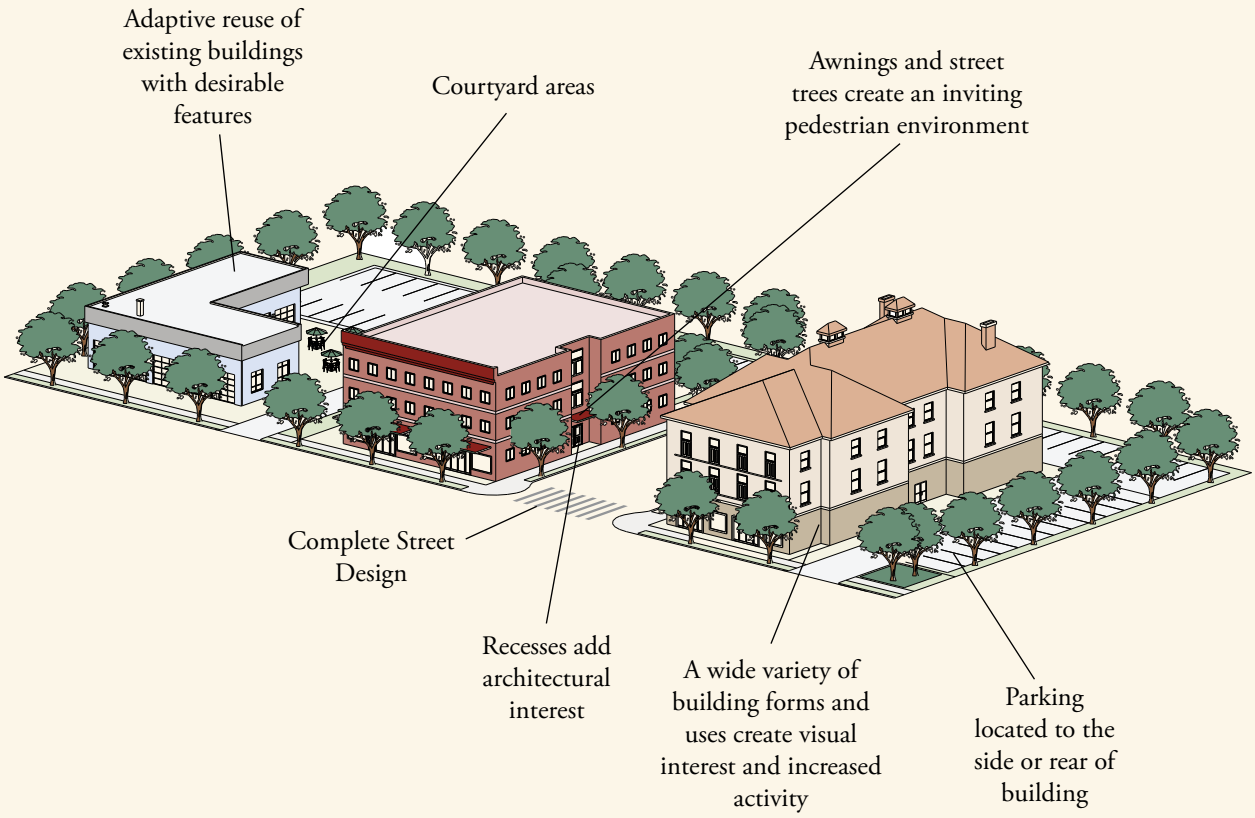
Development Standards

- Allowable FAR is 0.25 to 2.0 for single-use developments and 0.5 to 3.0 for mixed-use developments (combined residential and non-residential uses)
- Residential density ranges from 20.0 to 40.0 dwelling units per gross acre. Lower densities may be allowed where proposed development abuts low density residential development.
- New development may be allowed to exceed FAR limits if it offers significant community benefit, such as the provision of publicly accessible open space, or the promotion of transit accessibility

Urban Form Characteristics

- Building entrances oriented toward the street
- Signature design qualities and attractive architectural features, including articulated facades, projections, and recessed entryways
- Adaptive reuse along East Street where existing buildings have desirable characteristics
- Higher intensity development designed with sensitivity to adjacent lower-intensity residential development
- Parking located to the side and rear of buildings whenever possible
- Street design balancing pedestrian and bicycle use with vehicular circulation
- Consistent planting of street trees to provide shade and enhance character and identity
- Well-designed, publicly-accessible open space

Corridor Mixed Use (CX)



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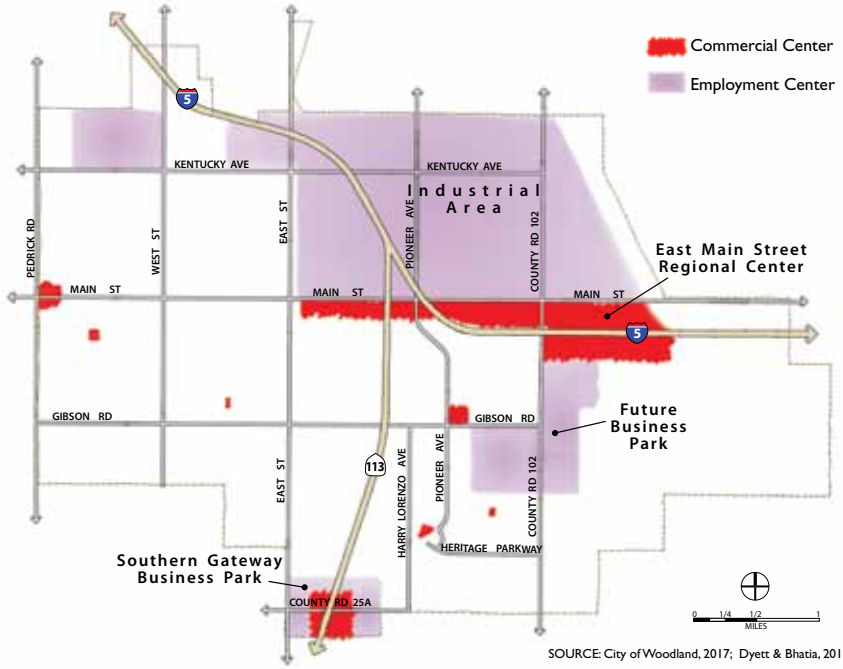
Centers

The City of Woodland has a number of distinct centers that are hubs of activity, commerce, and employment. The General Plan provides for the intensification, reuse and revitalization of Woodland's centers in a way that enhances the city's vitality and complements adjacent neighborhoods.

- **Commercial Centers.** The General Plan envisions the city's neighborhood, community, and regional commercial centers to be attractive activity hubs that meet the needs of local residents while drawing and benefiting from the spending power of regional visitors and workers.
- **Employment Centers.** Key employment centers in Woodland include the industrial area, future master-planned business parks, hospitals, public facilities and institutions, and government clusters. Goals and policies in the General Plan support a range of business opportunities while encouraging the city's established and emerging industries.

The General Plan supports a range of business opportunities.

FIGURE 2-9: COMMERCIAL AND EMPLOYMENT CENTERS



SOURCE: City of Woodland, 2017; Dyett & Bhatia, 2017

Neighborhood Commercial (NC)

The Neighborhood Commercial designation provides for smaller-scale retail, office and service-oriented businesses to primarily meet the needs of local neighborhoods. Entertainment uses are not permitted so as to not compete with the Downtown core. Smaller scale specialty grocery stores bring fresh food options to the neighborhood within easy walking or biking distance for residents. These grocery stores are encouraged as anchor uses, accompanied by smaller stores, such as coffee shops, banks, restaurants, and professional offices.

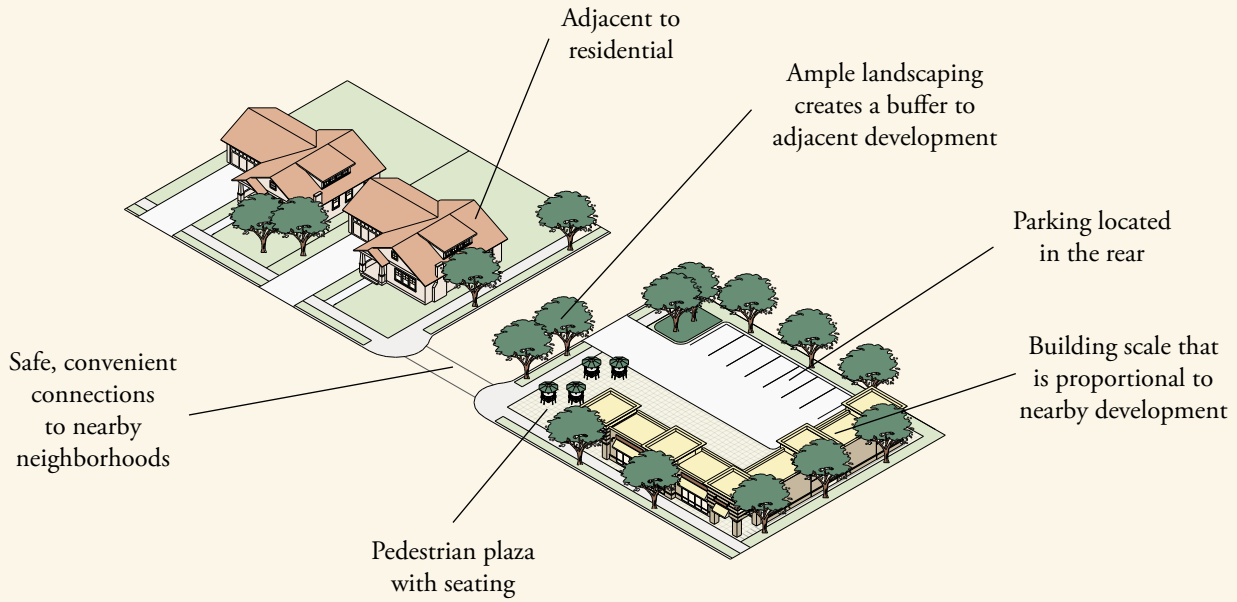
Development Standards

- Unlimited residential density above the ground floor
- FAR from 0.15 to 0.50 for all uses combined
- Maximum 60,000 square foot floorplate for any single user

Urban Form Characteristics

- Compatible with surrounding development in terms of scale, building design, materials and colors
- Building entrances oriented toward the primary street and/or well-designed walkways connecting to adjacent sidewalks and parking areas
- Parking located to the side or rear of buildings whenever possible
- Convenient and attractive pedestrian and bicycle connections from adjoining neighborhoods and transit
- Attractive landscaping and streetscape elements that enhance neighborhood center character and identity
- Outdoor patios/plazas as focal gathering point
- Shaded walkways and parking areas
- Drive-through windows/establishments are not allowed

Neighborhood Commercial (NC)



Community Commercial (CC)

The Community Commercial designation provides for commercial development that serves local neighborhoods as well as a broader area of the community than the Neighborhood Commercial designation, but does not regularly attract regional, visitor, or pass-through traffic. Allowable uses include retail, services, grocery stores, restaurants, professional offices, and similar commercial uses. Hotels are also permitted. Entertainment uses and specialty retail are not permitted so as to not compete with these types of commercial uses in the Downtown core.

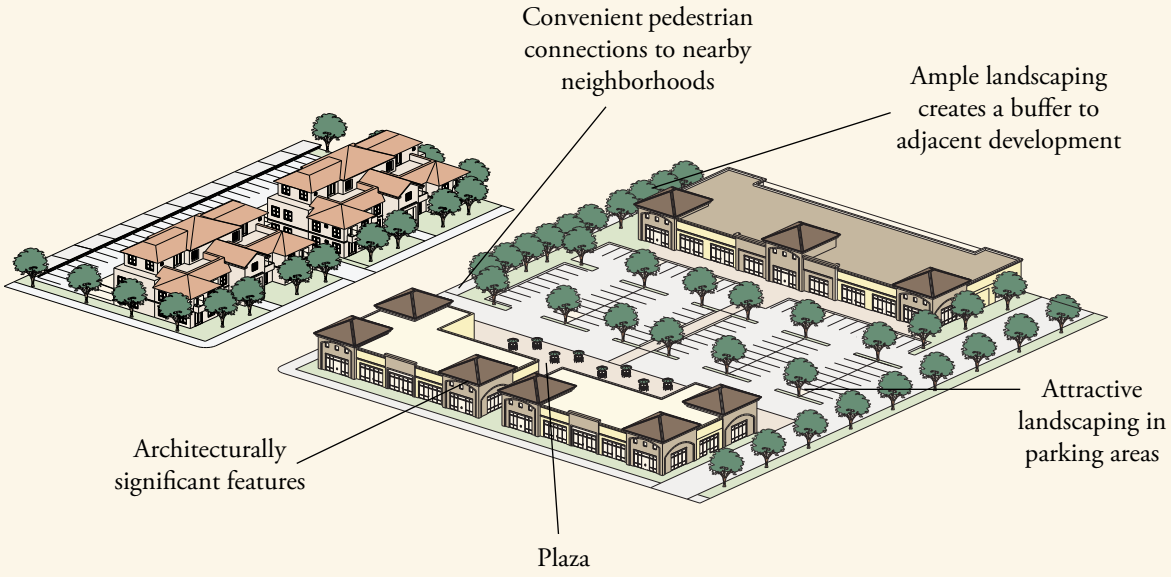
Development Standards

- FAR from 0.15 to 0.50
- Maximum 60,000 square foot floorplate for any single user

Urban Form Characteristics

- Large buildings "broken up" by variations in building form and architectural design
- Exterior lighting that is architecturally integrated with building style, material and colors
- Building signage that is integrated into the architectural design of each commercial establishment
- Convenient pedestrian connections from adjoining neighborhoods and transit
- Attractive landscaping in and around parking areas that provides shade and enhances community center character and identity
- Outdoor patios/plazas as focal gathering point
- Shaded walkways and parking areas
- Drive-through windows/establishments strongly discouraged and prohibited within a 1/2 mile of a school

Community Commercial (CC)



Regional Commercial (RC)

The Regional Commercial designation is intended to accommodate retail establishments that serve residents and visitors of the region at large. Shopping malls and large format "big-box" retail are allowed, as are supporting uses such as gas stations and hotels.[1] Up to 10 percent of the total square footage of a regional commercial center may consist of ancillary office spaces that support commercial uses and/or stand-alone, professional office buildings. The typical service area for goods and services would be regional in scope, serving 250,000 people or more with larger-format anchor stores (60,000 to 100,000+ square feet) that create higher shopping expenditures and possibly lower frequency of shopping trips. Expansion of complementary clusters of larger-format or unique retail, healthcare, commercial, recreational and possibly institutional uses that reinforce and support each other is encouraged. Entertainment uses are not permitted so as to not compete with these types of commercial uses in the Downtown core.

Development Standards

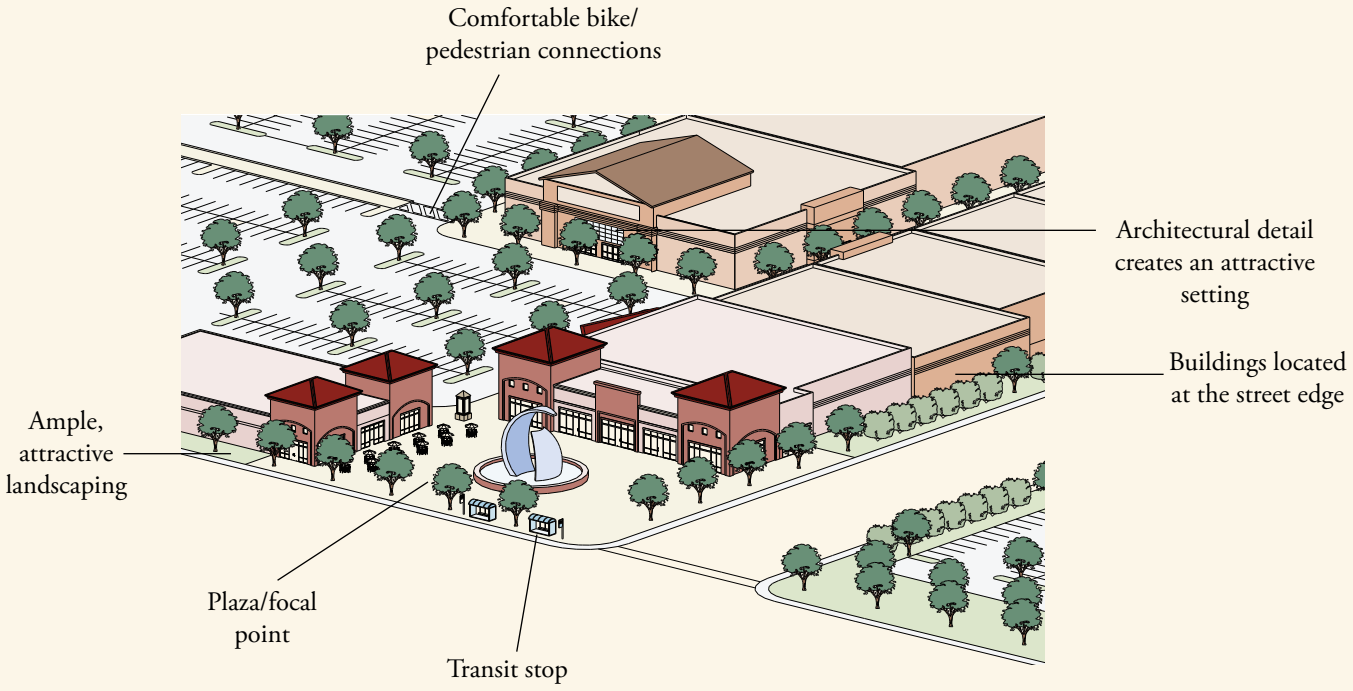
- FAR from 0.15 to 0.7
- FAR bonuses for upper-story office, lodging, and service uses; upper-story office uses would be exempt from the 10 percent office maximum

Urban Form Characteristics

- Architectural features in keeping with the overall urban design of the center
- Internal walkability with pleasant, shaded pathways
- Pedestrian and bicycle connections to adjacent neighborhoods where feasible
- Distinctive gateway or entry features that enhance the quality and character of Woodland
- Building signage that is integrated into the architectural design of each commercial establishment
- Exterior lighting that is architecturally integrated with building style, material and colors
- Attractive landscaping with shade trees to provide substantial tree canopy in and around parking areas that enhance regional center character and identity
- Plaza and outdoor patio areas with public art that create a focal point
- Multiple-story intensity of office uses

1 A "big-box" store is a physically large retail establishment that is typically part of a chain, typically larger than 60,000 square feet and commonly greater than 100,000 square feet.

Regional Commercial (RC)



Business Park (BP)

The Business Park designation accommodates master-planned office parks that may include a mix of research and development, green technology uses, and light manufacturing related to research and development. Other uses allowed in this designation include professional offices, hotels, and up to 25 percent general commercial uses that cater to industrial and office uses. High-density housing ancillary to the business park is also allowed at a minimum density of 25 dwelling units per acre.

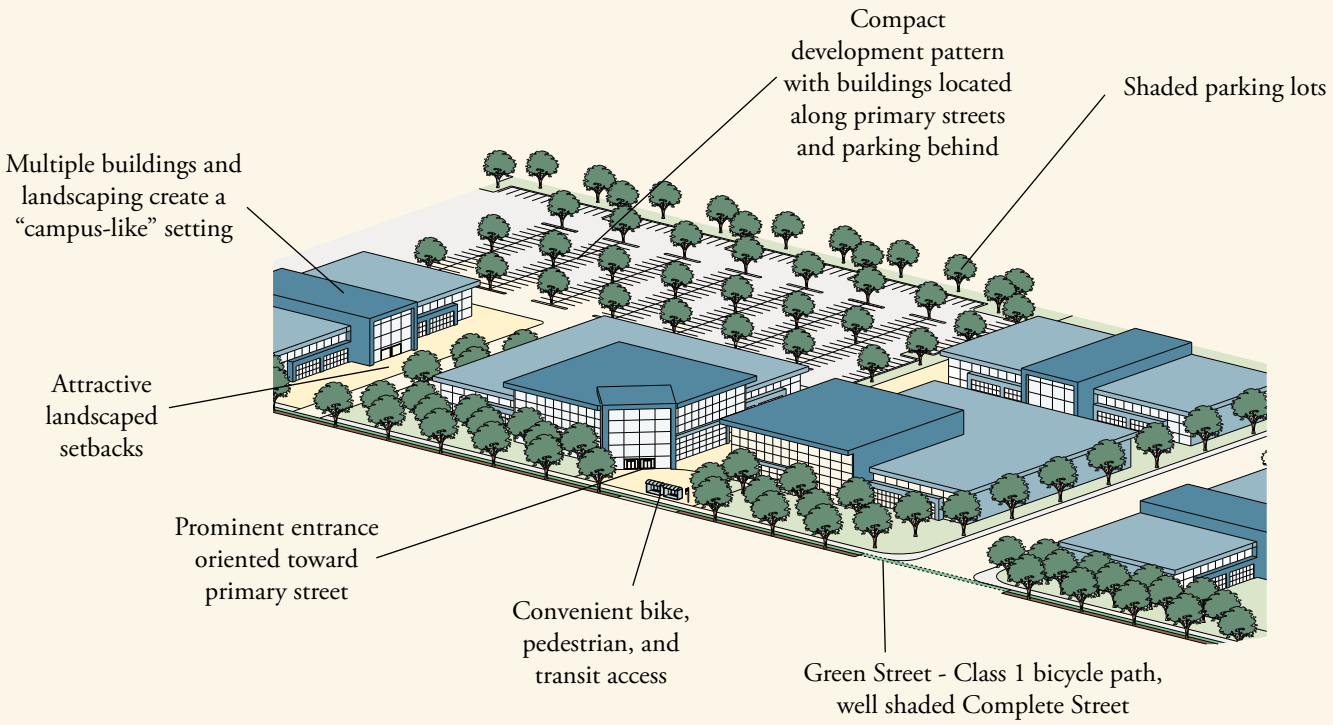
Development Standards

- FAR from 0.25 to 2.0
- High-density housing must be at a density of 25 to 45 dwelling units per acre

Urban Form Characteristics

- Compact development pattern with buildings sited at or near front lot lines along primary streets
- Building entrances oriented toward primary street with monumental features
- Attractive and visually unified architectural features, including facade and roof articulation, projections, recesses, and a variety of surface textures
- Convenient and attractive pedestrian and bicycle connections from adjoining greenbelts, trails, neighborhoods, services, and transit
- Transit stop within the business park where appropriate
- Well-integrated landscaping and streetscape elements that enhance business park character and identity
- Green building and site design features
- Sustainable stormwater management facilities, including bioswales, rain gardens and permeable paving
- Parking located to the side or rear of the building whenever possible, and appropriately shaded utilizing trees, solar cover structures, or a combination of the two

Business Park (BP)



Industrial (IN)

The Industrial designation 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 is also permitted.

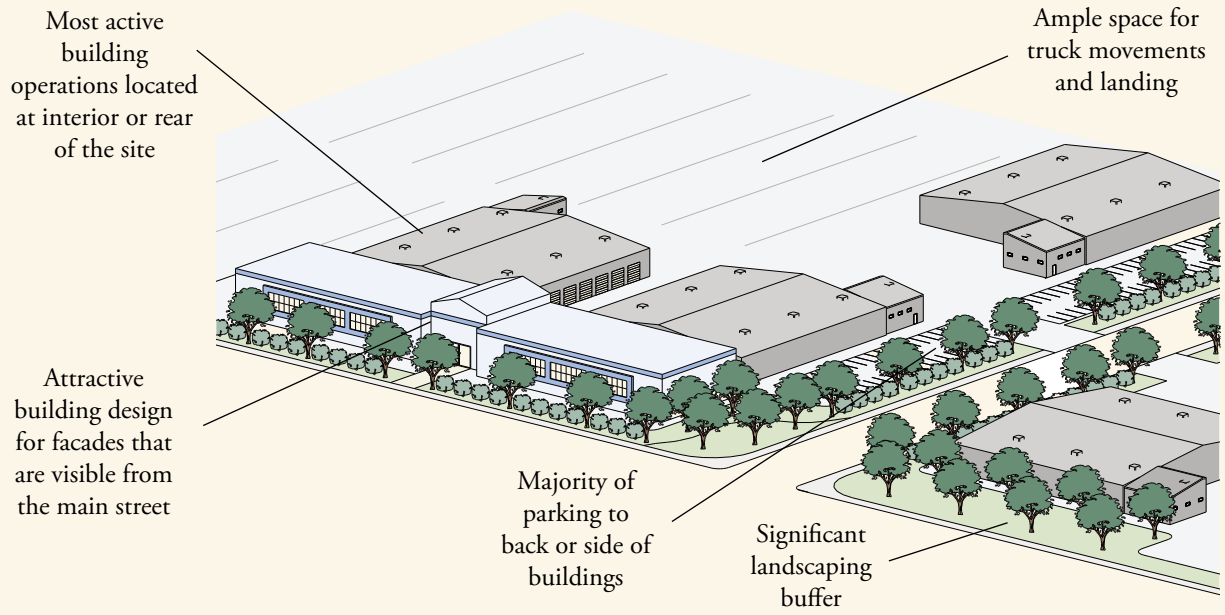
Development Standards

- Maximum allowable FAR is 0.8

Urban Form Characteristics

- Attractive architectural features, including building wall and roof articulation, projections, recesses, and variety of surface colors and/or textures
- Landscaping that buffers parking areas and adjacent sensitive uses
- Industrial park signage and/or monuments that establish a visually-unified identity for the industrial area
- Rooftop equipment screened from view toward public right-of-way
- Ample circulation space to permit large trucks to easily enter and maneuver within individual properties
- Screening of outdoor storage areas and truck bays, through building placement, fencing, or permanent landscape features
- Appropriate performance standards that minimize impacts to adjacent uses from dust, noise, vibration, and heavy truck traffic
- Parking located to the side or rear of the building whenever possible, and appropriately shaded utilizing trees, solar cover structures, or a combination of the two

Industrial (IN)



Light Industrial Flex Overlay (IF)

This overlay designation is applied to areas where light industrial or service commercial uses are also appropriate or desired. The type and character of overlay uses will vary depending on the base designation, as described below. Such uses include auto sales and repair, storage facilities, equipment rental, wholesale businesses, nurseries, contractors' facilities, and retail not typically located in shopping centers. Ancillary office spaces that support such commercial uses are also permitted. Heavy industrial uses are not appropriate.

Base Designation

Corridor Mixed Use	The Light Industrial Flex Overlay applied over the Corridor Mixed Use base designation serves as a transition between industrial and residential mixed-use areas. Smaller-scale custom, light industrial and creative manufacturing uses that contribute to the vitality and creative identity of the corridor will be encouraged.
Regional Commercial	The Light Industrial Flex Overlay provides for a transition from industrial to retail for the area south of East Main Street and north of Interstate 5 (I-5). In addition to uses permitted by the base Regional Commercial designation, custom to light industrial uses, new auto and RV sales and service, limited contractor facilities, and other retail not typically found in retail centers will also be considered.
Industrial	The goal of applying the Light Industrial Flex Overlay over an Industrial base designation is to minimize conflicts that potentially would have occurred with heavier industrial uses located adjacent to other sensitive uses. When applied over the Industrial base designation, the Light Industrial Flex Overlay provides for a mix of general, light, to custom industrial and manufacturing uses, including multi-tenant spaces with offices, contractor storage, agricultural processing, food producers, industrial technology, and other sensitive processing uses that require controlled performance standards. The larger, heavier uses that may create odors, particulates, dust, vibration,etc. are restricted. Outdoor storage will be screened or covered as appropriate.

Development Standards

- Allowable FAR is specified by the base designation

Urban Form Characteristics

- Building design will vary; general urban form characteristics should follow those of the base designation
- Context sensitive design of industrial and commercial uses, including screening, buffer landscaping, and upper story setbacks, when located adjacent to lower intensity and residential uses
- Streetscape design which promotes an attractive and uncluttered street appearance with appropriate fencing, landscaping, and screening
- Areas with a Corridor Mixed Use or Regional Commercial base designation will have performance standards and design criteria that ensures development in the overlay is attractive and visually complementary to adjacent development
- Areas with an Industrial base designation will benefit from a higher level of design than industrial areas without this overlay; where the existing development does not comply with new design criteria, the City will strive to ensure that new standards are applied incrementally over time to foster the desired visual transition

Public/Quasi Public (PQ)

The Public/Quasi Public designation provides for public and quasi-public facilities such as colleges, schools, hospitals, penal institutions, libraries, museums, government offices and courts, places of worship, meeting halls, cemeteries and mausoleums, and similar uses. It also includes public facilities such as fire and police stations, recycling centers, and wastewater treatment.

Development Standards

- No maximum FAR, assumed average of 0.25

Urban Form Characteristics

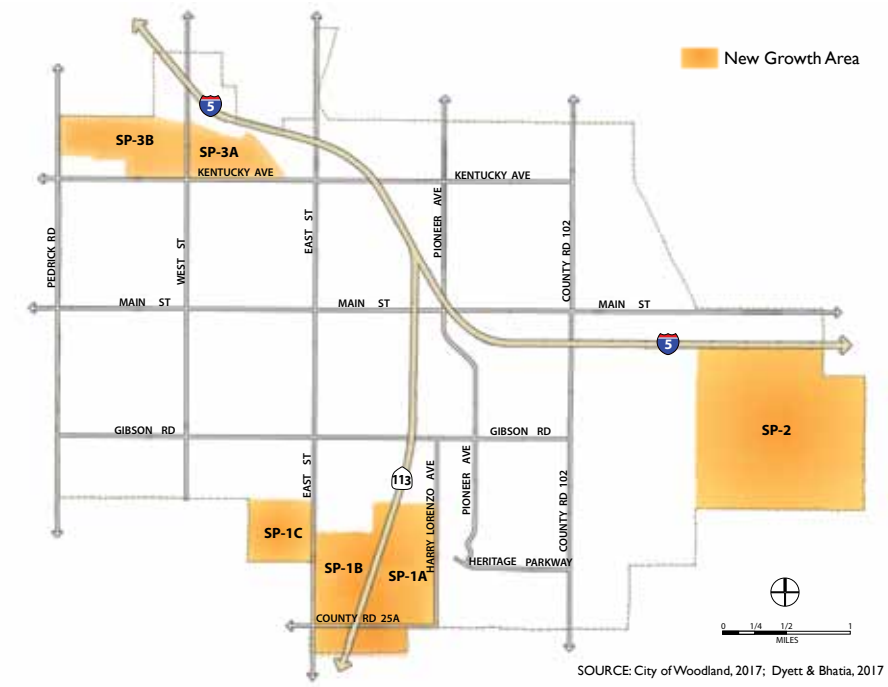
- Building design will vary substantially with use; as appropriate, incorporation of attractive architectural features, including articulation, projections, recesses, and variety of surface textures
- Screening of any storage and equipment as necessary from the public view

New Growth Areas (Planned Development)

A significant portion of new residential development in Woodland will occur in new growth areas designated as "Specific Plan." Addressed in Government Code Section 65450, a specific plan is a comprehensive planning and zoning document for a defined geographic region of a city. It implements the General Plan by providing a special set of development policies and standards that are applied to the specific plan area, and by specifying zoning, needed infrastructure, and an infrastructure financing plan to facilitate implementation. This General Plan requires that major new residential development on "greenfield" or previously undeveloped land will be planned through the Specific Plan process. As shown in Figure 2-11, Woodland has designated three areas within the ULL for future Specific Plan development: SP-1 in the south, SP-2 in the east, and SP-3 in the north.

Each Specific Plan will create neighborhoods that include a mix of housing types and sizes integrated with community facilities and resources, such as parks, schools, child care facilities, grocery stores and other neighborhood commercial uses. Employment uses will be incorporated in order to maintain a good balance of jobs and housing that supports a reduction in vehicle miles travelled (VMT). In addition, they should be planned in a manner that supports walking, bicycling, and the use of transit as alternative modes of transportation that reduce greenhouse emissions and promote healthy, active lifestyles.

FIGURE 2-10: NEW GROWTH AREAS



SOURCE: City of Woodland, 2017; Dyett & Bhatia, 2017

- **SP-1(South Growth Area):** SP-1 is located in the southern portion of the Planning Area, generally south of CR 24A and west of CR 101. It includes the area referred to in older planning documents as the Spring Lake Master Plan Remainder Area. Its location offers the opportunity for good connectivity with the Spring Lake neighborhood and benefits from existing roadway, drainage, water and sewer infrastructure that was sized to accommodate development in this area. SP-1 is separated into three sub-areas. SP-1A encompasses 347 acres and is located on the eastern portion of the Specific Plan area between State Route 113 and Spring Lake. SP-1B is located between East Street and State Route 113, covering 248 acres. SP-1C is the smallest of the three at 151 acres and is located west of East Street.

  The General Plan envisions SP-1A to develop as a mixed-use neighborhood anchored by a research and technology business park in the "Southern Gateway" located at CR 25 and SR 113. The highest intensity of development will occur within the business park area, providing a prime opportunity for job creation within Woodland. The remainder of SP-1A will be largely

residential with some open space and recreation areas. The Southern Gateway portion of SP-1B is also expected to develop to complement the business park and commercial development in SP-1A. SP-1C is assumed to be entirely residential. Sustainable development will be encouraged in SP-1 through the use of renewable energy sources and water conservation tools with the goal of striving to achieve zero net energy at the building and neighborhood level to the extent feasible.

- **SP-2 (East Growth Area):** SP-2 is located in the eastern portion of the Planning Area, south of Interstate 5 and to the east of the Water Pollution Control Facility. Due to its distance from Downtown urban core, SP-2 is envisioned to function as a sustainable "complete neighborhood" with a town center so that all daily needs (schools, parks, grocery stores, public facilities, etc.) are located within the Specific Plan Area. In addition, sustainable development will be encouraged in SP-2 through use of renewable energy sources and water conservation tools with the goal of striving to achieve zero net energy at the building and neighborhood level to the extent feasible.
- **SP-3 (Northwest Growth Area):** SP-3 is located generally north of Kentucky Avenue, south of Interstate 5, between CR 98 and the Northern Pacific railroad tracks. It is separated into two distinct sub areas, with SP-3A encompassing the eastern half of the Specific Plan area and SP-3B occupying the western half. The General Plan envisions that SP-3A will contain a mix of residential, commercial, office, and light industrial uses. Development of this area will provide amenities that serve not only new residents but also existing residents in nearby neighborhoods that currently lack convenient access to grocery options and community services. SP-3B will continue to be largely industrial with some low density residential uses along CR 98. Additionally, sensitively designed transition areas will minimize compatibility concerns between residential, commercial and industrial uses. The boundaries of SP-3 contain developed residential areas that are currently unincorporated; Specific Plans prepared for this area will be required to include these residential areas in plans and annexations.

Unincorporated Disadvantaged Communities

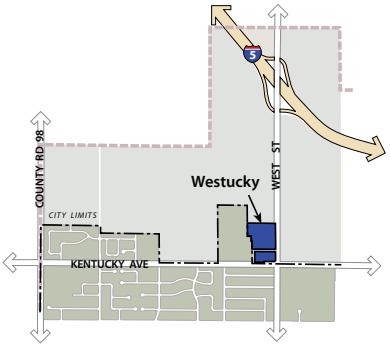
Enacted in 2011, SB 244 requires cities to address the infrastructure needs of disadvantaged unincorporated island or fringe communities located within or near their boundaries. For cities, a "disadvantaged unincorporated community" is defined as a fringe or island community in which the median household income is 80 percent or less of the statewide median household income. The law states that each city must include the following information about any applicable communities in the Land Use Element of the General Plan:

- Identify and describe every "island community" or "fringe community" located within that city's sphere of influence that is considered to be a disadvantaged unincorporated community;
- Include an analysis of water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies for each of the identified communities; and
- Include an analysis of potential funding mechanisms that could make the extension of services and facilities to identified communities financially feasible.

According to an income survey conducted by Yolo County in 2013, Westucky, an unincorporated residential community located immediately north of Kentucky Avenue and west of West Street within the SP-3 boundary, qualifies as disadvantaged pursuant to SB 244. Surrounded by agricultural, commercial, and industrial land uses, Westucky is comprised of low density, detached residential housing. According to the income survey, approximately 88 percent of Westucky residents are in households that qualify as Low-Income (between 51 and 80 percent of area median income), Very Low-Income (31 to 50 percent AMI), or Extremely Low-Income (below 30 percent AMI).

To address infrastructure deficiencies in Westucky, Yolo County was awarded a Community Development Block Grant (CDBG) in 2013 to rebuild the area's private and failing water system. Since then, the City of Woodland and Yolo County have executed a memorandum of understanding (MOU) to extend City water and sewer services to Westucky. With extension of water service to Westucky, fire hydrant(s) will be installed to meet the City of Woodland standards. The closest fire station to the area is located at 101 Court Street. As discussed in the Public Facilities and Services Element, the City may consider relocating an existing fire station further north in order to improve coverage as development of SP-3 occurs.

Refer to the Public Facilities and Services Element for additional information regarding city utilities and fire protection services.



Specific Plan (SP)

The Specific Plan designation identifies areas where a Specific Plan consistent with State law shall be adopted to direct development in a coordinated, master-planned manner across multiple properties with adequate provision of infrastructure and public facilities to support that development.

The Specific Plan designation allows agricultural and open space uses to continue temporarily until such time as the Specific Plan has been adopted, or the land use designation is otherwise amended. Ultimate land uses must be consistent with the adopted Specific Plan. Capital-intensive agricultural uses are discouraged in lands designated Specific Plan so as not to preclude later planned urban uses.

Development Standards

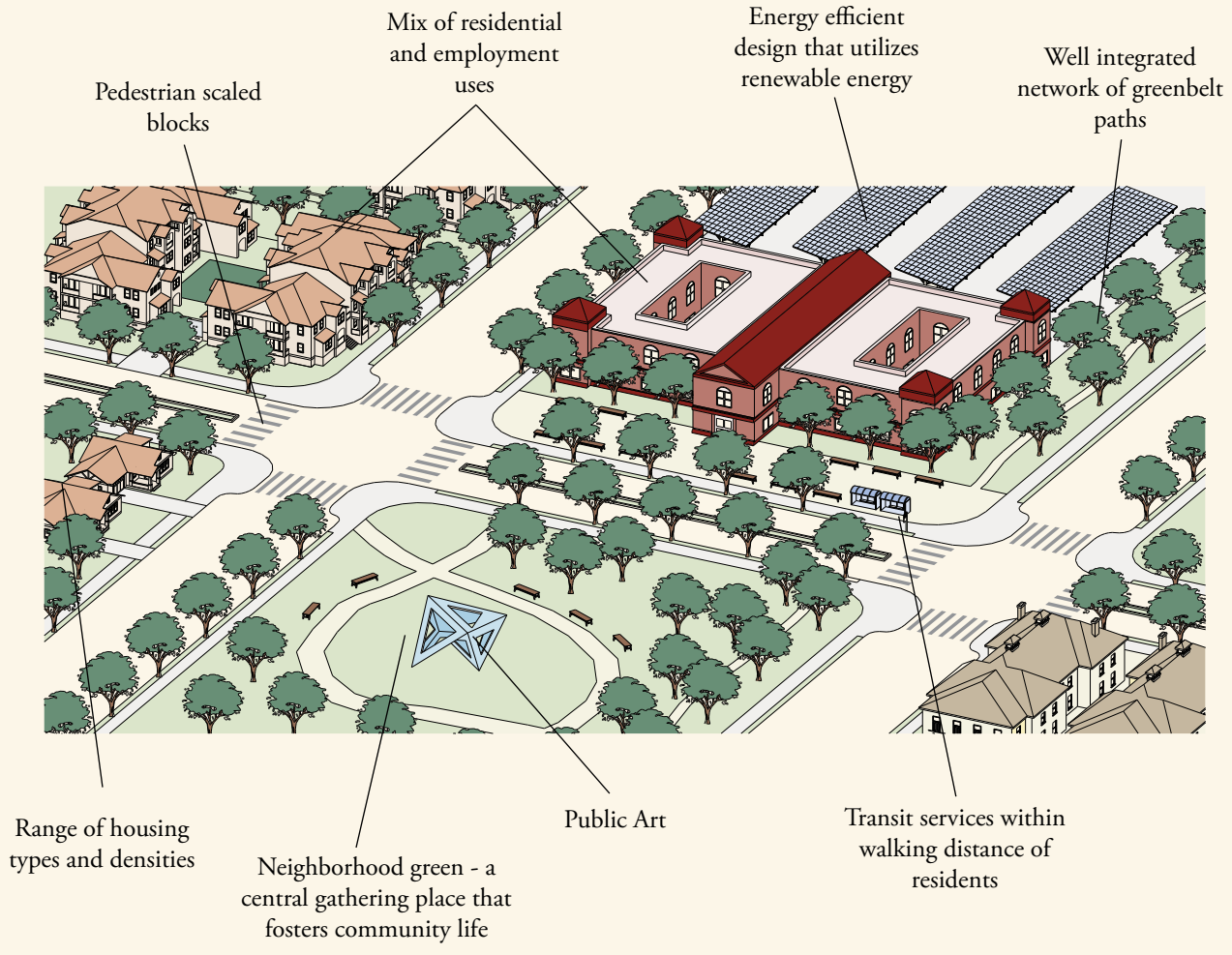
- Allowable density and FAR standards will correspond with the ultimate General Plan land use designations adopted for each Specific Plan area
- Residential uses must achieve an overall minimum average gross density of 8 dwelling units per acre across the Specific Plan. Gross density includes the total acreage of a site measured to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

Urban Form Characteristics

- Mix of residential and employment uses that maintains a healthy jobs/housing balance and provides residents with convenient access to services and amenities
- Distinct neighborhood focal points, such as neighborhood commercial nodes, plazas, neighborhood parks, or community gardens that promote social interaction and healthy community living
- Public art in open spaces and other highly visible locations
- Energy- and water-efficient design, including landscaping
- Incorporation of sustainable stormwater management features such as bioswales, rain gardens, and pervious pavement
- Pedestrian-scale blocks that are easy to navigate
- Well-integrated roadway network with off-street greenbelt paths
- Landscaped streets with attractive lighting and large canopy trees
- Transit, services, amenities and opportunities for recreation located within walking distance of neighborhood residents
- Multimodal connections to adjacent neighborhoods

- Avoidance of noise walls to the greatest extent possible
- Range of housing types that accommodate people of all incomes and abilities through all stages of life
- Housing design that incorporates contextual and attractive architectural features, such as front porches, balconies, well-designed facades, dormers, trim and moldings, and high-quality building materials
- Housing that is oriented toward the street or other public space
- Require 360-degree architectural treatment, such that all publicly visible sides of a structure receive enhanced architectural treatment
- Encourage a variety of architectural styles to give the appearance that neighborhoods have developed over time, particularly in larger tract developments

Specific Plan (SP)



Green Space

Refer to the Public Facilities and Services Element for additional information on parks and recreation

Parks, greenbelts and natural open space provide recreation opportunities for Woodland residents and visitors as well as important ecological benefits. The General Plan envisions enhancing Woodland's existing parks and natural open spaces while encouraging new development to feature a connected system of greenbelts that introduce opportunities for linear parks and trails that connect different parts of the city.

FIGURE 2-11: GREEN SPACE

SOURCE: City of Woodland, 2017; Dyett & Bhatia, 2017

Open Space (OS)

The Open Space designation provides for public parks, agricultural uses, outdoor recreational and equestrian uses, habitat protection, irrigation canals, reservoirs, watershed management, and natural recreation viewing areas typically limited for human occupation due to public health and safety hazards such as earthquake faults, floodways, unstable soils, or areas containing wildlife habitat and other environmentally-sensitive features. Existing agricultural uses are permitted to continue operation, but new commercial agricultural uses are generally not permitted. Such land areas are primarily publicly owned, but may include private property.

Development Standards

- No development intensity is assumed for this designation; however, a limited number of facilities such as restrooms, maintenance buildings, education centers, and community gathering places may be allowed, with context-sensitive density/intensity to be determined on a project-specific basis

Urban Form Characteristics

- Design will match the appropriate level of use (for example, neighborhood and community parks will receive greater landscaping and design attention than natural areas) in a manner that is compatible with the surrounding physical context
- Signage and maps that emphasize linkages between parks, greenbelts and open space systems
- Appropriate lighting for evening use of sports fields/courts, recreation facilities and publicly accessible greenways; natural "dark sky" conditions to be maintained in natural open space areas and sensitive habitat
- Careful location of park facilities and parking so as to most effectively serve the planned uses of the park or open space while minimizing negative impacts on surrounding neighborhoods (particularly related to noise and parking/access)

Flood Study Area (FS)

The Flood Study Area designation is applied to areas restricted from urban development due to health and safety concerns related to flood risk, or because the property falls within a likely future flood project improvement area. Allowed uses include open space, as well as low-intensity agriculture or recreational uses. Generally, land uses that require extensive capital improvements or permanent infrastructure improvements shall be prohibited, with the exception of improvements related to flood protection and control. Existing structures and business operations in areas designated as Flood Study Area may remain but may not expand. When the exact boundaries of the future flood project are determined, the City will initiate an amendment to the Land Use Diagram to update the adjacent land use designations, as necessary.

Development Standards

- No development intensity is assumed for this designation.

Urban Form Characteristics

- No urban form characteristics are defined for this designation.

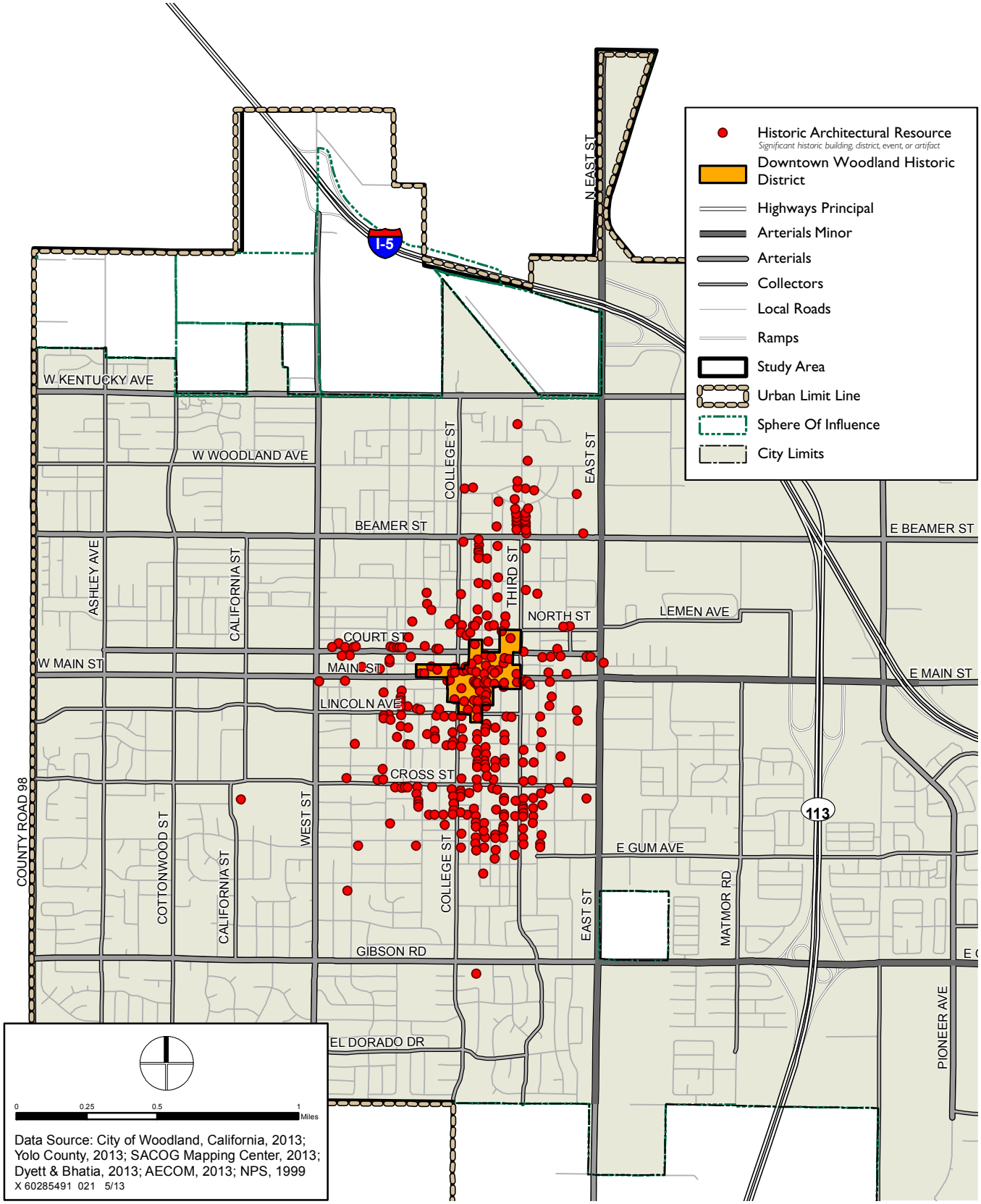
2.4 Historic Preservation

Woodland has a rich historic heritage and many significant historic buildings, districts, events and artifacts that reflect its past. These are symbols of Woodland's unique heritage and identity. Downtown Woodland in particular includes many historically-significant buildings and is recognized as a National Register Historic District. To this day, the Downtown Woodland Historic District retains much of its historic appearance and function and is considered the heart and jewel of Woodland. The district has major examples of several architectural styles, including Italianate, Richardsonian Romanesque, Spanish Colonial Revival, Streamline, and several versions of the Second Renaissance Revival. The historic integrity of the district is high due to the concentration of resources, the proportion, size and importance of the contributing historic buildings, and the relative inconspicuousness of non-contributing buildings.

The Woodland Opera House and Yolo County Courthouse are included on the National Register of Historic Places. Other Downtown buildings on the National Register include the I.O.O.F. Building, Porter Building, Woodland Public Library, R.H. Beamer House, Jackson Apartments, and Hotel Woodland. Outside Downtown, the Gibson Mansion Historical museum is also a City historic building and listed on the National Register. In addition, Woodland's historic neighborhoods offer a variety of historically and architecturally significant structures. The Downtown Historic District and recognized historic architectural resources citywide are mapped in Figure 2-12.

Policies in the General Plan continue to promote historic preservation in Woodland through community education and coordination with historic preservation groups. Awareness and appreciation of Woodland's historic resources will foster a greater enjoyment of the city and greater support for historic preservation efforts. Further, the historic Downtown is the City's center of shopping, dining, entertainment and employment.

FIGURE 2-12: HISTORIC ARCHITECTURAL RESOURCES



2.5 Goals and Policies

Goal 2.A **Growth and Change.** Support sustainable growth through orderly, well planned development that provides for economic growth, strong social ties, protection of the environment, an enhanced quality of life, and preservation of Woodland's community character and agricultural heritage.

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

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

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

Policy 2.A.3 **Agricultural Mitigation.** For impacts to agricultural land within the ULL, require one acre to be permanently conserved for every acre converted to urban development (1:1 ratio). The farmland being conserved must be of the same Farmland Mapping and Monitoring Program type (Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance) as the farmland that is being converted, or of a type of higher quality, and the conserved farmland should be located outside of, but as close to the Woodland Urban Limit Line as possible.

(EIR Mitigation Measure 4.2-1)

Policy 2.A.4 **Downtown.** Promote Downtown Woodland as the city's sole civic, cultural, entertainment, and central business district that serves as the primary specialty-retail and dining, entertainment, office, arts, and government center. Support new mixed-use development in the Downtown with an emphasis on retail, entertainment, and other active uses at the ground level and residential and office uses on upper levels along Main Street. In addition, allow ground floor office uses on side streets.

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.

Policy 2.A.7 **Partnerships.** Partner with the State, the County and other public and private entities that control significant properties in Woodland, such as the historic courthouse, the County fairgrounds, schools, and rail lines, in order to seek opportunities for these properties to serve as catalysts for critical change.

Policy 2.A.8 **Gateways and Corridors.** Transform the city's main corridors to become lively, mixed use places that connect the city's neighborhoods. Create distinctive, thriving gateway centers at I-5 and SR 113 that serve as inviting entrances to the city while maximizing the economic potential of these assets.

See also Policy 3.A.13.

Policy 2.A.9 **Major Projects Financing Plan.** Plan for and fund infrastructure improvements needed to support new growth projected in the General Plan by using the Major Projects Financing Plan.

Goal 2.B **Greenfield Development.** Plan for future expansion in new growth areas to ensure that greenfield development is adequately accommodated and served by the City.

Policy 2.B.1 **Existing Specific Plan Areas.** New Specific Plans shall examine impacts on the completion of infrastructure and amenities within existing Specific Plan areas that are still developing.

Policy 2.B.2 **Development in the Floodplain.** No specific plan for SP-1, SP-2 or SP-3 may be processed until the designs for projects to provide necessary 200-year flood protection have been approved and the funding for construction has been secured. Any contemplated sale of the City's 900-acre property within SP-2 will require a four-fifths (4/5th) vote of the City Council.

Policy 2.B.3 **Tax Sharing.** As new growth areas are annexed to Woodland, advocate for favorable tax-sharing agreements that ensure that the City receives the revenues necessary to support the required municipal services and infrastructure required in new growth areas.

Policy 2.B.4 **Development Agreements.** Use Development Agreements to maximize public benefit (beyond conditions of approval and mitigation measures) from new growth in Specific Plan areas and other major developments.

Policy 2.B.5 **Coordination.** Consult with other agencies and jurisdictions, including Yolo County, the Yolo County Local Agency Formation Commission (LAFCo), the Woodland Joint Unified School District (WJUSD), the Sacramento Area Council of Governments (SACOG), the Yolo County Transportation District (YCTD), and the Yolo County Resource Conservation District, as Specific Plan Areas are being planned to ensure that services and infrastructure can be adequately extended to serve new growth.

Policy 2.B.6 **Other Development in Unincorporated Areas within the ULL.** Prior to the provision of City services to unincorporated areas within the ULL, require those unincorporated properties to be annexed into the City, or require a conditional service agreement to be executed agreeing to annex when deemed appropriate by the City.

Goal 2.C **Smart Growth, Sustainability and Regional Coordination.** Promote Woodland as a leader in sustainable development and support statewide and regional efforts to encourage smart growth, reduce greenhouse gas emissions, fund transportation improvements, conserve resources, and maintain fiscal sustainability.

Policy 2.C.1 **Compact Form.** Promote compact development patterns, mixed land use, and higher-development intensities that conserve land resources, reduce vehicle trips, improve air quality, and facilitate walking, bicycling, and transit use. Achieving the benefits of compact development as supported in this General Plan may result in potential tradeoffs related to traffic, noise, open space, and privacy. Sensitive design and appropriate performance standards may assist in mitigating these concerns. Where growth and increased density is allowed pursuant to this General Plan, these issues are acknowledged and accepted.

Policy 2.C.2 **Consistency with the Climate Action Plan.** Ensure that new development is consistent with the objectives and targets of the City's Climate Action Plan.

Policy 2.C.3 **Alternative Transportation.** Actively support and facilitate mixed-use retail, employment, schools, and residential development around existing and future transit stops, bike routes, and pedestrian paths.

Policy 2.C.4 **Resource Efficiency.** Encourage and incentivize buildings to be constructed so that they consume less energy, water, and other resources; allow natural ventilation; use daylight effectively; reduce stormwater runoff; and facilitate the use of clean energy whenever possible. Use trees for cooling, energy conservation, and to improve air quality.

Goal 2.D **Economic Development.** Promote economic growth and vitality by bolstering key industries and encouraging balanced job growth.

See also policies in the Economic Development Element.

Policy 2.D.1 **Jobs/Housing Relationship.** Promote and support the development of a balance of residential, commercial, and industrial development within the city. Encourage a variety of job and housing types to provide a range of employment and housing opportunities for all city residents. Maintain a jobs to housing ratio citywide of at least 1:1 to optimize the supply and demand for both, reduce commute trips and overall vehicle miles travelled (VMT), and make communities less dependent on single occupancy vehicle trips.

Policy 2.D.2 **Food and Agriculture Industry Cluster.** Develop Woodland into a premier food and agriculture industry cluster by providing appropriate infrastructure, adequate land with compatible land uses, and by supporting research and innovation.

Policy 2.D.3 **Technology Sector.** Grow the technology sector in Woodland by leveraging the research strength at UC Davis. Establish business parks in the Southern Gateway at CR 25 and SR 113 and along CR 102. Encourage smaller companies and start-ups to locate in incubator spaces Downtown and in areas with the Light Industrial Overlay designation.

Policy 2.D.4 **Made in Woodland.** Incentivize continued support for skilled handcraft "maker" businesses that help grow a diversity of products with the "Made in Woodland" brand.

Goal 2.E

Pattern and Scale. Foster a cohesive, healthy community through patterns and scales of development that encourage active living and neighborhood interaction.

Policy 2.E.1 **Land Use Designations.** Enact the land use designations as shown in Figure 2-5 and detailed in Section 2.3 for the purposes of this General Plan.

Policy 2.E.2 **Responsiveness to Context.** Encourage high-quality new development that enhances and blends with the established fabric of the natural, social and built environment, while allowing for innovative architectural styles.

Policy 2.E.3 **Transition Areas.** Promote the sensitive design of transition areas between different land uses in order to ensure compatibility, and encourage a gradual and compatible shift in scale between different densities and intensities of various uses. Where residential development abuts farmland, a strong urban edge should be maintained, avoiding very low density rural residential development to promote efficiency in land use.

Policy 2.E.4 **Bike and Pedestrian-Orientation**. Create walkable, pedestrian-scaled blocks that feature sidewalks and bikeways that are safe, comfortable, and inviting.

Policy 2.E.5 **View Corridors.** Create attractive view corridors that frame the streets with distinctive buildings, trees, and other landscaping complemented by well-designed and integrated signage. At community entry points, provide a clear, physical sense of arrival into the community.

Policy 2.E.6 **Building Street Facades.** Encourage the use of horizontal and vertical building articulation to break up building mass, create visual interest, and design to activate street level frontages.

Policy 2.E.7 **Public Safety and Community Design.** Promote design that enhances public safety and discourages crime by providing buildings that engage the street, as well as adequate lighting and sight lines.

Policy 2.E.8 **Maintenance.** Promote community pride through the enforcement of City nuisance and fire safety ordinances to prevent properties from becoming poorly maintained, visually run down, and/or presenting health and safety concerns.

Policy 2.E.9 **Community Benefits.** Consider allowing new development to exceed FAR limits if it offers significant community benefit, such as the provision of publicly accessible open space, zero net energy design, the restoration and/or adaptive reuse of a historic resource, or the promotion of alternative modes of transportation.

Woodland's distinctive and historic places are defining characteristics of the city.

Goal 2.F **Distinctive and Memorable Places.** Through appropriate regulations, promote community design that produces a distinctive, high-quality built environment, with form and character that reflects Woodland's unique historic, environmental, and architectural context and creates memorable places that enrich community life.

Policy 2.F.1 **Development Regulations.** Promote design excellence by ensuring that development regulations clearly express both desired and intended outcomes in addition to those that may be prohibited or undesired.

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 non-conforming uses.

Policy 2.F.3 **Design Review.** Require design review as appropriate that focuses on achieving form and function for new, reuse and reinvestment projects to promote creativity, innovation and design quality.

Policy 2.F.4 **Light Pollution.** Control artificial lighting to avoid spill-over lighting and preserve the night sky.

(EIR Mitigation Measure 4.1-4)

Policy 2.F.5 **Glare.** Control artificial lighting to prevent glare.

(EIR Mitigation Measure 4.1-4)

Goal 2.G **Existing Neighborhoods.** Recognize, maintain and celebrate the unique qualities of Woodland's traditional residential neighborhoods.

Goals and polices for residential development in new growth areas located on pages 2-67 to 2-70.

Policy 2.G.1 **Distinctive Characteristics.** Maintain the distinctive characteristics of neighborhoods developed in different eras, including those developed prior to WWII, post war, and in more recent decades.

Policy 2.G.2 **Sensitive New Development.** Require new construction, additions, renovations, and infill to be physically compatible with neighborhood context, historic development patterns, and building form and scale.

Policy 2.G.3 **Neighborhood Preservation Zone.** Maintain the Neighborhood Preservation zoning district to foster sensitively designed development at an appropriate density and scale in existing older neighborhood districts.

Policy 2.G.4 **Public Realm.** Enhance the safety and character of existing neighborhoods by implementing public realm improvements, such as street lighting and utility undergrounding where needed, and encouraging upkeep and investment by private property owners.

Policy 2.G.5 **Maintenance.** Foster community pride and promote neighborhood enhancement and conservation through code enforcement as well as incentivized improvement programs to facilitate on-going repair and property improvement.

Goal 2.H **Historic Downtown Center.** Promote Downtown Woodland as a premier urban location in the region with a dynamic mix of uses including shopping, dining, entertainment, living, and employment ranging from innovative businesses to traditional government functions. Encourage architecturally interesting buildings and inviting pedestrian streetscapes that complement the city's historic character while celebrating the ingenuity of the present.

Policy 2.H.1 **Mixed Use.** Support new mixed-use development Downtown with an emphasis on ground-level retail and dining with upper-story residential and office uses, particularly on Main Street. Encourage an active and vibrant Downtown with a 24/7 presence by allowing a mix of entertainment, retail, and cultural uses as well as residential and office uses.

Also see Policies 2.A.4 and 2.A.6

Policy 2.H.2 **Facade Improvements.** Encourage contextually appropriate building and façade improvements to promote Downtown as a pedestrian-oriented retail and services area.

Policy 2.H.3 **Streamlined Review.** Streamline the review and permitting process for all building improvements within the Downtown.

Policy 2.H.4 **Public/Private Investment.** Improve and enhance Downtown's physical image and desirability as a place to invest, through public investments in streetscapes, public spaces, parking and utility infrastructure. With the absence of Redevelopment Agency funds, partner with private property owners on creative funding and financing strategies to fund needed improvements Downtown, such as Property-Based Improvement Districts (PBIDs) and Enhanced Infrastructure Financing Districts (EIFDs).

Policy 2.H.5 **Main Street.** Continue to make enhancements to Main Street to calm traffic and improve the experience for pedestrians, cyclists, and sidewalk diners.

Policy 2.H.6 **Parking.** Implement an overall parking strategy for Downtown through a Parking Management Plan that is consistent with the updated Downtown Specific Plan, including consolidation of smaller parking lots and district-wide management of parking resources.

Policy 2.H.7 **Entertainment Focus.** Promote Downtown as an entertainment and cultural activity center for the city, county, and region. Locate venues with regional draw for live performances and movie theaters in the Downtown. Encourage the use of Main Street, Heritage Plaza, Freeman Park, the Woodland Public Library, and other civic spaces for community events.

Policy 2.H.8 **Woodland Opera House.** Support the preservation and use of the Woodland Opera House for entertainment and civic events.

Refer to Section 2.4 for additional policies on Historic Preservation.

Policy 2.H.9 **Woodland Public Library.** Support the success of the Woodland Public Library and use of the library and grounds as a civic asset to Downtown and the greater community.

Policy 2.H.10 **Heritage Plaza.** Encourage the expansion and redesign of Heritage Plaza to become a vibrant and attractive outdoor public gathering place.

Policy 2.H.11 **Local Goods and Products.** Encourage the sale of local goods, foods, and products that showcase Woodland's historic and emerging industries.

Goal 2.I Mixed-Use Corridors. Create memorable and engaging retail, residential, and mixed-use places along Main Street, East Street, Kentucky Avenue, and CR 102.

Policy 2.I.1 **Building and Site Design.** Require buildings located along corridors be designed to define the public realm and promote multimodal mobility and sidewalk activity that provides eyes on the street. Key components of good design should include:

- Mix of building patterns
- Building frontages located directly adjacent to the sidewalk where appropriate, especially on West Main Street; minimal setbacks on other corridors
- Ground floor transparency to encourage activity
- Minimize driveways, curb cuts, and parking visibility
- Pedestrian-oriented elements, including public outdoor spaces

Policy 2.I.2 **Increase Density.** Within mixed-use corridors, encourage replacement of older, low-scale, auto-oriented development with well-designed, higher-density, new projects that offer pedestrian orientation, more efficient use of land, and continued, productive economic value.

Also see Policy 2.A.6

Policy 2.1.3 **Green Streets.** Provide continuous shade trees along Woodland's key corridors, integrate low-impact development (LID) drainage facilities to manage stormwater runoff within the public right-of-way, and include Class I or Class II bike facilities where possible.

Refer to Section 3.4 for definitions of Class I and Class II bike facilities.

Policy 2.1.4 **West Main Street.** Revitalize West Main Street as an economically viable mixed-use corridor that is supportive of the Downtown urban core. Restrict additional "strip retail" development along West Main Street in favor of higher-density residential mixed-use buildings with ground floor, neighborhood-serving retail. Encourage the reuse of existing vacant and underutilized commercial centers with horizontal and/or vertical mixed-use development.

Policy 2.1.5 **East Street.** Explore with property owners the possibility of the adaptive reuse of distinctive, large industrial and commercial buildings along East Street. Promote redevelopment of the County Fair Mall.

Policy 2.1.6 **Yolo County Fairgrounds.** Recognize the Yolo County Fairgrounds as an important agricultural and community facility. If an alternative site for the fairgrounds is identified along with relocation funding, support the adaptive reuse of the current site as a mixed-use development.

Policy 2.1.7 **Rail Relocation.** Pursue opportunities to move the railroad from its current right-of-way in order to open new opportunities for public open space and revitalization along East Street. If relocation occurs, update the Zoning Ordinance or develop a new East Street master plan to maximize infill potential created by the relocated rail spur.

Policy 2.1.8 **Kentucky Avenue.** Enhance Kentucky Avenue as a Complete Streets corridor with new opportunities for mixed-use and residential development, while maintaining its important role as an agricultural and industrial corridor. Support agriculture-related industrial businesses to locate on Kentucky Avenue, as appropriate.

Refer to the Transportation and Circulation Element for additional Complete Streets goals and policies.

Policy 2.1.9 **CR 102.** Develop CR 102 south of East Main Street as an attractive corridor with a mix of commercial, office, and residential uses that support employment growth targets. Incorporate new job-generating uses into the corridor, including medical services, offices, and business park development.

Goal 2.J **Commercial Centers.** Promote the development of distinct, well-designed commercial centers that serve neighborhood residents, community members, and/or the region at large.

Policy 2.J.1 **Enhanced Design Character of Existing Centers.** Encourage renovation, infill, and reuse of existing commercial centers, including repurposing buildings as business incubators, community spaces, and/or other compatible uses. Redesign and modernization of architectural treatment is encouraged as well as utilization of parking lots to make the centers more pedestrian friendly, and enhance the definition and character of the street frontage and associated streetscape.

Policy 2.J.2 **Design of New Neighborhood and Community Commercial Centers.** Facilitate the development of new neighborhood and community commercial centers that feature good urban design with elements such as inviting entryways, articulated building facades and rooflines, attractive landscaping, shaded walkways, plazas and public art.

Policy 2.J.3 **Design of New Regional Commercial Centers.** Employ high quality, durable materials and best practices in sustainability in the design of new regional commercial centers, promoting them as desirable regional destinations.

Policy 2.J.4 **Commercial Center Uses.** Set 60,000 square feet as the maximum floorplate for a single use in a neighborhood or community commercial center. Locate commercial uses with larger floorplates in regional commercial centers.

Policy 2.J.5 **Regional Commercial Uses.** Generally require a minimum floorplate of 50,000 square feet for regional commercial uses, though exceptions may be made for smaller supportive uses, such as coffee shops, banks, or food establishments. Ensure that uses within regional commercial centers avoid competing directly with those more likely to be found Downtown, such as specialty dining and entertainment.

Policy 2.J.6 **Multimodal Access.** Require convenient, attractive, and safe pedestrian, bicycle, and transit connections both within commercial centers and between centers and surrounding neighborhoods and other destinations.

Policy 2.J.7 **Office Uses.** Promote the incorporation of office uses in existing regional commercial centers as a means of enhancing retail viability, creating attractive spaces, supporting transit viability and reducing vehicle trips. Limit office uses to 10 percent of the square footage of each regional commercial center. Allow for the repurposing of community and commercial centers to accommodate future shifts in the retail and office markets, as necessary.

Policy 2.J.8 **Transition Areas.** Require commercial development to incorporate buffering and sensitive transitions or design techniques to minimize impacts on adjacent less intensive uses, particularly residential uses.

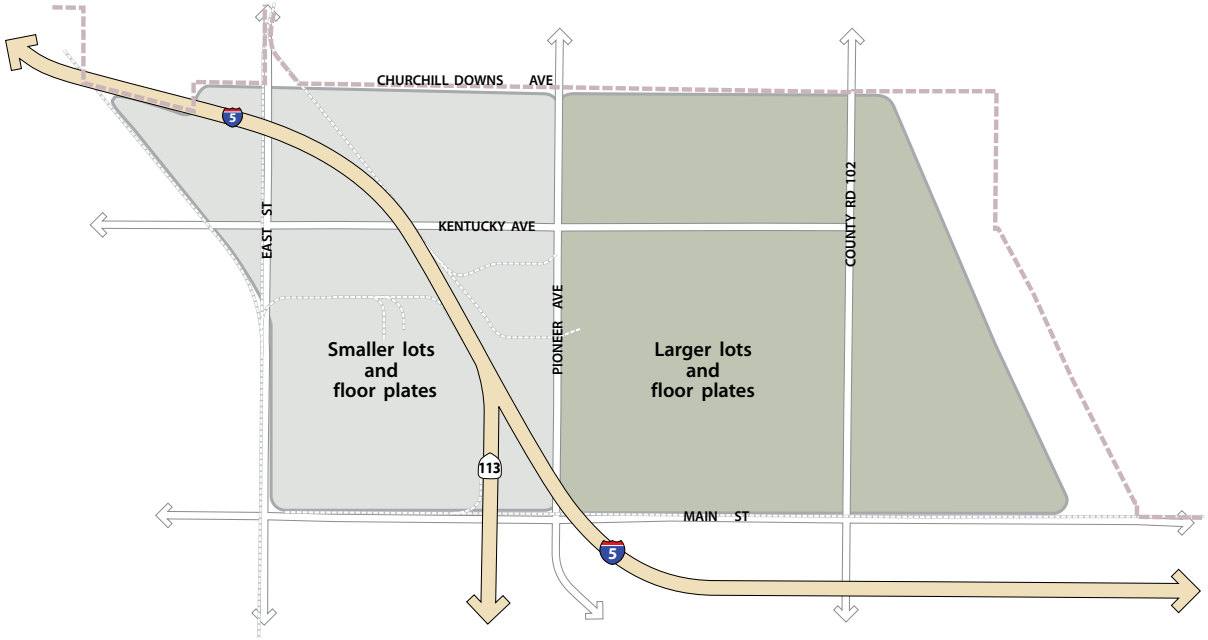
Goal 2.K **Employment Centers.** Provide business park, industrial, medical, and public employment centers that encourage a range of diverse business and employment opportunities and feature multimodal commute access.

Policy 2.K.1 **Quality Design.** Require new and renovated business parks, public buildings, and industrial properties to feature elements such as attractive entrances, articulated building facades and rooflines, attractive landscaping, and shaded walkways.

Policy 2.K.2 **Business Parks.** Promote the development of master-planned business parks that bolster Woodland's established agriculture and emerging technology industries and promote the city's prominence as a major center of economic activity in Yolo County.

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. See Figure 2-13.

FIGURE 2-13: NORTHEAST INDUSTRIAL AREA



Policy 2.K.4 **Light Industrial Overlay.** Utilize the Light Industrial Overlay designation to transition between districts of different intensity, accommodate small incubator space, and promote a mix of agricultural, biotechnology and emerging technology companies.

Policy 2.K.5 **CR 102 North.** As the industrial area builds out, provide enhanced roadway and streetscape improvements to CR 102 North to improve accessibility and the visual appearance of the eastern portion of the industrial area.

Policy 2.K.6 **Transition Areas.** Require industrial development to incorporate context-responsive transitions to minimize impacts on nearby land uses.

Policy 2.K.7 **Alternative Transportation Modes.** Promote convenient, attractive, and safe pedestrian, bicycle, and transit connections both within employment centers and between centers and surrounding uses.

Goal 2.L **New Growth Areas.** Encourage the creation of well-defined, balanced neighborhoods in new Specific Plan areas.

Policy 2.L.1 **New Growth Area Development Considerations.** The General Plan contemplates growth which may occur in new Specific Plan Areas. The General Plan does not prioritize or sequence possible growth. Rather, approval of new Specific Plan Areas will require careful analysis for consistency with all General Plan policies and satisfactory resolution of site specific constraints unique to each area.

Policy 2.L.2 **Specific Plan-1A (SP-1A).** Promote development of SP-1A as a mixed-use residential district anchored by a research and technology business park in the Southern Gateway area at CR 25 and SR 113. Concentrate the highest intensity of development within and in close proximity to the business park area, with lower-density, largely residential uses to the north. Encourage sustainable development through the use of renewable energy sources and water conservation tools with the goal of striving to achieve zero net energy at the building and neighborhood level to the extent feasible.

Policy 2.L.3 **Specific Plan-1B (SP-1B).** Encourage mixed-use residential development that complements development in SP-1A, including development of the Southern Gateway as a research and technology business park. Encourage sustainable development through the use of renewable energy sources and water conservation tools with the goal of striving to achieve zero net energy at the building and neighborhood level to the extent feasible.

Policy 2.L.4 **Specific Plan-1C (SP-1C).** Design SP-1C as an exclusively residential neighborhood containing executive homes and rural estates on larger lots.

Policy 2.L.5 **Specific Plan-2.** Encourage SP-2 to develop as a sustainable "complete neighborhood" with a town center so that most daily needs can be met within the Specific Plan area. Encourage sustainable development through the use of renewable energy sources and water conservation tools with the goal of striving to achieve zero net energy at the building and neighborhood level to the extent feasible. Secure an alternate site for processing waste from the Pacific Coast Producers tomato processing plant prior to adoption of a Specific Plan for SP-2. If development occurs within the boundary of the odor impact area depicted in Figure 7-6, the developer must bear all costs associated with odor mitigation. No specific plan for SP-2 may be processed until the designs for projects to provide necessary 200-year flood protection have been approved and the funding for construction has been secured. Any contemplated sale of the City's 900-acre property within SP-2 will require a four-fifths (4/5th) vote of the City Council. Maximum development capacity in SP-2 shall be consistent with the General Plan EIR growth assumptions as depicted in the FEIR Exhibit 4.2-7.

See also Policy 2.B.2.

Policy 2.L.6 **Specific Plan-3A.** Promote development in SP-3A to contain a mix of residential, commercial, office, and light industrial uses. Provide parks/greenbelts, grocery stores, community services and other amenities that benefit new residents and existing residents in nearby neighborhoods. Encourage sustainable development through the use of renewable energy sources and water conservation tools with the goal of striving to achieve zero net energy at the building and neighborhood level to the extent feasible. Require that SP-3A include within its boundaries any unincorporated residential areas (consistent with the General Plan Land Use Diagram) and include a strategy for financing any necessary infrastructure upgrades to these areas. No specific plan for SP-3 may be processed until the designs for projects to provide necessary 200-year flood protection have been approved and the funding for construction has been secured. Residential development may only occur once a Specific Plan has been adopted.

See also Policy 2.B.2.

Policy 2.L.7 **Specific Plan-3B.** Allow SP-3B to continue to be primarily agriculture-related industrial uses with some low-density residential uses along CR 98. Require that SP-3B include within its boundaries any unincorporated residential areas (consistent with the General Plan Land Use Diagram) and include a strategy for financing any necessary infrastructure upgrades to these areas. Sensitively design transition areas to minimize compatibility concerns between residential, commercial and industrial uses. Non-residential development that is consistent with the Land Use Diagram may develop before a Specfic Plan has been adopted.

Goal 2.M Neighborhoods in New Specific Plan Areas. Create distinctive and sustainable new neighborhoods.

Policy 2.M.1 **Compact Form.** Promote the development of compact, complete neighborhoods that locate services and amenities within walking and biking distance of neighborhood residents, reducing the need to travel by car.

Policy 2.M.2 **Mixed Uses.** Require neighborhood design that incorporates a mix of residential and non-residential development that addresses the basic daily needs of residents and employees. Each new growth area must incorporate some new employment-generating uses.

Policy 2.M.3 **Housing.** Design neighborhoods to include a mix of housing types at a range of densities and affordability levels that accommodate residents at all stages of life. Residential uses must acheive an overall minimum average density of eight dwelling units per gross acre across the Specific Plan.

Policy 2.M.4 **Pedestrian and Bike Mobility.** Design streets to facilitate pedestrian and bicycle mobility in order to reduce automobile dependence and vehicle miles travelled. Utilize a traditional street grid with walkable blocks. Integrate a seamless greenbelt/trail system that provides recreational and transportation benefits.

Policy 2.M.5 **Efficiency.** Strive for net-zero energy development by encouraging buildings to be constructed so that they consume less energy, water, and other resources; allow natural ventilation; use daylight effectively; and facilitate the use of clean energy whenever possible.

Policy 2.M.6 **Green Building.** Encourage sustainable, "green" building practices and construction techniques so that structures are designed, built, and renovated in a sustainable and resource-efficient manner.

Policy 2.M.7 **Characteristics of Older Neighborhoods.** Incorporate the best characteristics of older neighborhoods, such as an orthogonal street grid with smaller blocks, front porches, shallower front setbacks, a variety of architectural styles, unique lighting and monument features to create a sense of place.

Policy 2.M.8 **Variety and Quality.** Ensure that new residential development provides variability and high quality design to distinguish individual homes from one another and create identifiable neighborhoods.

Policy 2.M.9 **Lifestyle Housing.** Promote housing design that serves various lifestyles, needs, and affordability levels, through strategies such as smaller house styles, compact layouts, and cost-effective design techniques.

Goal 2.N Open Space System. Create a comprehensive and connected system of parks, greenbelts and open space.

Refer to the Public Facilities and Services Element for additional goals and policies on parks, greenbelts, and recreation facilities. Refer to the Safety Element for goals and policies on flooding and flood protection.

Policy 2.N.1 **High-Quality Park System.** Provide a high-quality, diversified public park system that provides a variety of recreational opportunities for all City residents.

Policy 2.N.2 **Greenways and Greenbelts.** Develop a system of greenways and greenbelts that link existing and future parks and open space where possible and provide the opportunity for linear, multi-use trails. Require a system of greenways and/or greenbelts as a component of new Specific Plan areas.

Policy 2.N.3 **City Connected.** Create connections between components of the open space system, including the Sports Park and Community Center facilities as well as a perimeter walking path along the ULL.

Goal 2.O **Preservation and Adaptive Reuse.** Preserve community character and historic buildings while attracting new infill development and investment in existing neighborhoods.

Refer to Section 2.3 for additional goals and policies regarding the Downtown Historic District.

Policy 2.O.1 **Neighborhood Preservation Overlay District.** Preserve the Neighborhood Preservation Overlay zoning district to ensure that new development in historic neighborhoods is well-designed and appropriately scaled.

Policy 2.O.2 **Adaptive Reuse.** Promote adaptive reuse of vacant and/or underutilized historic buildings through public and private investment.

Policy 2.O.3 **Relocation of Historic Buildings.** Where feasible and appropriate, encourage the relocation of reusable historic buildings within or into historic neighborhoods as a means of historic preservation. Relocation is only permitted upon execution of an agreement covering reuse provisions and approval of a replacement project.

(EIR Mitigation Measure 4.6-1a)

Goal 2.P **Historic Programs and Requirements.** Preserve, maintain, and celebrate sites and structures that serve as significant, visible reminders of the city's social, architectural and agricultural history through adherence to federal, state and local programs and requirements.

Policy 2.P.1 **Historic Resources Inventory.** Maintain and regularly update an inventory of the city's Historic Resources that includes all historically and architecturally significant buildings, sites, landscapes, signs, and features within the city limits.

Policy 2.P.2 **Environmental Review.** Require that environmental review be conducted for alterations and/or demolition of buildings designated as, or potentially eligible for designation as, historic structures as required by Chapter 12A of the Municipal Code and CEQA regulations.

(EIR Mitigation Measure 4.6-1a)

Policy 2.P.3 **Historic Neighborhood Design Criteria.** Establish design guidelines that ensure that new residential construction, additions, repairs, and remodels in historic neighborhoods are contextual and preserve the historic nature of the neighborhood.

Policy 2.P.4 **California Historical Building Code.** Train local building officials to use the California Historical Building Code as a tool to foster appropriate and efficient rehabilitation of historic buildings.

Policy 2.P.5 **Certified Local Government (CLG) Program.** Become a Certified Local Government (CLG), through the State Office of Historic Preservation, to assist historic preservation programs in Woodland.

Goal 2.Q **Historic Education and Awareness.** Promote community awareness and appreciation of Woodland's history and architecture.

Policy 2.Q.1 **Education.** Work with Woodland schools and local history groups to provide opportunities for education about Woodland's architectural history and resources.

Policy 2.Q.2 **Historic Markers.** Continue to promote the Woodland Historic Landmarks program and develop a model for historic markers and signs for historic sites and buildings.

Policy 2.Q.3 **Awards.** Continue to formally recognize private and public quality rehabilitation and restoration work through ceremonies (e.g., Heritage Home awards, Preservation Award, Certificates of Appreciation for commercial and public building rehabilitation work).

Policy 2.Q.4 **Workshops.** Coordinate with the Woodland Public Library and the Historic Preservation Commission to hold occasional public workshops, lectures, and slide shows on historic preservation and restoration.

Policy 2.Q.5 **Promotion of Historic Resources and Events.** Continue promoting historic resources and preservation events, such as the annual "Stroll Through History" program.

Policy 2.Q.6 **Historic Museum.** Encourage the formation of a historic museum or facility in or near the Downtown that celebrates local and regional historic resources.

Preservation of historic homes and buildings greatly contributes to Woodland's unique charm and character.

3 TRANSPORTATION AND CIRCULATION ELEMENT

3.1 Introduction and Purpose

Mobility and accessibility are important aspects of the City of Woodland's small-town character. The city has remained relatively compact compared to other suburban communities in the Sacramento region, making transit, walking, and bicycling viable choices for travel. However, automobiles are the primary mode of travel in the city. As the city looks forward in the next 20 years, increased choice and opportunity with regard to alternative methods of travel will be its focus.

The Transportation and Circulation Element emphasizes the development of new and modified infrastructure that promotes increased transportation choices to serve existing and new development. Specifically, it promotes an integrated, multimodal transportation system to reduce air pollution and greenhouse gas (GHG) emissions, reduce the need for costly roadway improvements, and allow residents and business the opportunity to operate, recreate and move through the city efficiently without an automobile whenever possible. In addition, streets, roads, and other thoroughfares represent the public face of the city and provide an opportunity to improve its beauty, convenience, and safety.

Attractive, pedestrian friendly sidewalks along Main Street encourage walking Downtown.

The Transportation and Circulation Element is organized as follows:

- **Section 3.1: Introduction and Purpose.** Introduces the topics covered in this Element and outlines the Element's relationship to State law and the Visioning Statement and Guiding Principles.
- **Section 3.2: Streets and Roadways Network.** Discusses the overall planning and development of the city's circulation system, balancing the needs of all modes of travel through comprehensive network design. This section presents a circulation diagram as well as descriptions of street typologies.
- **Section 3.3: Walkability.** Promotes safe, walkable communities in the city for residents to enjoy.
- **Section 3.4: Bikeways.** Encourages a comprehensive citywide bikeway network to facilitate increased bicycling.
- **Section 3.5: Transit.** Promotes effective transit service.
- **Section 3.6: Other Transportation Topics.** Addresses parking, the movement of goods by rail or trucks, air transportation, and transportation funding.
- **Section 3.7: Goals and Policies.**

Although automobiles are the primary form of travel in Woodland, the small town environment makes public transportation, walking, and bicycling viable options.

Relationship to State Law

State law (Government Code Section 65302(b)) requires general plans to include a Circulation Element that contains the following key topics identified in Table 3-1 below. State law provides that the General Plan can address these topics in any format and is required to address them only to the extent that they are relevant in the Planning Area.

TABLE 3-1: CIRCULATION TOPICS REQUIRED BY STATE LAW

Required Topic	*Addressed in this Element*	*Location if not addressed in this Element*
General location and extent of existing and proposed major thoroughfares, correlated with the land use element	Yes	
General location and extent of existing and proposed transportation routes, correlated with the land use element	Yes	
General location and extent of existing and proposed terminals, correlated with the land use element	Yes	Note: There are no existing or planned air, rail, or marine terminals in the City of Woodland. However, this Element addresses a proposed bus terminal.
General location and extent of existing and proposed military airports and ports, correlated with the land use element	No	There are no existing or proposed military airports or ports in the Planning Area.
General location and extent of existing and proposed other local public utilities and facilities, correlated with the land use element	No	Addressed in the Public Facilities and Services Element
Plan for a balanced, multimodal transportation network	Yes	

Complete Streets

The California Complete Streets Act of 2008 requires cities that are making significant updates to the Circulation Element of their General Plan to develop it for a balanced, multimodal transportation network that meets the needs of all users of roadways, including motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation. The Complete Streets Act is premised on the notion that a balanced, multimodal transportation network will serve to reduce greenhouse gas emissions, make the most efficient use of transportation infrastructure, and improve public health by encouraging physical activity via shifting short trips in the automobile to biking, walking, and the use of public transit.

Complete Streets provide safe routes for motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation.

Relationship To Visioning Statement and Guiding Principles

The Transportation and Circulation Element reflects many of the values expressed in the Visioning Statement and Guiding Principles but most closely reflects the following excerpt from the Vision Statement:

"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."

In addition, the Transportation and Circulation Element most directly supports the following Guiding Principles:

- **Orderly Development:** Promote new growth while achieving an orderly pattern of community development, consistent with economic, social, fiscal, and environmental needs.
- **Mobility Options:** Coordinate land use and transportation planning to provide a range of attractive and viable transportation options such as bicycle, pedestrian and transit.
- **Health and Recreation:** Provide all residents with opportunities to live an active, healthy, and green life style.
- **Environmental Stewardship:** Foster a sustainable community for the next generation and protect and improve the quality of the natural environment.

3.2 Streets and Roadway Network

This section discusses the overall planning and development of the city's circulation system to increase multi-modal accessibility. It also includes a commitment to plan for "Complete Streets."

Complete Streets

Complete Streets are streets designed, operated, and maintained to accommodate access and travel for all travel modes including pedestrians, bicyclists, motorists, and transit users, across all age groups, income groups, and abilities. The City of Woodland supports Complete Streets to improve safety, promote better public health, improve the convenience of choices amongst travel options, and increase efficiency of travel.

The General Plan establishes a commitment to a balanced, multi-modal transportation network as a whole. While each individual street does not need to provide for all modes of travel, consideration to all roadway users will be prioritized through comprehensive street design using both functional classification and street typology.

Functional Classification

The city's roadways are categorized using the following classifications based on function.

- **Principal Arterial Streets:** Provide mobility for high traffic volumes between various parts of the City. They typically link freeways to collector streets and local streets and generally have higher speeds and more access control. Principal arterials within the City may have up to four travel lanes.
- **Minor Arterial Streets:** Provide mobility for high traffic volumes between various parts of the city. They typically have lower speeds and less access control than a Principal Arterial street due to the intensity of the development in the urban environment. Minor arterials within the City may have up to four travel lanes.

Woodland's system of arterials, collectors, and local streets provide connectivity between neighborhoods, employment centers, and other destinations.

Interstate 5 runs east to northwest through Woodland's Planning Area and is a principal statewide connector. Proximity to I-5 is a key asset for Woodland's industrial area.

- **Collector Streets:** Provide for relatively short distance travel between and within neighborhoods, and generally have lower speeds and traffic volumes than arterials. Driveway access to collectors is limited less than on arterials but may still be discouraged. Collectors within the city have two travel lanes.
- **Local Streets:** Provide direct roadway access to abutting land uses and serve short distance trips within neighborhoods. Traffic volumes and speed limits on local streets are low, and these roadways have no more than two travel lanes.
- **Alleys:** Alleys or "rear lanes" serve as accessible rights-of-ways for public and private vehicles, bikes, and pedestrians; and as service access to parking lots and businesses.

Street Typology

Street typologies expand upon the functional classification and take into account street context, land use context, and travel mode prioritization. This typology ensures that the application of street standards consider a street's relation to surrounding land uses, appropriate travel speeds, and the need to accommodate multiple travel modes and user abilities. The typology also gives the city direction when faced with prioritizing transportation improvements for competing modes of travel. The city's streets are classified in the following street types. Table 3-2 describes the street typologies appropriate for each functional classification and their prioritized modes of travel.

- **Residential Streets:** Designed to move all modes of travel through residential neighborhoods and local areas of the city. Provide property access and multi-modal mobility by emphasizing walking and biking. On-street parking serves adjacent land uses.
- **Mixed-Use Streets:** Provide access in and to the city's downtown core along with retail and mixed land uses along neighborhood centers and corridors. Designed with on-street parking, narrower travel lanes, and speeds to promote safe pedestrian and bicycle movement.
- **Commercial Streets:** Provide access to the city's retail and employment centers. Generally service commercial buildings. Because street design and vehicle speeds are less desirable for pedestrians and bicyclists, landscaped strips separating bicycle and walking facilities should be considered in these corridors if alternative routes are not available.

- **Industrial Streets:** Designed to connect people and businesses within the city's industrial areas and accommodate large vehicles such as trucks. Because street designs accommodate heavy vehicles with large turning radii, bicycle and pedestrian facilities should be carefully designed only in key corridors and separated from the street wherever feasible.

TABLE 3-2: STREET TYPOLOGY

Street Type		Mode Priority: High → Low			
Principal Arterial	Commericial				
	Industrial				
Minor Arterial	Residential	Equal Priority			
	Mixed-Use	Equal Priority			
	Commericial	Equal Priority			
	Industrial				
Collector	Residential	Equal Priority			
	Mixed-Use	Equal Priority			
	Commericial	Equal Priority			
	Industrial				
Local	Residential				
	Mixed-Use				
	Industrial				

Equal Priority: Recognize the importance of all transportation modes.

(Left) A hostile pedestrian environment that has not attracted quality development.
(Right) A vital pedestrian, retail street. Off-peak parking and a row of trees and planters buffer the sidewalk from traffic. Storefronts, awnings, and other architectural details provide an attractive human scale.

Context Sensitive Street Design

The City's approach to transportation decision-making and design takes into consideration the built and natural environments and context through which the city's streets and roads pass. The process emphasizes that transportation facilities should fit the physical settings and preserve scenic, aesthetic, historic and environmental resources, while maintaining safety and mobility. Residential streets will be designed or modified to encourage drivers to slow down to maximize safety, convenience, and the comfort of pedestrians, bikers, and local drivers. Commercial and mixed use streets will be designed or modified to maximize on-street parking, pedestrian access, and to allow vehicle occupants to view store windows and signage as they pass by.

Level of Service (LOS) Standards

Level of Service (LOS) is a qualitative description of intersection performance based on the average delay that vehicles experience during peak travel hours. LOS can range from "A" representing free-flow conditions to "F" representing congested conditions with long delays. LOS definitions are shown in Table 3-3.

TABLE 3-3: LEVEL OF SERVICE DEFINITIONS

Level of Service (LOS)	*Description*
A	Free flow, insignificant delay
B	Stable operation, minimal delay
C	Stable operation, acceptable delay
D	Approaching unstable/tolerable delay
E	Unstable operation, significant delay
F	Forced flow, excessive delay

Source: 2000 Highway Capacity Manual, Transportation Research Board, 2000

Tradeoffs

With a commitment to Complete Streets and a desire to accommodate other users such as pedestrians and bicyclists, it is particularly important that the vehicle level of service (LOS) policy and threshold, commonly evaluated to determine the size and design of the roadway system, not conflict with other community values. This approach requires recognizing the following tradeoffs associated with different LOS thresholds, which ensures that the policy will represent clear community priorities and provide specific exceptions when other community values are considered more important than LOS.

LOS Policy Tradeoffs:

1. **Costs** – Because LOS policies influence the size and type of transportation infrastructure investment, maintaining a higher LOS (e.g. LOS A, B, or C) may be an inefficient use of public funds when considering the cost to build, operate, and maintain the roadway network.
2. **Safety** – Higher LOS thresholds are associated with higher vehicle speeds for peak and non-peak hours, which increases the potential that collision between vehicles and bicyclists or pedestrians could be fatal.

3. **Sustainable Transportation Modes** – Traditional LOS policy measures driver comfort and convenience, which means that considerations for pedestrians or bicyclists using the same facility are not incorporated. Negative impacts to pedestrians and bicyclists include increased crossing distances for pedestrians and bicyclists at intersections, resulting from roadway widening.
4. **Physical Space** – The goal of an efficient transportation network is to increase the capacity for person-trips, not just vehicle-trips. Maintaining a higher LOS policy typically focuses on moving vehicles through the network instead of people.
5. **Air Quality and Greenhouse Gasses** – LOS thresholds influence travel speeds and potentially influence induced travel effects, both of which, can result in higher levels of air pollutant and greenhouse gas emissions.

The policies below seek to address these tradeoffs and promote a transportation network that accommodates multiple competing interests.

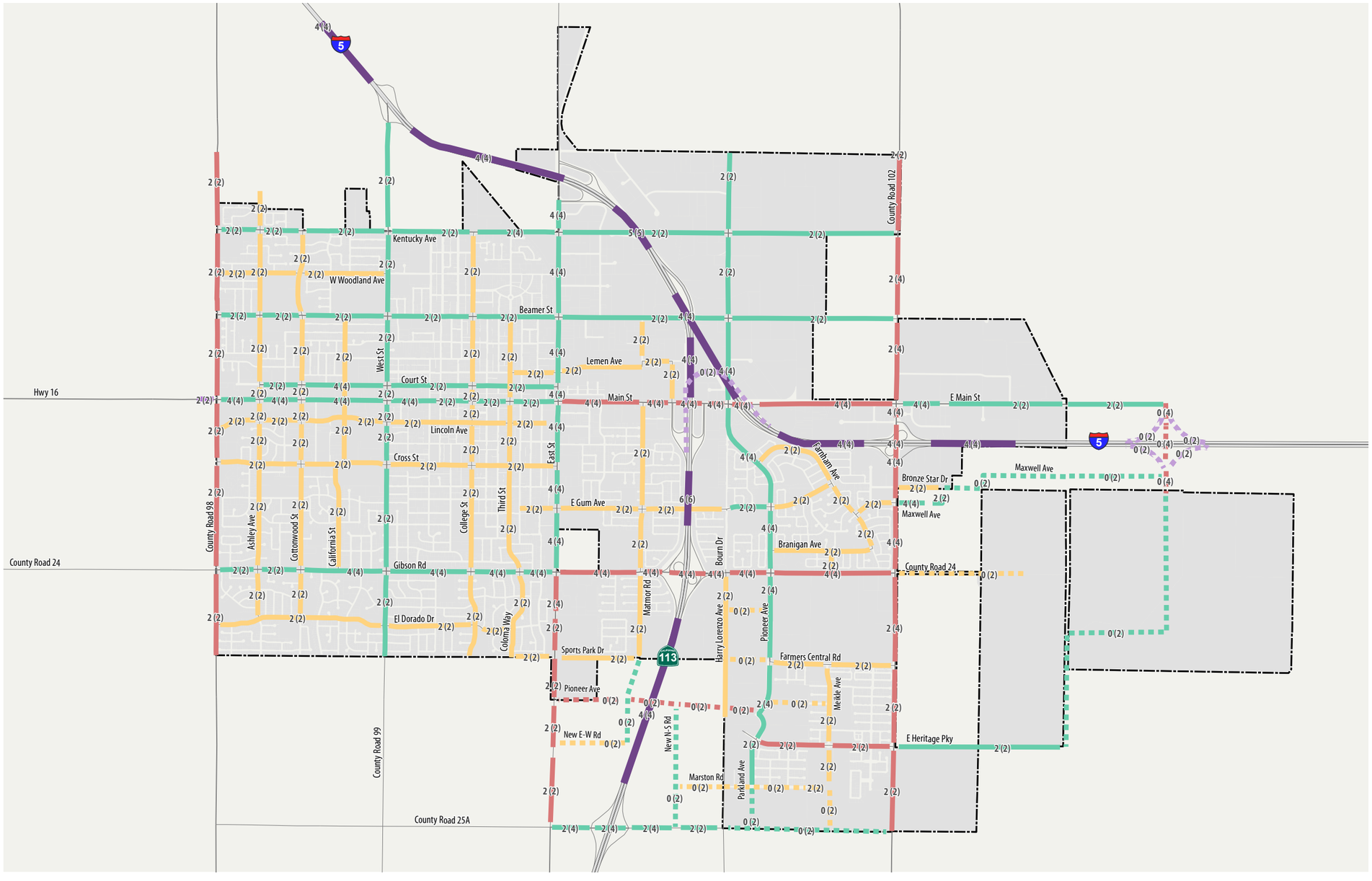
Vehicle Miles Traveled (VMT)

With a shift in emphasis away from LOS, VMT is the State preferred alternative performance metric recommended to describe the overall amount of travel in the city based on distance and is directly related to fuel consumption, air pollution and greenhouse gas emissions. VMT is defined as the total mileage traveled by all vehicles. Although VMT relates specifically to autos, it is able to capture the effects of development patterns such as land use mix and density along with transit, bike, and pedestrian infrastructure improvements by reflecting their impacts on vehicle trip generation and trip lengths. The City will use a combination of LOS and VMT metrics to ensure the efficient movement of people and goods as well as a reduction in greenhouse gas emissions.

Efforts to reduce VMT may include implementing transportation demand management (TDM) strategies such as road or parking pricing, commute trip reduction programs, transit system improvements, or upgrading conventional streets to Complete Streets. Reducing VMT is consistent with the city's desire to promote biking, walking, and transit usage as viable transportation alternatives to driving.

FIGURE 3-1: LEVEL OF SERVICE EXCEPTIONS

FIGURE 3-2: CITYWIDE CIRCULATION DIAGRAM



* Road diets will be considered for:
- West Gibson (Cottonwood to College Street)
- West Court (Cottonwood to West Street)
- West Main Street (County Road 98 to Cleveland Street)
- East Street (Kentucky Avenue to Gibson Road)

* Note:
The number of lanes shown represents the ultimate size of the roadway. However, the City may provide fewer lanes than indicated so long as the width of the right-of-way is maintained.

3.3 Walkability

The General Plan promotes safe, walkable communities in the city for residents to enjoy by encouraging walking as a form of travel to improve the quality of life for Woodland residents and visitors. Walking is an important link between other modes of transportation, and can have positive environmental, social equity, health, and economic impacts on the community. Promoting walkability reflects the community's desire to encourage healthy active lifestyles and maintain Woodland's unique small town charm.

Refer to the Healthy Community Element for additional discussion on healthy living.

The built environment and community design can influence walking behavior. Creating a truly viable pedestrian system involves more than laying down a sidewalk or installing a signal. It requires paying attention to the smallest details such as aesthetics, shading or paving materials. The walking environment should be secure, pleasant, open and inviting, not sterile and vacant, to encourage people to walk. Woodland residents look for opportunities to walk and bicycle both to recreate and socialize. The City's policies respond by encouraging changes in the built environment that will increase walking. This includes building more sidewalks and trails, making the streetscape more pedestrian friendly, creating better connectivity between destinations and increasing pedestrian safety.

Refer to the Land Use, Community Design, and Historic Preservation Element for more on streetscape design.

The General Plan promotes safe, walkable communities and aims to improve pedestrian paths and connectivity in Woodland.

3.4 Bikeways

Refer to the Healthy Community Element for additional discussion on active transportation and healthy living.

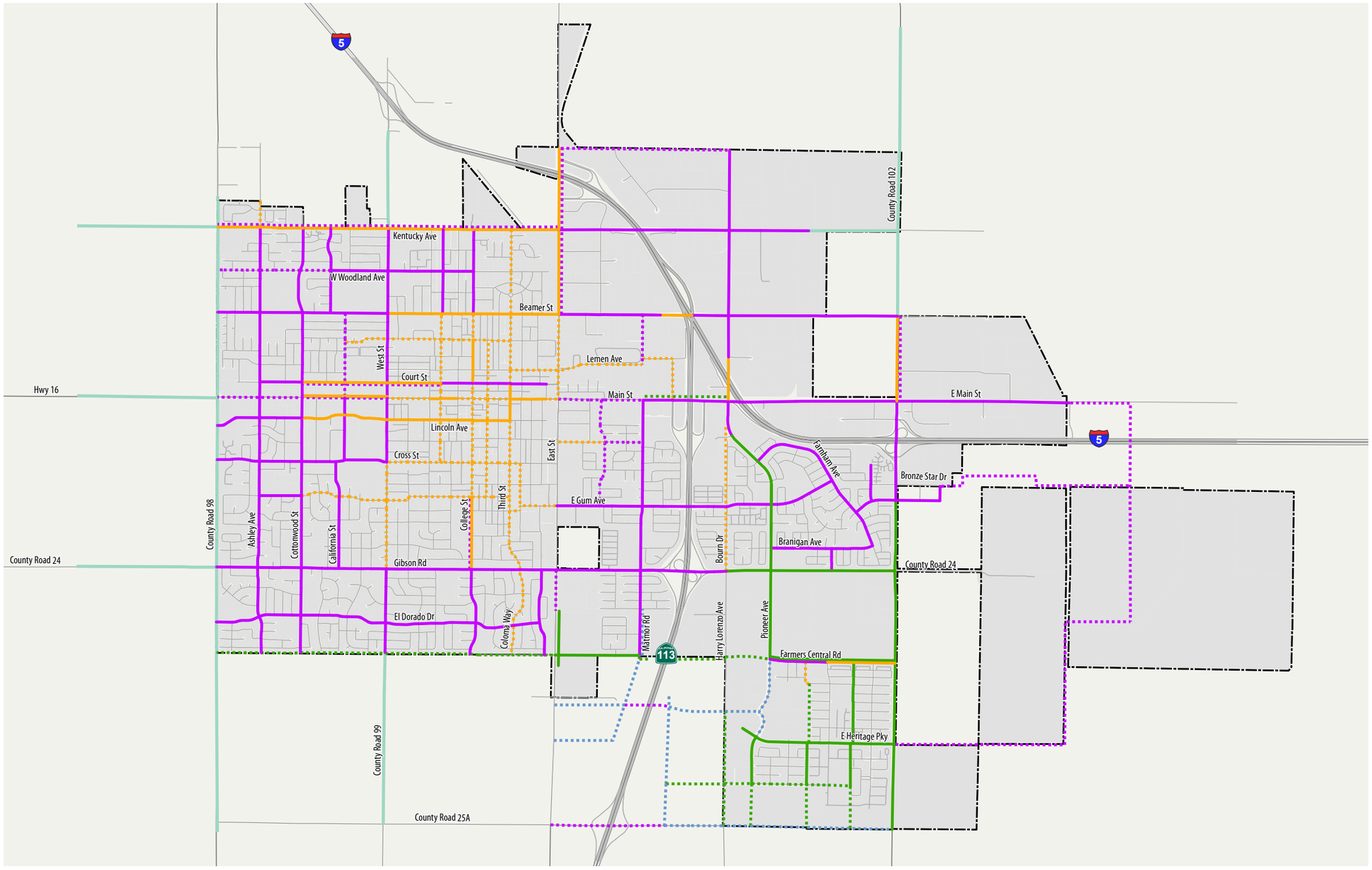
The General Plan encourages a comprehensive citywide bikeway network to facilitate increased bicycling. In addition to supporting recreation and an active healthy lifestyle, the Plan seeks to present biking as a viable mode for all purposes, especially commuting to work or school. Figure 3-3 shows existing bike facilities.

Bicycle facilities consist of the following classifications:

- **Class I Bikeway** – A bicycle or multi-use path that is separated from vehicle traffic.
- **Class II Bikeway** – An on-street striped lane designated for one-way bicycle traffic. A bike lane typically provides at least 5 feet in width for bicycle travel.
- **Class III Bikeway** – A marked on-street bike route that promotes shared use with motor vehicle traffic. Typically bike routes are shared paved services marked with signage on streets with a low vehicle volume.

The bicycle networks in Woodland aim to provide safe and comfortable options for transportation and recreation.

FIGURE 3-3: EXISTING BIKE FACILITIES



Existing Facilities

- Class I Bikeway
- Class II Bike Lane
- Class III Bike Route

Proposed/Future Facilities

- Class I Bikeway
- Class II Bike Lane
- Class III Bike Route
- Class I and Class II
- Yolo County Bike System
- City Boundary

* Note:
Class I is off street path
Class II is on street, signed and marked lane
Class III is on street, signed only
Class I and Class II is off street path and on street lanes

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3.5 Transit

The General Plan promotes an effective transit system that supports the travel needs of those without access to a vehicle and those who choose to live and work in areas where land use density and intensity are supportive of transit. The Plan also seeks to support and enhance the relationship between the city and the Yolo County Transportation District (YCTD). Continued improvements to the transit system in Woodland will further the city's efforts to reduce VMT and reduce air pollution and greenhouse gas emissions.

Refer to the Sustainability, Conservation, and Open Space Element for additional discussion on the City's efforts to reduce greenhouse gas emissions and combat climate change.

The Yolobus provides local routes within the City of Woodland, as well as intercity connections to Downtown Sacramento, the Sacramento Airport, and other Yolo County destinations.

3.6 Other Transportation Topics

An efficient goods movement system is critical to supporting the warehousing and distribution centers located in Woodland's industrial area.

There are a number of additional transportation topics that are vital to the success of Woodland's transportation network. Each of these is briefly introduced below and further expanded upon in the goals and policies that follow.

Parking

The General Plan balances the need for adequate parking for existing and new development while protecting walk and bike friendly environments, and reducing costs and environmental impacts. Parking lot design and placement will reduce the visual impacts in the community while parking standards will be adjusted over time to promote multimodal neighborhoods.

Goods Movement

The Plan facilitates the safe and efficient movement of goods via rail and trucks and focuses on minimizing the impact of rail and trucks on the community, particularly residential neighborhoods.

Air Transportation

The Plan supports the operation of air transportation facilities, focusing on the City's partnership with supporting agencies like Yolo County and SACOG (functioning as the ALUC) to achieve their goals.

Transportation Funding

Funding is needed for the construction, maintenance, management, and operation of the transportation system. Federal and State funding will continued to be pursued for projects that serve local and regional travel needs. The City strives to balance transportation funding needs with economic development and livable communities, such that the level of service standards of this Plan may not always be achievable.

3.7 Goals and Policies

Goal 3.A **Multimodal Transportation System.** Develop and maintain a multi-modal transportation system that provides for the efficient movement of people and goods, supports vibrant neighborhoods and districts, and reduces air pollution and greenhouse gas emissions.

Policy 3.A.1 **Vehicle Level of Service (LOS) Standard.** Strive to develop and manage the roadway system to maintain LOS D or better as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board) during weekday AM and PM peak hour conditions with the following exceptions described below and mapped on Figure 3-1.

A. LOS C – Kentucky Ave from East Street to County Road 98. This level of service is required to accommodate the mix of commercial/industrial truck traffic with residential driveways.

B. LOS E – Freeway ramp terminal intersections and E. Gum Avenue from Bourn Drive to Pioneer Avenue.

C. LOS F – LOS F is allowed for the following roadway segments where the City finds that the improvements or other measures required to achieve the LOS standard are unacceptable because of their impact on other community values.

- Main Street from 6th street to Cleveland St
- Maxwell Ave from Farnham Avenue to County Road 102

(EIR Mitigation Measure 4.13-1b)

Policy 3.A.2 **Rail Relocation.** Continue to partner with other jurisdictions in Yolo County to assess the feasibility and the economic, social, and environmental value of relocating the north-south Union Pacific rail line to the east of city limits.

Policy 3.A.3 **Repurpose Existing Rail Right-of-Way.** Investigate alternative transportation uses for existing rail rights-of-way when railroads consider their abandonment. Collaborate with Yolo County and adjacent cities to reuse these corridors for non-motor vehicle circulation.

Policy 3.A.4 **Reduce Vehicle Miles Traveled (VMT).** Require new development projects to achieve a 10 percent reduction in VMT per capita or VMT per service population compared to the General Plan 2035 VMT performance, or a 10 percent reduction compared

to baseline conditions for similar land use when measuring transportation impacts for subsequent projects and making General Plan consistency findings. Reducing peak period VMT in particular is desirable due to the added benefit of minimizing severe congestion and reducing emissions. Use of VMT reduction strategies such as those in the chart below (taken from Quantifying Greenhouse Gas Mitigation Measures, CAPCOA, 2010) or similar professional research documents is encouraged.

(EIR Mitigation Measure 4.13-1c)

Transportation Measures (Five Subcategories) Global Maximum Reduction (all VMT): Urban = 75%; Compact Infill = 40%; Suburban Center or Suburban with NEV= 15%; Suburban = 10%					Global Cap for Road Pricing needs further study	
Transportation Measures (Four Categories) Cross-Category Max Reduction (all VMT): Urban = 70%; Compact Infill = 35%; Suburban Center or Suburban with NEV= 15%; Suburban = 10%				Max Reduction = 15% overall; Work VMT = 25%; School VMT = 65%	Max Reduction = 25% (all VMT)	
Land Use/Location Max Reduction: Urban = 55%; Compact Infill = 30%; Suburban Center = 10%; Suburban = 5%	Neighborhood/ Site Enhancement Max Reduction without NEV = 5%; with NEV = 15%	Parking Policy/ Pricing Max Reduction = 20%	Transit System Improvements Max Reduction = 10%	Commute Trip Reduction (assumes mixed use) Max Reduction = 25% (work VMT)	Road Pricing Management Max Reduction = 25%	Vehicles
Density (30%)	Pedestrian Network (2%)	Parking Supply Limits (12.5%)	Network Expansion (8.2%)	CRT Program Required = 21% work VMT Voluntary = 6.2 work VMT	Cordon Pricing (22%)	Electrify Loading Docks
Design (21.3%)	Traffic Calming (1%)	Unbundled Parking Costs (13%)	Service Frequency/ Speed (2.5%)	Transit Fare Subsidy (20% work VMT)	Traffic Flow Improvements (45% CO_2)	Utilize Alternative Fueled Vehicles
Location Efficiency (55%)	NEV Network (14.4) <NEV Parking>	On-street Market Pricing (5.5%)	Bus Rapid Transit (3.2%)	Employee Parking Cash-out (7.7% work VMT)	Required Contributions by Project	Utilize Electric or Hybrid Vehicles
Diversity (30%)	Car Share Program (0.7%)	Residential Area Parking Permits	Access Improvements	Workplace Parking Pricing (19.7% work VMT)		
Destination Accessibility (20%)	Bicycle Network <Lanes> <Parking> <Land Dedication for Trails>		Station Bike Parking	Alt Work Schedules & Telecommute (5.5% work VMT)		
Transit Accessibility (25%)	Urban Non-motorized Zones		Local Shuttles	CRT Marketing (5.5% work VMT)		
BMR Housing (1.2%)			Park & Ride Lots	Employer Sponsored Vanpools/Shuttles (13.4% work VMT)		
Orientation Toward Non-auto Corridor				Ride Share Program (15% work VMT)		
Proximity to Bike Path				Bike Share Program		
				End of Trip Facilities		
				Preferential Parking Permit		
				School Pool (15.8% school VMT)		
				School Bus (5.3% school VMT)		

Policy 3.A.5 **Transportation Demand Management (TDM).** Utilize TDM tools and programs (e.g. alternative work schedules, telecommuting, ridesharing, or parking pricing) to encourage and create incentives for the use of alternative travel modes.

Policy 3.A.6 **Emerging Technologies.** Accommodate next generation technology and advancements into the City's vehicle fleet and into the community transportation network.

Policy 3.A.7 **Street Grid Network and Density.** Promote the use of grid and modified grid street patterns in new residential, commercial, or mixed-use developments that propose to construct new streets. Modified grids may include combinations of grid and curvilinear streets. Greenbelts may intersect the street grid to create an interconnected trail network that encourages biking and walking. The density of new streets should be similar to the existing residential neighborhoods in Woodland that have approximately nine centerline miles of arterials and collectors per square mile.

Refer to the Land Use, Community Design, and Historic Preservation Element for additional policies on the layout of new residential, commercial, and mixed-use developments. Refer to the Public Facilities and Services Element for additional policies on greenbelts.

Policy 3.A.8 **Six Lane Roads.** Prohibit the expansion to, or construction of, six-lane roads to mitigate projects that would cause or exacerbate LOS E or F conditions. Auxiliary lanes beyond a four lane road cross section are allowed.

Policy 3.A.9 **Road Diets.** Investigate road diets within the existing built-out portion of the city including, but not limited to, West Gibson (Cottonwood to College Street), West Court (County Road 98 to Cleveland Street), West Main Street (Cottonwood to West Street), and East Street (Kentucky Avenue to Gibson Road). A road diet is generally described as removing travel lanes from a roadway and utilizing the space for other uses and travel modes.

Policy 3.A.10 **Overcome Barriers and Remove Gaps.** Eliminate barriers and gaps in the existing roadway, bikeway, and pedestrian networks by doing the following:

- Pursue funding to construct grade-separated crossings of freeways, rail lines, and other barriers to improve connectivity.
- Construct new pedestrian and bike paths in existing neighborhoods and strive to ensure that bike and sidewalk networks within communities are at least as efficient (e.g. miles traveled, connectivity, etc.) as the network for motorists.

- Remove barriers to pedestrian travel, such as utility poles, as feasible.
- Prioritize the construction of the SR 113 bike and pedestrian overcrossing at Sports Park Drive and redesign of the Gibson Road/SR 113 overpass to provide safer and more convenient connectivity between the west and east areas of town.
- New development must demonstrate adequate bicycle and pedestrian accessibility from key parts of the city and eliminate gaps, which may require off-site improvements, where appropriate at the discretion of the City.

Policy 3.A.11 **New Development.** Require all new development to provide convenient bicycle and pedestrian environments and access through building orientation, site layout, traffic management, and connections to transit service and local commercial and community facilities. Development must provide appropriate pedestrian amenities such as street lighting, benches, arcades, canopies, shade trees, art, and seating areas.

Refer to the Land Use, Community Design, and Historic Preservation Element for additional policies on new development and streetscape design.

Policy 3.A.12 **Transportation Evaluation.** Evaluate projects for potential impacts to traffic operations, traffic safety, transit service, bicycle facilities, and pedestrian facilities for the purpose of assessing the timing and phasing of traffic improvements.

Policy 3.A.13 **SR 113/I-5 Interchange.** Pursue funding to construct the connection of SR 113 to I-5 to reduce the use of local streets for this connection and continue to ensure the necessary right-of-way is secured for the selected route.

Policy 3.A.14 **Regional Transportation Planning.** Continue the City's cooperative participation in the activities and plans of the State, Sacramento Area Council of Governments (SACOG), Yolo County, Yolo County Transportation District, and surrounding jurisdictions.

Policy 3.A.15 **Designate County Road 102, north of I-5, as a State Highway.** Coordinate with Caltrans to consider including County Road 102 north of I-5 as part of the state highway system.

Goal 3.B **Complete Streets.** Provide complete streets that accommodate driving, walking, bicycling, and public transit and that are designed to enable safe, attractive, comfortable access and travel for users of all ages and abilities.

Refer to the Land Use, Community Design, and Historic Preservation Element for additional discussion and policies on street design.

Policy 3.B.1 **Complete Street Requirements and Green Streets.** To the extent feasible, all new street construction and reconstruction shall be designed to achieve complete streets. Designs should accommodate mobility for all users, including bicyclists, pedestrians, transit vehicles, and motorists, appropriate to the function and context of the facility. The needs of all roadway users including vulnerable populations such as young children, seniors, and people with disabilities, should be considered when determining roadway widths and other barriers to travel, especially near schools, parks, senior centers, community centers, and other activity hubs. Require street design to incorporate adequate landscaping, including street trees and landscaped medians and/or parkway strips, in order to increase shade, minimize runoff, and create a comfortable and visually attractive environment.

Policy 3.B.2 **Design Standards.** Ensure that design standards, including subdivision regulations that apply to new roadway construction, reflect the best available design guidelines to effectively implement Complete Streets.

Policy 3.B.3 **Connectivity and Balance.** Preserve and continue to develop a comprehensive, integrated, and connected network of streets that balance walking and bicycling with transit, automobiles, and trucks.

Policy 3.B.4 **Retrofit.** Strive to retrofit existing streets into more complete streets, prioritizing improvements on roadways providing access to services, schools, parks, civic uses, as well as in the downtown and along mixed use corridors. Consider all modes and users in decisions made affecting retrofit projects and strive to remove existing barriers to safe and connected travel.

Policy 3.B.5 **New Developments.** Require new developments to provide interconnected street networks with walkable blocks that allow and encourage active multimodal transportation.

Policy 3.B.6 **Right of Way.** Ensure adequate rights-of-way to accommodate all users and balance the allocation of street right-of-way for all modes.

Policy 3.B.7 **Minimal Driveways and Curb Cuts.** Strive to minimize the number of driveways and curb cuts along streets to limit unsafe conditions and enhance the experience of walking and bicycling.

Policy 3.B.8 **Accessibility.** Endeavor to ensure that all streets are safe and accessible to people with disabilities and others with limited mobility.

Policy 3.B.9 **Roundabouts.** Consider roundabouts as an intersection traffic control option with demonstrated air quality and safety benefits, where deemed feasible and appropriate.

Policy 3.B.10 **School Safety.** Partner with schools to ensure a high level of vehicle, bicycle, and pedestrian safety adjacent to school facilities.

Goal 3.C **Roadway Functional Classification and Street Typology.** Provide an efficient, interconnected street system that identifies which modes of travel should be accommodated on each street based on its unique geographic setting, adjacent land uses, and functional classification.

Policy 3.C.1 **Roadway Network.** Plan, design, and regulate the development of roadway network presented in the Circulation Diagram shown in Figure 3-2. Prioritize modes of travel on the roadway network consistent with Table 3-2.

Goal 3.D **Residential Streets.** Protect residential areas from high-volume and high-speed traffic and its effects, and promote bicycling and walking on residential streets.

Refer to the Land Use, Community Design, and Historic Preservation Element for additional standards on the design of residential neighborhoods.

Policy 3.D.1 **Through-traffic.** Design local streets that primarily serve residential neighborhoods to discourage through-traffic, achieve desired traffic speeds, and maintain pedestrian and bike connectivity.

Policy 3.D.2 **Street and Sidewalk Maintenance.** Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.

Policy 3.D.3 **Traffic Calming.** Implement traffic-calming design and devices, as funding allows, in existing and new residential areas where appropriate to reduce vehicle speeds and preserve neighborhood livability.

Policy 3.D.4 **Impacts on Residential Neighborhoods.** Consider the effects of new development on local streets in residential areas and require new development to mitigate significant impacts on residential neighborhoods. Developers shall finance and install pedestrian pathways, bikeways, and multi-purpose paths in new development,

in order to facilitate and enhance pedestrian and bike usage, as appropriate.

Goal 3.E **Comprehensive Pedestrian System.** Provide a comprehensive, and integrated pedestrian system that encourages walking and creates an enjoyable way to experience Woodland.

Refer to the Land Use, Community, Design, and Historic Preservation Element for additional goals and policies regarding pedestrian-oriented streetscape design. Refer to the Healthy Community Element for additional goals and policies on promoting active lifestyles.

Policy 3.E.1 **Pedestrian Promotion.** Promote walking by providing appropriate facilities, programs, and information. Support neighborhood walk-to-school efforts.

Policy 3.E.2 **Safe and Comfortable Sidewalk Design.** Develop safe and pleasant sidewalks in compliance with adopted design standards to accommodate all users, including persons with disabilities, and complement the form and function of the land uses adjacent to each street segment.

Policy 3.E.3 **Off-Street Pedestrian Paths.** Continue to develop off-street pedestrian paths for access to schools, recreation facilities, and neighborhood services in existing and future neighborhoods in the city.

Policy 3.E.4 **Interconnected Network.** Require new development to create complete pedestrian networks with linkages such as walkways, paseos, and shared-use paths that interconnect pedestrian facilities.

Policy 3.E.5 **Walkable Downtown.** Continue to enhance the pedestrian experience in the Downtown and make streetscape improvements, such as street trees, street furniture, public art, and curb extensions, to encourage walking. Evaluate, and when appropriate implement, all-way stops on Main Street in the Downtown.

Policy 3.E.6 **Mid-block Pedestrian Crossings.** Provide mid-block pedestrian crossings, where feasible, in areas with high pedestrian traffic to create more direct walking routes.

Policy 3.E.7 **Lighting.** Maintain adequate pedestrian-scale lighting near sidewalks, trails, and parking lots to improve visibility of pedestrians and provide a safe walking environment.

Policy 3.E.8 **Active Design.** Design buildings so that the architecture enhances and encourages pedestrian travel. Provide clear internal pedestrian routes and avoid "blank walls" to maintain a visually engaging walking environment.

Goal 3.F **Comprehensive Bicycle System.** Provide a comprehensive and integrated bicycle system that facilitates bicycling as a viable mode of travel for short trips, commute trips, and recreation.

Refer to the Land Use, Community, Design, and Historic Preservation Element for additional policies regarding connectivity. Refer to the Healthy Community Element for additional goals and policies on promoting active lifestyles.

Policy 3.F.1 **Bikeway Master Plan.** Maintain a Bikeway Master Plan (BMP) to reflect current best practices for bike facilities and programs as well as bikeway changes to accommodate the cycling public. Figure 3-3 represents the planned routes in the BMP at the time of this General Plan update, but any future update to the BMP is considered the City's official bikeway plan. In the future, transition the BMP to an Active Transportation Plan that considers all forms of active transportation.

Policy 3.F.2 **Bikeway Network.** Promote the development of a comprehensive system of recreational and commuter bicycle routes that provide safe and convenient connections between the city's: major employment and housing areas; existing and planned bikeways; and schools, parks, retail shopping, and residential neighborhoods.

Policy 3.F.3 **Bicycle Parking.** Encourage the development of convenient and secure bicycle parking and establish minimum parking standards at employment centers, schools, recreational facilities, transit terminals, commercial businesses, the Downtown core area, and other locations where people congregate.

Policy 3.F.4 **Bicycle Facilities.** Require residential, commercial, and industrial developments to include bicycle lanes or pathways in accordance with the Bikeway Master Plan or Specific Plans when constructing new roadways or upgrading existing streets.

Policy 3.F.5 **Bicycle Safety Education.** Promote bicycle safety education for children and adults. Develop partnerships with WJUSD, Yolo County HHSA, and the Bike Campaign to develop programs that encourage children to bike safely to school.

Policy 3.F.6 **Bicycle and Transit Integration.** Work with YCTD to integrate public transportation systems and facilities with bike networks and accommodations.

Policy 3.F.7 **Regional Coordination.** Cooperate with surrounding jurisdictions and SACOG in designing and implementing a regionally-connected bikeway system.

Policy 3.F.8 **Woodland-Davis Bikeway.** Work with Davis and Yolo County in the provision of safe and well-designed bikeway routes on rural roads between Woodland and Davis. Pursue grant funding to implement the Woodland-Davis Bikeway project.

Policy 3.F.9 **Phasing.** Ensure that bikeways connecting to the existing bikeway system be provided in the first phase of all new growth areas.

Goal 3.G **Effective Transit System.** Promote a transit system that serves as a viable alternative to the automobile for those without access to a vehicle and those that choose to live and work in areas where land use density and intensity are supportive of transit.

Policy 3.G.1 **Transit Services.** Work with YCTD to plan and implement transit services that are timely, cost-effective, and responsive to growth patterns and existing and future transit demand.

Policy 3.G.2 **Right-of-way Preservation.** Consider the need for future transit right-of-way in reviewing and approving plans for development. Rights-of-way may either be exclusive or shared with other vehicles.

Policy 3.G.3 **Transit Accommodations for All Users.** Consider the transit needs of all residents, workers, students, and visitors including seniors, low-income, disabled, and transit-dependent persons in making decisions regarding transit services.

Policy 3.G.4 **Demand-Responsive Service.** Continue to support YCTD's efforts to provide demand-responsive service ("paratransit") and other transportation services for those unable to use conventional transit.

Policy 3.G.5 **YCTD Service Planning.** Coordinate with YCTD in the bus service planning process to ensure that routes serve areas with greatest demand and that intercity and inter-regional bus service is responsive to local needs.

Policy 3.G.6 **Express Bus Service.** Partner with UC Davis and YCTD to evaluate feasibility of establishing express bus service between Woodland and Davis - particularly to key transit hubs on the UC Davis Campus and the Amtrak Station.

Policy 3.G.7 **Transit Shelters/Stops.** Work with YCTD to ensure all bus stops are well designed and maintained. Higher utilized stops shall incorporate special design features such as shelter structures, lighting, secure bike parking, enhanced pavement, landscaping, and artwork.

Policy 3.G.8 **Transit in Downtown.** Continue to emphasize the central role of the Downtown in transit planning including establishing a transit hub in or near Downtown, consistent with the 2016 YCTD Woodland Transit Study. Consider the market and social demand for frequently-stopping, smaller-scale transit service in the Downtown.

Policy 3.G.9 **Bike and Pedestrian Connections.** Ensure transit stops are connected to an integral part of the city's pedestrian and bicycle network.

Refer to the Land Use, Community Design, and Historic Preservation Element for additional policies on pedestrian- and bicycle-oriented design.

Policy 3.G.10 **Private Transit.** Encourage privately-owned transit systems, such as taxicabs, Transportation Network Companies (Uber/Lyft, etc.), employer shuttles, and private bus companies to provide convenient transportation options.

Goal 3.H Managed Parking.

Provide the minimum amount of parking necessary to serve existing and new development throughout the city while balancing competing community values.

Refer to the Land Use, Community Design, and Historic Preservation Element for additional policies and guidance on parking placement and parking lot design.

Policy 3.H.1 **Parking Footprint.** Strive to reduce the amount of land devoted to parking through such measures as development of consolidated parking facilities/structures, the application of shared parking for mixed-use developments, car share programs, alternative investment in bike and pedestrian facilities, and the implementation of Transportation Demand Management plans to reduce parking needs.

Policy 3.H.2 **Shared Parking.** Encourage the use of shared parking facilities and programs as conditions of approval in mixed-use and transit oriented neighborhoods and districts.

Policy 3.H.3 **Parking Lot Design.** Require that parking lots be designed to minimize heat island effects, have significant tree canopies with ample landscape areas designed to pre-treat storm water runoff where feasible, and ensure pedestrian access.

Policy 3.H.4 **Parking Downtown.** Adopt and maintain a Downtown Parking Management Plan that maximizes the utilization of the parking resources and balances the needs of shoppers, tenants, and employees with all modes of travel. Monitor supply and utilization to identify deficiencies and opportunities for optimizing use of parking. As Downtown develops, use parking pricing to discourage parking congestion and improve parking utilization.

Policy 3.H.5 **Priority Parking Locations.** Promote priority parking in safe and convenient locations for employee car pools, park-and-ride lots, electric/clean vehicle, and cyclists.

Policy 3.H.6 **Parking Standards.** Reduce minimum parking requirements and set maximums over time, particularly for mixed use and transit oriented developments, to promote walk and bike friendly environments throughout the city.

Policy 3.H.7 **Electric/Alternative Fuel Vehicle Parking.** Require new large commercial and retail developments, large employment centers, high-use public buildings, and parking structures to provide parking for alternative fuel vehicles including charging stations for electric vehicles. Require electric vehicle charging outlets in garages of all new single family residential homes.

Policy 3.H.8 **Parking Lot Placements.** Strongly discourage the design and construction of parking lots along street frontages except in auto-oriented areas where they shall be well designed to reduce their visual impact and maximize pedestrian and bicycle compatibility and safety.

Goal 3.I Safe and Efficient Movement of Goods. Plan and maintain a transportation system that provides for the safe and efficient movement of goods.

Policy 3.I.1 **Truck Route Designation.** Designate routes for trucks within the city to minimize the impact of truck traffic on residential and mixed use neighborhoods and coordinate with Yolo County to develop a system of truck routes for adjacent areas to the city.

Policy 3.I.2 **Truck Traffic on Residential Streets.** Continue to enforce the City ordinance restricting through truck traffic on residential streets.

Policy 3.I.3 **Railroad Freight Services.** Assist public and private agencies in integrating railroad freight services into regional transportation and economic development strategies.

Policy 3.I.4 **Rail Development Plans.** Participate in regional coordination efforts to ensure rail service to the industrial area and maintain an updated truck route map.

Policy 3.I.5 **Rail Relocation.** Support the ongoing efforts to relocate the California Northern and Yolo Shortline railroads towards the east of the city and northeast of the industrial areas.

Goal 3.J **Air Transportation Facilities.** Support the continued operation of local air transportation facilities while ensuring compatibility between urban development in Woodland and aircraft operations.

Policy 3.J.1 **Airport Land Use Compatibility Plan.** Ensure consistency with the Airport Land Use Compatibility Plan (ALUCP) for Sacramento International Airport.

Also see policies regarding overflight notification requirements in the Land Use, Community Design, and Historic Preservation Element.

Policy 3.J.2 **New Airports and Land Strips.** Discourage the development of new airports or landing strips that would adversely affect planned development within the Urban Limit Line.

Goal 3.K **Transportation Funding.** Pursue funding to construct, maintain, and operate the transportation system for all travel modes to achieve and maintain the City's transportation goals.

Policy 3.K.1 **Fee Assessments.** Assess fees through the Major Projects Financing Plan (MPFP), on new development, sufficient to cover the fair share portion of that development's impacts on all modes of the transportation system. Exceptions may be made when new development generates significant public benefits and alternative sources of funding for the improvements can be obtained to offset foregone revenues.

Policy 3.K.2 **Industrial Area.** Consider a variety of funding sources to address transportation infrastructure maintenance needs in the industrial area including user fees for businesses or the establishment of a maintenance district.

Policy 3.K.3 **Bicycle Facilities.** Utilize grant monies, license fees, development impact fees and fines, along with capital improvement monies to help fund the development and installation of bikeways and bicycle parking facilities.

Policy 3.K.4 **Transit Infrastructure.** Require new development to pay a fair share of capital improvements related to transit service.

Policy 3.K.5 **New Funding Sources.** Seek new and innovative transportation funding and financing sources.

4 ECONOMIC DEVELOPMENT ELEMENT

4.1 Introduction and Purpose

Woodland's economy plays a crucial role in the physical development of the Planning Area and the City's ability to support implementation of General Plan policies and programs. The General Plan's goals are closely tied to a strong economic development strategy, the City's economic success, and its fiscal health. Economic development is a key part of defining a long-term framework for sustainable growth, providing a source of jobs and livelihood, and also providing for the wants and needs of residents, visitors, and businesses. The City of Woodland is committed to economic development and fiscal sustainability.

The Economic Development Element of the General Plan contains goals and policies that will enable the City to direct local resources to retain, relocate, expand, and assist local businesses and attract new industries that will increase the City's tax base and economic diversity. This Element provides policy direction for fostering development and revitalization to support a vibrant downtown; promoting growth in key target areas; providing jobs for the growing population; creating opportunities for supply of retail goods and services that will be needed by the community and patronized by regional travelers as well as business to business opportunities; and enhancing the City's ability to provide public services for current and future residents. This Element builds on the existing conditions and demographic trends that were discussed in the 2013 *General Plan Economic and Fiscal Background Report* and the *Opportunities and Challenges, Issues and Options* report.

Woodland is known as a center for agricultural technology and food production.

The Economic Development Element is organized as follows:

- **Section 4.1: Introduction and Purpose.** Introduces the topics covered in this Element and outlines the Element's relationship to State law, and the Visioning Statement and Guiding Principles.
- **Section 4.2: Economics of Woodland.** Presents an overview of the Woodland economy, current and projected employment, and jobs-housing relationship.
- **Section 4.3: The City's Role in Economic Growth.** Outlines the roles of the City of Woodland in promoting economic growth.
- **Section 4.4: Fiscal Sustainability, Land Use, and Infrastructure.** Provides an overview of the City's fiscal base and explains the relationship between fiscal sustainability, land uses, infrastructure, and economic growth.
- **Section 4.5: Business and Job Growth.** Presents strategies to attract and retain businesses and promote job growth and diversification in Woodland.
- **Section 4.6: Tourism in Woodland.** Describes tourism in Woodland and associated benefits for the community and the City, and provides strategies to increase tourism in Woodland.
- **Section 4.7: Developing Strong Partnerships.** Describes the benefits of strong partnerships and key organizations and institutions the City can partner with to realize benefits for the Woodland economy and community.
- **Section 4.8: Goals and Policies.**

Relationship to State Law

While the inclusion of economic development is not required as a mandated Element of a General Plan, California Government Code Section 65303 indicates that a General Plan may include additional elements that a community considers important to the physical development of the city.

Relationship to Visioning Statement and Guiding Principles

The Economic Development Element connects to many of the values contained in the Woodland Community Vision, but it most directly relates to the following statements:

- Woodland is a healthy community with livable neighborhoods, a thriving downtown, well-maintained infrastructure, excellent schools, and recreational amenities.
- 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.

While the Economic Development Element's broad scope relates to many of the Guiding Principles, this Element most directly supports the following:

- **Economic Development:** Foster economic growth and diversification with a range of employment opportunities for all residents.
- **Historic Downtown:** Strengthen the historic downtown district as the City's center of shopping, dining, entertainment, and employment.
- **Quality and Character:** Retain and enhance Woodland's quality of life, its distinctive identity and small-town characteristics.

4.2 Economics of Woodland

Overview of Economy

Situated in the heart of Yolo County, Woodland's economy has historically been based on agriculture. Since the mid-1800s, crop production has thrived in the area due to the abundance of fertile soil, plentiful water, and a temperate Mediterranean climate. Today, Yolo County remains a leader in sustainable and diversified agricultural production. Many productive farms surround the city, producing vegetable crops, organic produce, seeds, and nursery stock. This is reflected by the city's diverse range of agriculture and food-related industries, as shown in Figure 4-1. Woodland and the surrounding unincorporated area is also home to one of the highest concentrations of seed research technology in the world. Twelve miles south of Woodland, the University of California, Davis is home to world-renowned agriculture and bio- and nano-technology programs that support research and development efforts for cutting-edge, cost-effective farming advancements. Today the primary drivers of the Woodland economy are agriculture and value-added food processing, manufacturing, warehousing and distribution, retail and professional services, health care, and government.

Woodland's location is key and continues to add value to the city's development, industry, and economy. Woodland is favorably situated within the region and is well served by a variety of transportation modes including multiple freeways, rail and close proximity to air travel. The city has easy access to major north-south and east-west highway routes, as it sits at the intersection of Interstate 5 and State Route 113, which connects the city with Interstate 80 just 12 miles to the south. Genessee Wyoming Railroad (operating as California Northern Railroad) and Sierra Northern Railroad (operating as Yolo Shortline Railroad for freight) provide freight services to many of Woodland's industrial developments. Woodland is also in close proximity to Sacramento International Airport (eight miles south of Woodland) and the Port of West Sacramento (20 miles south of Woodland), which handles a variety of bulk and break-bulk cargoes.

Historically, the agricultural industry has been one of the largest contributors to Woodland's economy, and the General Plan contains policies to continue supporting this important sector of the local economy.

Woodland's location has also made it a hub for manufacturing and distribution.

The Gateway Commercial Center is one of the largest new retail developments in Woodland and expansion of this area as a regional retail destination is planned.

Due to its proximity to agriculture, farming, UC Davis, food and agriculture industry, and major transportation facilities, Woodland has become an increasingly important manufacturing and distribution center in the region and the West Coast. Development and industry in the city has responded to regional demand for space to process, store, distribute, and transport goods. As a result, Woodland is a significant industrial real estate sub-market in the Sacramento region. Additionally, as one of the county's population centers and the County Seat, other significant economic sectors in Woodland include professional and government services. The city is also home to Woodland Community College (WCC) and a number of large medical facilities, which drive health and educational services in the local economy.

As of 2014, the city's largest employers included the County of Yolo, Target Distribution Center, Woodland Joint Unified School District (WJUSD), Woodland Healthcare (Dignity Healthcare System), Walgreens Distribution, and Rite Aid Distribution Center. There are approximately 3,500 business permits issued annually in Woodland, of which 2,100 are issued to business establishments located in Woodland. The greatest number of business permits is in the Trade, Transportation, & Utilities sector, followed by the Professional & Business Services (legal, architecture and engineering, and business support) and Other Services (repair and maintenance, personal services, social and civic organizations) sectors.

Current and Projected Employment

The California Department of Finance estimated that there were about 26,000 jobs in Woodland in 2013. Sacramento Area Council of Governments (SACOG) projected that Woodland's employment would grow to a total of about 31,600 jobs by 2035, representing an increase of 5,600 jobs. SACOG categorizes employment projections by the land use categories that would support the jobs, such as industrial, service, office, and medical. For both 2014 and 2035, SACOG projected that the largest and most important employment sectors in Woodland would be the industrial, office, and service sectors; together, these sectors account for nearly 60 percent of jobs in Woodland in 2014 and 2035, as shown in Figure 4-2. Overall, SACOG anticipates that the percentage of employment in the industrial, medical, government, and service sectors will slightly decrease between 2014 and 2035. Office, retail, and restaurant/dining related jobs will increase slightly over the period.

FIGURE 4-1: FOOD AND AGRICULTURE BUSINESSES IN WOODLAND

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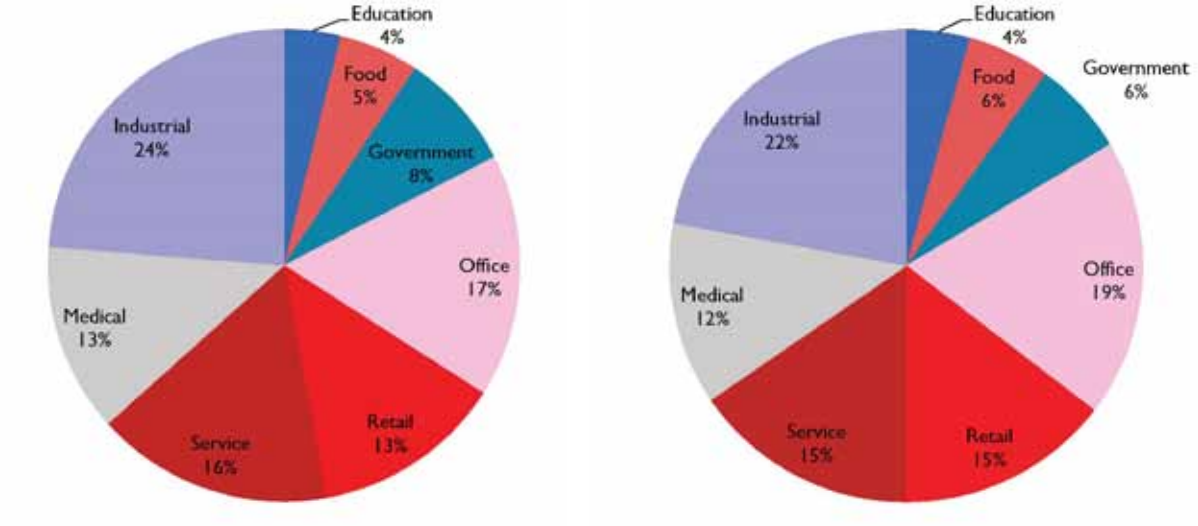
FIGURE 4-2: EMPLOYMENT ESTIMATES AND PROJECTIONS BY SECTOR, 2014 AND 2035



Source: SACOG, 2013; BAE, 2013.

This General Plan plans for a total of 45,340 jobs in Woodland by 2035. This total is greater than the 2012 SACOG projection of 31,600 jobs by 2035 to reflect the community's goal to increase Woodland's job base in the coming decades; a larger buildout projection for jobs provides Woodland with greater flexibility in achieving that goal. This jobs total also reflects the anticipated addition of new industries and businesses in Woodland on sites designated for commercial, office, and industrial uses on the General Plan Land Use Diagram (presented in the Land Use, Community Design, and Historic Preservation Element), such as the new Southern Gateway business park.

Jobs-Housing Relationship

Jobs-housing relationship is a useful tool for examining issues related to the local economy, commuting, vehicle miles traveled, and sustainable community design. It is especially useful for exploring whether an area is providing enough jobs for its residents. Jobs-housing balance examines the relationship between the number of jobs and the number of dwelling units within a specified area or region, and it is typically expressed as a ratio. Because most households have more than one wage earner, a desirable jobs-housing balance is often defined as a ratio greater than 1:1 but less than 2:0. Ratios below 1:1 suggest that residents are required to commute to jobs outside of their area of residence, and ratios greater than 2:0 suggest that companies are not able to house their work-

Jobs-housing balance is the relationship between the number of jobs to the number of dwelling units expressed as a ratio.

ers within the jurisdictions, so workers commute in to the area for their jobs. Theoretically, a balanced jobs-housing relationship would reduce the need for people to commute in or out of town for work. In reality, the match of education, skills, and interests is not always accommodated within the boundaries of one community, and regional interdependencies often result in inter-city commuting.

The jobs-housing relationship can also be used to examine whether an area is planning to provide local jobs at the same pace as housing, an aspect known as jobs-housing phasing. It is common for housing to be developed first in a community, with local employment opportunities often developed later. In addition, there can be market interest and pressure in converting land designated for commercial uses to residential uses, which can reduce the number of sites available for local employment opportunities and further skew the jobs-housing ratio in a community.

The jobs to housing match compares wages to housing prices.

Another aspect of the jobs-housing relationship is the jobs-housing match, or fit, which examines the relationship between employment wages and housing prices. It can be used to determine whether the people who work in an area can generally afford to live in that area and to match workforce needs to the availability of housing types and prices in an area.

Table 4-1 shows existing and projected jobs to housing ratios for Woodland. The existing jobs-to-housing ratio is 1.30, and at buildout in 2035, it is expected to increase to 1.67.

TABLE 4-1: JOBS-HOUSING BALANCE

	2013	2035 Buildout
Jobs	26,000	45,340
Housing Units	20,000	27,000
Jobs/Housing Ratio	1.30	1.67

Source: US Census Bureau; California Department of Finance; Dyett & Bhatia, 2016.

4.3 The City's Role in Economic Growth

While a significant level of economic development activity occurs in the private sector, the City will continue to work to ensure its policies provide a framework to support economic growth in the community. Overall, Woodland possesses many assets that make it attractive to business and industry. Looking ahead, the City intends to continue taking an active role in supporting local businesses and expanding and attracting additional industries and business establishments. Towards this end, the City is a liaison to connect businesses with resources and facilitators to address barriers to entry, growth, and expansion, as well as act as a catalyst for development in strategic market segments for the Woodland economy. Additionally, to achieve its fiscal sustainability goals, the City will continue to promote development that results in economic and fiscal benefits to the City, enhances community character and the public realm, and supports necessary infrastructure improvements.

The City is a liaison to connect businesses with resources and to act as a catalyst for development in strategic segments.

The Economic Development Element sets goals and policies for long-term economic growth. This Element is implemented by a separate Economic Development Strategy (last comprehensively updated in 2002), which is appropriate for further defining and implementing goals and policies and establishes nearer-term goals. A coordinated Economic Development Strategy with a robust policy platform is essential for Woodland to support its community development objectives – such as a creating a diverse economic base, providing adequate levels of public services, maintaining essential infrastructure, and providing community amenities. A managed program of fiscal development, strategic public improvements, and balanced land uses will help maximize resultant community benefits.

Through 2035, the planning horizon year for this General Plan, the City of Woodland is expected to add about 19,300 new residents, for a total of 75,000 residents. In order to support this population, the City will need to increase employment opportunities and expand its employment base in concert with the evolution of industrial trends. While many jobs will "naturally" arise from the services needed to support this growing population (such as schools, retail and personal services, police and fire protection, and others),

additional jobs in other sectors – appropriate for workers with a range of skill types – will also be necessary. Though its location in the Sacramento region offers many advantages to job creation, the City recognizes that it is also a competitive environment. Many cities in the region possess similar assets, including central location, available inexpensive land, and freeway and rail access; therefore, Woodland must build upon its unique strengths and differentiate itself from its neighbors to attract additional targeted industries, businesses, and jobs.

4.4 Fiscal Sustainability, Land Use, and Infrastructure

City residents treasure Downtown Woodland for its charm, local businesses, and historic character. They also want to see the area become livelier, with more opportunities for entertainment and a greater mix of uses.

Fiscal Base

The City of Woodland strives to provide high quality services for residents and businesses while also maintaining a fiscally sustainable budget. The City's entire adopted budget for FY 2015-16 was about $158 million, of which about 28 percent is the General Fund, the City's primary discretionary funding source. The General Fund gets the majority of its money from property taxes and property-based revenues; economically sensitive revenues such as sales tax, business license tax, transient occupancy tax, etc; interest and fees such as ambulance fees; and parking and traffic fines. The balance of the City budget is comprised of other funding sources such as grants, special tax revenue (like parks, libraries and paramedic services) and fees for specific services (marina berth fees, garbage and sewer fees, building permits, etc). Revenue generated from these sources must be spent on very specific services. For example, the City cannot use revenue collected from sewer fees to fund police officers.

Challenges in maintaining fiscal sustainability stem from the fact that the majority of revenues used to provide public services are derived from sources that are very susceptible to economic changes over which the City has little control. For instance, broader economic recessions result in declines in sales tax revenue and, often, property values. When coupled with fixed-cost budget constraints, rising personnel costs, and long-term liabilities, generating adequate funding to meet operating expenses and ongoing needed maintenance is challenging. The General Plan's role as a long term planning document is to ensure that land uses are planned and allocated in a way that can positively contribute to the City's tax base over time, and to establish achievable and sustainable standards for level of service.

Promoting Development That Results In Fiscal Benefits For Woodland

The Land Use, Community Design, and Historic Preservation Element goals and policies work hand in hand with the Economic Development Element.

Land use and public policy priorities in the General Plan have broad implications for Woodland's economic and fiscal well-being. This General Plan focuses on improving Woodland's quality of life by deploying strategic land use policies to enhance the quality of life and promote economic prosperity. Through the framework established in this General Plan, the City will approach, analyze, and evaluate land use and physical development decisions holistically, rather than as distinct or independent actions. Individual decisions about land use and physical development will be made with an understanding of their broader impacts, as one decision about a land use change or development project can contribute to a variety of outcomes and create a range of impacts across the city as a whole. For example, an over-emphasis on creating additional capacity for revenue-generating land uses, such as "big box" retail, will not necessarily improve the City's long-term fiscal health if household incomes do not support growth in consumer demand or if new store sales "cannibalize" existing retail areas. A balanced and integrated approach to planning future land use and investing in public services and facilities that improves quality of life for existing and future residents is the best way to ensure viable growth and the City's economic and fiscal sustainability.

The relative fiscal benefit or burden that a use places on the City is an important consideration.

The relative benefit or burden that a use places on the City is an important consideration in the allocation and prioritization of future development. For uses that provide particularly high net fiscal benefits – such as commercial uses – Woodland needs to preserve an adequate inventory of development opportunity sites, which must be balanced with the need to create and maintain community character and seek to achieve a healthy jobs-housing relationship. There are three critical sources of revenue for the City that are directly supported by land use policy: property tax revenue, sales tax revenue, and transient occupancy tax.

Property taxes are the foundational source of revenue for the City's General Fund.

- **Property Tax Revenue.** Property taxes are the foundational source of revenue for Woodland's General Fund. The City's property tax revenues increase as property values rise due primarily to reinvestment and new development activity. Overall, Woodland receives approximately a 17 percent on average share of the 1 percent ad-valorem property tax collected by the County within the City limits. However, the City's actual

share of a particular parcel's property tax is determined by the Tax Rate Area (TRA) within which the parcel is located; therefore, the geographic distribution of growth will affect the City's portion of future property tax revenues. As shown in Figure 4-3, TRAs with lighter shades of yellow signal that a lower proportion of property tax revenues are remitted to the City, and darker shades of red indicate a higher proportion of tax revenues. The City receives nearly double the underlying property tax within the downtown core area than growth within the recently approved new growth areas. For this reason, the General Plan supports increased development intensity in areas with darker shades of red, especially in Downtown and along the East Street and Main Street corridors.

The City's share of a parcel's property tax is dependent upon the tax rate area (TRA) within which the parcel is located.

It is important to note that the TRAs shown in Figure 4-3 only apply to areas within the city limits and do not include areas that are currently unincorporated but within the city's Sphere of Influence and Urban Limit Line. As new growth areas are annexed to Woodland, property tax sharing agreements with the County will be negotiated. While the City will certainly advocate for as favorable of an agreement as possible, it is likely that the property tax revenue of new growth areas will not be as high as areas that are more central to Woodland.

- **Sales Tax Revenue.** Sales taxes are currently the highest source of revenue for Woodland's General Fund. Ultimately, overall sales tax generation is a function of the amount of taxable goods purchased in the city, and the General Plan includes strategies to generate additional sales tax revenues. However, sales taxes are a volatile source of revenue because they depend on the local retail economy, which can rapidly change, especially as more and more retail purchases are made on the internet. The General Plan supports an increase in the number of residents who live in Woodland, which will increase the base of retail demand within the city and generate new local sales taxes. In addition, the General Plan supports an increase in the amount of retail commercial development, especially stores and restaurants, to increase the capture of expenditures and sales taxes from local residents and regional shoppers. Lastly, the General Plan increases the amount of industrial or office space in the city. As the City successfully attracts additional industrial or office uses that sell taxable products to other end-users in Woodland (i.e. business to business sales), the City may realize new sales tax revenues and point-of-sale industrial development.

Sales taxes are currently the highest source of revenue for the City's General Fund.

Section 4.6 of this Element outlines the General Plan strategy for increasing tourism and hotel occupancy.

- **Transient Occupancy Tax.** Transient occupancy taxes (TOT) are a significant source of revenue for Woodland's General Fund. The TOT is established by local Ordinance No. 669, which states that transient occupants must pay the city 10 percent of the cost of the unit rental per overnight stay in Woodland's hotels and motels. It also encourages increased occupancy rates and provides for an increase in overall capacity with more hotel rooms, both of which would increase TOT revenues for Woodland. Currently there are 729 hotel/motel taxable rooms in Woodland. There is also a proposed extended stay project that has been approved by the Planning Commission, and City Council has entered into a Development Agreement for this project located in Historic Downtown Woodland.

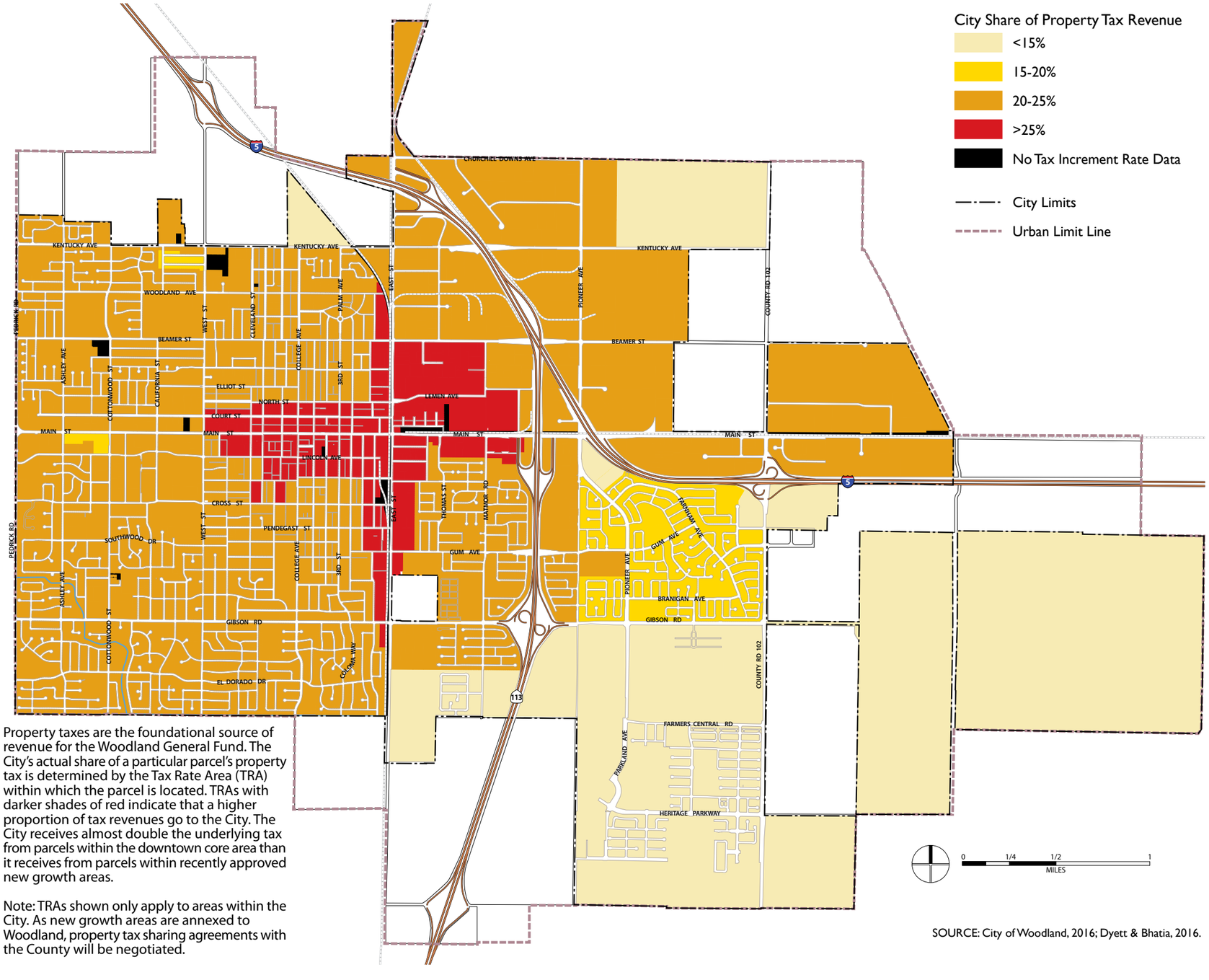
Focus Areas for Economic Growth

More detail on the specific characteristics, economic potential, and planned land uses for these areas is found in the Land Use, Community Design, and Historic Preservation Element.

The City's Economic Development Strategy includes focusing economic growth in key areas around the community, including areas that provide a higher proportion of tax revenues as illustrated in Figure 4-3. These areas are listed below.

- Downtown
- Main Street Corridor (East & West)
- East Street Corridor
- Kentucky Avenue Corridor
- CR 102 Corridor
- Northeast Industrial Area
- Spring Lake Specific Plan Growth Area
- SP-1 Growth Area and Southern Gateway
- SP-2 Growth Area
- SP-3 Growth Area

FIGURE 4-3: TAX RATE AREAS, 2013



Property taxes are the foundational source of revenue for the Woodland General Fund. The City's actual share of a particular parcel's property tax is determined by the Tax Rate Area (TRA) within which the parcel is located. TRAs with darker shades of red indicate that a higher proportion of tax revenues go to the City. The City receives almost double the underlying tax from parcels within the downtown core area than it receives from parcels within recently approved new growth areas.

Note: TRAs shown only apply to areas within the City. As new growth areas are annexed to Woodland, property tax sharing agreements with the County will be negotiated.

SOURCE: City of Woodland, 2016; Dyett & Bhatia, 2016.

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Development Approval Process

The City of Woodland has a direct role in how efficiently and effectively development applications are processed in the city. While a number of agencies and utilities are involved in approving and processing development within the city limits, the City of Woodland is the lead agency on the process. As a result, for proposed projects that are consistent with the General Plan, the City can add value to industrial and other types of development through a clearly defined entitlement process. Ensuring an efficient and effective development process for projects that are consistent with the General Plan is a key strategy for supporting the expansion of local industries and development.

Maintaining and Enhancing Infrastructure and the Public Realm

Infrastructure improvements can be targeted to facilitate or expedite certain developments, or to ensure that infrastructure capacity does not become an impediment to growth. The City of Woodland has structured its budget and operations such that much of the infrastructure capital requirements and some operating cost requirements related to serving new development are funded by developer fees and exactions. However, while new growth pays for public infrastructure needs generated by that growth, Woodland needs to continue to maintain and enhance existing infrastructure and the public realm. For example, roads, bikeways, and parks and open spaces are needed to serve residents and ensure the city remains an attractive location for new private investment. Since the City's ability to pay for public works and services is in part determined by its fiscal health, these roles are closely intertwined.

There are four infrastructure projects that are critical to Woodland's economic success. The first project is a long-term, comprehensive solution to flooding challenges in the northeastern and eastern portions of the city. Potential flooding from Lower Cache Creek and Yolo West Bypass floodplains poses a threat to development in those areas. A comprehensive solution is required to remove constraints on the northeast industrial area and capitalize on the city's opportunities in food and agriculture-related industrial activity, which is linked to the surrounding region's agricultural production, as well as the city's transportation access for regional distribution functions.

These and other infrastructure projects are discussed in the Public Facilities and Services Element.

Infrastructure improvement projects are essential to accommodate new growth in Woodland.

Broadband internet service policies are contained in the Business and Job Growth section of this Element, as well as the Public Facilities and Services Element.

The second infrastructure project concerns water supply in Woodland. The Davis-Woodland Water Supply Project, a partnership between the City of Woodland, City of Davis, and the University of California, Davis to secure use of surface water from the Sacramento River, in order to avoid overdrafting the aquifer with the expected increase in water demand from future growth. This project launched in mid-2016 to provide a cleaner and more sustainable source of water to support existing and future additional "wet" industries, such as food processing, in Woodland.

The third infrastructure project concerns the wastewater collection system near Downtown, which is currently near capacity. The General Plan prioritizes implementing improvements to the City's wastewater collection system to facilitate growth and accommodate infill development at increased densities near Downtown.

An additional infrastructure project that will need to be addressed in the very near future and years to come is broadband telecom infrastructure. In the twenty-first century, broadband telecommunications infrastructure is as essential to the activities, quality of life, and productivity of residents, businesses, and organizations as water and electricity. The City considers broadband to be a major utility that is essential to Woodland's economic success.

4.5 Business and Job Growth

Stimulating business and job growth are some of the City's key strategies to strengthen the local economy. Local businesses are an important source of jobs in the community. Retaining existing and attracting new business is key to providing greater disposable income in a community. Increased disposable income then creates a larger market for retail locally, supporting new retail and commercial development and creating opportunities to recapture sales and associated tax revenue that are currently lost to retail centers in surrounding communities.

The retention and expansion of existing business establishments and firms is key to maintaining employment and a stable tax base and ultimately to attracting new business and promoting job growth. The City engages in a retention and expansion program that uses a systematic approach to gather information from the local business sector, identify and address immediate problems, and develop local government programs and policies that promote a diversified, stable local economy.

Business attraction and formation is considered a longer-term economic development tool than retention and expansion programs. This is because the time needed to complete an attraction project tends to be several years and because there are relatively few major facilities to attract at any particular time. Through nu-

Monsanto recently expanded its research facility west of Woodland. Growth in the agricultural technology industry and proximity to UC Davis represent an opportunity for the city for development of similar business/research park uses in Woodland.

merous studies and plans, including the Economic Development Strategy and the Downtown Specific Plan, the City has identified retention and attraction of its primary economic base – food and agricultural industries – as desirable and economically viable for Woodland. Many of the General Plan policies are focused on supporting growth in this specialized economic base for the city.

The City has also demonstrated a strong interest in diversifying Woodland's economic base over the planning horizon of the General Plan. A diversified economic base is desirable because it can be less sensitive to fluctuations in the wider regional economy and can foster more robust economic growth over the long term. Woodland's economic base would benefit from growth in the knowledge economy, which is based on production and services of knowledge-intensive activities, such as technological or scientific advances and professional services. Firms and businesses in the knowledge economy rely on intellectual capabilities, rather than solely on physical inputs or natural resources. As such, firms and businesses in the knowledge economy depend on highly skilled and creative workers. The City has identified the biotech industry as one sector of the knowledge economy with strong potential for growth in Woodland—a knowledge-based industry that builds directly on the City's existing strength in food and agriculture technology.

Woodland's assets, such as freeway, rail, and airport access, have attracted manufacturers and industrial uses. Job growth and diversification is an emphasis of the City's economic development efforts.

There are a number of factors that the City can directly or indirectly influence to enhance the perception of Woodland as a competitive location for business. These include differential economic factors including cost of land, fees, and tax rates; ease of doing business; availability of suitable sites; the reputation of the city among its existing companies; and available financing. Communities with a high quality of life and a vibrant urban core can also increase their competitive edge in attracting businesses and workers, especially in the knowledge economy; thus, strengthening Woodland's downtown core and providing high-quality community services are important components to the City's economic development strategy. The City will increase its ability to grow and attract high-wage employers by investing in relevant education and training to increase the number of well-educated workers.

The quality and types of utilities available in a city, from water to telecommunications, also play a role in increasing a community's competitive edge and supporting economic growth. In particular, in the coming years, the quality of broadband internet service will play a critical role in affecting the activities and productivity of businesses, workers, and residents in Woodland. The City needs to have affordable, abundant bandwidth available to the whole community that does not constrain innovation, economic growth, or social progress.

The Public Facilities and Services Element contains goals and policies to support development of broadband internet service.

Whether the City becomes a provider/installer and maintains a Broadband Enterprise Fund, or businesses continue to rely on the private sector, this General Plan prioritizes and considers broadband internet service as a major utility affecting the City's economic success. Zoning, construction, permitting, rights-of-way management, and other traditional municipal activities will affect what kind of broadband networks Woodland will have in the years ahead. The Yolo County Broadband Strategic Plan was completed in 2015, establishing the basic framework for a Broadband Implementation Plan. An implementation priority of this General Plan is to determine how to implement the installation and management of a Broadband Telecom Infrastructure System, to ensure that all its residents and enterprises will have affordable, abundant bandwidth.

The Opera House is a unique amenity that attract tourists to Woodland.

The Historic Hotel Woodland is a designated National Historic Landmark.

Refer to the Land Use, Community Design and Historic Preservation Element for more on Woodland's historic resources.

The California Agriculture Museum is a popular local attraction.

4.6 Tourism in Woodland

Expanding tourism by creating and enhancing cultural, entertainment, and recreational activities and facilities in Woodland provides an opportunity to attract visitors and strengthen the local economy. Activities and special events sponsored by various special interest, cultural, and ethnic groups are encouraged to create a regional draw of individuals to the community. Additionally, recreational, entertainment, and cultural facilities and activities for youth can improve the quality of life for the Woodland community and attract tourists.

Promoting Woodland as a tourist and convention center (business center) destination can lead to additional economic activity in the city and provide additional revenue for the City through increased sales tax revenue. Marketing of Woodland's historical character, community events like the annual Stroll Through History event, and attractions including the Opera House, Gibson House Museum, the California Agriculture Museum, and Train Depot Museum are important parts of this effort. Additionally, music and art in public places can create a vibrant atmosphere and attract local residents and visitors to the area for casual occasions, in addition to special events. As discussed in Section 4.7, Woodland partners with the Yolo County Visitor's Bureau (YCVB) to promote Woodland as a tourism destination, which increases the city's transient occupancy taxes (TOT).

Hotels are a commercial use that has potential for growth in Woodland. The local business sector and the local residential base both attract visitors whose destination is Woodland. In addition, Woodland is one of the closest cities to Sacramento International Airport and can draw visitors looking to stay overnight near the airport. Increases in travelers passing through Woodland en route to other destinations can create additional demand for hotels. Building upon interest in local attractions, such as the Woodland Opera House, the California Agriculture Museum, and other entertainment and cultural amenities, would also help in this regard. As a result, over the planning period, an increase in demand for hotels is expected.

4.7 Developing Strong Partnerships

Partnerships with local organizations, businesses, and neighboring communities can help to strengthen the Woodland "brand," foster public/private partnerships, and promote associations with research and higher educational institutions, as well as regional organizations in industries that will attract businesses to Woodland. Partnerships between local businesses and Woodland Community College (WCC) can help ensure that Woodland has a workforce trained for jobs that are available locally. Other key partners include: Woodland Chamber of Commerce, Greater Sacramento Area Council (GSAC), the Yolo County Virtual One-Stop Shop (Workforce Innovation Occupation Agency), Sacramento Metropolitan Chamber (Sac Metro Chamber), Los Rios Community College, YCVB, and others. More details on key partnerships with the Chamber of Commerce, UC Davis, Yolo County One-Stop Shop, YCVB, Next Economy/Valley Vision/AgPlus, SACOG, GSAC, NorCalWTC, and AgStart are discussed below.

- **Woodland Chamber of Commerce.** The mission of the Woodland Area Chamber of Commerce is to foster an economic climate in which business, industry, and agriculture will flourish. In addition, the Woodland Chamber has four objectives: coordination of commerce, industry and the professions; stimulating activities that lead to development of human and economic resources; developing creative leadership and effective coordination of all interested parties when solving community problems; and creating a broad understanding and appreciation of the great opportunities that Woodland has to offer. The City works closely with the Chamber on many projects that serve to stimulate economic activity and growth opportunities. Additionally, the Chamber of Commerce partners with the City in its business retention and expansion program, serves as the local Visitor Center, and provides programs and events to assist existing and prospective businesses.
- **UC Davis.** UC Davis Seed Biotechnology Center has an initiative called Seed Central to energize the seed industry cluster surrounding UC Davis. It seeks to ensure that the region retains its preeminence in the rapidly growing field of competing seed and ag-biotech hubs, to attract more innovative

companies to the region, and to bring science to market faster. A number of the world's largest and leading seed companies already have a presence in Woodland. Seed production, as well as the research and development activity surrounding it, could be a significant opportunity for economic growth, which Woodland should seek to leverage through partnership with UC Davis and Seed Central.

- **Yolo County One-Stop Shop.** The Yolo County One-Stop Shop is a collaboration between the Yolo County Department of Health and Human Services and the State Employment Development Department (EDD), acting as the managing agency of the Workforce Innovation Opportunity Agency. This collocation of departments offers a unique opportunity for employers and job seekers to make "one stop" in their pursuit of fulfilling their employment needs. The agency also administers a powerful online tool designed to assist job seekers or students in searching for the right job, and help employers who are looking for the best job candidates. The agencies also offer a tremendous amount of employment data and statistics for the region.
- **Yolo County Visitor's Bureau.** The Yolo County Visitor's Bureau (YCVB) is a countywide (except for the City of West Sacramento) nonprofit marketing collaboration that was created to encourage visitation and market Yolo County as a tourism destination. The City works with the YCVB to specifically promote Woodland to the broader area and population. Additionally, the YCVB maintains websites, such as www.visityolo.org and www.discoveryolo.org, assists with the management of Yolo County events, and produces many helpful brochures, maps, and pamphlets with helpful information about Woodland and Yolo County and all it has to offer.

Partnership with hoteliers is beneficial in helping promote Woodland's assets and attracting tourism to the city.

- **Small Business Development Center/Sacramento Metropolitan Chamber of Commerce/Davis Chamber of Commerce.** Woodland is part of the Capital Region Small Business Development Center (SBDC), which provides free consultation to businesses in a variety of areas. The local office for the SBDC is located at the Davis Chamber of Commerce. Woodland partners with the Sacramento Metropolitan Chamber of Commerce to put on an annual business walk to keep the City apprised of the current business climate and trends over time.
- **Greater Sacramento Area Economic Council (GSAC)**. The Greater Sacramento Area Economic Council is an organization created and led by CEOs from the Sacramento region to retain, attract, grow, and create sustainable businesses in the region's six counties, including El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba. GSAC works directly with local governments to strengthen the region's job-creating capacity; it also collaborates with regional partners to market and promote the region to attract quality business to the area and strengthen ties with companies already in the area. GSAC works regionally on economic issues, including identifying and building the infrastructure necessary to attract businesses and employees to the area. The City of Woodland is a member of GSAC and will continue to partner with the organization to strengthen the city's economy by attracting businesses and developing its workforce.
- **Next Economy/Valley Vision/AgPlus.** The Next Economy initiative is a private-sector partnership and effort to chart a course of action for the six-county Sacramento region to create a diversified, robust, and sustainable economy. The initiative identifies a number of targeted business industries for the region as well as goals to support industries. The Next Economy Capital Region Prosperity Plan, in which the City is a participant, was developed to accelerate job creation and new investment in the Sacramento region through a number of programs and strategies. Given Woodland's current positioning within a center of business activity related to the agriculture and food sectors, the City is well-positioned to take a leadership position within the region's agriculture and food cluster in particular.
- **SACOG.** The Rural Urban Connections Strategy (RUCS) is a SACOG project that aims to be an environmental and economic sustainability strategy for the region's rural areas.

To that end, SACOG is developing data and tools to assist rural area stakeholders to help their communities thrive. As a hub for surrounding agricultural areas, with many established agriculture-related businesses, Woodland has the opportunity to attract additional economic activity related to agricultural production on nearby farmlands, whether providing products and services to support agricultural production, or through value-added processing of crops grown in the area. Woodland will continue to partner with SACOG, as the results of the RUCS research will potentially help Woodland to better understand these opportunities and how to strengthen the local economy by supporting the regional agricultural economy.

- **Northern California World Trade Center (NorCalWTC).** The Northern California World Trade Center is part of the International World Trade Centers Association and facilitates integration of Northern California businesses into the global marketplace. NorCalWTC is leading implementation of the California Capital Region Export Plan to identify and activate the best opportunities to expand exports from the region and stimulate economic growth. The California Capital Region Export Plan was developed as part of the Next Economy Capital Region Prosperity Plan. Woodland is currently a leading industrial submarket in the region and more growth is expected in the coming years, and the City will continue to partner with NorCalWTC to identify export expansion opportunities, as well as other business opportunities, in Woodland.

Vibe Analytics prototype at Agstart.

- **AgStart.** Originally part of the Sacramento Regional Technology Alliance, AgStart is located in Downtown Woodland and helps agricultural entrepreneurs start their own businesses. AgStart offers incubator co-working space for start-ups and early stage food and agriculture companies. It hosts a number of events and initiatives, including mentoring opportunities, and its other services range from basic advisory consultations to business development and investment opportunities. UC Davis' World Food Center, large regional law firms, local governments, industry exports, and others in the ag-tech field are involved in advising and supporting AgStart. The City of Woodland has assisted AgStart by providing funding and helping it find a suitable location in Downtown and will continue to support agricultural entrepreneurship in Woodland.

4.8 Goals and Policies

Goal 4.A **Economic Growth.** Support a wide range of economic activity in Woodland that capitalizes on the city's location, strengthens the City's tax base, and supports and enhances quality of life.

Policy 4.A.1 **Economic Development Strategy.** Periodically update the City's Economic Development Strategy and ensure the City has appropriate resources in place for implementation. Focus economic development efforts on projects and programs that will maximize long-term net revenues to the City and diversify the City's economic base. Establish priorities for use of City funding to fulfill economic development VVobjectives, including construction of critical public infrastructure that will reduce barriers to job growth and business investment.

Policy 4.A.2 **Predictable Business Environment.** Support a predictable and welcoming business environment in Woodland by improving, streamlining, and consistently applying regulatory and permit processes, and striving to keep regulatory and permit costs as low as financially feasible.

Policy 4.A.3 **Additional Funding.** Identify, pursue, and capture federal, State, and other grants for economic development, marketing, workforce training, and incentives to recruit new businesses.

Policy 4.A.4 **Anticipating Economic Trends and Shifts.** Identify and plan for potential economic and market trends such as growing automation, the impacts of e-commerce, the downsizing of retail sales areas, the migration of stores to mixed use walkable corridors, and the impact of millennials on employment and purchase preferences.

Goal 4.B **Fiscal Sustainability.** Achieve fiscal sustainability while providing core public services and maintaining public facilities and infrastructure.

See also policies in the Land Use, Community Design, and Historic Preservation Element

Policy 4.B.1 **Public Service Standards.** Ensure adequate funding through the Capital Improvement Program and General Fund revenues to build and maintain necessary public infrastructure.

See also policies in the Public Facilities and Services Element.

Policy 4.B.2 **Efficiency of Public Services.** Ensure that public services are being delivered as efficiently as possible. Strive to provide exemplary public service.

Policy 4.B.3 **Fair Share.** Require new development to pay its fair share of needed public facilities and infrastructure improvements, as well as for operations and maintenance, through impact fees, assessment districts, and other mechanisms as appropriate.

Policy 4.B.4 **Fiscal Management.** Continue to implement responsible fiscal management practices.

Policy 4.B.5 **Budget for Maintenance.** Balance ongoing operating costs, paying off internal debt, and building reserves with the need to plan and pay for regular, basic maintenance and replacement of public equipment, infrastructure, and property.

Policy 4.B.6 **Equitable Payment of Services.** Equitably distribute the burden for services between all areas of the city.

Goal 4.C Strategic Land Uses and Development.

Recognize the important roles that land uses and development play in the City's economic success and fiscal health. Consider economic benefits and costs and long-term community needs in land use decisions, and reserve sites for designated uses.

See also goals and policies in the Land Use, Community Design, and Historic Preservation Element.

Policy 4.C.1 **Strategic Catalysts.** Undertake strategic initiatives to attract new retail and commercial development in key locations in focus areas for economic growth, especially in areas that provide a high proportion of tax revenue to the City (as identified in Figure 4-3). Strategic initiatives may include: promoting catalyst projects at key locations to stimulate private investment; encouraging quality retail and restaurant uses to locate near existing successful areas; and building on synergies that could occur between complementary businesses.

Policy 4.C.2 **Infill Development.** Incentivize infill and redevelopment, particularly in areas that provide the City with higher proportions of tax revenue (see Figure 4-3), that makes use of existing infrastructure and services.

Policy 4.C.3 **Development Permit Process.** Promote the advantages of General Plan consistency, including California Environmental Quality Act (CEQA) streamlining potential, to development project applicants.

Policy 4.C.4 **Development Incentives.** Adopt development incentives for projects that provide a substantial benefit to the community, such as providing large numbers of primary wage-earner jobs.

Policy 4.C.5 **Strategic Land Inventory.** 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. 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.

Policy 4.C.6 **Monitor Trends.** Monitor economic trends to identify emerging industries, new market opportunities, and the performance and mix of businesses to allow the City to be proactive and adjust to market changes.

Policy 4.C.7 **Annexation Agreements.** For lands annexed to Woodland, negotiate annexation agreements with the County that ensure the City of Woodland will receive the necessary revenues to support the services and infrastructure maintenance needs of the development proposed on lands to be annexed.

Policy 4.C.8 **Retail Base.** Enhance the city's retail base through land use and development policies to support businesses that generate sales tax revenue, serve the needs of the local residents, and attract visitors from outside of the community. Promote and develop a clean, visually inviting and safe shopping environment, recognizing its importance in enhancing retail trade. Prepare zoning and development standards that accommodate the shifts in the downsizing of retail stores; the preference for walkable, mixed use corridors; and the need for on-street parking.

Policy 4.C.9 **Importance of Agricultural Industry.** Recognize the importance of agriculture-related business and industries to the City and region, and support the continuation and development of agriculture and agriculture-related enterprises in and around Woodland by:

- Accommodating agriculture-related industries in Industrial and Business Park districts;
- Promoting locally-grown and produced agricultural goods and value-added foods and beverages, and the image of Woodland and Yolo County as an agricultural region; and coordinating with the County on agriculture-supporting policies and programs, including ag-technology accelerators, agricultural processing facilities, and flood control and water management.

Policy 4.C.10 **Provide Infrastructure.** Strive to provide necessary major street infrastructure and utility capacities, including broadband internet service, for properly zoned land, consistent with the General Plan, so this land can be efficiently and effectively developed in a timely manner. Ensure the City's public works, public utilities, and

capital improvement plans are aligned to support the economic development objectives in the General Plan.

See also goals and policies in the Public Facilities and Services Element.

Policy 4.C.11 **Comprehensive Flood Solution.** Continue to work with Army Corps of Engineers and responsible State and regional agencies to identify and implement a comprehensive flood solution to reduce risk of flooding in Woodland, especially in the northeast industrial quadrant and eastern portion of the city.

See also policies in the Public Facilities and Services Element.

Policy 4.C.12 **Water Supply and Infrastructure.** ASR programs support completion of the Davis-Woodland Water Supply Project, Aquifer Storage and Recovery wells, and related local facilities to ensure water supplies are available to serve current and future water needs in Woodland.

See also policies in the Safety Element.

Policy 4.C.13 **Industrial Park Infrastructure.** Ensure infrastructure in the areas designated for industrial uses on the Land Use Diagram is well maintained and has capacity to serve expanded business growth aligned with Woodland's economic strengths as a center for food and agriculture processing and technology.

Policy 4.C.14 **Downtown Utility Infrastructure.** Advance improvements to ensure that the utility infrastructure serving Downtown has capacity to accommodate new infill growth at increased densities and intensity of use.

See also policies in the Public Facilities and Services Element.

Policy 4.C.15 **Education and Training.** Increase the opportunities for educating and training the workforce to meet the demands of employment by working with employers and business educators.

Policy 4.C.16 **Safety and Security.** Maintain a high level of safety and security for the benefit of residents, visitors, employers, and employees. Tools and techniques should include good lighting, policing of public spaces and places, and encouraging an abundance of "eyes on the street" by maximizing opportunities for living, working, recreating, and shopping within the observable proximity of fellow citizens in the public realm.

Goal 4.D **Support Businesses in Woodland.** Facilitate retention, expansion, attraction, and formation of businesses in Woodland that will serve Woodland residents, increase job creation, and meet the city's economic development objectives.

Policy 4.D.1 **Business Expansion and Attraction Program.** Periodically update and continue to administer the City's programs aimed at expanding existing businesses and attract new businesses to Woodland, particularly in the food, agriculture, and biotech industries.

Policy 4.D.2 **Marketing.** Continue to market Woodland as a desirable business location, targeting core industries and emerging technologies aligned with the research strengths at UC Davis.

Policy 4.D.3 **Branding.** Create effective city branding that focuses on Woodland's suite of physical assets; housing, educational, and entrepreneurial opportunities; and safety and security.

Policy 4.D.4 **Information on Woodland's Economy.** Make current information pertinent to the Woodland economy available to the public, such as the city's demographics, employment and market statistics, future plans, and population growth.

Policy 4.D.5 **Targeted Incentive Program.** Develop a package of incentives, such as City loans, expedited permit review and approval, and floor area bonuses, to consider offering to targeted industries and businesses that locate in Woodland. Ensure that the long-term benefits accrued to the City ultimately exceed the value of the incentive package provided.

Policy 4.D.6 **Consult with Business Community.** Actively and regularly solicit the views of the business community in matters affecting Woodland's economic climate and development.

Policy 4.D.7 **Business Licenses and Fees.** Require all businesses and persons that do business with the City of Woodland to have a business license, and establish business license fees that are competitive with neighboring jurisdictions, ensuring that Woodland benefits from economic activity taking place within its borders.

Policy 4.D.8 **Home Businesses.** Encourage home-based businesses compatible with the surrounding neighborhoods, in accordance with the Zoning Ordinance, and support opportunities for alternative employment forms and incubators for small businesses.

Policy 4.D.9 **Broadband Internet Service as Economic Development Strategy.** Recognize the critical role that the quality of broadband internet service plays in Woodland's economy and the city's ability to

attract and retain businesses, workers, and residents across diverse sectors of the economy.

See also policies in the Public Facilities and Services Element.

Goal 4.E **Promote Job Growth and Diversification in Woodland.** Promote expansion, attraction, and formation of jobs in Woodland across diverse economic sectors.

Policy 4.E.1 **Job Expansion through Business Expansion.** Encourage the expansion and attraction of diverse businesses and industries that create and increase the quality and amount of stable, year-round jobs available locally.

Policy 4.E.2 **Workforce Development.** Cultivate a skilled, educated, and well-trained workforce by supporting school and college programs that produce increased educational attainment and relevant job skills that appeal to existing and future businesses.

See also policies in the Developing Strong Partnerships Section of the Economic Development Element.

Policy 4.E.3 **High-Quality Community.** Support high-quality community services and facilities for existing and future residents as a key economic development strategy, and promote them in the city's marketing campaigns to showcase Woodland's high quality of life as part of its competitive edge.

See also policies in the Public Facilities and Services Element.

Policy 4.E.4 **A Vibrant Downtown for Economic Growth.** Recognize that a vibrant urban environment in Downtown Woodland can serve as an important economic development strategy by attracting businesses, workers, and residents to the community. Invest in and maintain Downtown infrastructure, and support Downtown businesses.

See also policies in the Land Use, Community Design, and Historic Preservation Element.

Goal 4.F **Tourism in Woodland.** Promote tourism as part of Woodland's economic base.

Policy 4.F.1 **Comprehensive Tourism Management Program.** Develop and maintain a comprehensive tourism and visitor attraction program to define the city's target market, and identify and implement strategies to promote tourism in Woodland.

Policy 4.F.2 **Special Facilities.** Develop and expand tourism in Woodland by attracting, developing, and expanding public and private recreational and entertainment venues and facilities for visitors of all ages,

including youth; by building on Woodland's existing unique facilities, such as the Woodland Opera House, the California Agriculture Museum, the Sports Park and Community and Senior Center, and the Yolo County Fairgrounds; and by capitalizing on the historic character of the city.

Policy 4.F.3 **Provide Overnight Accommodations.** Encourage provision of quality hotel facilities in Woodland in visitor-serving areas, such as Downtown and East Main Street, and work with owners of motels to upgrade existing facilities in the right locations, and at a scale appropriate to the city's character, to enhance the quality of visitor-serving areas.

Policy 4.F.4 **Special Events.** Encourage, sponsor, and increase the number and quality of special events and recreational programs that are attractive to both visitors and residents.

Policy 4.F.5 **Marketing and Programming Coordination.** Work with owners, managers, and employers of retail, entertainment, dining, hotel, and recreation businesses in developing a cooperative marketing and programming approach.

Policy 4.F.6 **Agricultural Tourism.** Respect and promote the city's culture of agriculture by supporting historical agriculture attractions. Local historical facilities in Woodland are encouraged to promote community programs and events which recognize the importance of Woodland's agricultural history. Examples include the California Agriculture Museum, the Yolo Archives, and the Gibson Mansion.

Goal 4.G **Strong Partnerships.** Foster strong working relationships and continue to partner with businesses and employers, non-profit and private sector organizations, higher education and training institutions, and other public agencies in Woodland and in the region on economic development efforts.

Policy 4.G.1 **Regional Coordination.** Strive to coordinate economic development efforts with the efforts of the Chamber of Commerce, Greater Sacramento, Yolo County, other Yolo County cities, the University of California at Davis, Woodland Community College (WCC), and other economic development organizations.

Policy 4.G.2 **Strategic Partnerships for Biotech and Seed Industry.** Foster partnerships with educational institutions, private sector entities, and public agencies—such as UC Davis and Next Economy—to support biotech, agricultural, and seed industries in Woodland; ensure that adequate land, infrastructure, and amenities are available in Woodland to attract potential businesses associated with these industries.

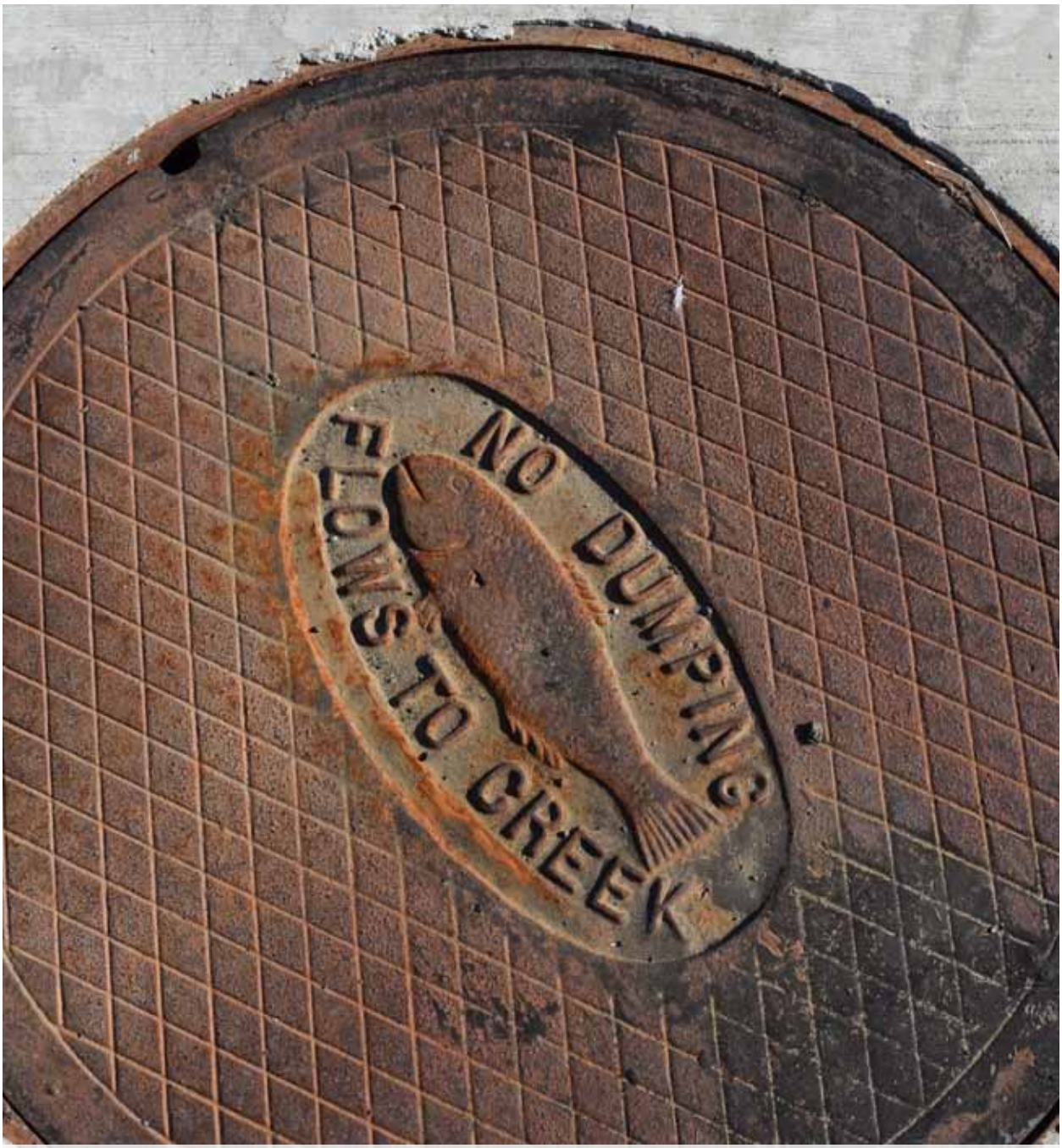
Policy 4.G.3 **Fostering Businesses through UC Davis.** In accordance with ongoing regional efforts, develop and administer programs to facilitate and foster entrepreneurial business efforts by UC Davis graduates and others.

Policy 4.G.4 **Business Incubators/Accelerators.** Support public-private partnerships to incubate and accelerate the growth of new companies, especially in locally strong sectors such as agricultural technology.

Policy 4.G.5 **Industry-Education Partnerships.** Facilitate partnerships between area businesses and educational and training institutions to provide training programs that will enable the labor force to meet the needs of business and industry and to improve the match between emerging job opportunities and training programs.

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

Policy 4.G.7 **Buy Local.** Educate the community and promote and market the benefits of a "Buy Local" campaign.

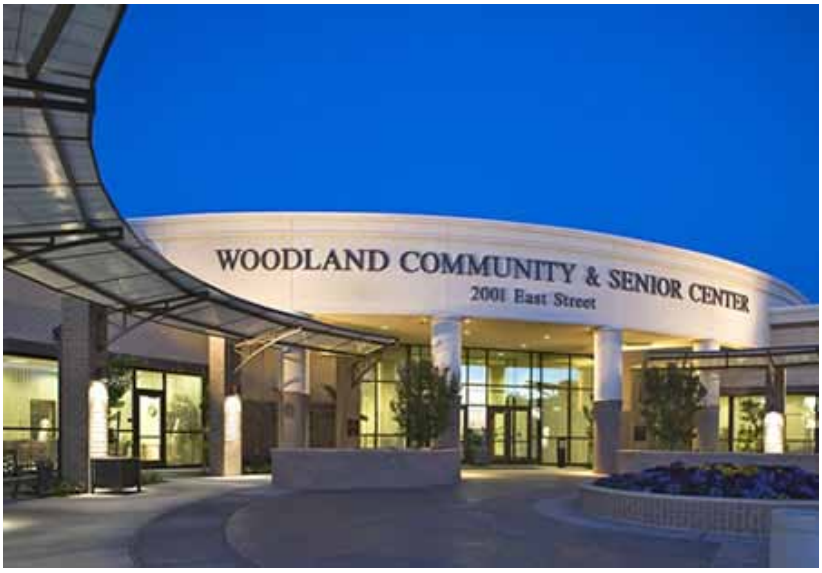


5 PUBLIC FACILITIES AND SERVICES ELEMENT

5.1 Introduction and Purpose

City development is dependent on a comprehensive network of public facilities and services. Each type of service has a unique set of opportunities and constraints and must adapt to growth and change differently.

The purpose of the Public Facilities and Services Element is to provide a policy framework for the City to manage infrastructure and services, identify areas for improvement, and ensure that public utilities and services meet the needs of the community as the city grows. More specifically, the Public Facilities and Services Element addresses the planning, provision, and maintenance of police and fire services; parks and recreational facilities and programs; schools; water, recycled water, wastewater, drainage/stormwater, solid waste systems; and other public facilities.



The Woodland community takes great pride in the diversity and quality of its parks and recreation activities.

The Public Facilities and Services Element is organized as follows:

- **Section 5.1: Introduction and Purpose.** Introduces the topics covered in this Element and outlines the Element's relationship to State law, and the Visioning Statement and Guiding Principles.
- **Section 5.2: Police.** Describes police services in Woodland, response times, and service standards.
- **Section 5.3: Fire and Emergency Medical Services.** Describes fire and emergency medical services in Woodland, response times, and international service organization rating.
- **Section 5.4: Parks and Recreation.** Presents existing parks and recreational facilities and programs, planning improvements, and current standards and deficiencies.
- **Section 5.5: Schools.** Provides an overview of existing educational facilities in Woodland, including public and private schools and higher education. Describes current unmet facility needs and joint use agreements for facilities.
- **Section 5.6: Public Utilities.** Discusses potable water, including water supply and water demand. Provides an overview of current capacity and planning improvements of Woodland's wastewater collection and facilities. Describes existing storm drainage facilities, planned improvements, and low impact development, and presents solid waste collection and disposal in Woodland. Also presents other utilities, including natural gas and telecommunications such as broadband technology.
- **Section 5.7: Goals and Policies.**

Relationship to State Law

While Public Facilities and Services is not a mandated element, it does include a number of topics that are required to be addressed in general plans, according to State law, as shown in Table 5-1. State law (Government Code Section 65302(a)) requires general plans to address land uses for education, public buildings and grounds, and solid and liquid waste disposal facilities. In addition, Government Code Section 65302(g) requires that they address the protection of the community from any unreasonable risks. This includes consideration of police, fire, and emergency medical services. Open space for outdoor recreation is another required

subject that is discussed in this Element. Water supply and demand is also required to be included in the general plan (Government Code Section 65302(d)) and is addressed in this Element. Water quality is discussed in the Sustainability, Conservation, and Open Space Element.

TABLE 5-1: LAND USE TOPICS REQUIRED BY STATE LAW

Required Topic	*Addressed in this Element*
Police and Fire Services	Yes
Open space for outdoor recreation, including: • Areas of outstanding scenic, historic, and cultural value • Areas particularly suited for park and recreation purposes • Access to lakeshores, beaches, rivers, and streams • Areas that link major recreation and open space land such as utility easements, river banks, stream banks, and scenic highway corridors	Yes
Education	Yes
Public Buildings and Grounds	Yes
Solid and Liquid Waste Disposal Facilities	Yes
Water Supply and Demand	Yes
Stormwater Management	Yes
Public Utilities and Facilities	Yes

Relationship to Visioning Statement and Guiding Principles

The Public Facilities and Services Element reflects several values expressed in the community's Visioning Statement and Guiding Principles, including providing a "well-maintained infrastructure" and "excellent schools." In addition, the Element directly supports the following Guiding Principles:

- **Public Services:** Provide realistic, supportable and appropriate levels of public service that are sustainable and fiscally sound.
- **Safety:** Ensure that Woodland remains a safe place to live, protected from natural and manmade hazards.
- **Quality Education:** Foster quality educational and enrichment opportunities.

5.2 Police

Law enforcement services are provided by the City of Woodland Police Department. The Department has a staff of 79 paid employees, including 64 sworn patrol officers and 15 non-sworn support personnel. The City of Woodland Police Department is located at 1000 Lincoln Avenue, as shown on Figure 5-1.

The Police Department currently staffs four full time beats in the northeast, northwest, southwest and southeast quadrants of the city. An additional fifth beat covering Downtown is staffed during the daytime. However, given calls for service under existing conditions, the Police Chief has expressed that this fifth beat should be staffed full-time. Ultimately to adequately cover existing development plus the anticipated buildout of Spring Lake and future development in SP-1 and SP-3, the City would require six police beats, staffed continuously. Development in SP-2 would require a seventh police beat, staffed continuously. Beyond this, additional staff and policing resources will be needed to account for workload and to meet response time standards.

Response Time Standards

The Police Department dispatches police personnel based on priority level, Priority One being the highest. Priority One calls are major crimes or incidents "In-Progress", requiring immediate dispatch. Priority Two calls are minor crimes or incidents "In-Progress" or just occurred within 10 minutes. Priority Three calls are

Woodland's Police Department provides law enforcement services for the community.

Police dispatch calls are based on priority level.

any major crimes or incidents that are not "In-Progress." Priority Four calls are any minor crimes or incidents that are not "In-Progress." Lastly, Priority Five calls are the lowest priority call (e.g. follow up on a cold case) that police personnel deal with as time permits.

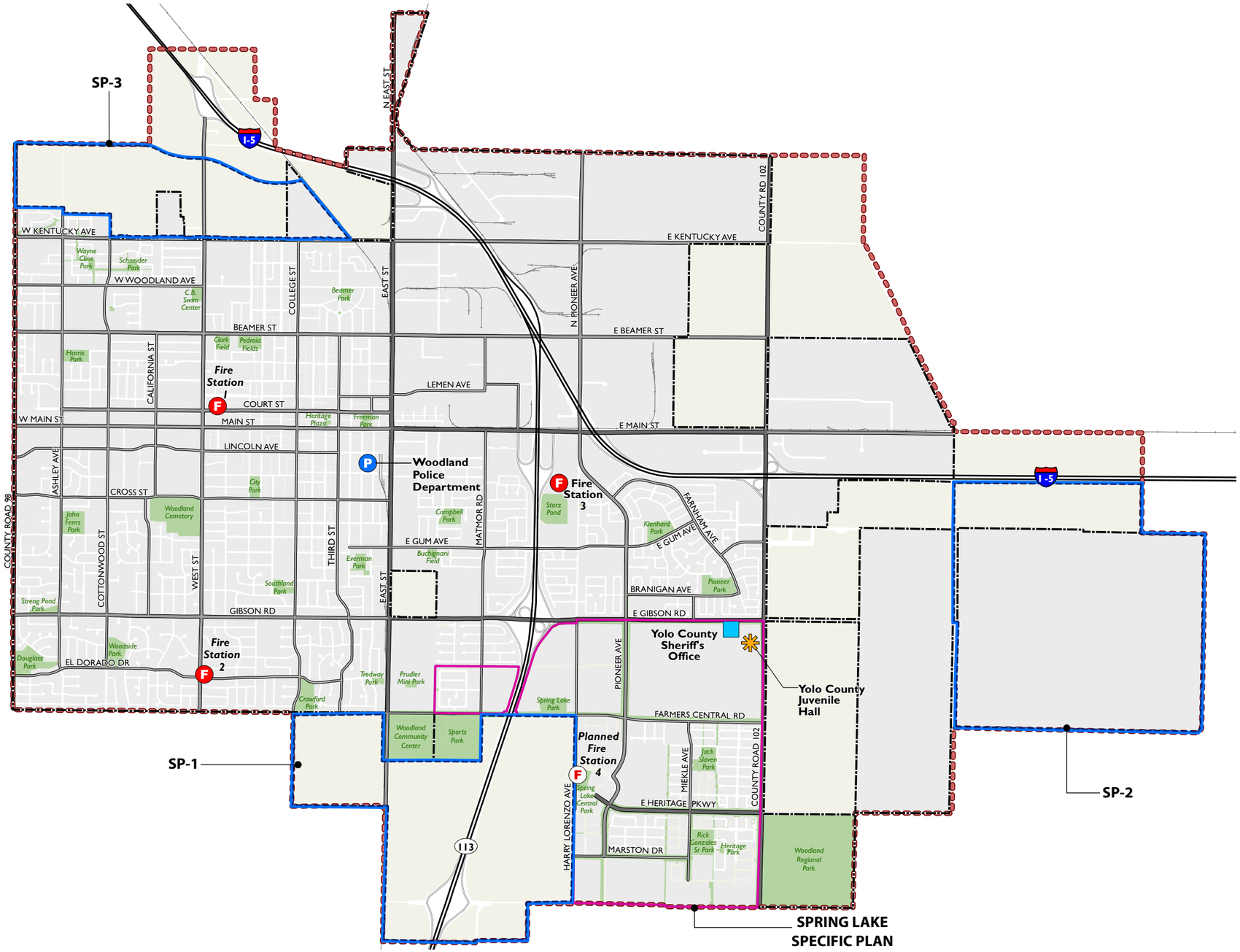
Standards for response times are based on the dispatch time (measured from the start of the call) until the first unit's arrival. The Police Department's response time standard is five minutes for Priority One calls, six minutes for Priority Two calls, 25 minutes for Priority Three calls, 40 minutes for Priority Four calls and 45 minutes for Priority Five calls. As shown in Table 5-2, in 2015, the Police Department's average actual response time for Priority One, Two, and Three calls was about two or three minutes longer than the department's standard, while response times for Priority Four and Five calls were well within the response time standard. In contrast to the other calls, Priority Five calls have a much lower response time because officers are often responding to pending calls with higher priorities, so Priority Five calls are often closed at the dispatch level.

TABLE 5-2: POLICE DEPARTMENT RESPONSE TIMES, 2015

Priority Level	*Policy Department Standards (minutes)*	*Average Actual Response Time (minutes)*
Priority One	5:00	7:30
Priority Two	6:00	9:26
Priority Three	25:00	28:00
Priority Four	40:00	30:25
Priority Five	45:00	4:52

Source: City of Woodland Police Department, 2016.

FIGURE 5-1: SAFETY FACILITIES



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

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Service Standards

The Police Department does not have service standards based on population. Rather, the department determines staffing needs based on the amount of uncommitted time per officer, number of calls for service per officer per day, and number of major crimes assigned to detectives per day. Patrol officers should average a minimum of 40 percent of unobligated patrol time per shift. Currently, they average 15 percent unobligated time. As the city continues to develop, the average unobligated patrol time should never drop below 15 percent, and the Police Department should take active steps to achieve the 40 percent standard.

The Woodland Fire Department has served and protected the Planning Area since 1982.

5.3 Fire and Emergency Medical Services

The Woodland Fire Department provides fire and emergency medical services (EMS) in the Planning Area. In 1982, the City of Woodland Fire Department merged with the Springlake Fire Protection District, and it now protects an area of 56 square miles, which includes 41 square miles of rural area located north, east, and south of the city limits.

As shown on Figure 5-1, the City of Woodland Fire Department operates three fire stations, with an engine company at each one: 101 Court Street (Station #1), 1619 West Street (Station #2), and 1550 Springlake Court (Station #3). The Department operates a ladder truck out of Station #3 that is utilized for suppression activities, air support, technical rescue, and light support. Currently, the Fire Department provides service to the Springlake Fire Protection District from the three existing fire stations located in Woodland. The Fire Department is staffed with 45 personnel and is assisted by a part-time administrative staff person. Currently, the Fire Department is only staffed to meet National Fire Protection Association (NFPA) standards for low hazard fires, and they currently rely heavily on their mutual aid partners for support to meet NFPA standards for higher risk fire incidents.

Land use decisions, such as the location and density of new development, bear a significant relationship to the adequacy and cost of fire protection.

Land use decisions, such as the location and density of new development, bear a significant relationship to the adequacy and cost of fire protection. To help maintain adequate response times, the Fire Department has identified a need for additional fire stations in the city. To serve the Spring Lake Specific Plan area, a fourth fire station is planned for the Spring Lake Specific Plan area on a one-acre site, as part of the Spring Lake Center that will adjoin the Central Park; alternatively, fire services could be provided by relocating an existing station to serve the Spring Lake Specific Plan area, instead of constructing a new station in the area. In addition, as SP-3 develops, it may be necessary to relocate one of the City's existing fire stations in order to improve coverage in the northern area of the city. A fifth station will need to be added in the SP-2 area to service the substantial new population on the east side of the city.

Response Time Standards

The Fire Department establishes response time standards for its services, measured from the time the unit leaves the station to the time the unit arrives at the scene. In alignment with NFPA 1710 standards, the Fire Department's standards are a 60 second turnout time for EMS calls and an 80 second turnout time for fire and special operations. The first engine should have a travel time of four minutes or less for a fire suppression incident and eight minutes or less for the deployment of an initial full alarm assignment. For an emergency medical incident, travel time should also be four minutes or less. NFPA standards require that the Fire Department meet these response time standards 90 percent of the time. In 2015, as shown in Table 5-3, the Fire Department met the NFPA standard for deployment of an initial full alarm assignment nearly 94 percent of the time, arrival at an emergency medical incident 81 percent of the time, and arrival at fire suppression incidents 70 percent of the time.

TABLE 5-3: FIRE DEPARTMENT SERVICES STANDARDS

Service	*Time Standard*	*Percentage of Services that Achieve the Time Standard*
Emergency Medical Service Call	60 seconds turnout time, at least 90% of the time	Unknown
Fire and Special Operations Response	80 seconds turnout time, at least 90% of the time	Unknown
Arrival at Fire Suppression Incident	4 minutes or less travel time of the first arriving engine, at least 90% of the time	70.0%
Deployment of an Initial Full Alarm Assignment	8 minutes or less travel time of the first arriving engine, at least 90% of the time	93.6%
Arrival at Emergency Medical Incident	4 minutes or less travel time, at least 90% of the time	81.0%
Dispatch Call Answering Time[1]	15 seconds or less, at least 95% of the time, and 40 seconds or less, at least 99% of the time	n/a
Dispatch Call Processing Time[1]	60 seconds or less, 90% of the time; and 90 seconds or less, 99% of the time	n/a

Notes:

1. While the City has a time standard for Dispatch Call Answering and Processing Times, Dispatch is a separate entity and the City has limited control over its performance.

Source: City of Woodland, 2016.

The City of Woodland Fire Department has been able to meet response time standards. New facilities may need to be developed in order to serve new growth.

Insurance Service Organization (ISO) Rating

Fire departments are rated by ISO's Public Protection Classification (PPC) program. The program uses the Fire Suppression Rating Schedule (FSRS), which is comprised of a long list of elements a community may use to fight fires effectively. Each element is given a point score. Using the point scores and various formulas, ISO derives a PPC rating. On a scale of 1 (exemplary fire protection) to 10 (not meeting minimum criteria), Woodland scored a 3 for areas inside the city limits and 8B for areas in the Springlake Fire Protection District, which means that the community provides superior fire-protection services and fire-alarm facilities but lacks the water supply required of scores 8 and lower. The Fire Department will continue to strive to maintain a rating of 3 or better.

5.4 Parks and Recreation

Parks and recreation activities foster community interaction and a sense of community involvement. Woodland's diverse population has varied parks and recreation interests. The City seeks to provide an opportunity for all segments of the population to enjoy an integrated system of passive and active recreation facilities.

Park Classifications

The City provides its residents with several types of parks and recreation facilities, which are classified as follows:

- **Mini Parks/Plazas:** A small park that provides a neighborhood amenity of passive recreation to small neighborhood areas. Mini parks and plazas typically range from 0.1 to 2.5 acres. These parks may have picnic areas, play structures, open lawn and trees, paved areas, and contribute to giving green space to neighborhood streets that would ordinarily be developed all in residential lots. Small hardscaped plazas with seating areas, fountains, public art, or similar amenities may also function as mini parks or plazas in the Downtown, along corridors, or other mixed use environments.
- **Neighborhood Park:** A small, mostly passive recreation area that serves an individual neighborhood with a range of about one-half mile (10-minute walking distance). They typically range in size from 2.5 to 15 acres. Neighborhood parks may have informal multi-use turf areas, a pair of full-court basketball courts, a pair of tennis courts, toddler and youth play areas (separated), group or individual picnic areas, restrooms, and/or a youth sport practice field (multi-use turf area).
- **Community Park:** A large, mostly passive recreation area dominated by open turf, shade trees, picnic areas, plazas, trails, and playgrounds. Community parks typically range in size from 15 to 25 acres. These parks serve multiple neighborhoods, and may have areas for basketball, tennis, handball, bocce, horseshoes, shuffleboard, or other similar activities. A community focal point or point of interest is common and suggested in a community park, such as a swimming pool, water feature, dog park, or amphitheater. Community parks may have a single or pair of active sport fields for competition and/or practice but do not have a concentration of active sports fields, and may contain community recreation buildings parking and restroom buildings.

- **Community Sports Park:** A large, active, concentrated youth and/or adult sports-oriented park, with lighted fields and courts, parking areas, restrooms, concessions buildings, maintenance buildings, group picnic areas, bike and pedestrian trails, dog park, and toddler and youth playgrounds.
- **Recreational Facilities:** A single or multi-active recreational feature such as a swimming pool or ballfield complex with restrooms. May also include a parking lot.
- **Linear Park/Greenbelts:** A landscaped, linear shaped open area used for recreation and non-motorized transportation. Greenbelts may have playgrounds, open turf or planted areas, shade trees, plazas, and picnic areas connected by continuous bike/walking paths.
- **Open Space:** Minimally-maintained, undeveloped areas set aside for passive uses, scenic beauty, and relief from developed areas, and should contain and be accessible by a trail system. May be part of a habitat conservation easement area and/or include environmental education facilities. Also includes stormwater detention basins, which assist in containing peak storm flows and are publicly accessible when dry.

Refer to the Sustainability, Conservation, and Open Space Element for greater detail on open space in Woodland.

Existing Facilities and Recreation Programs

The Woodland Sports Park provides space for youth and adult athletic teams and tournaments.

The City of Woodland owns and operates numerous parks and recreation facilities, with programming of park resources and maintenance of facilities provided by the Community Services Department. The City has nine mini parks/plazas, 15 neighborhood parks, one community sports park, and six recreational facilities, including the 13-acre Woodland Community and Senior Center. The City also owns a 154-acre undeveloped park site known as Woodland Regional Park, which is located just beyond new residential development along County Road 102 (CR 102) and County Road 25 (CR 25) on the east side of Woodland. This site has significant habitat value and the majority will be protected through a habitat conservation easement. Improvements will be made to provide public access via a trail network on the site, including parking and structures to support public use of the property consistent with the conservation easement. The former borrow pit will be converted to a stormwater runoff/detention pond and improved to enhance the habitat value of the property.[1]

1 Woodland Regional Park has remnants of an old waste fill site and is populated with Special-Status species.

There is limited linear park space in Woodland today. The most developed areas for linear greenbelts are located within the Spring Lake Specific Plan area, approved in 2001. Otherwise, there are areas that include wider sidewalks (such as CR102, a portion of the east side of County Road 98, and the greenbelt south of Kentucky Avenue), where walking, biking, and running is facilitated; however, this system is incomplete. Where feasible, linear trails, paths, and greenbelts throughout the city should connect and be linked to regional bike routes in order to create an integrated system of trails. Safe linkages for pedestrian and biking use on a more regional scale are highly encouraged, such as an off-street linked path between Woodland and Davis.

Altogether, Woodland contains a total of approximately 408 acres of parks and recreation facilities. This total includes about 139 acres of developed parkland, 246 acres of undeveloped parkland (including undeveloped parks and stormwater detention basins), and 24 acres of other facilities. The City also anticipates that additional parkland will be created as part of future development. Woodland's current inventory of parks and recreation facilities is listed in Table 5-4 and shown in Figure 5-2.

The Community Services Department provides recreation programs to more than 50,000 Woodland residents annually. Examples of programs include youth sports, adult sports, youth and adult aquatics classes, senior services, youth and adult enrichment programs and various other leisure and recreation opportunities. Priorities for recreation programs in the coming years include increasing use of existing programs and facilities by expanding contract classes, art classes, and teen programs. For more detail on recreation programs and community facilities, refer to the Healthy Lifestyles Element.

For more detail on recreation programs and community facilities, refer to the Healthy Community Element.

Planned Improvements to Parks and Recreation Facilities

The City plans additional park development as part of the Spring Lake Specific Plan (SLSP), which at buildout will include more than 4,000 new housing units. Jack Slaven Park (8 acres) is the first of the neighborhood parks to be developed in Spring Lake, which will total 30 acres of parkland when fully developed.

Moreover, for any new future master or specific plan area, parkland will be required to support residential development. The precise amount, type, and location of the new parkland would be determined during the planning process, and it must be consistent with the parkland requirements in this General Plan.

Jack Slaven Park is the first to be developed in the Spring Lake Specific Plan area and includes a water play feature.

TABLE 5-4: PARKS AND RECREATION FACILITIES

Park or Recreation Facility Name	*Facility Location*	*Acreage*
Mini Parks/Plazas		
Beamer Circle	Palm Avenue	0.5
Heritage Plaza and Parking Lot	713 Main Street	0.7
Heritage Park	Summerset (Spring Lake Area)	1.0
Jeff Roddy Park	264 Mallard Drive	0.5
North Park (Small Park)	313 Redwing Drive	0.3
North Park L&L (Small Unnamed Park)	Cardinal Drive and Robin Drive	0.3
Traynham Park	313 Redwing Drive	1.1
Tredway Park	1701 Sixth Street	1.2
Woodland West	412 Dove Drive	0.4
Subtotal Mini Parks/Plazas		**6.0**
Neighborhood Parks		
Beamer Park	810 Hollister Road	2.3
Campbell Park	701 Thomas Street	5.6
Christiansen Park	202 Beamer Street	2.0
City Park	629 Cleveland Street	3.9
Cline Park	223 Teton Place	3.8
Crawford Park	1733 College Street	8.3
Everman Park	929 Cottage Drive	3.4
John Ferns Park	750 W. Southwood Drive	9.3
Freeman Park	1001 Main Street	2.3
Harris Park	100 Imperial Street	3.1
Jack Slaven Park	1705 Miekle Drive	8.0
Pioneer Park	1925 Branigan Avenue	10.0
Rick Gonzales Sr Park	2109 Miekle Avenue	7.0
Schneider Park (Greenbelt Park)	179 Schuler Ranch Drive	3.2
Southland Park	1310 College Street	4.0
Spring Lake Park	1904 Shellhammer Drive	2.0
Woodside Park	1615 Cottonwood Street	8.2
Subtotal Neighborhood Parks		**86.4**
Community Sports Parks		
Sports Park (developed areas)	2001 East Street	17.6
Subtotal Community Sports Parks		**17.6**

TABLE 5-4: PARKS AND RECREATION FACILITIES

Park or Recreation Facility Name	*Facility Location*	*Acreage*
Recreational Facilities		
Camarena / Pedroia Field	202 Beamer Street	3.7
Clark Field	70 Beamer Street	3.5
Community and Senior Center	2001 East Street	12.9
Community Swim Center	155 N. West Street	2.8
Harris Field	Ashley Avenue	2.4
Klenhard Park	1771 East Gum Avenue	7.2
Subtotal Recreational Facilities		**32.5**
Linear Park		
Spring Lake (Greenbelts)	Various, within Spring Lake	5.0
Subtotal Linear Park Facilities		**5.0**
TOTAL DEVELOPED PARKLAND		**147.5**
Undeveloped Parkland		
Prudler Mini Park	East Street and Sports Park Drive	1.4
Regional Park[1]	County Roads 102 & 25	154.2
Spring Lake Neighborhood Parks (undeveloped)	Spring Lake, Rick Gonzales Sr, and Jack Slaven remainder parks, Spring Lake Central Park	14.8
Greenbelts/Linear Parks (undeveloped)	Various	14.0
Sports Park (undeveloped)	2001 East Street	39.5
Subtotal Undeveloped Parkland		**223.9**
Detention Basins		
Douglass Park (Holding Pond) Detention Basin	827 Saratoga Drive	11.3
Streng Park Pond	Gibson & Columbia Drive	2.5
Sports Park	2001 East Street	5.0
Storz Pond	SR 113 & Saipan Drive	13.8
Subtotal Detention Basins		**32.6**
TOTAL UNDEVELOPED PARKLAND		**256.5**
TOTAL DEVELOPED AND UNDEVELOPED PARKLAND		**404.0**
Other Facilities		
Woodland Cemetery	800 West Street	23.5
TOTAL OTHER FACILITIES		**23.5**
TOTAL PARKS AND RECREATION FACILITIES		**427.5**

Note: Some totals may not add up precisely due to rounding.

1. The Regional Park has the remnants of an old waste fill site and is populated with Special Status species. It is unclear at this time whether the site will be used as park space for the city. It may in the future be designated as habitat through a conservation easement.

Source: City of Woodland, 2016.

Parkland Standards

This General Plan establishes a goal to provide 6.0 acres of parks for every 1,000 residents. As shown in Table 5-5, based on the 2013 population, Woodland currently provides a ratio of 2.6 acres of developed park area per 1,000 residents, while the current undeveloped park area ratio is 4.6 acres per 1,000 residents. Together, the overall ratio is 7.3 acres of developed and undeveloped park area per 1,000 residents, which is higher than the General Plan's parkland standard of 6.0 acres.

This General Plan anticipates a total buildout population of 75,000 residents by 2035. If no additional parkland were to be established, the City would not meet the General Plan standard of 6.0 acres per 1,000 residents for the projected 2035 population, as shown in Table 5-5, with ratios of 2.0 acres of developed parkland per 1,000 residents and an additional 3.4 acres of undeveloped parkland per 1,000 residents by 2035. However, it is required that new parkland would be created to serve new growth, ensuring that the parkland standard would still be met

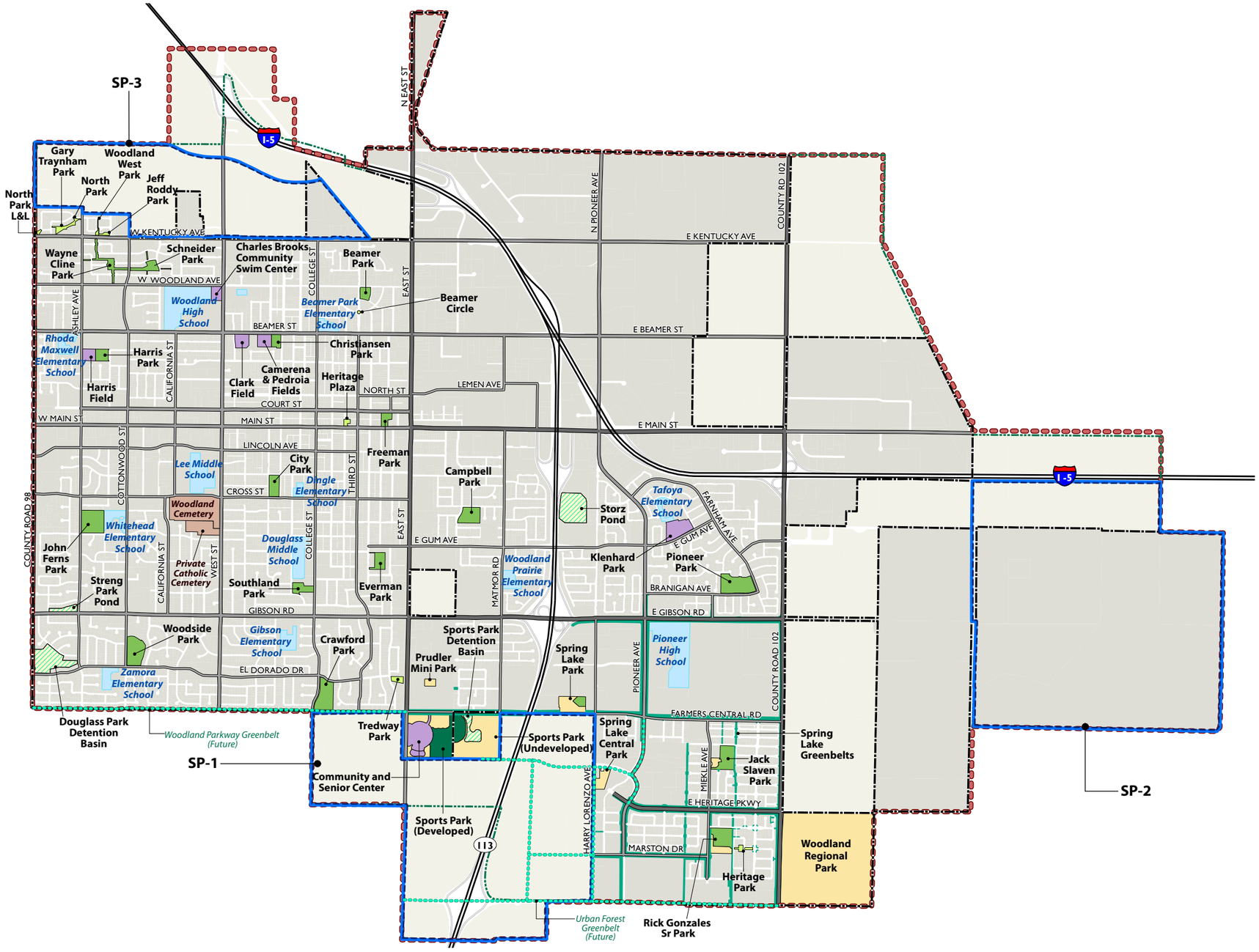
TABLE 5-5: CURRENT AND FUTURE PARK RATIOS

Existing Parks and Recreation Facilities	*Total*	*Current Parks Ratio: Acreage per 1,000 Residents*[1]	*Future Parks Ratio: Acreage per 1,000 Residents*[2]
Developed Parkland Total Acres	147.5	2.6	2.0
Undeveloped Parkland Total Acres	256.5	4.6	3.4
Developed and Undeveloped Parkland Total Acres[3]	**404.0**	**7.3**	**5.4**
General Park Parkland Standard		**6.0**	**6.0**

Notes:

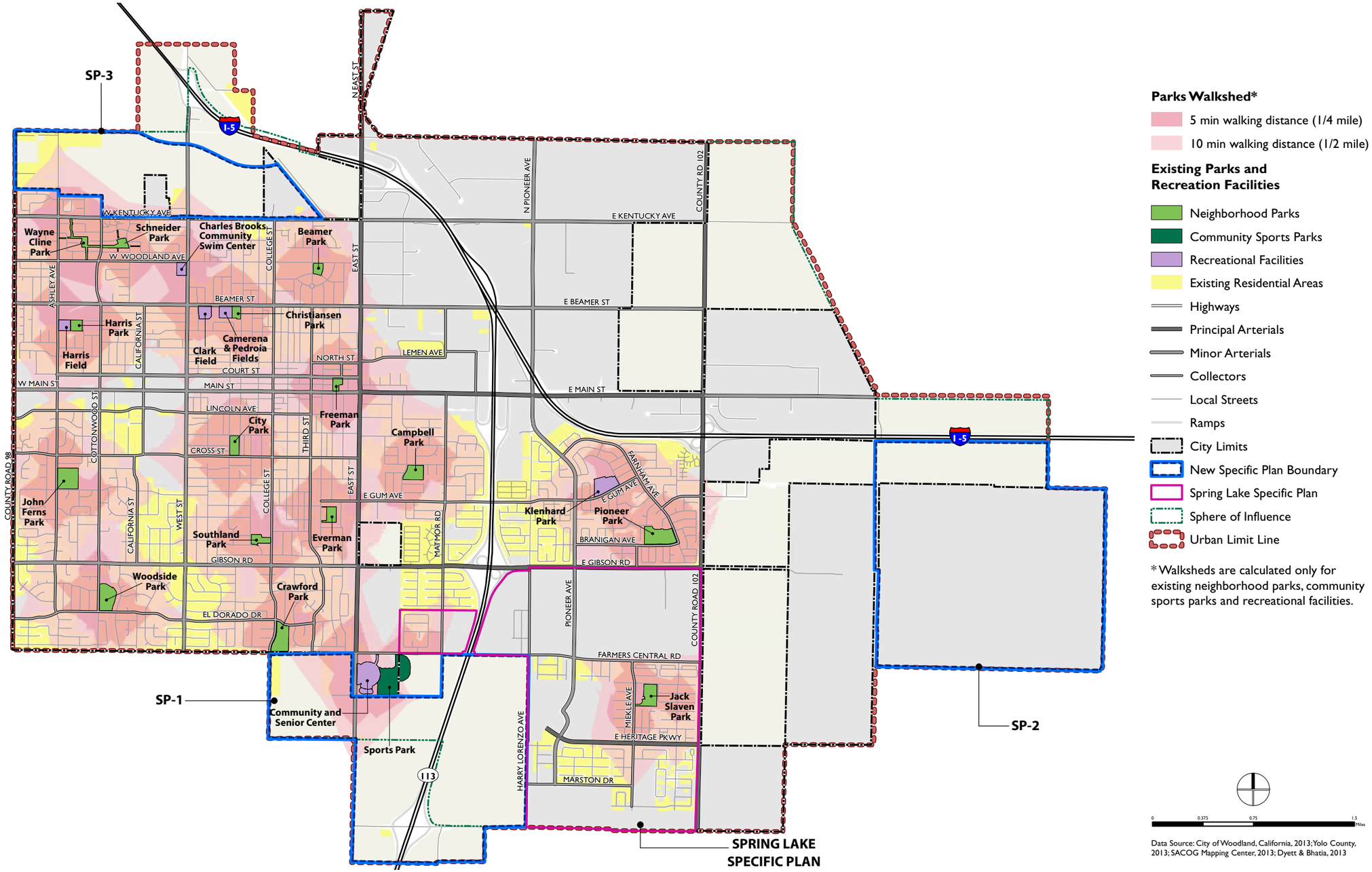
1. Current Parks Ratio based on the 2013 existing population of 55,700 residents and existing parks and recreation facilities acreage.
2. Future Parks Ratio based on the projected 2035 population of 75,000 residents and existing parks and recreation facilities acreage.
3. Numbers may not total due to rounding.

FIGURE 5-2: PARKS AND RECREATION FACILITIES



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

FIGURE 5-3: ACCESS TO NEIGHBORHOOD PARKS AND RECREATION FACILITIES



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

While Woodland does currently meet its parkland standard, parkland is not evenly distributed throughout the city. As a general rule of recreation planning, every residence should be within a quarter-mile (5-minute walking distance) of a neighborhood park. Figure 5-3 shows the quarter mile and half-mile walk-sheds from existing parks, and highlights existing residential areas that do not fall into that area.

The General Plan sets standards and seeks to provide for the development and maintenance of parks and recreation facilities, sports and ball fields and expanded recreation activities. The City plans for the development, operation, improvement, and maintenance of parks and recreational facilities in the Parks, Recreation, and Community Services Master Plan. It contains an inventory and analysis of existing parks and open spaces, as well as potential new park areas; the Master Plan also provides an analysis of current demand and future trends for parks and recreational facilities. The Master Plan identifies detailed policies and standards for parks and recreational facilities, and it contains an implementation plan with actions, costs, and funding sources. Last adopted in 2004, an update to the Parks, Recreation, and Community Services Master Plan was commenced in 2015 and will be finalized upon adoption of the General Plan to reflect the policies outlined in the General Plan. The City also has a Master Plan to plan for improvements and maintenance of the Sports Park at the Community and Senior Center.

Recreation and community services and programming are important to the Woodland community, and a diversity of classes and programs will continue to be provided for the benefit of the community over the next twenty years. The Parks and Recreation Commission and the Commission on Aging are integral to recreation and community services in Woodland, as they guide implementation measures for parks and recreational facilities and programming, influence the type and amount of recreational programming, and encourage volunteers to assist with parks and recreation programming, services, and maintenance. In addition, the City will continue to work with the school district and other public and community groups to jointly use facilities and operate programs. The precise location of future park sites will be determined by the City in conjunction with new development and based upon available and appropriately located land.

New neighborhood and community parks are built in new residential areas to serve and support growth. The Woodland General Plan establishes a standard for parkland per population that serves community needs and that can be realistically maintained by the City.

The section on Open Space for the Preservation of Natural Resources in the Sustainability, Conservation, and Open Space Element also addresses the use of parks for open space.

Pioneer High School and Woodland High School both exceeded the District's target graduation rate of 90 percent in the 2011-2012 school year.

5.5 Schools

Schools often act as focal points for neighborhoods and can serve as gathering places and provide open space and recreation opportunities. The City does not operate any of the schools in Woodland, nor does it have land use authority over school location, design, or construction decisions. However, the City does maintain a collaborative relationship with the public school district, the Woodland Community College, and private schools in the area.

Existing Facilities

Public Schools

Woodland Joint Unified School District (WJUSD) provides public education from kindergarten through 12th grade to residents in the Planning Area, as well as nearby unincorporated areas of Knight's Landing, Yolo, and Zamora. The District includes 10 elementary schools, one charter elementary school, two middle schools, two comprehensive senior high schools for grades 9-12, and one continuation high school. Additionally, there are three alternative education programs, six pre-schools, three infant-toddler programs, and an adult education center. Two of the District's elementary schools and one of the District's high schools are located outside the Planning Area. Altogether, just over 10,100 students attend public schools in WJUSD, 9,400 of whom attend school in the Planning Area. Public schools and enrollment for all schools are detailed in Table 5-6 and are mapped on Figure 5-4.

Private Schools

Private schools located in Woodland include Woodland Christian School (preschool and K-12) and Holy Rosary Parish School (preschool and K-8). The Woodland Christian School has two campuses, the West Campus (K-8) located at 1515 West Street and the Matmor Campus (9-12) located at 1787 Matmor Road. The Holy Rosary Parish School is located at 505 California Street. Both schools are accredited by the Western Association of Schools and Colleges.

Higher Education

Accredited in 2008, Woodland Community College (WCC) is a two-year community college located at 2300 East Gibson Road in Woodland on a 112-acre parcel in the northeast corner of the Spring Lake area. WCC provides a number of academic, transfer, and enrichment programs to students throughout Yolo County. In 2007, WCC completed a new 72,000 square foot learning resource center, doubling the existing footprint of the college. The new center provides 25 lecture rooms and classrooms, an expanded library, math and writing labs, and a large community events room. WCC also completed a newly remodeled student services center in 2010. During the 2015-16 school year, about 3,980 students attended WCC.

Woodland Community College serves approximately 4,000 students from across Yolo County, offering programs in liberal arts, humanities, social services, and technology.

Quality Education Opportunities

Woodland takes pride in its educational sector, and schools are an important and valued asset in the community. While the City of Woodland does not operate schools, it does frequently partner and collaborate with public, private, and higher education providers to support high quality educational opportunities for all residents. The City also partners with educational providers to ensure adequate access is available and that facilities are well-maintained.

Standards and Student Generation Rates

The Woodland Joint Unified School District calculates school capacities for each school based on the number of permanent classrooms, the number of portable classrooms, the number of classrooms used for programs other than classroom instruction, and loading standards. The District 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 7-12; these are the permitted class sizes per union contract language. By comparison, State standards for student loading factors are 25 students per classroom for elementary schools and 27 students per classroom for middle and high schools.

The District projects an ongoing decline of 0.5 percent in student enrollment in the near term, based on projections made in January 2013. The District uses student generation factors (students per new dwelling units) for single- and multi-family development

TABLE 5-6: EXISTING PUBLIC SCHOOLS IN WOODLAND JOINT UNIFIED SCHOOL DISTRICT

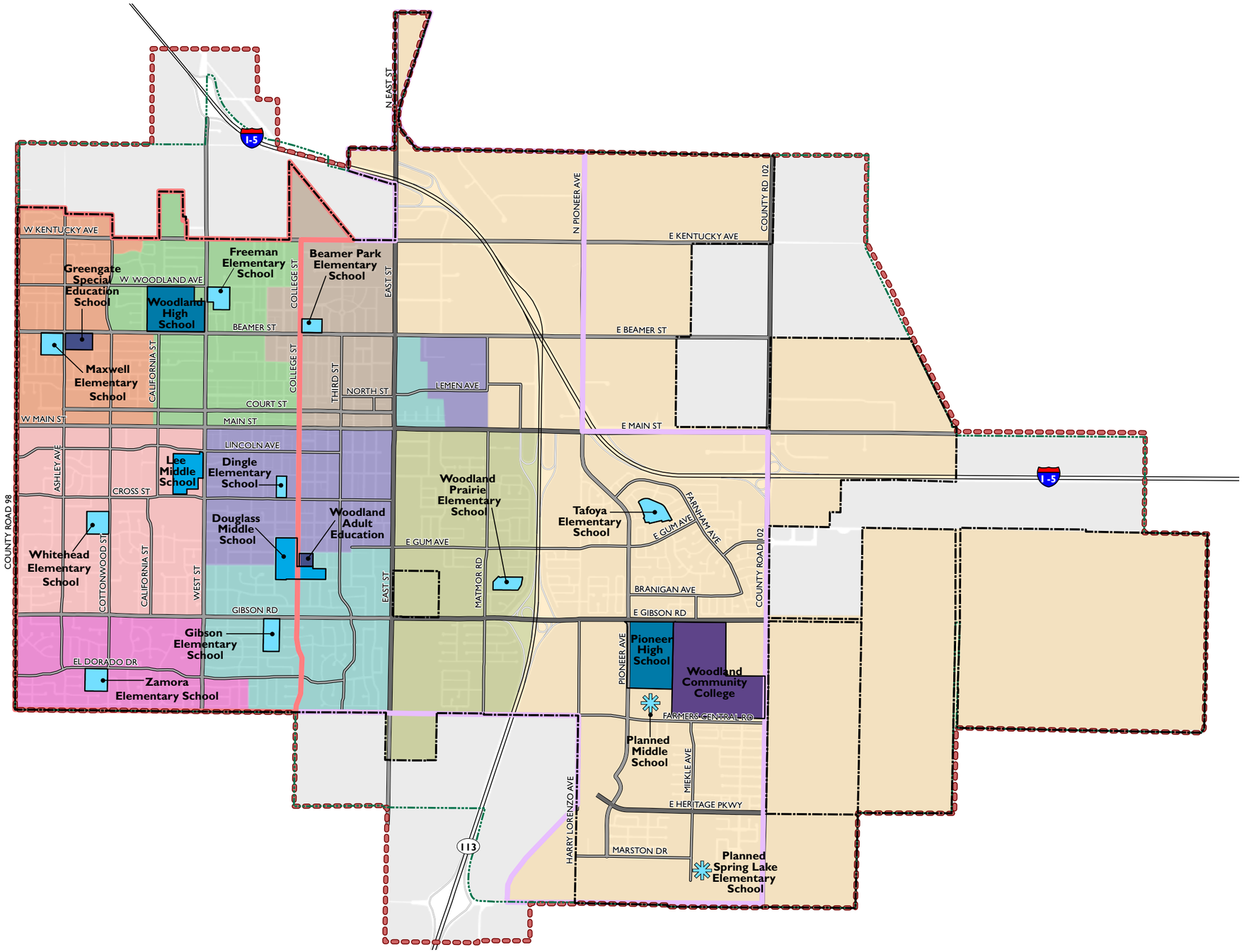
School	Total Enrollment 2012-2013	State Loading Capacity		District Loading Capacity	
		Total Capacity[2]	Percent Under-utilized	Total Capacity[3]	Percent Under-utilized
Elementary Schools (K-6)					
Beamer	504	550	8%	704	28%
Dingle	406	525	23%	672	40%
Freeman	485	600	19%	768	37%
Gibson	631	725	13%	928	32%
Maxwell	501	675	26%	864	42%
Plainfield	313	450	30%	576	46%
Tafoya	831	875	5%	1,120	26%
Whitehead	423	575	26%	736	43%
Woodland Prairie	645	750	14%	960	33%
Zamora	575	550	-5%	704	18%
Sci-Tech	252	275	8%	352	28%
Subtotal Elementary	5,566	6,550	15%	8,384	34%
Middle Schools (7-8)					
Douglass	865	1,107	22%	1,312	34%
Lee	673	1,134	41%	1,344	50%
Subtotal Middle Schools	1,538	2,241	31%	2,656	42%
High Schools (9-12)					
Cache Creek	149	297	50%	352	58%
Pioneer	1,557	1,944	20%	2,304	32%
Woodland	1,297	2,187	41%	2,592	50%
Subtotal High Schools	3,003	4,428	32%	5,248	43%
Total	**10,107**	**13,219**	**24%**	**16,288**	**38%**
Total Within Planning Area	**9,393**	**12,197**	**23%**	**15,008**	**37%**

Notes:

1. Schools located outside Planning Area.
2. Total capacity based on a 25 student loading factor for elementary and 27 student loading factor for middle and high school.
3 Total capacity based on a 24 student loading factor for kindergarten and first grade, 32 student loading factor for grades 2-6, and a 36 student loading factor for grades 7-12.

Source: Woodland Joint Unified School District, 2013; Jack Schreder & Associates, 2011; California Department of Education, 2013; CDE Data quest.

FIGURE 5-4: PUBLIC EDUCATIONAL FACILITIES IN PLANNING AREA



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

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in order to project student enrollment. Table 5-7 summarizes the student generation factors used by the District.

Current Unmet Facility Needs

Should new development occur primarily to the south, this General Plan projects that Woodland would add up to 7,000 dwelling units by 2035. If this were to occur, it is assumed that there would be a higher amount of infill development with multi-family dwelling units accounting for approximately 39 percent of all new dwelling units citywide. Based on these assumptions, it is estimated that the District would add 3,589 new student enrollments by 2035, using the student generation factors provided in Table 5-7 below.

Should new development occur primarily to the east, this General Plan projects that Woodland would add up to 7,000 dwelling units by 2035. If this were to occur, it is assumed that multi-family dwelling units would account for approximately 30 percent of all new dwelling units citywide. Based on these assumptions, it is estimated that the District would add 3,759 new student enrollments by 2035, using the student generation factors provided in Table 5-7 below.

Using the District's classroom loading factors for determining school capacity, existing facilities accommodate student enrollment growth generated by new development, irregardless of whether new growth occurs primarily to the south or to the east, as shown in Tables 5-8a and 5-8b. However, when using the State's classroom loading factors of 25 for elementary and 27 for middle and high schools, the projected enrollment exceeds the available capacity for elementary schools if growth occurs primarily to the south, and for elementary and middle schools if growth occurs primarily

Many of Woodland's public schools are underutilized based on State and District loading factors, meaning that there is capacity in existing schools to serve new population growth in Woodland.

TABLE 5-7: STUDENT GENERATION FACTORS USED BY WJUSD

Unit Type	*Elementary (K-6)*	*Middle School (7-8)*	*High School (9-12)*	*Total Rate (K-12)*
Single-family Unit[1]	0.3174	0.1250	0.1809	0.6233
Multi-family Unit[2]	0.1820	0.0599	0.0922	0.3341

Notes:

1. Single-family units are detached homes and homes that share a single wall.
2. Multi-family units are attached units that share multiple walls.

Source: Woodland Joint Unified School District, 2013.

to the east. Ultimately, the District must at least meet the State's standards for classroom capacity.

Planned Facilities

A new elementary school is planned for the Spring Lake Specific Plan area to serve surrounding neighborhoods. Construction of Spring Lake Elementary School (K-6) is anticipated in 2017. Shown on Figure 5-3, the future school is sited at the corner of Banks Drive and Miekle Avenue in Spring Lake.

In addition, there is a vacant WJUSD school site south of Pioneer High School that is intended for a future middle school; detailed plans may be developed in the coming years and the additional middle school may be constructed over the horizon of the General Plan.

Should development occur to the east in SP-2, a new school may be necessary to serve new residential development on the eastern side of the city. Detailed plans for this potential school may be developed if necessary over the horizon of the General Plan.

Aging Facilities

According to the WJUSD 2011 Facilities Master Plan, the District's aging facilities are in need of renovation and modernization, as they were designed for the educational needs of over 50 years ago. Of the District's 18 school facilities, 50 percent were constructed prior to 1960, and an additional two facilities were constructed prior to 1930. The District reports that the aging infrastructure can no longer be repaired, and pipes, heating units, electrical wiring, fire alarms, and other life safety systems need to be replaced. The cost to replace and upgrade existing facilities is estimated to be in the millions, well beyond what the District's operating fund can provide; however, the District will continue to implement renovation and modernization projects as feasible over the planning horizon of the General Plan.

Joint Use Agreements for Facilities

The City of Woodland has two joint-use agreements for facilities with the Woodland Joint Unified School District. One agreement concerns the installation and operation of an electricity cogeneration facility. The second agreement, which recently expired, involves the use of City and District facilities; currently, the City

TABLE 5-8A: ENROLLMENT AND CAPACITY IN WJUSD IF NEW GROWTH PRIMARILY OCCURS TO THE SOUTH AND/OR IS INFILL

	2012-2013					2035
		State Loading Capacity		District Loading Capacity		
Grade	WJUSD Enrollment	Existing Total Capacity[1]	Available Capacity	Existing Total Capacity[2]	Available Capacity	Projected New Enrollment[3]
K-6	5,566	6,550	984	8,384	2,818	1,856
7-8	1,538	2,241	703	2,656	1,118	699
9-12	3,003	4,428	1,425	5,248	2,245	1,026
Total	**10,107**	**13,219**	**3,112**	**16,288**	**6,181**	**3,581**

Notes:

1. Total capacity based on State standards of 25 students per classroom for elementary and 27 students per classroom for middle and high schools.
2. Total capacity based on a 24 student loading factor for kindergarten and first grade, 32 student loading factor for grades 2-6, and a 36 student loading factor for grades 7-12.
3. Based on General Plan's projected construction of 7,000 new dwelling units in Woodland by 2035. Assumes that multi-family dwelling units will account for 39 percent of all dwelling units citywide. Calculated using WJUSD student generation factors provided in Table 5-2.

Source: Woodland Joint Unified School District, 2011; Jack Schreder & Associates, 2011; California Department of Education, 2013; Dyett & Bhatia, 2016

TABLE 5-8B: ENROLLMENT AND CAPACITY IN WJUSD IF NEW GROWTH PRIMARILY OCCURS TO THE EAST

	2012-2013					2035
		State Loading Capacity		District Loading Capacity		
Grade	WJUSD Enrollment	Existing Total Capacity[1]	Available Capacity	Existing Total Capacity[2]	Available Capacity	Projected New Enrollment[3]
K-6	5,566	6,550	984	8,384	2,818	1,939
7-8	1,538	2,241	703	2,656	1,118	739
9-12	3,003	4,428	1,425	5,248	2,245	1,081
Total	**10,107**	**13,219**	**3,112**	**16,288**	**6,181**	**3,759**

Notes:

1. Total capacity based on State standards of 25 students per classroom for elementary and 27 students per classroom for middle and high schools.
2. Total capacity based on a 24 student loading factor for kindergarten and first grade, 32 student loading factor for grades 2-6, and a 36 student loading factor for grades 7-12.
3. Based on General Plan's projected construction of 7,000 new dwelling units in Woodland by 2035. Assumes that multi-family dwelling units will account for 30 percent of all dwelling units citywide. Calculated using WJUSD student generation factors provided in Table 5-2.

Source: Woodland Joint Unified School District, 2011; Jack Schreder & Associates, 2011; California Department of Education, 2013; Dyett & Bhatia, 2016

uses the District's facilities for one after-school program and several recreational programs while the District uses the City's pool, parks, and baseball field. Renegotiating and renewing this agreement to ensure long-term cooperation in the joint use of City and District recreational facilities is an implementation priority of this General Plan.

5.6 Public Utilities

This section presents the public utilities that serve the Planning Area, including water supply and demand, waste collection and treatment, storm drainage facilities, solid waste collection and disposal, and other utilities.

Potable Water

The City of Woodland Public Works Department currently provides municipal water to residents in the Planning Area. Treated Sacramento River water supplied by the Woodland-Davis Clean Water Agency's Regional Water Treatment Facility (RWTF) is the primary source of drinking water within the Planning Area. Groundwater is a backup to the surface water supply and will supplement surface water during times of high demand or reduced surface water availability.

The City maintains an Urban Water Management Plan (UWMP) that is updated every five years and describes the current and future water uses, sources of supply and its reliability, and existing and planned conservation measures. The 2015 UWMP was adopted by City Council in June 2016. The City also has a Groundwater Management Plan to manage groundwater resources, which was adopted in 2010.

In 2011, water meters were installed at every home in Woodland in order to comply with State law. Water customers are now billed based on how much water they use, which is anticipated to reduce demand and help conserve water supplies.

Water Supply

Surface Water

Faced with meeting anticipated water quality, reliable water supply needs, and wastewater discharge regulations, in September 2009, the cities of Woodland and Davis established the Woodland-Davis Clean Water Agency (WDCWA). The WDCWA project is a regional surface water supply project to supplement local ground water supplies in the region. The project diverts up to 45,000 acre-feet of water per year from the Sacramento River and serves more than two-thirds of the urban population of Yolo County, as well as UC Davis as a project partner. Groundwater from Woodland and Davis continues to supplement water supplies when local water demand cannot be met, particularly during summer months

Water resources and water quality are discussed in the Sustainability, Conservation, and Open Space Element.

The WDCWA Intake Facility at the Sacramento River.

and other dry periods when Term 91[2] and Shasta Critical Year Reductions may limit WDCWA's water diversions from the Sacramento River.[2]

WDCWA has also secured a senior Sacramento River water right for 10,000 acre-feet from the Conaway Preservation Group that is limited to the months of April through October. The WDCWA project included a newly constructed river water intake structure and pipeline that transports "raw" water 5.1 miles from the Sacramento River to a new 30-million gallons per day (mgd) water treatment plant located 1.4 miles south of Woodland. Woodland has a dedicated capacity of 18 mgd of supply from the water treatment plant. Woodland also has an additional 2,000,000 gallons of storage and a dedicated 4-mgd pump to supplement this supply. Groundwater is used to supplement surface water supplies and could account for up to 30 percent of total demand in dry years.

Woodland has a dedicated capacity of 18 million gallons per day of supply from the water treatment plant.

Groundwater

Woodland continues to operate several groundwater wells located throughout the City to supplement surface water supplies. Of the 18 wells owned and operated by the City, 70 percent have been in operation for 30 years or longer. The typical life of a well is between 30 and 50 years. Historically, groundwater elevations in the region have ranged from roughly -20 feet to -60 feet mean sea level (msl). Several of the older wells are planned to be converted to landscape irrigation or destroyed in the near future. Groundwater elevations generally declined from the 1950s to the 1970s; however, in response to regional water supply projects implemented by Yolo County Flood Control and Water Conservation District, groundwater elevations have increased since that time. In the vicinity of Woodland, the base of fresh groundwater occurs at a depth of approximately 2,500 feet below msl. The groundwater aquifer in Woodland and the surrounding area is not considered to be in overdraft. Woodland is planning to implement an Aquifer Storage and Recovery (ASR) program beginning in fall 2016, which will further improve groundwater supplies in Woodland. The ASR program is discussed further below.

Distribution and Storage

The municipal water supply distribution system consists of 260 miles of transmission and distribution lines, a 3 million gallon ground level storage tank, and a 400,000 gallon elevated storage tank, which is generally sufficient for peak demands and to regulate

2 Term 91 (Stored Water Bypass Requirements) is a permit condition that curtails downstream diverters from taking diversions from streams when the State Water Project and Central Valley project are releasing water from storage to meet water quality standards.

water pressure. There are about 15,635 existing service connections in the distribution system. The groundwater supply is filtered naturally by sand and gravel as it passes through the aquifers, and receives minimal treatment at each well site (0.2 parts per million liquid chlorine) for disinfection. Figure 5-5 shows Woodland's municipal water infrastructure. The City has planned for the use of aquifer storage and recovery (ASR) wells to store treated surface water from excess supply in winter months to supplement supply in peak demand summer months. The ASR wells are also intended to store large quantities of treated surface water to meet peak summer demands and to prepare for future drought conditions. One ASR well was completed in 2013 and two additional wells are planned to complete construction in early 2017. Ultimately, five ASR wells are planned for the system. Three ASR wells are planned to be operational by mid-2017.

Table 5-9 shows the actual and projected water supplies in Woodland from the City's 2015 Urban Water Management Plan. Groundwater provided the 2015 water supply, but by 2020, most water supply is projected to come from surface water, supplemented by recycled water, and groundwater will serve as supplemental for emergency conditions. The City's surface water availability is projected to grow to a water supply of approximately 24,650 acre-feet per year (af/yr) by 2035.

TABLE 5-9: CITY OF WOODLAND ACTUAL AND PROJECTED WATER SUPPLIES IN ACRE-FEET PER YEAR (AF/YR)

	2015	2020	2025	2030	2035
Surface Water	—	20,160	20,160	20,160	24,650
Groundwater[1]	8,650	—	—	—	—
Purchased or Imported Water	—	—	—	—	—
Recycled Water	—	800	800	800	800
Total	**8,650**	**20,960**	**20,960**	**20,960**	**25,450**

Notes:

1. Groundwater provided actual water supplies in 2015. Water supplies are projected to be sourced by surface water and recycled water by 2020. According to the 2015 UWMP, "the City plans to use groundwater as an emergency supply in the future and plans to maintain and replace groundwater wells as needed to meet all future demands for the near-term and provide a minimum emergency supply capacity in the future."

Source: City of Woodland, 2015 Urban Water Management Plan

Water Demand

In 2015, the city's water demand was approximately 2.8 billion gallons per year (7.6 mgd), down from 4.5 billion gallons per year (12.4 mgd) in 2010. From 2007-2009 and 2012-2015, California experienced drought conditions that resulted in increased water conservation and water use awareness. In 2015, single family residential uses accounted for nearly half of demand (46 percent), followed by multi-family residential and commercial (15 percent each), industrial and landscape (7 percent each), and institutional/governmental (4 percent).[3]

Water conservation is discussed in more detail in the Sustainability, Conservation, and Open Space Element.

Future water demand in Woodland is expected to grow over the planning horizon. As shown in Table 5-10, the City's buildout water demand is projected to reach approximately 18,700 af/yr in the year 2035.[4] This water demand projection is based on the City's compliance with its 2009 Water Conservation Act (Senate Bill x7-7 or SBx7-7) per capita water use targets (interim target of 261 gallons per capita per day (gpcd) in 2015 and final target of 232 gpcd in 2020 and in subsequent years).

TABLE 5-10: CITY OF WOODLAND TOTAL WATER DEMANDS, AF/YR

Demand	2015	2020	2025	2030	2035[1]
Potable and Raw Water Demand	8,650	15,113	16,226	17,417	18,691
Recycled Water Demand	0	800	800	800	800
Total Water Demand	**8,650**	**15,913**	**17,026**	**18,217**	**19,491**

Notes:

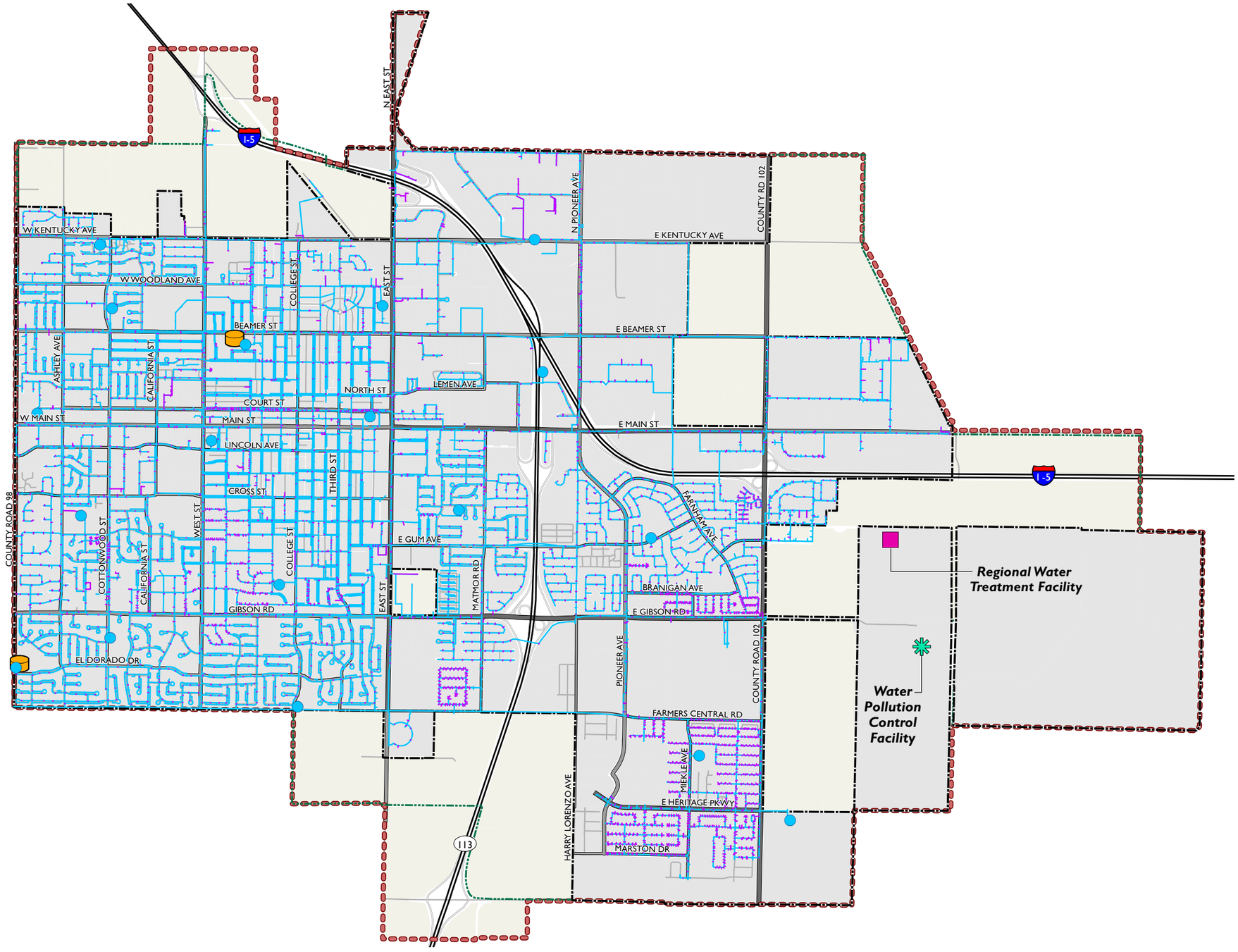
1. Recycled water demands are based on projected water use for Woodland BioMass customer and park irrigation needs.
2. Potable and raw water demand projections are calculated based on projected population and 2020 target gallons per capita per day, as calculated using Department of Water Resources methodologies for SB X7-7.

Source: City of Woodland, 2015 Urban Water Management Plan, 2016.

3 As defined in the 2015 Urban Water Management Plan, a single-family residential use is a single-family dwelling unit, or a lot with a free-standing building containing one dwelling unit that may include a detatched secondary dwelling. A multi-family use is multiple dwelling units contained within one building or several buildings within a complex.

4 One million gallons per day is equivalent to 1,120 acre-feet per year. 18 million gallons per day is equivalent to 20,160 acre-feet per year.

FIGURE 5-5: MUNICIPAL WATER INFRASTRUCTURE



Data Source: City of Woodland, California, 2013; Yolo County, 2013; SACOG Mapping Center, 2013; Dyett & Bhatia, 2013
Accurate as of September 2016

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TABLE 5-11: CITY OF WOODLAND SUPPLY AND DEMAND COMPARISON—NORMAL YEAR, AF/YR

Demand	2015	2020	2025	2030	2035[1]
Supply Totals (from Table 5-9)	8,650	20,960	20,960	20,960	25,450
Demand Totals (from Table 5-10)	8,650	15,913	17,026	18,217	19,491
Difference	0	5,047	3,934	2,743	4,617

Notes:

1. Supply totals for normal year projections reflect anticipated surface water and recycled water supply sources.

Source: City of Woodland, 2015 Urban Water Management Plan, 2016.

Recycled Water

The City of Woodland has evaluated the feasibility of recycled water and has planned for a new recycled water utility. The initial recycled water program would extend purple pipe to the Industrial Area of the City and also serve two City parks with recycled water. Additional connections to the recycled water system may be added over time as feasible. The project is expected to be constructed in 2016 and begin recycled water deliveries in fall 2016. The recycled water utility is planned to be expanded to serve primarily industrial uses and landscape irrigation.

The Woodland-Davis Clean Water Agency (WDCWA) facility.

Planned Improvements

The Davis-Woodland Water Supply project has allowed Woodland to secure surface water supplies for current and future demand. The City plans to utilize ASR wells to balance winter surface water supply with summer demand and store treated surface water ahead of the next drought. The City has planned for five ASR wells to be ultimately constructed, which will require two additional ASR wells to be constructed after 2017. The State's new hexavalent chromium regulation generally prohibits long term use of existing wells; any new native groundwater wells would likely require a wellhead treatment system over the planning period.

The City has several miles of old and undersized cast iron pipe dating back to the early 1900s. There has been an increase in the frequency of breaks in these pipes. The City has begun a program to replace the aging water mains over time.

Wastewater Collection and Treatment

The City of Woodland's Public Works Department is the community's wastewater service provider.

The City of Woodland's Public Works Department is the community's wastewater service provider. Woodland's wastewater collection system conveys wastewater by gravity pipelines to the Water Pollution Control Facility (WPCF) located east of the city along County Road 103, where it is treated and then discharged to a large unimproved channel. Treated wastewater eventually drains to the Tule Canal on the east side of the Yolo Bypass.

Woodland's wastewater collection system consists of 270 miles of sewer main and 80 miles of service line. It has more than 15,000 wastewater service connections and serves the city of Woodland as well as a small area north of the city—Barnard Court. Figure 5-6 shows the city's existing wastewater infrastructure system.

The Woodland Water Pollution Control Facility, located in the southeastern portion of the Planning Area, will have ample capacity for treating wastewater when upgrades to address solids treatment are complete (underway, anticipated completion in 2016).

Current Capacity

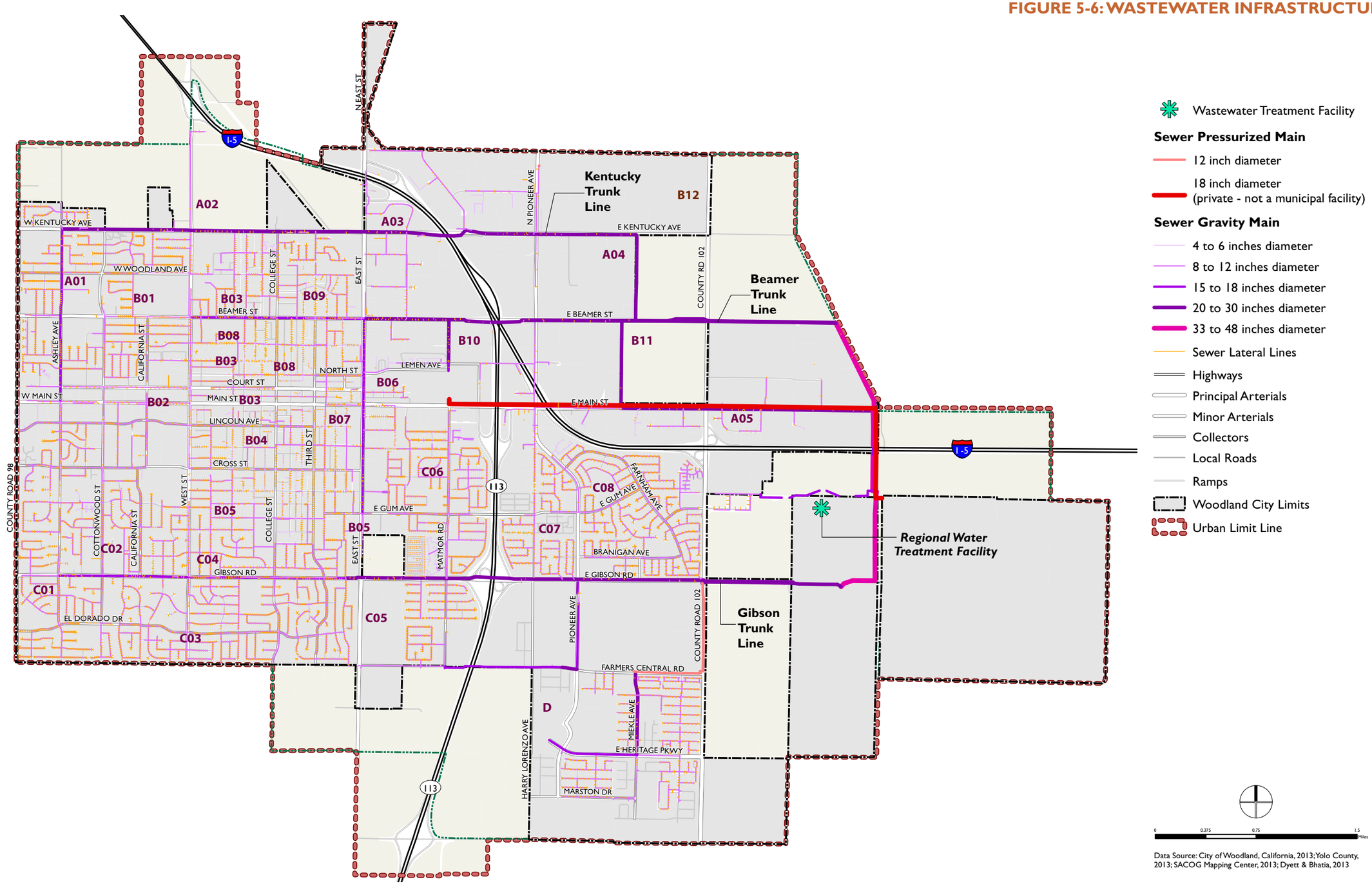
While most of the City's wastewater infrastructure can meet existing and future demand, the capacity of the sewer system in the Downtown area is currently strained and improvements are planned.

The City constructed the Water Pollution Control Facility in 1989. Since that time, the City has upgraded the facility twice—once in 1999 and a second time in 2006, when the City expanded and upgraded the treatment plant's hydraulic capacity from 7.8 million mgd to 10.4 mgd. The wastewater treatment plant capacity is measured in two ways: (1) hydraulic capacity, which is the maximum inflow/outflow (gallons per day) that a plant can treat; and (2) solids (biological oxygen demand) capacity, which are the maximum biological solids (pounds per day) that a plant can adequately treat.

In recent years, hydraulic inflows to WPCF have gone down due to water conservation, and the average flow to WPCF is currently about 5.0 mgd, according to a technical report that was completed to evaluate the General Plan impacts on the WPCF. Future average flow to WPCF is expected to grow moderately, from about 6.6 mgd by 2020 to 8.3 mgd by 2035. The projected future capacity of the WPCF is about 9.2 mgd for average wastewater flows, which could serve up to 105,000 residents.

However, while hydraulic inflows have decreased, biological solids have remained the same, or have slightly increased in recent years. The City is converting three of the WPCF's oxidation ditches to the Modified Ludzack-Ettinger (MLE) process, which enhances ni-

FIGURE 5-6: WASTEWATER INFRASTRUCTURE



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

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trogen removal in addition to solids capacity. The upgrades to the oxidation ditches will result in a higher solids capacity of 13,300 lb/d from the current 10,300 lb/d. The construction work is expected to be completed in fall 2016. This capacity would be sufficient to serve a residential population of 70,000 (at 0.19 pounds BOD 5 per capita day). With conversion of a fourth oxidation ditch to MLE the WPCF can treat up to 19,900 lb/day. The WPCF has a "practical" limit of about 26,000 lb/day, with various additional upgrades and modifications to the plant, like the addition of primary treatment and anaerobic digestion.

Historically, wastewater flows and biological loads have been linked. However, water conservation has resulted in lower flows to WPCF with the same biological load. In the future, hydraulic capacity will not be the limiting system factor. Rather, the ability for WPCF to treat higher amounts of biological solids will determine overall wastewater system capacity, and the City will make modifications and upgrades to the WPCF as needed over the horizon of the General Plan.

The Water Pollution Control Facility in Woodland.

Woodland Water Pollution Control Facility

The WPCF includes the following processes: (1) mechanical treatment—bar screens and grit removal, (2) oxidation ditches, (3) secondary clarification, (4) polymer chemical addition, (5) cloth media filtration, (6) UV disinfection, and (7) discharge. The City also leases 800 acres to Pacific Coast Producers, which operates an Industrial Wastewater Treatment Process used to treat wastewater from a tomato processing facility located adjacent to the wastewater treatment facility. The City and Pacific Coast Producers are co-permitted and are jointly responsible for maintaining wastewater discharge standards. Treated wastewater is discharged to a large unimproved channel, which eventually drains to the Tule Canal on the east side of the Yolo Bypass.

Electrical Conductivity (EC) indicates the amount of salts or salinity of water. Salts that dissolve in water break into positively and negatively charged ions. Because dissolved ions increase salinity as well as conductivity, the two measures are related. High water salinity can limit the growth of certain crops. The city's groundwater historically has had high naturally occurring EC levels. Water softeners, general water consumption, and effluent contribute to increased salt content, which can make the wastewater unsuitable for beneficial agricultural or other beneficial uses. EC is expected

to decline as the City converts to primarily treated surface water and residents reduce reliance on water softeners.

Planned Improvements

The City is reviewing alternatives for biosolids disposal to reduce the cost and remove the accumulated biosolids. The City will also continue to soil/cement line the sludge disposal ponds as the biosolids in each pond are excavated. In the coming years, the City will prioritize improvements to increase the capacity of the sewer system in Downtown, which is currently a significant limitation on the area's ability to intensify and accommodate more growth. In addition, the City will investigate potential mitigation strategies to the odor associated with WPCF. Additional discussion on odor issues can be found in the Air Quality section of the Sustainability, Conservation, and Open Space Element.

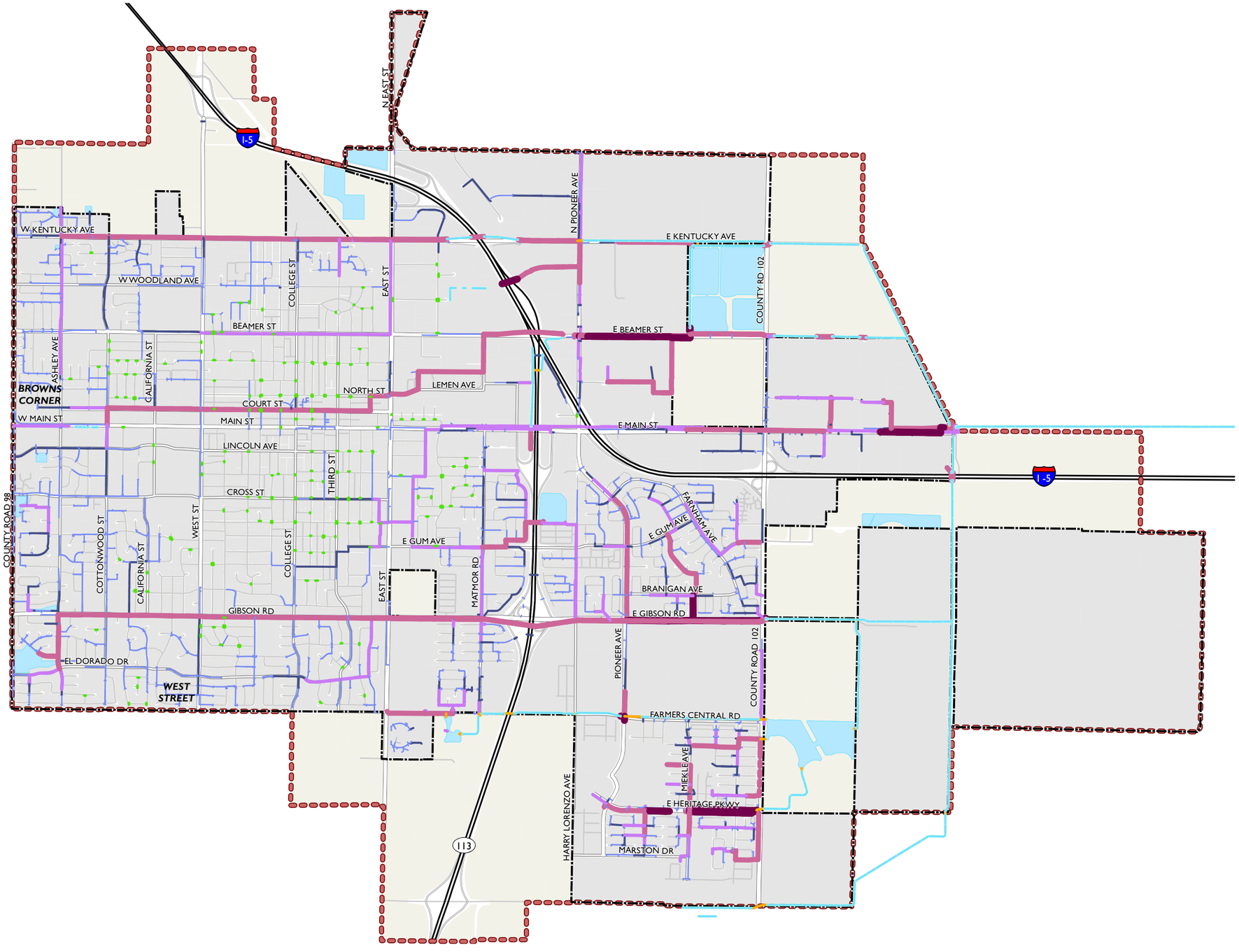
Additionally, as discussed in the Potable Water section, the City is currently constructing a recycled water pipeline to the northeast industrial area that will serve a large industrial user, two parks, and landscaping located along the pipeline route. Additional connections to the recycled water pipeline may be added over time as feasible.

Storm Drainage Facilities

Much of the land area in Woodland is developed, resulting in impervious surfaces from the placement of roads, parking lots, buildings and other infrastructure. These facilities reduce the amount of water infiltration into the ground, increase direct runoff, and cause soil erosion and sedimentation, which can result in water quality degradation and flooding concerns.

The Environmental Services Division in the City of Woodland Public Works Department provides stormwater management services for the city. The Wastewater Operations Division is responsible for stormwater maintenance services. The city's stormwater system includes 130 miles of stormwater drain pipe, 14 miles of drainage channel, 1,600 catch basins, 1,874 drain inlets, nine detention ponds, and nine stormwater pumps in three locations. The City maintains a Storm Drainage Facilities Master Plan, which is used to plan and implement improvements to the stormwater infrastructure in Woodland. The existing stormwater infrastructure is mapped in Figure 5-7.

FIGURE 5-7: STORM DRAINAGE INFRASTRUCTURE



- Open Channel
- Gutter
- Culvert

Storm Gravity Main

- 4 to 8 inches diameter
- 10 to18 inches diameter
- 21 to 27 inches diameter
- 30 to 36 inches diameter
- 42 to 60 inches diameter
- 66 to 84 inches diameter
- Existing Detention Basins
- Highways
- Principal Arterials
- Minor Arterials
- Collectors
- Ramps
- City Limits
- Urban Limit Line

* Note: See Figure 8-5 and 8-6 for the location of floodways and floodplains within the Planning Area.

0 0.375 0.75 1.5 Miles

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

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Existing Storm Drain System

Woodland's storm drain system collects water through gutters, ditches, and catch basins. The storm drain system conveys water generally west to east by gravity through canals and four main trunk lines 30 to 84 inches in diameter. The trunk lines discharge into open channels that convey the flow to three pump stations located at the East Main Street Lift Pump Station. It is then pumped into a canal along the south side of Cache Creek Settling Basin and then flows into the Yolo Bypass, the Tule Canal, and the Sacramento River. The City also has several retention/detention basins around the city to slow and divert storm water from larger storms.

Flooding

City streets are subject to flooding during periods of moderate to heavy rainfall, as the storm drain system is not adequately sized for these flows. Older parts of the city, particularly west of East Street, do not have a system of under-street storm drain pipes. Rather, runoff is conveyed through intersections in valley gutters, gutter culverts, or inverted siphons, and must travel long distances to reach a drain inlet. In these areas, when capacity of drain inlets and pipes is exceeded, localized street flooding occurs and remains for three to four hours after rainfall has subsided. Significant problem areas where localized street flooding occurs include Browns Corner (West Main Street and County Road 98) and West Street (South of Del Mar); flooding is discussed in more detail in the Safety Element.

- **Browns Corner.** Browns Corner has experienced significant flooding problems during the last several years from overland flows from unincorporated areas west of Woodland.
- **West Street.** West Street is experiencing problems with flows from fields south of Woodland that flow north on West Street and flood Del Mar Street and Miramonte Drive. The City is currently working with farmers to minimize impacts to residents.

Woodland also experiences shallow sheet flooding from surface water runoff (Cache Creek) during large rainstorms with depths generally less than two feet. For discussion of the flood risk associated with the Cache Creek 100-year floodplain, see the Safety Element.

Planned Improvements

The City plans to continue to review the flooding issue, which will be studied in the Storm Drain Master Plan update.

Low Impact Development

New development has the potential to cause erosion sediment and surface water run-off that will enter the City's storm drainage system. As more development occurs in Woodland, more land area is made impervious, and urban runoff increases. In order to minimize these impacts, the General Plan encourages future development projects to minimize runoff into the City's drainage system and to increase the use of low impact development techniques.

Solid Waste Collection and Disposal

This section addresses land use compatibility, public sanitation, and aesthetic impacts associated with the City's solid waste management and community sanitation practices. Solid waste and yard waste collection and disposal and curbside recycling in Woodland are provided by a franchise agreement with Waste Management, with disposal and material processing at Yolo County Central Landfill. The General Plan policies ensure a consistent, citywide level of service for refuse collection, neighborhood cleanup, sanitation enforcement, and recycling programs. Existing waste disposal facilities are adequate to maintain a sufficient level of service for future population growth in the city over the planning period for this Plan; according to the Yolo County Integrated Waste Management Plan, as of 2012, the landfill has an estimated disposal capacity for another 79 years.

Other Utilities

Utilities such as electricity, natural gas, and telecommunications, including broadband internet service, are considered common elements of contemporary life. It is necessary to ensure these services are available and adequate to meet the demands of all Woodland residents and businesses. Rising demand associated with population and employment growth will necessitate additional facilities. It is important that these new facilities and services be provided in a manner that minimizes impacts on the built and natural environments and on the health and safety of Woodland residents and businesses.

Broadband Internet Service

Access to reliable, high speed internet service and to internal networks can be as critical as electricity and water for many businesses and residents. In contrast to traditional dial-up internet access, broadband internet service provides a faster, more reliable connection to the internet, using a wide bandwidth data transmission that has the ability to simultaneously transport multiple signals and traffic types. Broadband internet service can be provided via a cable modem, a digital subscriber line (DSL), fiber, wireless signals, satellites, or over powerlines. Wireless broadband can be mobile or fixed; with recent rapid advances in mobile device technology, both internet service providers and subscribers are increasingly looking towards mobile solutions to help fill communication gaps and provide alternatives to typical fixed deployments of broadband.

Broadband internet service's role in economic development is discussed in the Economic Development Element.

Woodland currently lacks broadband internet services of sufficient quality. According to the County's 2015 Yolo Broadband Strategic Plan, residents in Woodland are served by two primary providers, AT&T of California and Wave Broadband. Businesses in Woodland subscribe to a larger mix of wireline providers and resellers than residents, including AT&T of California, Wave Broadband, AFES Wireless Network Services, and Omsoft. Some residents and businesses also use fixed wireless providers, including Winters Broadband and DigitalPath. Regardless of the internet service provider, Woodland's businesses and residents have reported significant issues and high levels of dissatisfaction with the speed and overall reliability of their internet services.

According to the Yolo Broadband Strategic Plan, the City utilizes a combination of fiber and wireless connections for its municipal operations. These services provide connectivity between municipal facilities to connect departmental resources to a common network. The City maintains a small amount of its own fiber segments throughout the community and continues to build new fiber in conjunction with other capital projects that allow conduit to be installed for low costs. As more of these projects are completed, it allows the City to connect segments to one another to form a larger municipal network that can be utilized to interconnect its facilities. This municipal network permits the City to reduce its telecommunications costs and expand the bandwidth as its connectivity needs grow.

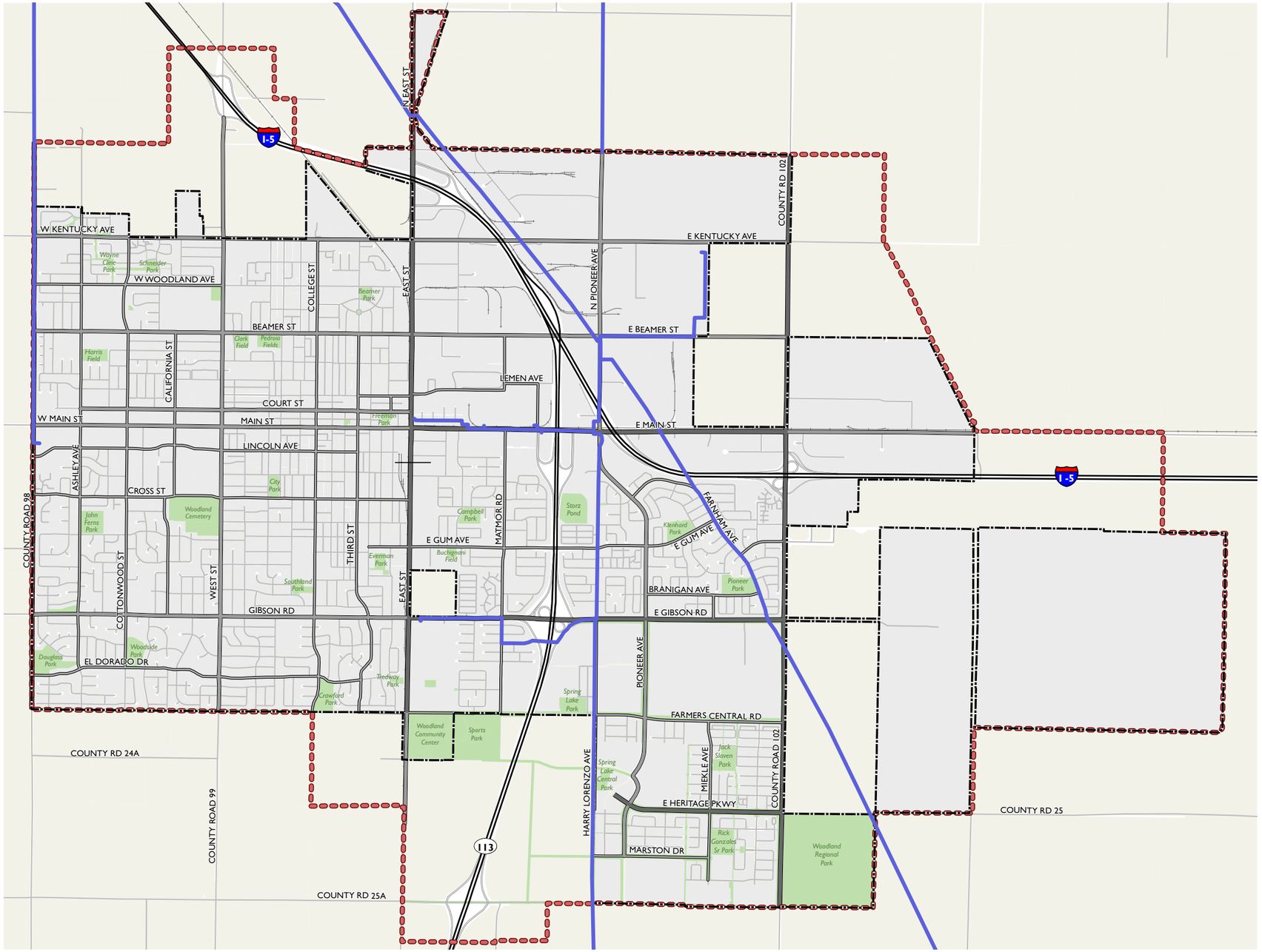
The City will develop a master plan for its fiber network in conjunction with the Yolo Community Broadband Network. This will allow the City to continue to build out local infrastructure in targeted areas, which can be used to reduce costs, create new opportunities for government collaboration, and provide a new source of fiber to local service providers. These activities will assist Woodland in promoting the expansion of broadband and potentially wireless services in key areas of the community, such as Downtown.

There is a strong interest from many segments of the community and the City in improving the quality, reliability, and accessibility of broadband internet services in Woodland. This General Plan places a high priority on broadband market development and the widespread deployment of this critical infrastructure as an economic development strategy.

Natural Gas

Natural gas in Woodland is provided by Pacific Gas & Electric (PG&E). As shown in Figure 5-8, several major PG&E gas transmission pipelines extend through the Planning Area—roughly following I-5 to the northwest and Farnham Avenue to the southeast; along North Pioneer Avenue and Bourn Drive from East Beamer Street to the southern city limits; Main Street and East Gibson Road between Bourn Drive and East Street; and County Road 98 from I-5 to West Main Street. The transmission and distribution of natural gas is regulated by the State. While the City of Woodland is not responsible for the siting, design, construction, or operation of these transmission facilities, it has a significant interest in how they are operated and maintained, and works with PG&E to ensure their ongoing monitoring, safety, and efficacy.

FIGURE 5-8: NATURAL GAS TRANSMISSION PIPELINES



- Natural Gas Transmission Pipelines
- Highways
- Principal Arterials
- Minor Arterials
- Collectors
- Local Streets
- Ramps
- Railroads
- Existing and Planned Parks, Open Space, & Recreational Facilities
- City Limits
- Urban Limit Line

0 0.375 0.75 1.5 Miles

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

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Renewable Engergy and Energy Conservation

It is possible to improve energy efficiency associated with transportation, industrial buildings, and homes and still maintain a high standard of living and a competitive local economy. By reducing the amount of energy consumed across land uses and transportation choices, as well as by using more renewable sources, such as solar and wind energy, residents and businesses in Woodland can see many benefits: better protection of the environment, improved public health, new "green energy" jobs, more stable energy prices, a more reliable and resilient energy system, and ultimately, a reduced cost of infrastructure and energy delivery.

The General Plan promotes the use of renewable energy for residential and business uses.

5.7 Goals and Policies

Goal 5.A **Law Enforcement Services.** Provide a comprehensive program of law enforcement services to deter crime, ensure public safety, and meet the growing demand for police services associated with increasing population and non-residential development.

Policy 5.A.1 **Response Time.** Strive to maintain a high level of police service to the community by achieving the following response times:

- **Priority 1 (Major Crimes) – 5 Minutes.** Dispatch time: 1 minute; Police response time: 4 minutes
- **Priority 2 (Minor Crimes) – 6 minutes.** Dispatch time: 1 minute; Police response time: 5 minutes
- **Priority 3 (Major Crimes Cold) – 25 minutes.** Dispatch time: 15 minutes; Police response time: 10 minutes
- **Priority 4 (Minor Crimes Cold) – 40 minutes.** Dispatch time 30 minutes; Police response time: 10 minutes
- **Priority 5 (Service Calls) – 45 minutes.** Dispatch time: 35 minutes; Police response time: 10 minutes

Policy 5.A.2 **Police Support.** Provide law enforcement support in an efficient and cost-effective manner to maintain service standards and provide staffing and equipment resources, including patrol and other vehicles, necessary equipment, and support personnel.

Policy 5.A.3 **Development Project Requirements.** Require development projects to develop and/or fund police facilities, equipment, personnel, and operations and maintenance that maintain the City's standards, as demonstrated through positive fiscal impacts or through specific funding mechanisms in the event of fiscal deficits. New development should not result in a reduction in service levels (or capabilities) to existing service population. Explore new and innovative programs for at-risk youth and a diverse community, including those that employ restorative justice concepts.

Policy 5.A.4 **Public Safety Programs.** Promote and fund public safety programs, including volunteers in policing, neighborhood watch, child identification and fingerprinting, substance abuse prevention, violence prevention, conflict resolution, and other public education and crime prevention efforts.

Policy 5.A.5 **At-Risk Children and Youth.** Provide and promote services for children and youth at risk of abuse, neglect, youth violence, and exploitation.

Policy 5.A.6 **Crime Prevention through Design.** Consider public safety issues in public facility, commercial, and residential project design, and enhance public safety through implementation of Crime Prevention Through Environmental Design (CPTED) strategies. These include designing the placement of activities and physical features, such as buildings, entrances and exits, corridors, fences, pavement, signs, lighting and landscaping, in such a way as to clearly define public and private space, maximize visibility, control access and circulation and foster positive social interaction.

Policy 5.A.7 **Development Application Review by Police Department.** Continue Police Department review of all development applications, provide comments, and recommend conditions of approval that will ensure adequate on-site and off-site protection systems and features are provided.

Goal 5.B **Fire Protection Services.** Provide a comprehensive program of fire protection services to protect residents of and visitors to Woodland from injury and loss of life and to protect property from fires.

Policy 5.B.1 **Response Time and Service Standards.** Strive to maintain a high level of fire protection service to the community by achieving the following response times:

- Emergency medical service calls: 60 seconds turnout time, at least 90 percent of the time.
- Fire and special operations response: 80 seconds turnout time, at least 90 percent of the time.
- Arrival at fire suppression incident: 4 minutes or less travel time of the first arriving engine, at least 90 percent of the time.
- Deployment of an initial full alarm assignment: 8 minutes or less travel time, at least 90 percent of the time.
- Arrival at an emergency medical incident: 4 minutes or less travel time, at least 90 percent of the time.
- Dispatch call answering time: 15 seconds or less, at least 95 percent of the time, and 40 seconds or less, at least 99 percent of the time.
- Dispatch call processing time: 60 seconds or less, 90 percent of the time, and 90 seconds or less, 99 percent of the time.

Policy 5.B.2 **Staff Training and Competency.** Maintain a Fire Department staff training program that ensures that personnel receive a minimum of 240 hours of training per year. Ensure that personnel maintain competency to execute all responsibilities required for their position.

Policy 5.B.3 **ISO Target.** Strive to maintain an ISO rating of 3 or better for the city.

Policy 5.B.4 **Development Project Requirements.** Require development projects to develop and/or fund fire protection facilities, equipment, personnel, and operations and maintenance that maintain the City's standards, as demonstrated through positive fiscal impacts or through specific funding mechanisms in the event of fiscal deficits.

Policy 5.B.5 **Fire Safety Education.** Coordinate a public education program in order to foster public awareness of fire hazards with the intention of reducing injury and loss of life, damage to property, and degradation of the natural environment.

Policy 5.B.6 **Adequate Infrastructure.** Pursue the provision of adequate water supplies, hydrants, and appropriate property access to allow for adequate fire suppression throughout the city.

Policy 5.B.7 **Building Codes.** Adopt and enforce amendments to the City's construction and fire codes, as determined appropriate, to require adequate water infrastructure and automatic fire detection, control, and suppression systems, to systematically reduce the level of risk to life and property from fire, commensurate with the City's fire suppression capabilities.

Policy 5.B.8 **Development Application Review by Fire Department.** Continue Fire Department review of all development applications, provide comments, and recommend conditions of approval that will ensure adequate on-site and off-site fire protection systems and features are provided.

Policy 5.B.9 **Cost Recovery.** Continue to evaluate appropriate codes, policies, and methods to generate fees or other sources of revenue to offset the ongoing personnel and maintenance costs of providing fire prevention and response services.

Policy 5.B.10 **Construction of New Fire Stations.** Consider location of existing stations in relation to planned growth, and explore efficacy of current station locations as part of any new fire station location analysis. Consider where a station relocation might preclude need for a new station with a new engine company. Prior to approval and construction of new fire stations, ensure that adequate funding is available for both the construction and the ongoing operation, maintenance, and staffing of future fire stations. Park System. Establish and maintain a complete system of public parks and community and recreational facilities that provides opportunities for both passive and active recreation and is well suited to the needs of Woodland residents, employees, and visitors.

Goal 5.C **Park System.** Establish and maintain a complete system of public parks and community and recreational facilities that provides opportunities for both passive and active recreation and is well suited to the needs of Woodland residents, employees, and visitors.

Goals and policies pertaining to open space are found in the Sustainability, Conservation, and Open Space Element. Additional goals and policies pertaining to physical activity and community facilities are found in the Healthy Community Element.

Policy 5.C.1 **Parks, Recreation, and Community Services Master Plan.** Maintain, implement, and update as necessary the Parks, Recreation and Community Services Master Plan to carry out the goals and policies of this General Plan. All new development will be consistent with the applicable provisions of the Parks Master Plan.

Policy 5.C.2 **Sports Park Master Plan.** Maintain, implement, and update as necessary the Master Plan for the Sports Park at the Community and Senior Center to ensure the full buildout of the facility expected and required by the community.

Policy 5.C.3 **Park Acreage Standard.** Ensure that the development of parks and recreation facilities keeps pace with development and growth within the city. Of the total acreage, strive to achieve and maintain a standard of 6.0 acres of parks per 1,000 residents for the development of City-owned park facilities.

Policy 5.C.4 **New Development Goals.** Require that new residential development meet its fair share of the park acreage goal by either dedicating land for new parks, paying a fair share of the costs for new parks and recreation facilities, and/or renovating existing parks and facilities.

Policy 5.C.5 **Proximity of Parks to Housing.** Strive to provide accessible public park, greenbelt, and/or recreational open space within one-quarter mile of all housing, especially in neighborhoods with higher density housing. Require new development in Specific Plan areas to meet this standard in site planning, and pursue opportunities to establish new parkland in proximity to underserved infill areas, as feasible.

Policy 5.C.6 **Park Amenities.** Consistent with the Parks, Recreation, and Community Services Master Plan, develop picnic areas, trails, playground apparatus, restrooms, shade structures, and other similar facilities in existing parks and recreation facilities that currently lack such amenities, so that they can function as neighborhood parks for nearby residents.

Policy 5.C.7 **Active Linear Connection System.** Establish and maintain an active linear park system that consists of a combination of existing and new greenbelts, bicycle paths, and pedestrian walkways that provide linkages within the city and allow alternative means of access to parks, schools, public facilities, and shopping.

Policy 5.C.8 **Connections to Parks.** Plan connections between linear parks and regional bike routes to provide improved access to neighboring communities.

Policy 5.C.9 **Greenbelt Requirements.** Require that a minimum of five percent of newly developed residential land within Specific Plan areas be designated for use as linear parks/neighborhood greenbelts. Link new greenbelts to existing or planned greenbelts to create a greenbelt network that connects housing with recreation, commercial and employment areas. *Note: Linear parks/neighborhood greenbelts are included in the City's total parkland acreage and count towards the City's parkland standard of 5.0 acres per 1,000 residents.*

Policy 5.C.10 **Parks in Infill Areas.** Allow new development in infill areas to help meet park and recreation demands by providing mini parks or plazas that are accessible to the public. Seek opportunities to adaptively reuse underutilized infill sites for park uses.

Policy 5.C.11 **Park Development Funding.** Identify appropriate funding mechanisms to adequately fund the development of new parks and recreational facilities; the renovation of existing parks and recreational facilities; and the ongoing preservation, maintenance and repair of the city's existing open space, parks and recreational resources and facilities.

Policy 5.C.12 **Park Design.** Ensure that the City's parks, open space, and recreational resources and facilities include a variety of amenities and features to meet the needs of the diverse Woodland community. Consider the following factors in the design of new and renovated parks and recreation facilities:

- Safety
- Security
- Maintenance
- Water conservation / use of recycled water
- Urban forest canopy
- Accessibility
- Travel distance of users
- Passive vs. active use areas

- Restroom facilities
- Drinking fountains
- Bike access and accommodations
- Citizen input
- Adequacy of off-street parking
- Flexibility for programming activities
- Lighting
- Small community gardens, as appropriate

Policy 5.C.13 **Joint Use.** Cooperate with public and quasi-public agencies in the joint utilization, development, and maintenance of facilities. Continue to participate in the joint use agreements with the school district for the utilization of parks and school facilities.

Policy 5.C.14 **Public/Private Partnerships.** Encourage the establishment or joint development of commercial or private recreation facilities within the Woodland area.

Policy 5.C.15 **Collaboration with County.** Cooperate with Yolo County in the development of a countywide parks, open space, and trail system.

Policy 5.C.16 **Park Safety and Law Enforcement.** Work with law enforcement agencies to create and maintain a safe environment for all users and reduce crime and vandalism at parks and recreation facilities.

Policy 5.C.17 **Accessibility.** Enhance accessibility to and at parks and recreational facilities to ensure they are available for use by all community members, regardless of ability or income.

Policy 5.C.18 **Special Facilities.** Support special use facilities that foster a variety of sports and recreational activities within the city including baseball, soccer, tennis, swimming, boxing, and others.

Goal 5.D **Programming.** Support recreation and community service programs that promote wellness, fun, lifelong learning, skill development, personal enrichment, and positive relationships and appreciation of the outdoors and natural resources.

Policy 5.D.1 **Celebration and Diversity.** Provide recreation programming, special events and venues, and educational opportunities that honor, interpret, and celebrate the diversity, history, cultural heritage, and traditions of Woodland.

Policy 5.D.2 **Senior Programs.** Encourage and support recreation programs that meet the needs of Woodland's aging population by promoting the enrichment and independence of older residents.

Policy 5.D.3 **Youth Programs.** Support and promote youth programs and services, especially those that provide positive educational and social influences to youth at risk.

Policy 5.D.4 **Economically Disadvantaged Programs.** Encourage and support recreation programs and activities that provide affordable opportunities for economically disadvantaged families and individuals.

Policy 5.D.5 **Partnerships in Service.** Partner with education agencies such as the Woodland Joint Unified School District, Woodland Community College, and the Yolo County Office of Education, to provide interpersonal skill development activities and programs for at-risk youth.

Goal 5.E Educational Opportunities.

Work cooperatively with school districts, private schools, and higher education institutions to provide superior educational opportunities for all members of the Woodland community.

Policy 5.E.1 **Renovation and Modernization.** Support the Woodland Joint Unified School District's efforts to renovate and modernize its aging facilities.

Policy 5.E.2 **School Location and Site Design.** Coordinate with the Woodland Joint Unified School District, private schools, and higher education institutions on site location and design to ensure that adequate educational facilities are available to meet the community's needs, are consistent with the General Plan and other City development regulations, and are integrated with neighborhoods.

Policy 5.E.3 **Connectivity to Schools.** Implement Complete Street and Safe Routes to Schools strategies to enable safer access and enhanced connectivity for all users and modes of transportation.

See also Policies in the Circulation Element.

Policy 5.E.4 **Community Use of School Facilities.** Encourage school multi-purpose facilities, recreational facilities, and open space for community uses to maximize their utilization.

Policy 5.E.5 **Joint Use Agreements.** Use cooperative joint-use agreements with the Woodland Joint Unified School District and Woodland Community College for shared use of facilities, including the cogeneration plant, recreational facilities, and open spaces.

Policy 5.E.6 **Student Generation Factors.** Encourage Woodland Joint Unified School District to update its student generation factors used to project student enrollment for consistency with the General Plan.

Policy 5.E.7 **Higher Education and Workforce Development.** Support and encourage partnerships between local employers and post-secondary education providers (Woodland Community College and other institutions of higher learning) to promote the development of workforce development facilities and programs, and improve the match between workers' skills and employers' workforce needs in Woodland.

See also Policies in the Economic Development Element.

Policy 5.E.8 **Education and Economic Development.** Promote Woodland Community College and the Woodland Joint Unified School District in the city's marketing and economic development efforts in order to foster a positive image of Woodland and communicate its desirability as a place to live and do business.

See also Policies in the Economic Development Element.

Policy 5.E.9 **High Quality Educational Opportunities.** Partner with public, private, and higher education providers in Woodland to enrich educational opportunities and ensure adequate access for residents of all ages.

Policy 5.E.10 **Other Educational Programs.** Support the development of vocational and trade schools and alternative and continuing education programs, such as Woodland Adult Education and Regional Occupation Programs (ROP), in appropriate locations to provide a diversity of local, high quality educational opportunities.

Public Utilities and Services

Goal 5.F **Public Utilities and Services.** Ensure the timely development of public facilities, provision of public services, and the maintenance of specified service levels for these facilities.

Policy 5.F.1 **New Development.** Ensure through the development review process that adequate public facilities and services are available to serve new development. Require that new development pay its fair share of the costs of constructing new public utilities; the costs of providing new public services; and the costs of upgrading of all existing facilities it uses, based on the demand for these facilities attributable to the new development. Exceptions may be made when new development generates significant public benefits (e.g., low-income housing, primary-wage-earner employment) and when alternative sources of funding can be obtained to offset foregone revenues.

Policy 5.F.2 **Fiscal Impact Analysis.** Require preparation of a fiscal impact analysis for all specific plans or significant general plan land use amendments. The analysis should examine the fiscal impacts on the City and other service providers that result from large-scale development. The fiscal analysis should project a positive fiscal impact from new development or include mechanisms to fund projected fiscal deficits; exceptions may be made when new development generates significant public benefits (e.g., low-income housing, primary-wage-earner employment) and when alternative sources of funding can be obtained to offset foregone revenues.

Policy 5.F.3 **Funding Sources.** Investigate available methods to provide funding for operations and maintenance of public facilities and services, including consideration of Mello-Roos community facilities districts.

Policy 5.F.4 **Master Plans.** Require Master Plan proposals to include plans for development and financing of public facilities and services.

Policy 5.F.5 **Major Projects Financing Plan.** Annually review the Major Projects Financing Plan (MPFP) and every five years update the MPFP to ensure the implementation and adequacy of the MPFP Plan.

Potable Water

Goal 5.G **Safe, Reliable, and Sufficient Potable Water.** Maintain a safe, reliable, and sufficient potable water supply and delivery system that meets the needs of the city.

Policy 5.G.1 **Potable Water Supply and Cost Recovery.** Provide potable water to the existing Woodland community. Ensure that potable water capacity (including surface water treatment capacity and Aquifer Storage and Recovery well capacity) is available to serve planned urban development within the planning area consistent with the General Plan. Accommodate increase in water demand from the existing community with the capital costs and benefits allocated equitably and fairly between existing users and new users, as authorized by law. Remain in compliance with existing and new water quality regulations.

Policy 5.G.2 **Water Supply Assessment.** Require preparation of a Water Supply Assessment for significant projects consistent with State law.

Policy 5.G.3 **Connection to Water System.** Require all potable water users within the City's service area to connect to the City's system, except those areas where the City has determined a connection to the City's potable water system would be infeasible.

Policy 5.G.4 **Water Management Plans.** Maintain and every five years update the Urban Water Management Plan and the Groundwater

Management Plan. Develop and maintain the Groundwater Sustainability Plan in conjunction with the Yolo Sustainable Groundwater Management Plan. Use available and "state of the practice" tools, such as computerized flow modeling to determine system capacity, as necessary to forecast demand on water production and distribution systems by urban development, and to determine appropriate facility needs.

Policy 5.G.5 **Recycled Water.** Expand the recycled water system as feasible and in accordance with a Recycled Water System Master Plan, which should provide an evaluation of potential recycled water uses, facilities planning, distribution service areas, recommended recycled water system, financial modeling, implementation strategies, and the feasibility of forming a recycled water utility.

Policy 5.G.6 **Conditions of Approval.** Set appropriate conditions of approval for each new development proposal to ensure that the necessary potable water production and supply facilities and water resources are in place prior to occupancy and that an adequate funding source is in place to finance system development and maintenance.

Policy 5.G.7 **Maintenance and Repairs.** Evaluate existing water production and distribution systems on an ongoing basis and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities, including wells and storage tanks.

Policy 5.G.8 **CIP Update.** Evaluate Capital Improvement Programs and update them, as appropriate, for the water infrastructure needs to meet the demands of both existing and planned development consistent with the General Plan.

Policy 5.G.9 **Regional Partnerships.** Partner with Yolo County, WDCWA, the City of Davis, and other public agencies in countywide watershed management efforts and water efficiency and conservation programs and projects, such as the Integrated Regional Water Management Plan.

Policy 5.G.10 **Adequate Financing for Water Systems Management.** Adequately finance water systems management while adhering to strict accountability, transparency, and ratepayer protections.

Wastewater

Goal 5.H **Wastewater Collection, Treatment, Disposal, and Reuse.** Ensure that adequate wastewater collection, treatment, recycling and disposal facilities are provided in a timely fashion to serve existing and future needs.

Policy 5.H.1 **Treatment Capacity and Cost Recovery.** Provide wastewater collection and treatment services to the existing Woodland community. Ensure that increased wastewater treatment facility capacity is available to serve planned urban development within the Planning Area consistent with this General Plan. Accommodate increase in flows and loadings from the existing community with the capital costs and benefits allocated equitably and fairly between existing users and new users, as authorized by law.

Policy 5.H.2 **Sanitary Sewer Management Plan.** Maintain and periodically update the Sanitary Sewer Management Plan. Use available and "state of the practice" tools, such as computerized flow modeling to determine system capacity, as necessary to forecast demand by urban development, and to determine appropriate facility and system needs.

Policy 5.H.3 **Consider Capacity in Plan Amendments.** Monitor wastewater treatment plant flows and loadings. Consider the effects on wastewater treatment capacity and availability of potable water when evaluating proposed General Plan amendment proposals, community plans, specific plans, and master plans.

Policy 5.H.4 **Maintenance and Repairs.** Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.

Policy 5.H.5 **CIP Update.** Evaluate Capital Improvement Programs and update them, as appropriate, for the wastewater infrastructure and treatment facility needs to meet the demands of both existing and planned development.

Policy 5.H.6 **Connection to Sewer System.** Require all sewage generators within its service area to connect to the City's system, except those areas where the City has determined a connection to the City's sewage collection system would be infeasible.

Policy 5.H.7 **Collection Systems.** Require that collection systems be designed on a gravity-flow basis except where sewer depths exceed 14 feet, then an analysis shall be performed to determine whether gravity sewers or a lift station would be most appropriate.

Policy 5.H.8 **Development Proposals.** Review development proposals in the vicinity of the wastewater treatment plant site (as delineated by Figure 7-6) to ensure their safety, compatibility, and sufficient mitigation of odor nuisances.

See also goals and policies in the Sustainability, Conservation, and Open Space Element.

Policy 5.H.9 **Reduce Demand.** Reduce wastewater system demand through efficient water use by requiring water-conserving design and equipment in new construction; encouraging retrofitting with water-conserving devices; and designing, constructing, and repairing wastewater systems to minimize inflow and infiltration to the extent economically feasible.

Policy 5.H.10 **Industrial Pretreatment Program.** Continue the industrial pretreatment program in accordance with State and federal requirements.

Policy 5.H.11 **Hazards and Nuisances.** Investigate hazards and nuisance potential associated with operations at the City's wastewater treatment plant, including odor nuisances, and identify and implement any buffering requirements or operational changes at the plant that may be necessary.

Policy 5.H.12 **Adequate Financing for Wastewater Management.** Adequately finance wastewater management while adhering to strict accountability, transparency, and ratepayer protections.

Storm Drainage Facilities

Goal 5.I **Stormwater Management.** Maintain the City's storm drainage system and promote best management practices to protect from flooding, enhance water quality, prevent infrastructure deterioration, and comply with State and federal laws.

Policy 5.I.1 **Storm Drainage System and Cost Recovery.** Maintain and improve the storm drainage system for the existing Woodland community. Ensure that increased storm drainage system capacity is available to serve planned urban development within the Planning Area consistent with this General Plan. Accommodate increase in flows and loadings from the existing community with the capital costs and benefits allocated equitably and fairly between existing users and new users, as authorized by law.

Policy 5.I.2 **Storm Drainage Facilities Master Plan.** Update the Storm Drainage Facilities Master Plan as needed to plan for and direct the collection, repurposing, and/or disposal of stormwater and to

provide site-appropriate solutions that protect surface water quality in the Planning Area waterways.

Policy 5.I.3 **Overland Flow Requirements in New Development.** Require development to provide for the overland flow of stormwater meeting or exceeding the City's standard design capacity of the storm drainage system. Overland flow waters should be conveyed over public streets where possible and should be at least one foot below building pad elevations and contain provisions for removal of silt and other contaminants.

Policy 5.I.4 **Low Impact Development.** Require new development and redevelopment projects to incorporate site design and low impact development runoff requirements, in accordance with the Municipal Code to reduce runoff rates, filter out pollutants, and facilitate groundwater infiltration. Such features may include, but are not limited to:

- Canopy trees or shrubs to absorb rainwater;
- Grading that lengthens flow paths over permeable surfaces and increases runoff travel time to reduce the peak hour flow rate and the number of required drain inlets;
- Partially removing curbs and gutters from parking areas where appropriate to allow stormwater sheet flow into vegetated areas;
- Use of permeable paving in parking lots and other areas characterized by significant impervious surfaces;
- On-site stormwater detention, use of bioswales and bioretention basins to facilitate infiltration;
- Integrated or subsurface water retention facilities to capture rainwater for use in landscape irrigation and other non-potable uses; and
- Innovative engineering practices that allow for compact, connected, and walkable urban design.

(EIR Mitigation Measure 4.9-1)

Policy 5.I.5 **Prohibiting Grading Activities in Rainy Season.** Prohibit grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of storm drainage facilities.

Policy 5.I.6 **Adequate Financing for Stormwater Management.** Adequately finance stormwater management while adhering to strict accountability, transparency, and ratepayer protections.

Policy 5.I.7 **Stormwater Detention Facilities.** Use stormwater detention facilities to mitigate drainage impacts and reduce storm drainage

system costs. To the extent practical, design stormwater detention facilities for multiple purposes, including recreational use in dry conditions and/or stormwater quality improvement.

Policy 5.I.8 **Reuse of Stormwater.** Allow for and encourage the capture, treatment, and reuse of stormwater of adequate quality to the maximum extent feasible in accordance with State and federal laws.

Solid Waste

Goal 5.J Solid Waste Collection, Transfer, Recycling, and Disposal. Provide adequate solid waste services for the collection, transfer, recycling, and disposal of refuse.

Policy 5.J.1 **Waste Collection.** Provide adequate solid waste services, and promote maximum use of solid waste source reduction, recycling, composting, and environmentally safe transformation of wastes.

Policy 5.J.2 **New Development.** Require waste collection in all new development and ensure that all new development complies with applicable provisions of the City of Woodland Source Reduction and Recycling Element and the Yolo County Integrated Waste Management Plan.

Policy 5.J.3 **New Techniques.** Collaborate with affected stakeholders and partners to identify and support programs and new techniques of solid waste disposal, such as recycling, composting, waste to energy technology, and waste separation, to reduce the volume and toxicity of solid wastes that must be sent to landfill facilities. Encourage members of the Woodland community to engage in responsible buying and consumption practices to reduce unnecessary packaging and recycling.

Policy 5.J.4 **Compliance with State Law.** Pursue programs to maintain conformance with the Solid Waste Management Act of 1989 or as otherwise required by law and mandated diversion goals.

Policy 5.J.5 **Cleanup and Nuisance Abatement.** Enhance nuisance abatement efforts and services that discourage illegal dumping.

Policy 5.J.6 **Recycling Facilities.** Allow and encourage the development of regional and community-based recycling facilities and secondary resource businesses in areas designated for Regional Commercial and Industrial uses on the General Plan Land Use Diagram.

Policy 5.J.7 **Promote Waste Reduction.** Promote solid waste reduction, recycling, and composting to Woodland residents and business as an important way to conserve limited natural resources. Encourage businesses to use recycled products in their manufacturing processes and consumers to buy recycled products.

Other Utilities

Goal 5.K **Provision of Other Utilities.** Promote adequate levels of utility services provided by private companies and ensure that these are constructed to minimize negative effects on surrounding development and neighborhoods.

Policy 5.K.1 **Coordinate with Private Utility Companies.** Continue to communicate major development plans with utility companies and coordinate planning of extension of necessary facilities.

Policy 5.K.2 **Coordinate with Government Agencies.** Work with Yolo County and other agencies to coordinate planning for telecommunication and other utilities infrastructure on a regional basis.

Policy 5.K.3 **Undergrounding of Utilities.** Require undergrounding of utility lines in new development and as areas are redeveloped.

Policy 5.K.4 **Safety of Underground Transmission Lines.** Work with PG&E to ensure the safety of underground transmission lines.

Policy 5.K.5 **Managing Underground Infrastructure.** Develop and manage underground infrastructure, including broadband infrastructure, as "basic infrastructure" that adheres to the City's standards, is available for public use, and is managed as an asset in line with other public property.

Policy 5.K.6 **Promote Energy Conservation.** Promote energy-saving practices and encourage energy efficiency through good urban design and site-planning practices, as well as through building design, maintenance, and retrofit.

Policy 5.K.7 **Renewable Energy.** Promote the installation of public and private renewable energy production systems including photovoltaics, wind turbines, geothermal systems, and other appropriate technologies.

Policy 5.K.8 **Improved and Emerging Technologies.** Facilitate the upgrading of utility services and support development of the infrastructure necessary for all residents to use and benefit from improved and emerging technologies in Woodland, including communication technologies.

Policy 5.K.9 **Strategic Planning for Communications Infrastructure.** Establish a plan for the improvement and expansion of the communications infrastructure network. The plan should address infrastructure needs and development opportunities, provide cost-effective and efficient solutions, and explore the possibility of using City property and rights-of-way for communication infrastructure sites.

Policy 5.K.10 **Diversification of Utility Media.** Ensure that public utility infrastructure for telecommunications and other utilities allows for and incorporates a diversification of utility service providers, as appropriate.

Policy 5.K.11 **Government Access Television.** Continue to actively use a Government Access Television channel as a communications tool in providing governmental information to the viewing public.

Goal 5.L

Broadband Distribution and Quality of Service. Facilitate the distribution of the best broadband service possible, to as many users and key transportation corridors within the community as possible, in a timely and cost effective manner that minimizes impacts to visual and natural resources.

Policy 5.L.1 **High Quality Broadband Service.** Work with providers to deliver the best service possible to Woodland residents, businesses, and visitors.

Policy 5.L.2 **Increase Access to Broadband.** Deploy broadband to as many areas in the community and key transportation corridors as possible, and pursue additional providers to increase competition and improve quality of service.

Policy 5.L.3 **Free WiFi in Public Spaces.** Explore the feasibility of providing free WiFi in public spaces including City buildings, parks, and community centers.

Policy 5.L.4 **Minimize Impacts.** Strive to minimize or mitigate the impact of communications projects and infrastructure on the environment and scenic resources.

Policy 5.L.5 **Master Plan for the City's Fiber Network.** In conjunction with the Yolo Community Broadband Network, develop a Master Plan for the City's broadband fiber network to build out local infrastructure in targeted areas, reduce costs, create new opportunities for government collaboration, and provide a new source of fiber to local service providers.

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6 HEALTHY COMMUNITY ELEMENT

6.1 Introduction and Purpose

The City of Woodland is embracing the opportunity to bring health-related perspectives to long-range planning with the Healthy Community Element. This Element is centered on the concept that the health of the community is a direct reflection of the health of the residents living within the community. The Element reviews current health conditions in Woodland and sets forth goals and policies to promote the individual and collective health of those living in Woodland, particularly pertaining to access to medical and health services and facilities, active lifestyles, healthy food, community services, and arts and culture.

The Woodland Public Library offers a story time for children.

The Healthy Community Element is organized as follows:

- **Section 6.1: Introduction and Purpose.** Introduces the topics covered in this Element and outlines the Element's relationship to State law and the Visioning Statement and Guiding Principles. It also defines what healthy community means for Woodland.
- **Section 6.2: Physical Health and Environmental Justice.** Discusses physical health conditions in Woodland; access to medical and health facilities and services; and environmental justice as it relates to health.
- **Section 6.3: Active Lifestyles.** Presents information related to current physical activity levels in Woodland and promotes opportunities and improvements related to an active lifestyle for the Woodland community.
- **Section 6.4: Healthy Food.** Discusses current nutrition data in the Woodland community. Promotes access to healthy foods and urban agriculture in Woodland.
- **Section 6.5: Community Facilities and Services.** Presents community facilities and services in Woodland, including services for youth and seniors.
- **Section 6.6: Arts and Culture.** Promotes public art in the built environment and encourages the provision of arts and cultural facilities to serve the Woodland community.
- **Section 6.7 Goals and Policies.**

Relationship to State Law

While the inclusion of health is not required as a mandated element of a general plan, California Government Code Section 65303 indicates that a general plan may include additional elements that a community considers important to the physical development of the city. The California State Office of Planning and Research also encourages cities to plan for healthy communities in its General Plan Guidelines.

Relationship to Visioning Statement and Guiding Principles

The Healthy Community Element reflects several values expressed in the community's Visioning Statement and Guiding Principles, in-

The Healthy Community Element includes goals and policies to support arts and culture in Woodland.

Good health is a state of complete physical, social, and mental well-being, according to the World Health Organization.

cluding providing "a highly desirable community to live, learn, work and recreate" and "a healthy community." In addition, the Element directly supports the following Guiding Principles:

- **Health and Recreation:** Provide all residents with opportunities to live an active, healthy, and green lifestyle.
- **Mobility Options:** Coordinate land use and transportation planning to provide a range of attractive and viable transportation options, such as bicycle, pedestrian, and transit.
- **Public Services:** Provide realistic, supportable and appropriate levels of public service that are sustainable and fiscally sound.
- **Quality Education:** Foster quality educational and enrichment opportunities.
- **Environmental Stewardship:** Foster a sustainable community for the next generation and protect and improve the quality of the natural environment.

Defining Healthy Community

There is a growing awareness of the important relationship between health and the built environment. Research correlates community design and environmental characteristics with physical activity levels, diet, pollution-related illnesses, unintentional injury rates, violent crime, and other health conditions. Cooperation between city planning and health is fundamentally concerned with addressing the full range of factors affecting health—not only those that are related to the actions of individuals, such as health behaviors and lifestyle choices, but also factors such as income, education, employment and working conditions; access to health services; nutrition; and the quality of physical environments. The City of Woodland is aware of the relationship between city planning and health and intends to use this long-range plan to have a positive impact on the health of the community.

The World Health Organization defines good health as follows:

"Good health is a state of complete physical, social and mental well-being, and not merely the absence of disease or infirmity. Health is a resource for everyday life, not the object of living, and is a positive concept emphasizing social and personal resources as well as physical capabilities."

Building on this definition of health, there are three distinct components of a healthy community that are addressed in the General Plan's goals, policies, and implementation programs: healthy bodies, healthy minds, and healthy earth.

- **Healthy Bodies.** Goals, policies, and implementation programs that promote healthy bodies are focused on physical wellbeing. Access to medical and health services and facilities enables care of physical health and is an important aspect of healthy bodies that is supported in this Element of the General Plan. Opportunities for residents to lead active and healthy lifestyles are another aspect of healthy bodies that is discussed in this Element, through promotion of walking, biking, exercise programs and classes, healthy diets, nutrition programs, and recreational facilities and programs.
- **Healthy Minds.** Goals, policies, and implementation programs that encourage healthy minds are focused on social and mental wellbeing. Healthy minds are nurtured by opportunities for life-long learning, and the General Plan supports quality educational opportunities for residents of all ages in the Public Facilities and Services Element. A strong, supportive social network and sense of community contribute to healthy minds and are fostered in this Element. An appreciation of heritage, culture, and the arts and opportunities for enhanced creativity and expression also play important roles in cultivating healthy minds and are supported by this Element.
- **Healthy Earth.** Goals, policies, and implementation programs that promote healthy earth are focused on sustainability and the health of the environment. Protection and conservation of natural resources, including biological and ecological resources, is a key component of a healthy earth. Similarly, a healthy earth depends on improving air quality, reducing greenhouse gas emissions, protecting water quality, using water resources efficiently, and increasing energy efficiency and renewable energy usage.

These topics are discussed in more detail in the Sustainability, Conservation, and Open Space Element and the Public Facilities and Services Element.

Providing improved access to medical services, community facilities, healthy food, and arts and culture will enhance healthy lifestyles in Woodland.

6.2 Physical Health and Environmental Justice

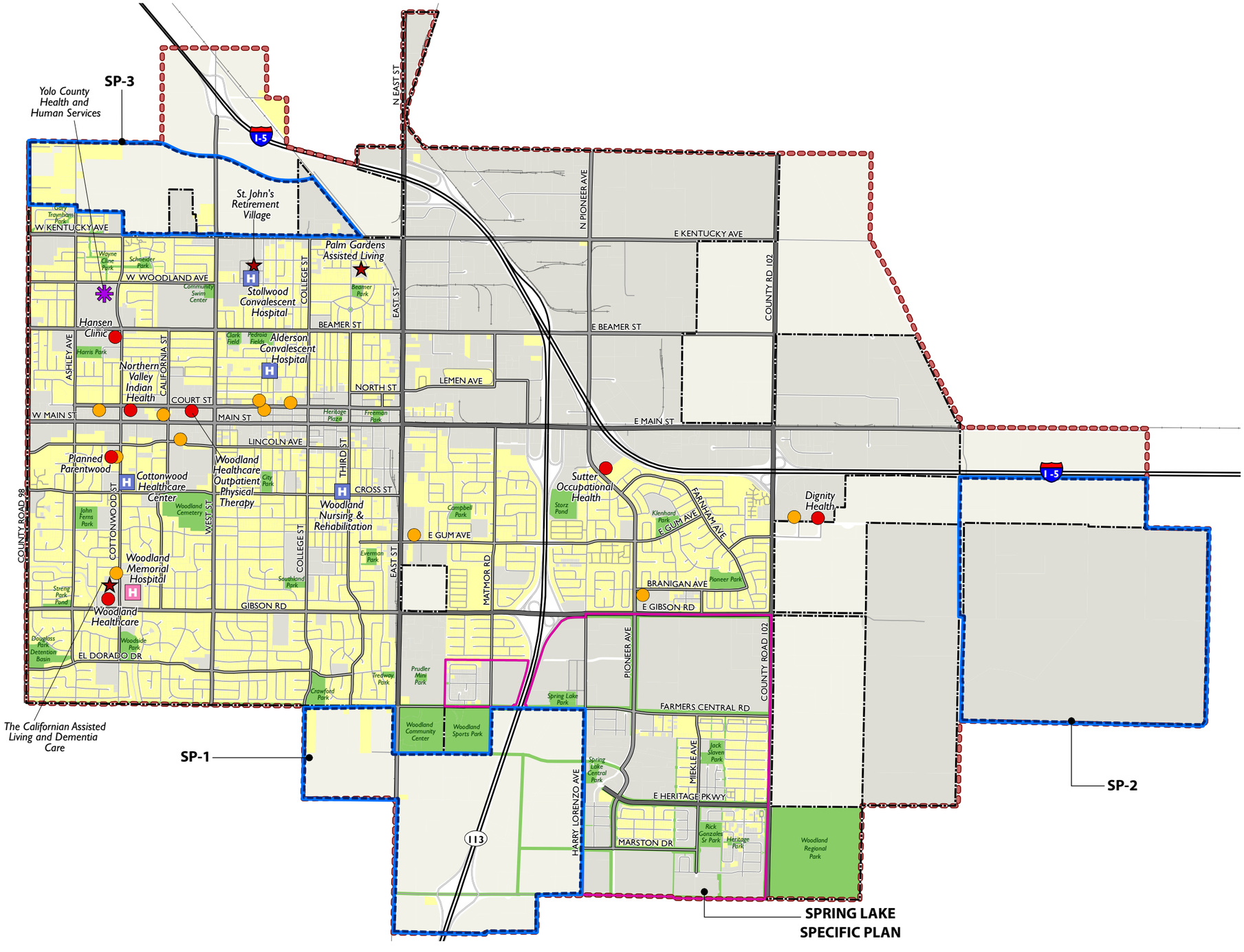
Physical Health

Physical health includes the medical dimension of health and is an integral component of healthy bodies. The medical dimension of health encompasses a range of medical and health services, including primary care, specialty care, home health care, emergency services, mental health services, long-term care, dental care, and alternative care. Access to health care services is an important determinant of overall community health, since medical monitoring, advice, and care is often essential to preventing disease and improving health outcomes.

Physical access to medical services is also intertwined with transportation planning, because community members rely on the network of roadways, public transportation services, and walking and biking facilities to get to and from health-related facilities. As shown in Figure 6-1, the location of hospitals, medical clinics, and doctors' and dentists' offices in Woodland are such that parts of the city are underserved for residents. This includes the southern and eastern residential neighborhoods in the city, as many of the medical and health facilities are located in the northwest area of the city.

Access to health care services is one of many topics researched by the Yolo County Health and Human Services Department. It publishes a wealth of health data, including access to services and health outcomes, in its Community Health Assessment Regional Reports. According to the 2014 Community Health Assessment Report, Yolo County has a rate of 121 licensed primary care physicians per 100,000 people, far greater than the statewide rate of 84 physicians per 100,000 people. However, Yolo County has only 47 dentists per 100,000 people, substantially lower than the statewide rate of 72 dentists per 100,000 people. With regard to healthcare coverage, nearly 20 percent of Yolo County adults were without health insurance in 2011, compared to a statewide rate of 25 per-

FIGURE 6-1: MEDICAL AND HEALTH FACILITIES AND SERVICES



Data Source: Healthcare Atlas, Office of Statewide Health Planning and Development (OSHPD), 2016; City of Woodland, California, 2013; Yolo County, 2013; Dyett & Bhatia, 2013

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cent[1]. About 8 percent of Yolo County children were uninsured in 2011, slightly lower than the statewide rate of 9 percent. A higher percentage of Yolo County residents also used migrant health centers as a source of primary care than the statewide average.

Physical health conditions influence a community's health outcomes, which indicate how healthy a community is. According to the 2014 Community Health Assessment Report, Yolo County adults have a slightly higher rate of asthma than the statewide average, but have lower rates of high blood pressure and heart disease than the statewide average. Yolo County adults have slightly lower rates of diabetes than the statewide average; however, the percentage of Hispanic/Latino adults who have been diagnosed with diabetes more than doubled between 2005 and 2012 in Yolo County, while it decreased slightly during the same period for non-Hispanic/Latino adults. Despite a lower-than-statewide ratio of dental care providers in Yolo County, dental care is more common in Yolo County than across the state; about 19 percent of Yolo County adults reported receiving no dental care within the last year, compared to the statewide average of 31 percent. The leading causes of death in Yolo County in 2010 were cancers; diseases of the heart; chronic lower respiratory diseases; cerebrovascular disease; and Alzheimer's disease.

The Health and Human Services Department publishes some sub-regional health data in its Community Health Assessment Reports. For the purposes of these reports, the county is divided into seven sub-regions that each have their own report, and the Central Region primarily includes Woodland and some of the area immediately surrounding the city. The Community Health Assessment Report for Central County included survey results from a communitywide survey about health, and it asked respondents about the top health issues in their communities. Central County respondents identified the top five health issues that most affect their community as obesity, mental health issues, health problems associated with aging, diabetes, and cancer. The top three individual behaviors most responsible for health issues in the community, as identified by the respondents, included poor nutrition and eating habits, alcohol abuse, and lack of exercise. Respondents identified social and economic circumstances most responsible for health issues in the community as no health insurance, unemployment, and poverty. Environmental issues most responsible for health issues, as identified by respondents, included air pollution, cigarette smoke, lack of access to healthy foods, and pesticide use.

1 This data was gathered before implementation of the Affordable Care Act.

Woodland Memorial Hospital (above) Woodland Healthcare Medical Offices (below)

Providing improved access to medical services, community facilities, healthy food and arts and culture will enhance healthy lifestyles in Woodland.

This Plan puts in place new policies to help provide better access to medical and health facilities.

Environmental justice refers to the fair treatment of all people – regardless of race, income, and religion – when implementing policies that affect housing and the environment.

Promoting healthy bodies and physical health is integral to the General Plan. While many of the physical health issues in this section are being addressed by the Yolo County Health and Human Services Department and local health care providers, this Plan puts in place new policies to help provide better access to medical and health facilities. It encourages individuals to participate in health programs and engage in preventive health care practices as part of daily life, including physical exercise and eating fresh food, in order to reduce the prevalence and impact of preventable disease and support healthy bodies in Woodland.

Environmental Justice

Environmental justice refers to the fair treatment of all people – regardless of race, income, and religion – when implementing policies that affect housing and the environment. The problems of environmental justice that the General Plan can address include procedural inequities and geographic inequities. Procedural inequities occur when the planning process is not conducted in a uniform way. An example might include holding meetings at times and places that minimize the ability of low-income residents to participate. The General Plan Update process was conducted to ensure that all members of the Woodland community had equal opportunity to meaningfully participate in the planning process and decision-making, such as through the mail-in communitywide survey, a frequently updated website, community meetings and workshops held in the evenings and on weekends, and Spanish language outreach materials and events.

The geographic inequity component of environmental justice is directly connected to healthy bodies. Geographic inequity occurs when public services, transit services, and parks are not equitably distributed in a city, resulting in unequal sharing of benefits of public services and facilities, including associated health benefits. It also occurs when undesirable or unhealthy land uses are concentrated in one part of the city, creating a disproportionate burden for residents in certain areas; this can create effects on physical health, such as asthma related to poorer air quality. The City of Woodland has strived to address potential geographic inequities in Woodland through the General Plan Update process to ensure the fair treatment of all people in the community. This includes considering potential health impacts associated with land use decisions, including

siting of "undesirable" land uses, such as heavy industrial activities; ensuring equity in the provision and quality of public facilities and services, including parks, transportation facilities, and safety services; and striving to reduce adverse health effects associated with hazardous materials and heavy industrial activities. Ensuring that all members of the community equally share in both the benefits and the burdens associated with the city's amenities, services, facilities, and land use decisions is a priority for the City of Woodland.

Active lifestyles are crucial to achieving positive health outcomes and are strongly supported by the General Plan.

6.3 Active Lifestyles

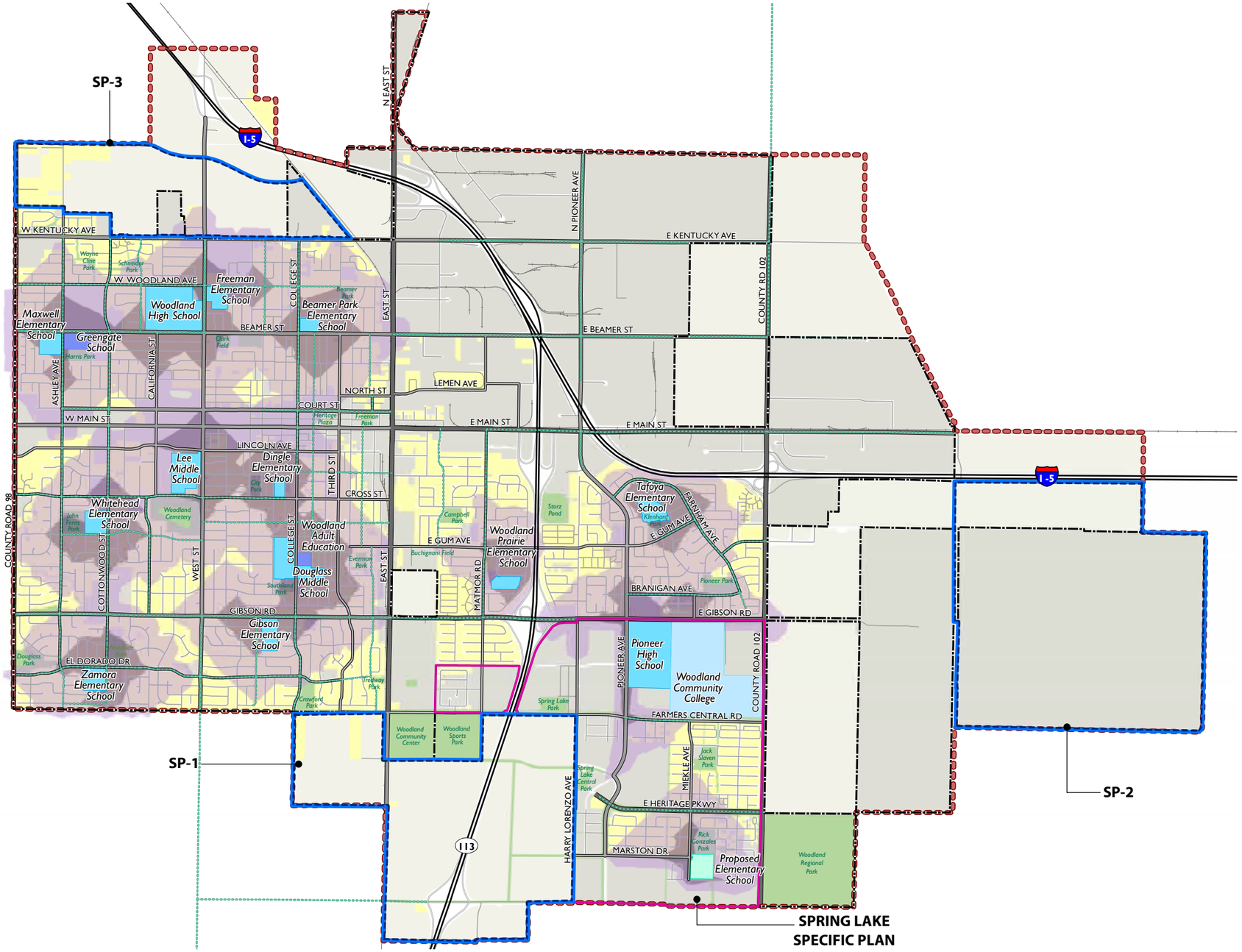
A top priority for the Woodland community is increased healthy activity and mobility for all ages. An active lifestyle that incorporates exercise is critical to achieving positive health outcomes and is directly correlated with the healthy bodies aspect of a healthy community. Lack of physical activity is a primary risk factor in five of the top ten causes of death in California: heart disease, cancer, stroke, diabetes, and Alzheimer's disease. It is also a primary risk factor for obesity, which itself contributes to the same prevalent causes of death. Studies have shown that those who increase their physical activity during leisure time have lower mortality rates than those who are sedentary.

The design of neighborhoods and transportation systems often influences the extent to which physical activity fits into daily life. The biggest barriers to physical activity in the built environment are long distances or isolation of uses, lack of facilities, and safety concerns. Walk Score is an organization that ranks communities on a scale of 0 to 100 for their "walkability," with lower scores for car-dependent places and higher scores for communities where daily errands do not require a car. In 2016, Woodland scored a 44 on Walk Score, which means it is generally a car-dependent city; while the city has some public transportation, most errands require a trip by car. This is exemplified by the lack of pedestrian and bicycle accessibility to Woodland's schools, as shown in Figure 6-2. East of East Street, many residential areas do not fall within the five and ten minute walksheds for schools; in addition, some areas on the western side of the city, particularly on the western edge of the city, also do not fall within schools' walksheds. Schools often lack direct connections to bike routes, which discourages families from using bikes as their means of transportation to school. Lack of school accessibility by active transportation modes presents a serious barrier for students to live an active lifestyle and go to and from school without a trip in a car.

On a scale of 0 to 100 for the community's walkability, Woodland scored 44, which means it is generally a car-dependent city.

Residents of all ages would benefit from increased physical activity. According to the Yolo County Health Department's 2014 Community Health Assessment Report for the Central Region of the county, the number of adults who reported no physical activity or exercise within the past month was consistently lower than the statewide average between 2008 and 2010. During this period, the number of adults reporting no physical activity increased by over

FIGURE 6-2: SCHOOL ACCESSIBILITY



Educational Facilities

- Elementary, Middle or High School
- Special School
- Community College
- Proposed Elementary School

Schools Walkshed*

- 5 Minute Walking Distance (1/4 Mile)
- 10 Minute Walking Distance (1/2 Mile)
- Existing Bike Lanes/Bike Paths
- Highways
- Principal Arterials
- Minor Arterials
- Collectors
- Local Roads
- Ramps
- Railroads
- Existing Neighborhoods/ Residential Areas
- Existing and Planned Parks, Open Space, & Recreational Facilities
- City Boundary
- New Specific Plan Boundary
- Spring Lake Specific Plan Boundary
- Urban Limit Line

Note: Walksheds are calculated for Public Schools, Special Schools and Woodland Community College.

0 0.375 0.75 1.5 Miles

Data Source: ESRI Data & Maps, 2015; City of Woodland, California, 2013; Yolo County, 2013; Dyett & Bhatia, 2013

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five percent in central Yolo County, while the statewide average showed a decrease by three percent.

The California Department of Education monitors physical fitness of students using a fitness test that measures a student's fitness level as at Health Risk, Needs Improvement, or in the Healthy Fitness Zone. Table 6-1 shows the 2014-15 results of the State's physical fitness test for students in grades 5, 7, and 9 for Woodland Joint Unified School District. In general, a substantial portion of Woodland students fall in the Needs Improvement and Health Risk ranges, especially for aerobic capacity, which assesses the capacity of the cardiorespiratory system by measuring endurance.

In 2014-15, 30-36% of Woodland's 5th, 7th, and 9th graders were found to need improvement in aerobic capacity.

TABLE 6-1: 2014-15 PHYSICAL FITNESS TEST - OVERALL SUMMARY RESULTS FOR STUDENTS IN WOODLAND JOINT UNIFIED SCHOOL DISTRICT

	Percentage of 5th Grade Students			Percentage of 7th Grade Students			Percentage of 9th Grade Students		
Physical Fitness Area	HFZ[1]	Needs Improvement	Needs Improvement - Health Risk	HFZ	Needs Improvement	Needs Improvement - Health Risk	HFZ	Needs Improvement	Needs Improvement - Health Risk
Aerobic Capacity	58%	35%	7%	61%	30%	9%	51%	36%	14%
Body Composition	57%	19%	24%	58%	17%	25%	57%	20%	23%
Abdominal Strength	79%	21%	N/A[2]	92%	8%	N/A	85%	15%	N/A
Trunk Extension Strength	95%	5%	N/A	97%	3%	N/A	96%	4%	N/A
Upper Body Strength	61%	39%	N/A	69%	31%	N/A	73%	27%	N/A
Flexibility	79%	21%	N/A	81%	19%	N/A	82%	18%	N/A

Notes:

1. HFZ is an acronym for Healthy Fitness Zone, a registered trademark of The Cooper Institute.

2. N/A = Not applicable.

3. The PFT is based on the FITNESSGRAM/ACTIVITYGRAM software, owned by the Cooper Institute, Dallas, TX, and published by Human Kinetics, Champaign, IL. The PFT is created and copyrighted by the California Department of Education (CDE) under a license agreement with Human Kinetics. The FITNESSGRAM is a registered trademark of The Cooper Institute.

4. The PFT performance standards are available on the CDE FITNESSGRAM: Healthy Fitness Zone Charts Web page. Information about the FITNESSGRAM is available on the Human Kinetics Web site (Outside Source).

Source: California Department of Education, 2014-15 California Physical Fitness Report, Overall Summary of Results, Woodland Joint Unified District.

To increase opportunities for active lifestyles in Woodland and support the healthy bodies aspect of healthy communities, the General Plan strives to plan for and implement pedestrian, bicycle, and transit improvements that decrease the need for car travel, particularly for day-to-day activities. By exchanging some of those vehicle trips for non-motorized, active transportation trips, a community can realize health benefits and bring healthy physical activity into daily routines. In addition to providing health benefits, improving access to pedestrian, bicycle, and transit facilities also serves to ensure transportation equity for all Woodland residents by providing realistic mobility choices to those who cannot afford to rely on cars for all of their trips.

Design that encourages walking and biking is discussed in the Land Use, Community Design, and Historic Preservation Element. and the Transportation and Circulation Element.

Walking delivers a myriad of physical and social benefits and is strongly supported by the General Plan. Being able to walk to a job, the store, a park, or simply for recreation provides physical exercise, eliminates travel expenses, and can provide social cohesion and sense of place. The City of Woodland also has a long-standing policy of supporting biking, for many reasons including exercise and health, and the Transportation and Circulation Element includes a number of goals and policies to promote biking in Woodland. The General Plan also supports creating additional safe walking and biking routes to schools for children to encourage active lifestyles in families.

Parks and open space is discussed in detail in the Public Facilities and Services Element.

Promoting access to and use of well-maintained recreation spaces is another aspect of healthy and active living that is prioritized in the General Plan and supports healthy bodies. Studies suggest people who live within walking distance (one-quarter mile, or about a five-minute walk) of a park are 25 percent more likely to meet their minimum recommended weekly amount of exercise.[2] The General Plan recognizes that public parks serve as places for physical recreation as well as community anchors that can bolster emotional well-being. Making parks and recreation facilities more accessible—dispersing them throughout the community and making programs tailored and affordable to the community's diverse residents—will increase the likelihood that all residents will incorporate healthy activity into their daily lives. The General Plan also prioritizes enhancing access to parks and recreational facilities and ensuring that a wide variety of amenities and features are included in the parks and recreational facilities to serve and meet the needs of the diverse Woodland community.

2 Frank, L., et al., "Linking objectively measured physical activity with objectively measured urban form: findings from SMARTRAQ", *American Journal of Preventative Medicine*, Vol. 28, Issue 2 (2005).

6.4 Healthy Food

Directly related to the healthy body aspect of a healthy community, the City of Woodland supports improving nutrition and increasing access to healthy and affordable foods throughout the community. A community's food environment is related to health outcomes in several ways. Residents in communities with a more "imbalanced food environment" (where fast food and corner stores are more convenient and prevalent than grocery stores) have more health problems and higher mortality than residents of areas with a higher proportion of grocery stores, when other factors are held constant.[3] Drive-thrus at fast food chains often have idling cars waiting in line, which can contribute to increased air pollution and greenhouse gas emissions. Additionally, the presence of a supermarket in a neighborhood is linked to higher fruit and vegetable consumption and a reduced prevalence of obesity.[4,5] In low-income neighborhoods, the addition of a supermarket has been found to increase residents' likelihood of meeting nutritional guidelines by one-third.[6]

3 Mari Gallagher Research and Consulting Group, *Examining the Impact of Food Deserts on Public Health in Chicago* (July 2006). Available at: www.marigallagher.com/site_media/dynamic/project_files/Chicago_Food_Desert_Report.pdf

4 Inagami, S., et al., "You are where you shop: grocery store locations, weight, and neighborhoods," *American Journal of Preventative Medicine*, Vol. 31, Issue 1 (2006).

5 Sturm, R., and A. Datar, "Body mass index in elementary school children, metropolitan area food prices, and food outlet density," *Public Health*, Vol. 119 (2005).

6 Morland, K., et al., "The contextual effect of the local food environment on residents' diet", *American Journal of Public Health*, Vol. 92, Issue 11 (November 2002).

Woodland is situated in one of the most productive agricultural regions in the country.

Figure 6-3 shows grocery stores, pharmacies, and fast food restaurants in Woodland. There are a number of different types of grocery stores in Woodland, including discount grocery stores, high end grocery stores, and ethnic grocery stores. Many of these facilities are located along the Main Street corridor, the southern portion of East Street, or near Interstate 5. The map also shows areas that are served by a neighborhood grocery store within a half-mile radius. The southwestern and the northwestern neighborhoods, as well as the developed area of Spring Lake Specific Plan, are located farthest from neighborhood grocery stores in Woodland.

The Yolo County Health Department's Community Health Assessment Report for the Central Region includes countywide data about diet and nutrition. Thirty-three percent of Yolo County adults ate at least five servings of fruit and vegetables daily, compared to about 28 percent of adults statewide. However, only one third of Yolo County children were estimated to be eating five or more servings per day, compared to 53 percent of children statewide. Fast food consumption did not change between 2007 and 2012 for children, though it did decrease for adults during the same period. The percentage of Yolo County youth and children consuming two or more sugary drinks daily more than doubled between 2007 and 2013, with Hispanic/Latinos consuming beverages at a higher rate than non-Hispanic/Latino youth and children.

In addition to lack of exercise, poor diet is another major risk factor contributing to chronic disease prevalence. In the U.S., obesity and diet-related chronic disease rates are escalating. Obesity is a particularly important concern for the healthy development of children. Childhood obesity has more than tripled in the past 30 years. Obese youth are more likely to have risk factors for cardiovascular disease, such as high cholesterol or high blood pressure; they are also at greater risk for bone and joint problems, sleep apnea, and social and psychological problems such as stigmatization and poor self-esteem.[7,8]

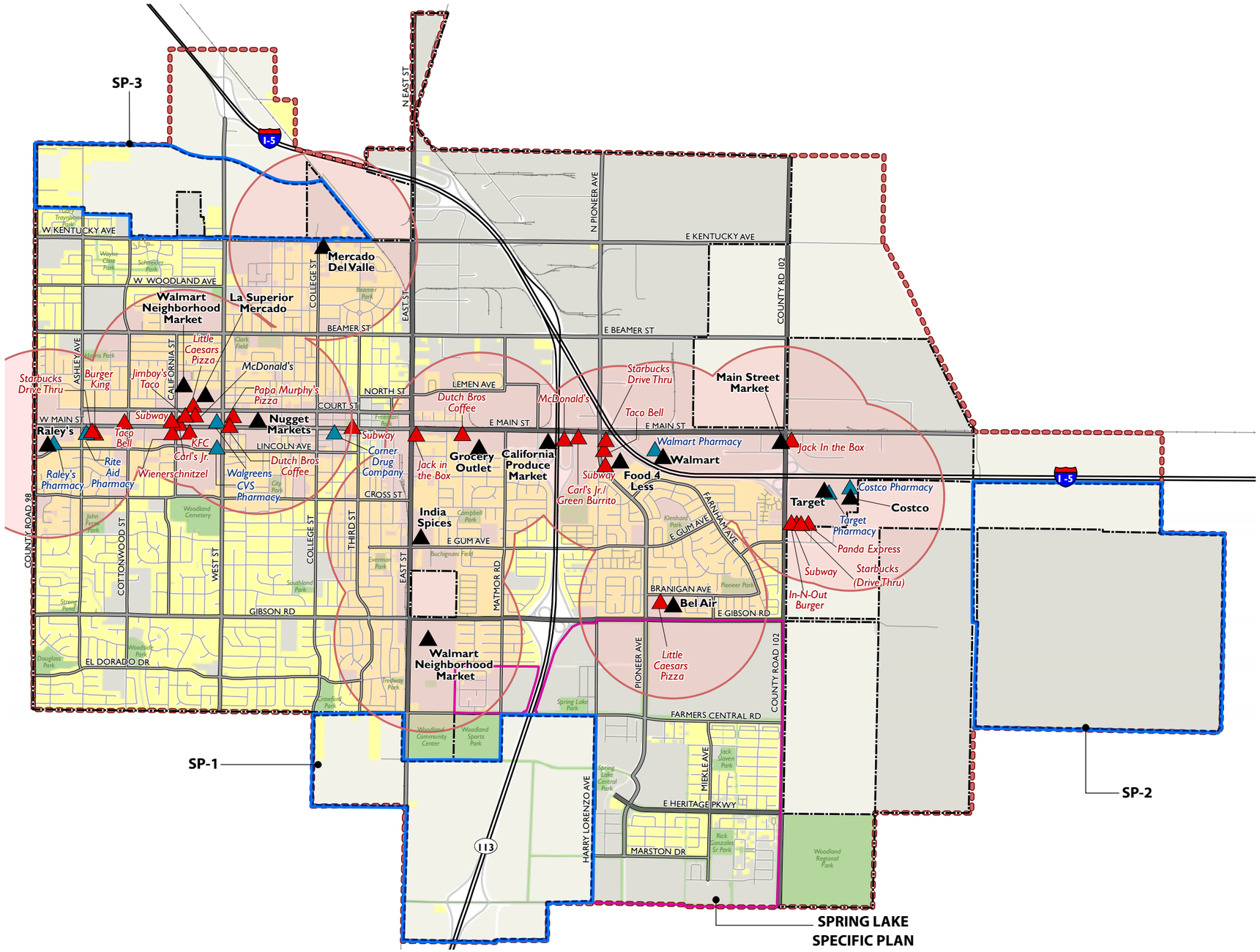
In Woodland in 2014, the percentage of youth either overweight or obese was 43 percent, higher than both the state and county rates.

In Woodland in 2014, the percentage of youth either overweight or obese was 43 percent, higher than both the state and county rates, according to the Yolo County Health Department's Community Health Assessment Report for the Central Region of the county.

7 Daniels, S.R., et al. "Overweight in children and adolescents: pathophysiology, consequences, prevention, and treatment." *Circulation,* 111;1999–2002, 2005.

8 U.S. Surgeon General. *Overweight and Obesity: Health Consequences*. Rockville: MD (2001).

FIGURE 6-3: LOCATIONS OF GROCERY STORES, FAST FOOD, AND LIQUOR STORES



- Fast Food/Chain Restaurants
- Grocery Store
- Pharmacy
- Highways
- Principal Arterials
- Minor Arterials
- Collectors
- Local Roads
- Ramps
- Railroads
- Areas Served by Neighborhood Grocery Stores (Within 1/2 Mile of a Grocery Store)
- Existing Residential Areas
- Existing and Planned Parks, Open Space, & Recreation Facilities
- City Boundary
- New Specific Plan Boundary
- Spring Lake Specific Plan Boundary
- Urban Limit Line

A grocery store is a retail store that primarily sells a wide variety of food products along with general merchandise items. Grocery stores often offer non-perishable food that is packaged in cans, bottles and boxes, with some also having fresh produce, butchers, delis and bakeries. Large grocery stores that stock significant amounts of non-food products, such as clothing or household items, are called supermarkets. Some large supermarkets include pharmacies.

Small grocery stores that predominately sell high convenience items, such as food basics that people commonly use and need quickly, prepared food, such as candy or snacks, are known as convenience stores or delicatessens. Some grocery stores specialize in the foods of a certain nationality or culture and are known as ethnic markets. Small grocery stores that that mainly sell fruits and vegetables are known as produce markets.

Fast food is a type of mass produced food that is prepared and served quickly. Fast food restaurants are considered quick-serve, which may be preheated or use precooked ingredients, and served in packaged containers for take-out. Fast food is traditionally distinguished by its ability to be served via a drive–through. Terms associated with fast food include consumption of takeaway food or eating on the run.

0 0.375 0.75 1.5 Miles

Data Source: ESRI Data & Maps, 2015; City of Woodland, California, 2013; Yolo County, 2013; Dyett & Bhatia, 2013

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The Community Health Assessment Report for Central County reported that between 2005 and 2012, the number of overweight Yolo County adults increased, though obesity rates declined during the same period. As of 2012, 35 percent of Yolo County adults were overweight, the same rate as the statewide rate, and 18 percent were obese, lower than the statewide rate of 25 percent.

The General Plan prioritizes increasing access to healthy, locally grown foods and encouraging healthy bodies by supporting provision of grocery stores to serve all neighborhoods. In contrast to fast food establishments, the General Plan also encourages dining establishments and "slow food," which is focused on regional, traditional, and sustainable cuisine. Programs to educate residents about nutrition and healthy food are strongly encouraged by the General Plan as well. The General Plan also supports community interest in urban agriculture, which is the practice of cultivating, processing, and distributing food in or around a city or town for local consumption.

Urban agriculture includes farmers' markets, farm stands, community gardens, on-site garden produce market stands, and urban farms. Direct access to fresh fruits and vegetables through urban agriculture can improve food security and food safety. Another facet of urban agriculture is the community garden, which is a piece of land gardened by a group of people. Community gardens can utilize either individual or shared plots on private or public land; they provide fresh produce and plants for the cultivators' personal use, satisfying and community-building labor, neighborhood improvement, sense of community, and connection to the environment.

The land may produce fruit, vegetables, and/or ornamentals. They typically occur on a small-scale in urban and suburban areas and may be found in neighborhoods and schools, connected to institutions such as hospitals and churches, and on residential housing grounds. Urban agriculture, and community gardens in particular, can increase inexpensive access to fresh, healthy produce – which can serve as part of the solution to food deserts and other public health issues related to diet, including obesity.

Increased access to supermarkets and farmers markets will create a healthier food system for Woodland residents.

6.5 Community Facilities and Services

Integral to the healthy minds aspect of healthy community, and also of great importance to Woodland residents, is access to the basic community facilities and services that support families and quality of life. Community services in Woodland serve residents of all ages, including youth and seniors. In the Central County Community Health Assessment Report, respondents to a community-wide health survey identified the City's community services and programs as an important strength of Woodland. Respondents also took pride in community involvement, the community's progressive mindset, volunteerism, cultural diversity and tolerance, local agriculture, and heritage. Each of these sources of pride in the Woodland community also contribute to healthy minds.

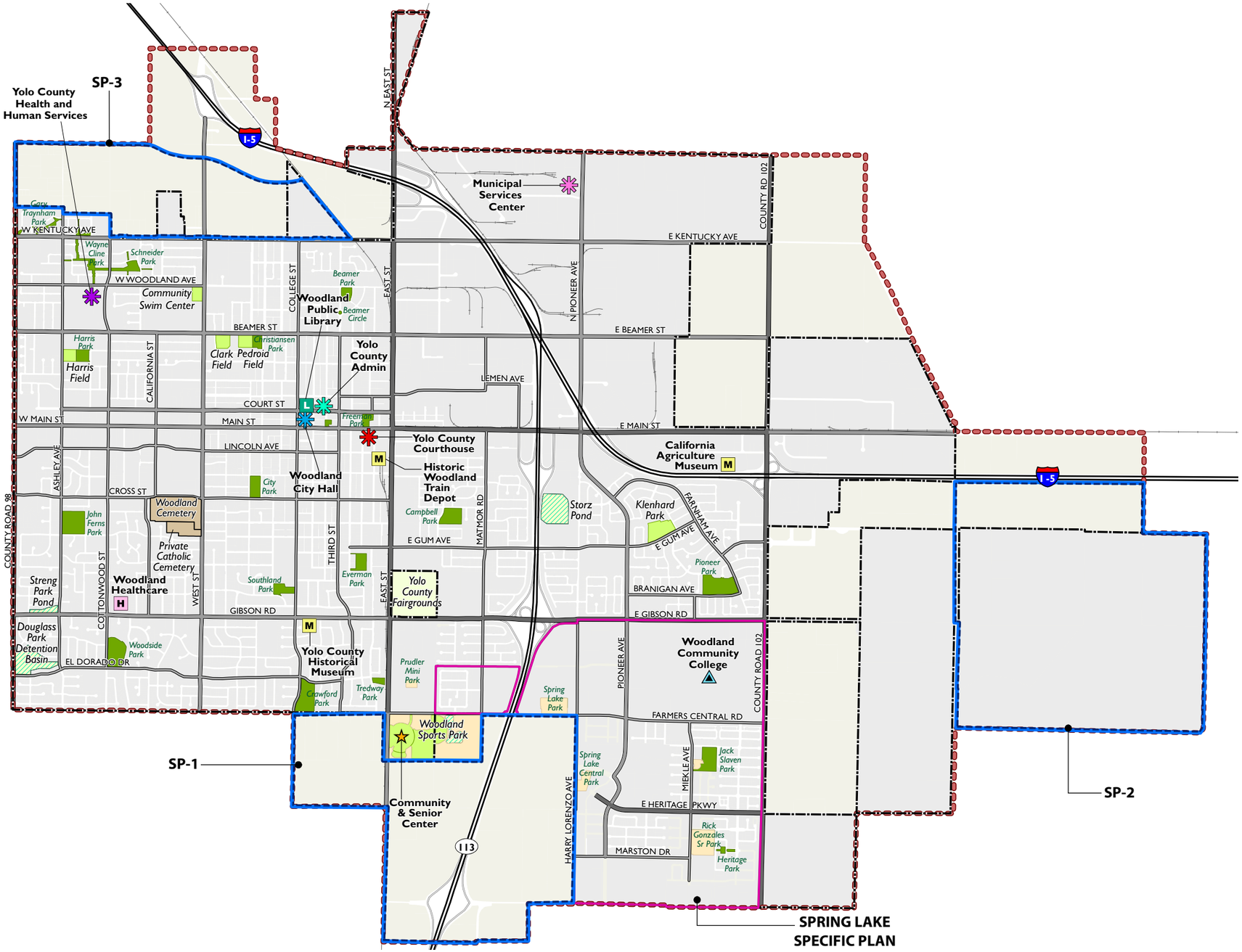
High quality education is also integral to healthy minds and is discussed in the Public Facilities and Services Element.

Community facilities are the network of public and private institutions that support the civic and social needs of the population. They offer a variety of recreational, artistic, and educational programs and special events. Community facilities are shown on Figure 6-4 and include:

- **Community and Senior Center.** Woodland's Community and Senior Center is located at 2001 East Street and is designed to meet the needs of the population for civic meetings, recreational activities, social gatherings, and cultural events. The facility also hosts special programming and events for seniors.

The civic buildings and Senior Center in Woodland house educational, recreation, and civic programs for community meetings and events.

FIGURE 6-4: COMMUNITY FACILITIES



- Library
- Hospital
- Museums
- Community Center
- City Hall
- Yolo County Courthouse
- Yolo County Admin
- Health Departments & Services
- Municipal Services Center
- Community College
- Sports & Recreational Facilitites
- Existing Parks
- Detention Basin
- Proposed Parks*
- County Fairgrounds
- Cemetery
- Highways
- Principal Arterials
- Minor Arterials
- Collectors
- Ramps
- City Limits
- New Specific Plan Boundary
- Spring Lake Specific Plan Boundary
- Urban Limit Line

* Rick Gonzales Sr. Park and Spring Lake Park are under construction.

0 0.375 0.75 1.5 Miles

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

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- **Civic Buildings.** This category of community facilities includes City and County administrative and public buildings, such as City Hall, the Municipal Services Building, and the County Courthouse. Many of Woodland's civic buildings are located in historic Downtown Woodland.
- **Library.** The City of Woodland's library houses literary, artistic, and reference materials for public use and circulation. Located at 250 First Street, the library provides opportunities to attend social and educational programming and events, and provides access to twenty-first century technologies.
- **Visual and Performing Arts Venues.** These facilities house scientific and historical exhibits or offer space for artistic performances and presentations. Woodland is home to a number of museums and performing arts venues, including the Yolo County Historical Museum and the Woodland Opera House.
- **Yolo County Fairgrounds.** With over 55 acres of facilities including open spaces and buildings, the Yolo County Fairgrounds on East Street provide space for the annual County Fair and a number of large events during the year.
- **Yolo County Health and Human Services Agency.** The County Health Department is located in northwest Woodland and provides a number of important services and programs for the Woodland community, as well as the broader county, ranging from nutrition classes to health statistics. There is also a community garden on site at their office that is open to the community and the site of public gardening courses and workshops.

The City of Woodland plans to maintain the Public Library as a destination by expanding its facilities and programs.

Volunteering is an important strategy for cultivating healthy minds in Woodland. Volunteering helps engage the mind and provides a sense of community and belonging; it also helps individuals gain new skills, make friends, acquire work experience, build contacts, and improve the quality of their community. Volunteers are an integral part of Woodland's programs and services, and the City offers seasonal, one-time, and ongoing volunteer opportunities for individuals, families, community groups, and other interested parties. The General Plan encourages the Woodland community to volunteer and supports local volunteering opportunities.

Volunteering helps engage the mind and provides a sense of community and belonging.

Youth engagement—the meaningful participation and continued involvement of young people in activities focused outside themselves—can be conceived as part of a larger group of "developmental assets" in healthy minds. Youth engaged in structured ac-

The Yolo County Fairgrounds is a unique community entertainment feature in Woodland.

tivities—extracurricular school involvements, community service, organizational work in church or community—have been found to be less likely to engage in risky activities related to drugs, alcohol, violence, and risky sexual activity, among other things. There is also evidence that engaged youth are less depressed, have higher self-esteem, are more physically active, obtain higher grades in school, and show a greater commitment to their friends, families, and communities.[9] More specifically, involvement in arts and hobbies, as well as participation in youth group activities, may reduce later delinquency. Community service involvement also leads to reduced violence. Soliciting youth feedback and input in designing public programming or infrastructure (parks, schools, etc.) that directly serve youth can provide significant benefits to institutions and neighborhoods, and is supported by the General Plan. Furthering the engagement of Woodland's youth in civic activities is a cost effective way for the City to reduce crime, increase educational attainment, and improve a number of health indicators across all populations. This Plan includes specific policies to support the youth programs and expand collaborative efforts with local schools.

The number of adults over the age of 70 is growing across the nation as the Baby Boomers grow older, and promoting healthy minds in Woodland seniors is supported in the General Plan. The Community Services Department provides services and programs to meet the needs of residents over the age of 55; these focus on health and wellness, social events, expressive arts, nutrition, fitness, educational classes, and recreational classes. Many of the programs are held at the Community and Senior Center, which coordinates recreation, self-enrichment, and educational programs that are often run by volunteers. One program, Teens Helping Seniors, engages both teens and seniors by pairing youth with older adults who need assistance at their homes with tasks such as weed pulling and sweeping. The Community and Senior Center also helps to plan activities, trips, and special events for Woodland seniors throughout the year. The General Plan encourages healthy minds in Woodland's seniors by supporting senior programs, activities, and services.

9 Centres of Excellence for Youth Engagement, "Youth engagement and health outcomes: Is there a link?" (2003).

6.6 Arts and Culture

Arts and culture play a number of important roles in Woodland related to healthy minds. Public art in Woodland contributes to creating vibrant, beautiful, and meaningful spaces for community members of all ages and backgrounds that support social and mental health, including parks, plazas, and streets. Arts and culture also support healthy minds by providing opportunities for members of the community to creatively express themselves and ideas about nature, community, history, current events, and culture.

In Woodland, arts and culture are expressed in many forms across the community and reflect the multicultural nature of the city's diverse population. Art installations, including murals, signs, and sculpture, can be found on the streets and sidewalks, as well as in parks, plazas, bus stops, private businesses and developments, and private spaces such as homeowners' yards. Creation and maintenance of art in the public realm in Woodland is supported by the General Plan, to ensure that local arts and culture continue to be integral and defining characteristics of the community.

Diverse arts and cultural programming and services are important to the Woodland community. The city has several venues that accommodate art, music, stage, and dance, such as the historic Woodland Opera House, which offers dance and theater educational programs. The City offers art classes and programs through its Community Services Department. Many members of the Woodland community, including volunteers, private businesses, and non-profit organizations, support the arts in Woodland. The diversity of cultural and arts programs, services, and activities in Woodland is an important source of community education and enrichment; it also presents an opportunity to bolster economic prosperity in the community through cultural tourism. Continued support and expansion of arts facilities and programs through the General Plan will continue to contribute to the distinct qualities that make Woodland a special community in the Sacramento Valley.

Permanent murals and temporary art installations help create a healthy, vibrant, and culturally diverse community

6.7 Goals and Policies

Goal 6.A **Health Equity.** Promote health equity in Woodland, including the promotion of equal access to health facilities, goods, services, and economic and educational opportunities; helping to ensure overall well-being for residents of all ages, abilities, and incomes; and fairly treating all members of the public in the process of creating a healthy Woodland.

Policy 6.A.1 **Medical and Health Services and Facilities.** Support the managed growth of complementary health services and medical facilities in Woodland, including clinics, hospitals, medical offices, and medical laboratories. Work with hospitals, medical practices, and other health care providers to increase siting and development of medical clinics and medical facilities across Woodland to ensure widespread access to these services.

Policy 6.A.2 **Monitor Health Data.** Collaborate with Yolo County Health and Human Services Agency (HHSA) as needed to monitor and maintain data related to Woodland health outcomes and risk factors, and to use these data to inform new County and City programs to serve the community.

Policy 6.A.3 **Off-site Health Clinics and Workshops.** Encourage Yolo County Health and Human Services Agency to explore the feasibility of a program of health clinics or workshops, run by medical service providers or the Yolo County Healthy and Human Services Agency, but hosted in local neighborhood facilities such as schools, parks, businesses, or parking lots.

Policy 6.A.4 **Publicize Health Programs.** Help publicize existing health programs and assist residents in connecting with County and community-based health services and medical facilities.

Policy 6.A.5 **Encourage Care of Physical Health.** Encourage Woodland residents to participate in health programs offered in the city and to regularly engage in preventative health care practices.

Policy 6.A.6 **Environmental Justice.** Treat all segments of the Woodland community fairly in the process of creating a healthy environment and strive to equally share the benefits and the burdens associated with public services, facilities, amenities, and decisions across all members of the community.

Policy 6.A.7 **Health Impacts of Land Use Decisions.** Consider potential health impacts associated with land use decisions, including enforcement actions, to reduce the adverse health effects of

hazardous materials, industrial activities, and other undesirable land uses on all members of the Woodland community.

Policy 6.A.8 **Equity of Environmental Protections.** Apply and enforce environmental protection measures equally among the geographic and socioeconomic sectors of Woodland.

Policy 6.A.9 **Procedural Equity for Health Initiatives.** Encourage all segments of the Woodland community, including residents, businesses, and organizations, to be involved in the development, adoption, and implementation of community health initiatives and consider their input throughout the decision-making process.

Goal 6.B **Active Lifestyles.** Support healthy and active lifestyles for all members of the community by integrating opportunities for active transportation and physical activity into daily life in Woodland.

See also goals and policies in the Transportation and Circulation Element.

Policy 6.B.1 **Promote Physical Activity.** Promote physical activity programs and education including but not limited to programs offered by the City's Community Service Department, and encourage residents to regularly participate in physical activity and active lifestyles.

Policy 6.B.2 **Accessibility.** Remove barriers and improve multimodal mobility throughout the city for all community members by supporting transit, pedestrian, and bicycle connections between residential neighborhoods and major destinations, including parks, civic facilities, school campuses, other educational institutions, employment centers, shopping destinations, parks and recreation areas.

Policy 6.B.3 **Promote Active Transportation.** Promote walking, biking, and other modes of active transportation as safe, easy, healthy, and fun alternatives for all residents to complete local errands and short trips around Woodland.

Sports facilities and recreation programs provide opportunities for physical fitness for Woodland residents of all ages.

Policy 6.B.4 **Street Design.** Implement street design features that facilitate walking and biking in both new and established areas. Require a minimum standard of these features for all new developments.

Policy 6.B.5 **Citywide Pedestrian and Bicycle Network.** Promote active modes of transportation through development and maintenance of a citywide pedestrian and bicycle network.

Refer to goals and policies in the Transportation and Circulation and Land Use, Community Design, and Historic Preservation Elements.

Policy 6.B.6 **Active Transportation to Schools.** Improve the street and neighborhood conditions in the areas surrounding schools to support children and youth walking and bicycling to school. Continue to work with the Woodland Joint Unified School District and other agencies to implement a Safe Routes to School program and prioritize identified Safe Routes to School infrastructure improvements in transportation improvement plans.

Refer to additional goals and policies regarding education in the Public Facilities and Services Element.

Policy 6.B.7 **Siting of New Schools.** Work with Woodland Joint Unified School District and private and charter schools to locate and design new school sites so they are easily and safely accessible to pedestrians and bicyclists and located and accessed away from major street intersections and major streets.

Refer to additional goals and policies regarding education in the Public Facilities and Services Element.

Policy 6.B.8 **Signage for Parks and Recreation Facilities.** Improve signage directing residents and visitors to public parks and recreational facilities from all parts of the community. Integrate parks signage with bikeway and pedestrian-oriented signage system throughout Woodland.

The General Plan aims to make it easier and safer for families to access recreation spaces in Woodland.

Policy 6.B.9 **Safe, Accessible, and Diverse Facilities.** Ensure parks and recreational facilities are safe for all users, accessible to pedestrians and bicyclists, provide safe drinking water, and meet the needs of Woodland's diverse community through design and amenities. As needed, evaluate and enhance street lighting along bicycle and pedestrian routes to encourage walking and biking.

Policy 6.B.10 **Improved Pedestrian Connections.** Provide pedestrian connections in all new developments to provide full connectivity within a project as well as connections to adjacent uses and the larger network.

Goal 6.C **Healthy Food.** Create a healthy, balanced, functional, and equitable food system for the entire Woodland community by reducing barriers and increasing access to locally-grown fruits and vegetables, and increasing community-wide knowledge of healthy food choices and behaviors.

Policy 6.C.1 **Farmers Markets.** Support farmers markets in Woodland and promote a comprehensive listing of all farmers markets in Woodland. Support local agencies and community groups in working with farmers' markets to accept WIC and EBT by providing technical assistance, such as providing an exchange or voucher system.

Policy 6.C.2 **Healthy Food Options.** Encourage grocery stores and food establishments to provide healthy food and beverage options. Encourage dining establishments that provide "slow food" that is fresh and minimally processed and that support "farm to fork" initiatives. Encourage these dining establishments to be located along main transportation corridors, as alternatives to fast food or drive-thru establishments.

Policy 6.C.3 **Urban Agriculture.** Promote a full range of urban agriculture activities, including farmers' markets, farm stands, community gardens, on-site garden produce market stands, and urban farms. Partner with associations involved in these activities.

Policy 6.C.4 **Community Gardens in High-Density Neighborhoods.** Support the planning of community gardens within walking distance of high-density residential areas to compensate for the reduced amount of open space in these areas.

Policy 6.C.5 **Healthy Food Programs.** Encourage participation in healthy food and nutrition programs in Woodland to increase knowledge and consumption of healthy foods and beverages.

Policy 6.C.6 **Home Gardening.** Support home gardening efforts, and provide residents with technical assistance in the form of online and library

resources and workshops on gardening basics and cooking easy, healthy meals with fresh produce.

Policy 6.C.7 **Healthy Food in Schools.** Help schools increase availability of healthy foods and beverages by working cooperatively with the Woodland Joint Unified School District, Yolo County Health and Human Services Agency, Yolo County Agriculture Department, and UC Cooperative Extension.

Policy 6.C.8 **Healthy Food and Clean Water at City Programs.** Promote healthy food and beverages at City-sponsored events, programs, and recreation activities. Ensure that safe, clean drinking water is available for the public at all City-owned buildings where public programs occur.

Goal 6.D Community Facilities and Programs. Support a wide variety of community facilities and programs to serve and meet the needs of the diverse Woodland community.

Policy 6.D.1 **Adequate Facilities.** Ensure there are adequate community facilities to serve all segments of Woodland's growing population. Plan for appropriate community facilities in new growth areas.

Policy 6.D.2 **Downtown Woodland Facilities.** Promote Downtown Woodland as an entertainment, cultural, civic, and community activity center for the city, county, and region by encouraging related programming and facilities to be located in the Downtown area.

Policy 6.D.3 **Library Facilities and Programming.** Provide library facilities and programs that align with the community's learning needs, abilities and demographics, and changes in technology, such as through facility design, services and service delivery methods, and partnerships with educational and learning institutions.

Policy 6.D.4 **Library Expansion.** Expand Woodland library facilities and programs commensurate with the city's population growth.

Policy 6.D.5 **Library as Downtown Destination.** Ensure that the Woodland Public Library remains a vibrant Downtown destination by supporting its continued use and preservation.

Policy 6.D.6 **Community Engagement.** Promote and enhance community involvement and participation by all sectors of the community. Foster transparency and participation in local government and decision-making and in the social, cultural, and recreational activities of the community.

Policy 6.D.7 **Volunteerism.** Encourage and support volunteer opportunities that benefit the community and also benefit volunteers.

Policy 6.D.8 **Community Events.** Encourage citywide events that integrate family, school, and community.

Policy 6.D.9 **Senior Programs and Services.** Promote social engagement and healthy lifestyles in Woodland's older adults by continuing to fund and organize programs, activities, and services for seniors.

Policy 6.D.10 **Support Youth and Families.** Provide a supportive environment for youth and families within the Woodland community, and support programs, leadership, and opportunities for Woodland's youth.

Policy 6.D.11 **Other Programs and Services for Youth.** Encourage businesses, agencies, and organizations to develop thoughtful and responsive services and programs that address unmet needs of youth in Woodland. Include and involve youth in the development of these programs and services.

Policy 6.D.12 **Collaborate with Schools on Services and Programs.** Encourage the use of schools as community and neighborhood centers to provide a range of services and programs, such as evening courses related to healthy living, job-training and retraining programs, and other education services for the community at large.

Policy 6.D.13 **Joint Youth Programs with Education Community.** Encourage Woodland Community College, UC Davis, the Woodland Joint Unified School District, and other educational institutions to conduct joint programs with youth organizations. These programs may include the following: mentoring and other forms of community service among college students that provide academic enrichment programs for adolescents; offering opportunities to explore future college attendance by visiting the campuses; meeting slightly older peers; and learning about admissions processes and financial aid.

Policy 6.D.14 **Consult with Community on Programming.** Consult with older adults, youth, families, and others to develop the City's programs, services, and activities, to ensure that they are responsive to residents' needs and desires.

Goal 6.E Support Public Art. Support public art as an important amenity to creating a beautiful and vibrant city.

Policy 6.E.1 **Arts in Public Places.** Develop an "Arts in Public Places" program and supporting standards to create more opportunities for visual and performing arts while providing clear direction on desired expectations with regard to community art.

Policy 6.E.2 **Downtown as Woodland's Arts and Cultural Center.** Establish Downtown as an entertainment, cultural, ethnic resource, and

community activity center for the city, county, and region. Encourage the use of Main Street and surrounding streets in the core area for civic and cultural events.

Policy 6.E.3 **Arts and Culture Events.** Continue to support First Friday Artwalk and other similar arts and cultural related events and programs that reflect the community's diversity.

Policy 6.E.4 **Woodland Opera House.** Continue to support the Historic Woodland Opera House's use as a performing arts venue.

Policy 6.E.5 **Diversity of Art Installations.** Encourage public art installations that are diverse in content, media, and siting; help to create and reinforce the uniqueness of Woodland; and reflect the array of regional, cultural, and environmental influences. Seek to ensure that Woodland residents of all cultural backgrounds are represented and involved in the art installations.

Policy 6.E.6 **Local Artists.** Engage the local artist community on public art projects and programs wherever possible.

Policy 6.E.7 **Maintenance of Public Art.** Consider maintenance of public art during the development of public artwork, and require development of a maintenance funding plan to be in place and adhered to as part of any new public art installation.

Policy 6.E.8 **Public Art Promotion.** Promote public enjoyment of art in Woodland by providing public art installations and informational resources about public art installations.

Establishing Downtown as a cultural entertainment center is a priority for the General Plan, which supports outdoor festivals, such as the Cesar Chavez event; indoor performances at venues such as the Woodland Opera House; and community art events like "Chalk on the Block."

Goal 6.F **Programs and Facilities for Arts and Culture.** Promote, develop, and implement programs and facilities that meet the artistic and cultural needs of the Woodland community.

Policy 6.F.1 **Arts Programs and Facilities.** Encourage and support the provision of spaces, programs, and facilities across the community to provide opportunities for artistic and cultural engagement and expression for all members of the Woodland community.

Policy 6.F.2 **Arts Partnerships.** Encourage and support partnerships among arts organizations, businesses, UC Davis, Taller Arte del Nuevo Amanecer (TANA), and schools in Woodland. Encourage improved communication, coordination, and sharing of resources among the arts, education, and business communities.

Policy 6.F.3 **Funding for Arts and Culture.** Support adequate public and private funding for the continued growth of the arts in Woodland.

Policy 6.F.4 **Diversity of Public Arts and Culture Classes.** Continue to provide a diversity of public artistic and cultural classes and programs through the Community Services Department that meet the needs of the Woodland community.

Policy 6.F.5 **Performances in Public Spaces.** To the extent feasible, encourage local groups to perform and host events in public spaces and in other non-traditional settings, such as the California Agriculture Museum.

The General Plan aims to create more art in public places.

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7 SUSTAINABILITY, CONSERVATION, AND OPEN SPACE ELEMENT

7.1 Introduction and Purpose

Conservation and sustainability are guiding concepts of planning that are incorporated throughout the General Plan. According to the U.S. Environmental Protection Agency (EPA), "To pursue sustainability is to create and maintain the conditions under which humans and nature can exist in productive harmony to support present and future generations." In the context of the General Plan, it is to take responsibility for the urban development and population growth projected during the planning period and the resulting potential impacts on the environment. Maintaining a sustainable community will require an integrated approach to planning and development that fully examines all costs (long- and short-term) and balances those against the long-term environmental and social needs of the community. By implementing sustainable design measures and policies, Woodland can decrease and offset consumption of natural resources and reduce its contribution to global climate change.

"To pursue sustainability is to create and maintain the conditions under which humans and nature can exist in productive harmony to support present and future generations."

The Sustainability, Conservation, and Open Space Element establishes goals and policies for the conservation of natural resources in Woodland. Woodland's natural resources – water, natural habitats, wildlife, vegetation, agricultural soils, minerals, and air – contribute to the city's economy and the quality of life of Woodland residents. These resources exist in limited quantity and as a result, the General Plan promotes thoughtful planning and resource management that can help inform community discussion about weighing environmental conservation with other General Plan goals. The General Plan seeks to balance planned growth with conservation and enhancement of the area's natural resources.

Open space is protected for the preservation of natural resources, among other purposes.

The Sustainability, Conservation, and Open Space Element is organized as follows:

- **Section 7.1: Introduction and Purpose.** Introduces the topics covered in this Element and outlines the Element's relationship to State law and the Visioning Statement and Guiding Principles.
- **Section 7.2: Water Resources.** Addresses surface water and groundwater resources and water conservation efforts.
- **Section 7.3: Biological Resources and Open Space for Conservation.** Considers habitats and natural vegetation and special-status species.
- **Section 7.4: Agricultural and Soil Resources.** Discusses farmland in and surrounding the Planning Area as well as soil resources.
- **Section 7.5: Mineral Resources.** Addresses natural gas and other mineral resources in the Planning Area.
- **Section 7.6: Cultural and Archaeological Resources.** Considers the preservation of prehistoric, cultural and archaeological resources.
- **Section 7.7: Air Quality and Greenhouse Gases.** Discusses air pollutants and contaminants, greenhouse gas emissions and climate change.
- **Section 7.8: Goals and Policies.**

For additional background data and information on these topics, refer to the *Opportunities and Challenges, Issues and Options* report. For more information on climate change refer to the City's Climate Action Plan (CAP).

Relationship to State Law

The Sustainability, Conservation, and Open Space Element combines two of the seven required elements of a General Plan: the Conservation Element, which is required to address the conservation, development, and utilization of natural resources; and the Open Space Element, which is required to address open space lands used for a variety of purposes.

Specifically, California Government Code Sections 65302(d) and Section 65560(b) and Sections 5097.9 and 5097.993 of the Public Resources Code mandate the Conservation and Open Space Elements to address the following key topics listed in Table 7-1.

Relationship to Vision and Guiding Principles

The Sustainability, Conservation, and Open Space Element aligns with the community's vision of Woodland as a "sustainable city," "healthy community," and "leader in sustainable agriculture." In addition, it directly supports the following Guiding Principles:

- **Environmental Stewardship:** Foster a sustainable community for the next generation and protect and improve the quality of the natural environment.
- **Agricultural Heritage:** Preserve and protect prime agricultural lands and their uses within and surrounding the community.

TABLE 7-1: LAND USE TOPICS REQUIRED BY STATE LAW

Required Topic	*Addressed in this Element*	*Location if not addressed in this Element*
Conservation		
Water and its hydraulic force	Partially	Water supply and demand are covered in the Public Facilities and Services Element. Flooding is addressed in the Safety Element.
Forests	No	Not applicable. The City has no forest resources.
Soils	Yes	
Rivers, creeks, streams, and other waters	Yes	
Harbors and fisheries	No	There are no harbors or fisheries in the Planning Area.
Wildlife	Yes	
Minerals and other natural resources	Yes	
Effects of planned development on natural resources on public lands	Yes	
Effects of planned development on natural resources on military installations	No	There are no military installations in or immediately around the Planning Area.
Flood corridors	No	Flooding is addressed in the Safety Element.
Groundwater recharge	Yes	
Stormwater management	No	Stormwater management is addressed in the Public Facilities and Services Element.

TABLE 7-1: LAND USE TOPICS REQUIRED BY STATE LAW

Required Topic	*Addressed in this Element*	*Location if not addressed in this Element*
Open Space		
Open space for preservation of natural resources, including: • Areas required for the preservation of plant and animal life • Habitat areas for fish and wildlife species • Areas required for ecologic and other scientific study purposes • Rivers, streams, bays, and estuaries • Coastal beaches, lakeshores, banks of rivers and streams • Watershed lands	Yes	
Open space for the managed production of resources, including: • Forest land • Range land • Agricultural lands • Areas of economic importance for the production of food and fiber • Areas required for recharge of groundwater basins • Bays, estuaries, marshes, rivers, and streams important for commercial fisheries • Areas containing mineral deposits	Yes	
Open space for outdoor recreation, including: • Areas of outstanding scenic, historic, and cultural value • Areas particularly suited for park and recreation purposes • Access to lakeshores, beaches, rivers, and streams • Areas that link major recreation and open space land such as utility easements, river banks, stream banks, and scenic highway corridors	No	Parks and recreation are addressed in the Public Facilities and Services Element.

TABLE 7-1: LAND USE TOPICS REQUIRED BY STATE LAW

Required Topic	*Addressed in this Element*	*Location if not addressed in this Element*
Open space for public health and safety, including: • Earthquake fault zones • Unstable soil areas • Floodplains • Watersheds • High fire risk areas • Areas required for the protection of water quality and water reservoirs • Areas required for the protection and enhancement of air quality • Other areas which require special management or regulation because of hazardous or special conditions	Partially	Earthquake fault zones, unstable soil areas, floodplains, high fire risk areas, and other areas that require special management or regulation because of hazardous or special conditions are addressed in the Safety Element.
Open space in support of the mission of military installations, including: • Areas adjacent to military installations and military training routes • Areas underlying restricted military airspace	No	There are no military installations in or immediately around the Planning Area.
Open space for the protection of Native American places, features, and objects, including: • Sanctified cemeteries • Places of worship • Religious or ceremonial sites • Sacred shrines • Historic, cultural or sacred sites • Historic or prehistoric ruins • Burial grounds • Archeological or historic sites • Inscription sites • Rock art	Yes	

7.2 Water Resources

Water resources are important not only for residents and businesses, but also for agriculture, natural habitats and other aspects of the natural environment. Careful stewardship is critical to conserve and protect surface water and groundwater sources and ensure water quality. Surface water and groundwater resources and quality are covered below. The topics of flooding and flood protection are addressed in the Safety Element.

Water supply and demand are addressed in the Public Facilities and Services Element.

Woodland is located in the eastern portion of Yolo County within the Sacramento River Hydrologic Region. Two miles to the east are the Yolo West Levee Bypass and the Sacramento River. Willow Slough and Putah Creek are located to the south, and Lower Cache Creek is approximately one-half mile northeast of the voter-approved Urban Limit Line (ULL). Woodland has a Mediterranean climate and typically experiences hot, dry summers and temperate, rainy winters. Winter precipitation comes from the North Pacific storm track, averaging just less than 20 inches per year. Woodland's annual precipitation falls from October to April, with the majority falling between the months of November and March.

Surface Water

Surface Water Resources

Woodland lies within portions of four major watersheds, including the Sacramento River, Cache Creek, Putah Creek, and Willow Slough watersheds. Surface water in Yolo County and the Woodland area generally drains to the Yolo West Levee Bypass on the eastern edge of the county. Much of the surrounding agricultural land is irrigated through a series of canals and drainage ditches connected to these waterways. Figure 7-1 illustrates the major waterways near the Planning Area.

The City of Woodland, City of Davis, and University of California, Davis have partnered on a regional surface water supply project, which secures the use of surface water from the Sacramento River. This increases the City's water supply while reducing the impact on groundwater sources. The project began operation in summer 2016 and is essential in allowing the City to meet future water demand.

For additional information about this project and surface water supply, refer to the Public Facilities and Services Element.

Cache Creek originates northwest of Woodland. The waterway terminates at the Cache Creek settling basin, just northeast of the Woodland Planning Area. Photo: Yolo County.

Surface Water Quality

While surface water quality of water bodies in the Woodland area is generally good, four nearby water bodies are identified on a list of impaired water bodies maintained by the State pursuant to Section 303(d) of the Clean Water Act. As of 2010, the Sacramento River from Knight's Landing through the Sacramento-San Joaquin Delta is listed as impaired by mercury and pesticides. These chemicals are found at their highest concentrations at discharge points along the creeks that receive run-off from agricultural fields, abandoned mines, and their associated waste materials. Pollutants from these sources are generally transported from upstream areas. Cache Creek is also listed as a significant contributor of mercury to the Delta due to historic mercury mining activities further upstream in Lake County, geothermal springs, the erosion of naturally occurring mercury-containing soils, and atmospheric deposition. In addition, Putah Creek is listed for boron and mercury, and Willow Slough is listed for boron and pathogens.

Groundwater

Groundwater Resources

The Planning Area overlies the Lower Cache-Putah Subarea within the East Yolo Subbasin of the greater Sacramento Valley Groundwater Basin. The natural gradient of the aquifer runs from west to east, following the valley topography, and draining into the Sacramento-San Joaquin Delta. It is estimated that the Lower Cache-Putah Subarea has an estimated storage capacity of 2.7 million acre-feet.[1]

The ASR program and groundwater supply is discussed further in the Public Facilities and Services Element.

Now that the regional surface water supply project has come online, Woodland's reliance on groundwater as a source of potable water has decreased significantly. The aquifer in Woodland and the surrounding area is not considered to be in overdraft. In addition, Woodland is planning to implement an Aquifer Storage and Recovery (ASR) program beginning in Fall 2016 which will further improve groundwater supplies in Woodland.

1 Yolo County. 2005 (January). Background Report for the Yolo County General Plan Update. Prepared by: Jones & Stokes, Cotton Bridges Associates, Inc., Fehr & Peers Associates, Inc., House Agricultural Consultants, and Applied Development Economics.

Groundwater Quality

Groundwater quality is generally considered adequate for agricultural and municipal uses, although it tends to be "very hard." There are some localized areas throughout the basin that have been recorded to have high concentrations of boron. Electrical conductivity, an indicator of salinity, has continued to increase in some areas. Groundwater near Cache Creek has been noted to contain higher concentrations of selenium, nitrate, and boron. Other areas just west of Woodland have been identified as having high levels of nitrates.

Groundwater Management

In September 2014, a three-bill legislative package, comprised of AB 1739 (Dickinson), SB 1168 (Pavley), and SB 1319 (Pavley), was signed into law. Collectively known as the Sustainable Groundwater Management Act (SGMA), these laws provide for the sustainable management of groundwater supplies by local authorities. The legislation requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt groundwater management plans that are tailored to the resources and needs of their communities by January 31, 2020. The Yolo County Farm Bureau has partnered with the Water Resources Association of Yolo County to begin the planning process for SGMA implementation and the creation of a GSA.

The City of Woodland prepares annual water quality reports. Results from the shallow and intermediate depths of the aquifer have indicated some areas with contaminant levels that nearly meet maximum concentration levels for nitrates, salts, and other elements. Three of Woodland's wells have been taken offline due to the level of nitrates nearing the maximum contaminant limit. In addition, City wells have been found to contain hexavalent chromium, a naturally occurring metal in soil and water. In 2014, the California Department of Public Health enacted a maximum contaminant level for hexavalent chromium of 10 parts per billion. The new regulation is restricting the use of many of the City's existing wells. Because remediation is prohibitively expensive, the new surface water supplies from the surface water project along with the use of blending wells and implementation of an aquifer storage and recovery system have been important in offsetting issues with affected wells and ensuring a reliable future water supply.

"Water-wise" landscaping incorporates native and drought tolerant plants to conserve water and create attractive alternatives to turf.

The General Plan promotes efficient water use and aims to update landscape water conservation standards.

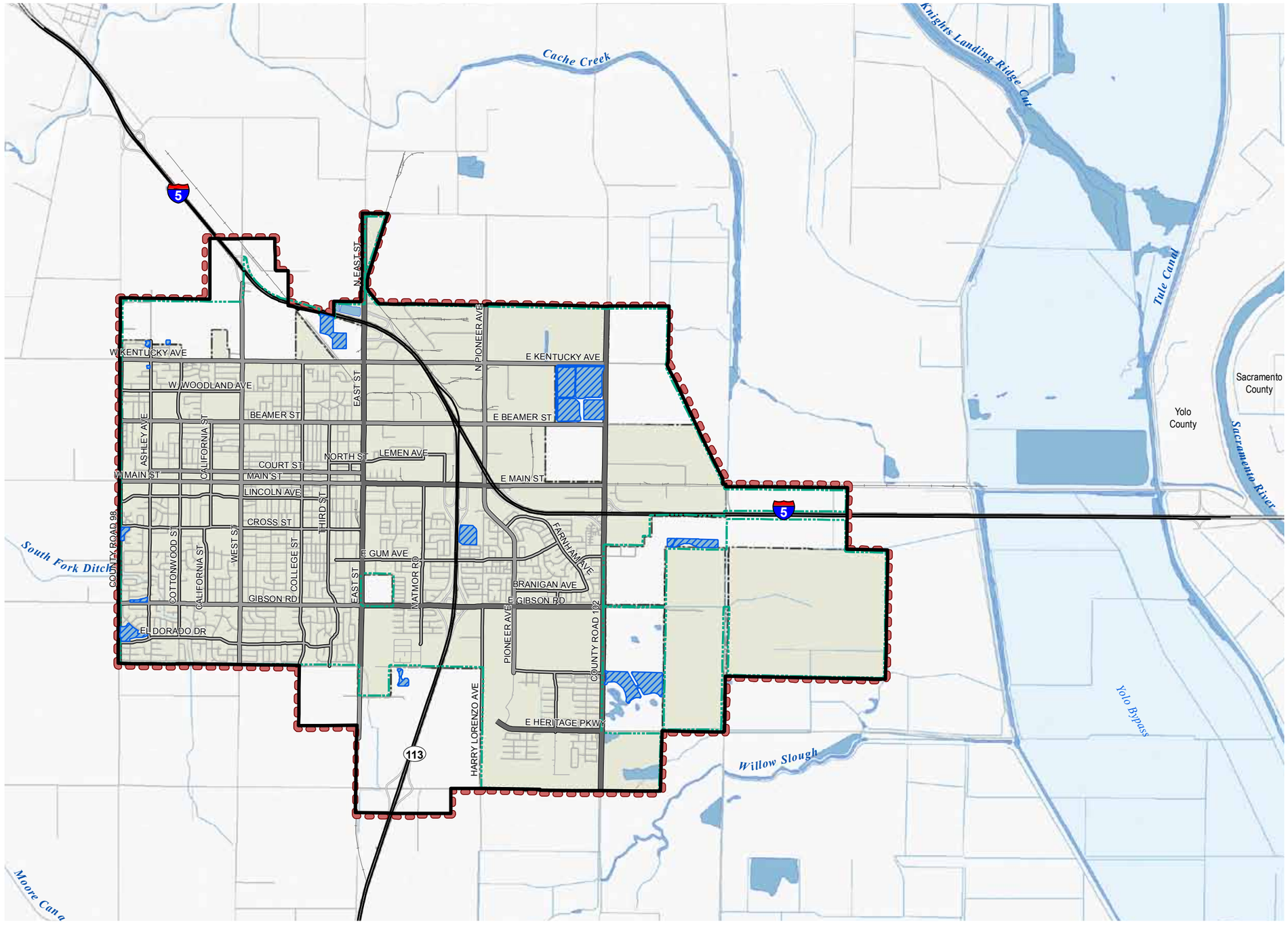
Water Conservation Efforts

The City of Woodland has supported efforts to reduce water demand through conservation and other measures. Senate Bill x7-7 (SBx7-7) was enacted in November 2009 as part of the Urban Water Management Planning Act. SBx7-7 requires water suppliers to increase water conservation efforts. The legislation sets an overall goal of reducing urban per capita demand by 20 percent by the year 2020. Urban retail water suppliers that do not meet the water conservation requirements of SBx7-7 are not eligible for State water grants or loans.

In compliance with State law, the City has installed water meters throughout Woodland and uses a consumption-based billing schedule for water utility building. The completion of the City's water meter installation program was expected to reduce demand by about 15 percent per year, helping the City to meet the State's SBx7-7 goals. In fact, the City is already successfully meeting or exceeding the water conservation requirements required by SBx7-7, as the City achieved a total annual water use reduction of 47 percent by 2014.

In addition, the City promotes "water-wise" landscapes that rely on native and drought tolerant plants while ensuring adequate water for existing and new trees. Water-wise landscapes draw much less water during hot, peak water-use months; reduce the potential for discharge of pollutants into the stormwater system; and provide welcome habitat for beneficial insects and birds. The City of Woodland hosts a free water-wise residential landscape tour each year that promotes creative alternatives to turf. In addition, the City's website provides planting plans for water-wise mow strips that provide guidance on plant selection and placement.

FIGURE 7-1: SURFACE WATER HYDROLOGY



Surface Water Bodies
Detention Basin

Transportation
Highways
Principal Arterials
Minor Arterials
Collectors
Local Roads

Boundaries
Planning Area
Urban Limit Line
Sphere of Influence (SOI)

0 6,000
FEET

NORTH

Base Map: City of Woodland
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Source: City of Woodland 2016, Dyett and Bhatia 2017

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7.3 Biological Resources and Open Space for Conservation

Habitats and Natural Vegetation

Habitat types within the Planning Area include annual grasslands, alkali sink, freshwater wetlands and drainages. In addition, a number of other habitats can be found within a two-mile radius of the ULL, including riparian forest, freshwater marsh, riverine and lake habitats. With the exception of annual grasslands, all of these habitats are considered to be sensitive habitat types, meaning they have a high ecological value or function, are somewhat rare, or are of concern to federal, state and/or local agencies. Habitats, including sensitive habitat types identified in the Yolo Habitat Conservancy database, are shown in Figure 7-2.

Annual Grasslands

There are approximately 500 acres of annual grasslands within the Planning Area. This habitat area is dominated by nonnative grasses and broad-leaved plants, including mouse barley, Mediterranean barley, rip gut brome, soft chess, Italian rye grass, and oat. Grasslands in the Planning Area are generally subject to some level of regular maintenance or other type of disturbance, including disking or mowing. A few scattered parcels of annual grassland are found along Kentucky Avenue in the northern portion of the Planning Area and along County Road 102 in the southeastern portion of the Planning Area.

Sensitive Habitat Types

Alkali Sink

Alkali sink habitat is a shrub-dominated community that occurs on alkaline soils. This habitat supports six special-status plant species known to occur within the Planning Area. Roughly 95 acres of alkali sink habitat is located in the southeastern portion of the Planning Area, occurring both east and west of CR 102 in undeveloped areas south of the Water Pollution Control Facility and north of Willow Slough.

The only waterways located within Woodland's Planning Area are agricultural drainages. Cache Creek and Willow Slough are located north and south of the Planning Area, respectively.

Freshwater Wetlands

Freshwater wetlands form in seasonally flooded or saturated soils in depressions or at the edges of streams, rivers, ponds, lakes, ditches and canals. They may also exist in artificially created depressions designed to contain stormwater in urban or agricultural areas. This habitat type occurs in some locations within the southeastern portion of the Planning Area as well as along Cache Creek and Willow Slough.

Drainages, Riverine Habitat, and Lake

Drainages are also considered to be sensitive habitats by the Yolo County Natural Heritage Program. Agricultural drainages within the Planning Area include the Maple Canal and Farmer's Central Ditch. The Maple Canal flows through the southwest corner of the Planning Area. Farmer's Central Ditch follows the southern edge of the Planning Area boundary, and then flows south in the vicinity of Sports Park Drive, west of SR 113.

Riverine and lake habitat is limited to areas north and south of the Planning Area, where these habitat types are primarily associated with Cache Creek and Willow Slough.

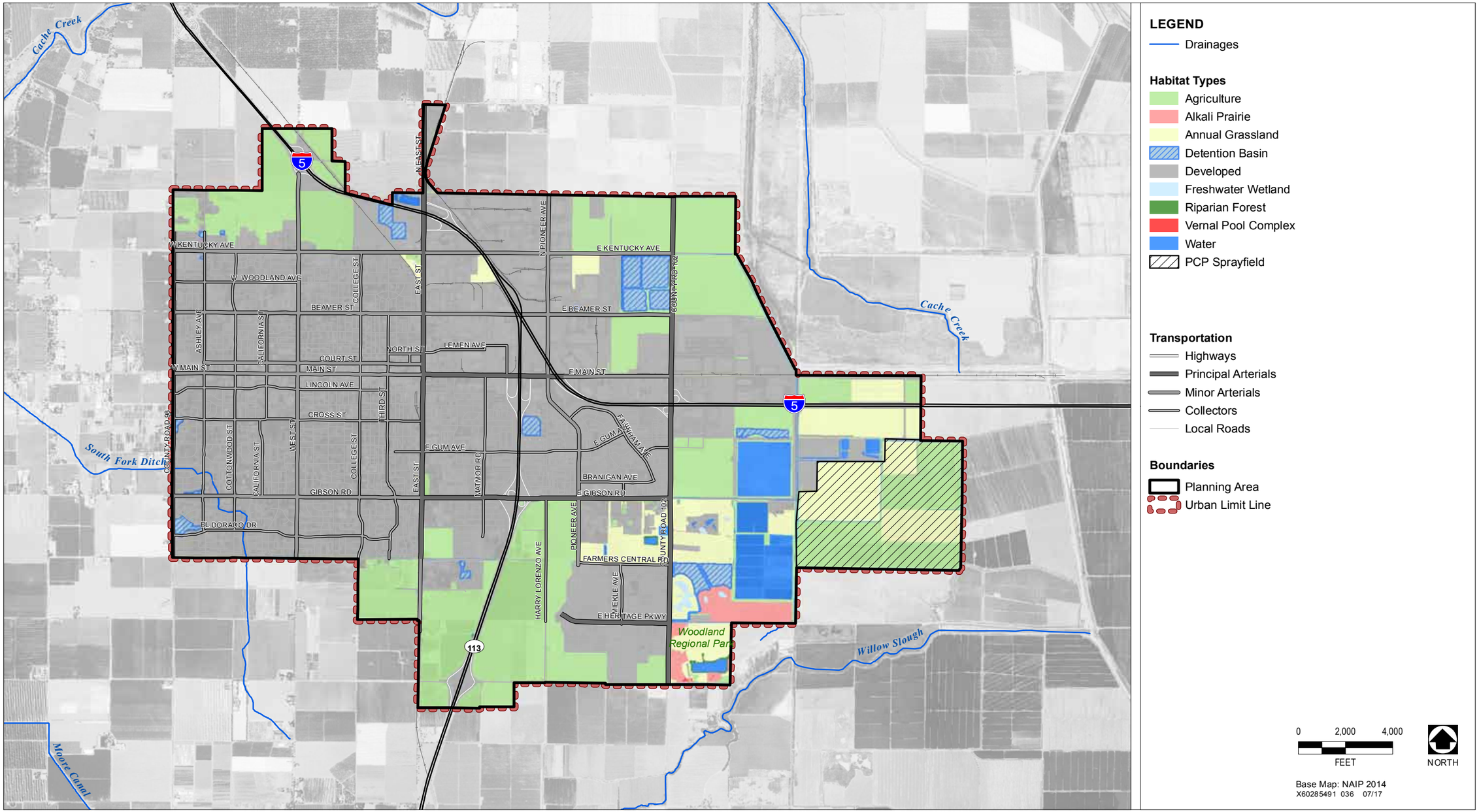
Riparian Forest

Riparian forests are structurally diverse, tree-dominated habitats that occur along the margins of perennial water bodies. Riparian forest is located north of Interstate 5 near the northeastern edge of the Planning Area boundary and along the Cache Creek levee system and Cache Creek Settling Basin. Willow Slough, located south of the southeastern edge of the Planning Area boundary, also supports a narrow band of riparian forest.

Freshwater Marsh

Freshwater marsh and associated wetlands form in permanently flooded or saturated soils in depressions or at the edges of streams, rivers, ponds, ditches and canals. Freshwater marsh habitat does not occur within the Planning Area, but is found adjacent to the southern edge of the Planning Area boundary, north of Willow Slough.

FIGURE 7-2: HABITATS



Source: City of Woodland 2016, Yolo County 2013, SACOG 2013, Dyett & Bhatia 2013, Yolo County NHP 2013, USGS 2010, USFWS 2009, NWI 2013, Center for Natural Lands Management 2015, Yolo County HCP/NCCP 2015

TABLE 7-2: SPECIAL-STATUS WILDLIFE SPECIES WITH POTENTIAL TO OCCUR WITHIN THE PLANNING AREA

Species	*Federal*[1]	*State*[2]	*Habitat*	*Potential for Occurrence in the Planning Area*
Giant garter snake *Thamnophis gigas*	T	T	Cultivated rice, freshwater marsh, and slow moving streams or canals	**Likely to occur.** Nine occurrences documented within two miles of the Planning Area
Burrowing owl *Athene cunicularia*	-	SSC	Nests in mammal burrows, rock cavities in grassland and scrub	**Could occur.** One occurrence documented within two miles of the Planning Area
Mountain plover *Charadrius montanus*	-	SSC	Forages in short grasslands and plowed agricultural fields where vegetation is sparse and trees are absent	**Likely to occur.** One occurrence documented within the Planning Area
Swainson's hawk *Buteo swainsoni*	-	T	Nests in riparian forests and isolated trees, open woodlands, and woodland margins; nests and forages in grasslands and agricultural fields.	**Known to occur.** Numerous occurrences documented throughout Planning Area.
Tricolored blackbird *Agelaius tricolor*	-	SSC	Forages in agricultural lands and grasslands; nests in marshes, riparian scrub, and other areas that support cattails or dense thickets of shrubs or herbs	**Likely to occur.** Two occurrences documented in the Planning Area
Western snowy plover *Charadrius alexandrinus nivosus*	T	SSC	Nests and forages on sandy and gravelly beaches along the coast and the shores of inland alkali lakes	**Could occur.** One occurrence documented in the Planning Area

Notes:

1. Federal: T = Listed as threatened under ESA
2. State: T = Listed as threatened under CESA; SSC = Considered a species of special concern by CDFW

Source: California Natural Diversity Database (CNDDB), 2013; U.S. Fish and Wildlife Service (USFWS), 2013.

Woodland Regional Park

The Woodland Regional Park is a 160-acre property located east of CR 102 and south of CR 25 in the southeastern portion of the Planning Area. Unique alkali soils in the Regional Park provide habitat for a suite of rare native plants. The lands to the east of the Regional Park are privately owned, including a parcel adjacent to most of the east side of the Park that is part of a three-unit conservation easement managed by the Center for Natural Lands Management. The other two units are located on the north side of CR 25.

Sensitive habitats present at the Woodland Regional Park include northern claypan vernal pools, valley sink scrub, alkali meadow, and seasonal wetlands. However, these habitats were not mapped by the Yolo Natural Habitat Program because they cover such small areas, and as a result, are not detailed on Figure 7-2.

The City and the Yolo Habitat Conservancy are in negotiations to establish a conservation easement over the majority of the park site to protect it as valuable habitat.

Special-Status Species

Wildlife

A total of six special-status wildlife species are known to occur or have the potential to occur in the Planning Area. Two species are listed as Federally threatened, two are listed as State threatened and four are listed as State species of special concern. There are no special-status fish species that are known to occur in the Planning Area. Additionally, no critical habitat for special-status species is found in the Planning Area or the surrounding radius of two miles.

The locations of special-status wildlife documented in the California Natural Diversity Database within two miles of the Planning Area are shown in Figure 7-3. These species are also listed in Table 7-2, along with their status, habitat, and potential to occur in the Planning Area.

The giant garter snake, Swainson's hawk, and the tri-colored blackbird are special-status wildlife species that have been known to occur in or within two miles of the Planning Area. Photos: Yolo Natural Heritage Program.

Alkali milk vetch, palmate-bracted bird's beak, and San Joaquin spearscale are three of the six special-status plant species with the potential to occur in the Planning Area. Photos: Yolo Natural Heritage Program.

Vegetation

As shown in Table 7-3, six special-status plant species have been documented in the Planning Area. One species, palmate-bracted bird's beak, is federally and State listed as endangered. The other five special-status species have California Rare Plant Rank of 1B, indicating that these species are considered rare or endangered and are tracked by the California Native Plant Society. The locations of special-status plants documented in the California Natural Diversity Database within two miles of the Planning Area are shown in Figure 7-3.

Habitat Conservation Plan/Natural Community Conservation Plan

Yolo County and its cities are undertaking a planning process for a comprehensive countywide Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) to address the effects of growth throughout the county on biological resources. The primary goal of the HCP/NCCP is the conservation of 12 State- and federally-listed rare, threatened, and endangered species; and species of special concern.

When adopted, the HCP/NCCP will set forth mitigation and conservation requirements for regional loss of habitat that would apply to most developed activities. Adoption of the HCP/NCCP is anticipated by the end of 2017.

TABLE 7-3: SPECIAL-STATUS PLANT SPECIES WITH POTENTIAL TO OCCUR WITHIN THE PLANNING AREA

Species	*Federal*[1]	*State*[2,3]	*Habitat*	*Potential for Occurrence in the Planning Area*
Alkali milk-vetch *Astragalus tener var. tener*	-	1B.2	Alkaline soils within playas, vernal pools, and adobe clay valley and foothill grassland habitats; 0 to 196 foot elevation Bloom: March–June	**Known to occur.** Two occurrences documented within the Planning Area
Brittlescale *Atriplex depressa*	-	1B.2	Alkaline clay soils within chenopod scrub, meadow and seeps, playas, vernal pools, and valley and foothill grassland habitats; 0 to 1,050 foot elevation Bloom: April–October	**Known to occur.** Four occurrences documented within the Planning Area
San Joaquin spearscale *Atriplex joaquinana*	-	1B.2	Alkaline soils on chenopod scrub, meadow and seeps, playas, and valley and foothill grassland; 3 to 2,740 foot elevation Bloom: April–October	**Known to occur.** Three occurrences documented within the Planning Area and one occurrence documented within two miles of the Planning Area
Heckard's pepper-grass *Lepidium latipes*	-	1B.2	Alkaline flats in valley and foothill grassland; 6 to 656 foot elevation Bloom: March–May	**Known to occur.** Two occurrences documented within the Planning Area and one occurrence documented within two miles of the Planning Area
Palmate-bracted bird's beak *Chloropyron palmatum*	E	E, 1B.1	Alkaline chenopod scrub and valley and foothill grassland; 16 to 510 foot elevation Bloom: May–October	**Known to occur.** Three occurrences documented within the Planning Area
Saline clover *Trifolium hydrophilum*	-	1B.2	Marshes and swamps, vernal pools, and mesic, alkaline valley and foothill grassland; 0 to 984 foot elevation Bloom: April–June	**Known to occur.** One occurrence documented within the Planning Area

Notes:

1. Federal: E = Listed as endangered under ESA
2. State: E = Listed as endangered under CESA
3. California Rare Plant Ranks and extensions 1B = Rare or endangered in California and elsewhere; .1 = Seriously endangered in California (>80 percent of occurrences are threatened and/or high degree and immediacy of threat); .2 = Fairly endangered in California (20 to 80 percent of occurrences are threatened)

Source: U.S. Fish and Wildlife Service (USFWS), 2013; California Natural Diversity Database (CNDDB), 2013; California Native Plant Society, 2013.

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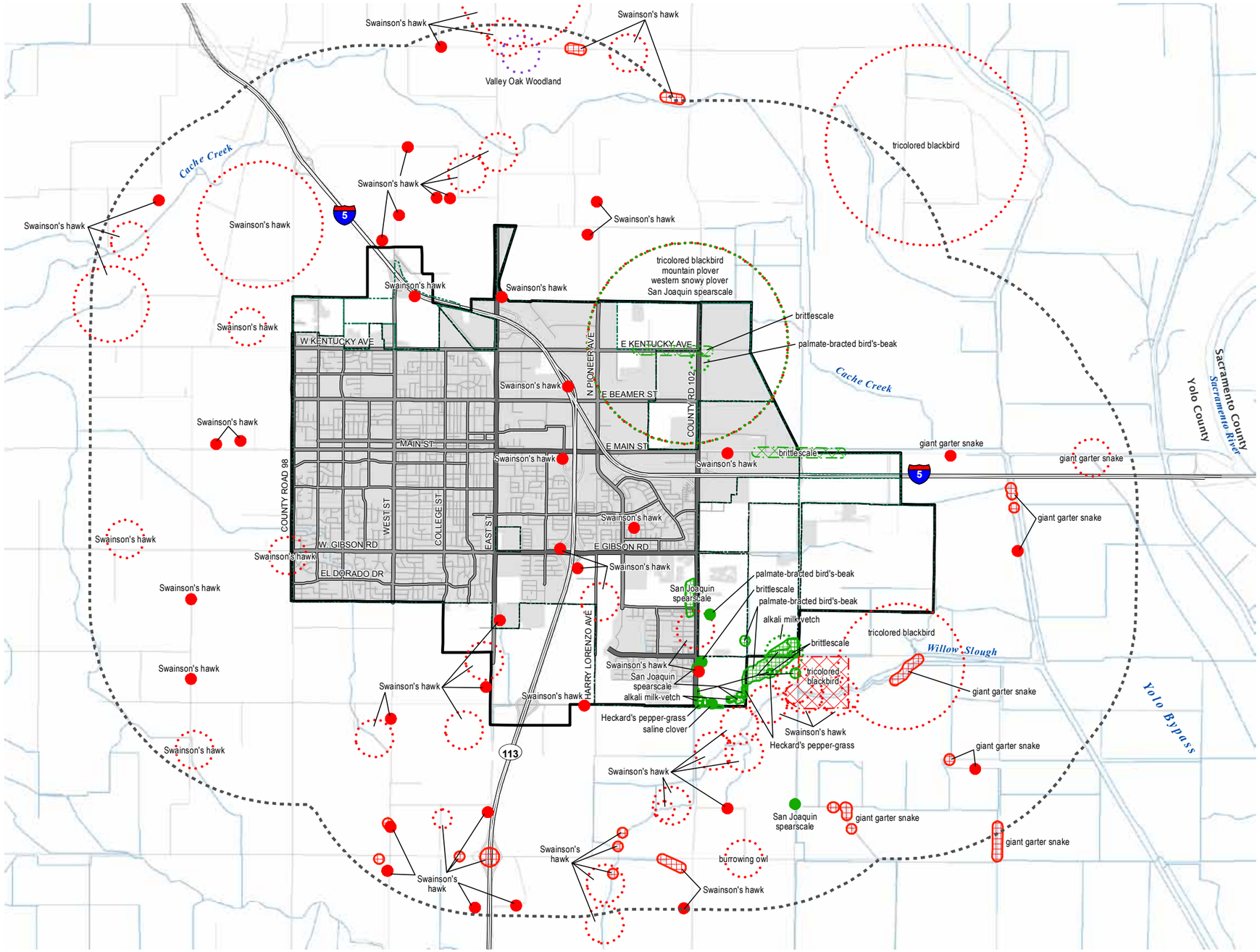
FIGURE 7-3: SPECIAL STATUS SPECIES OCCURRENCE WITHIN A 2-MILE SEARCH RADIUS



- Plant - Accuracy Class 1
- Plant - Accuracy Class 2
- Plant - Accuracy Class 3
- Plant - Accuracy Classes 4-9
- Animal - Accuracy Class 1
- Animal - Accuracy Class 2
- Animal - Accuracy Class 3
- Animal - Accuracy Classes 4-9
- Terrestrial Community - Accuracy Classes 4-9
- Highways
- Principal Arterials
- Minor Arterials
- Collectors
- Local Roads
- Ramps
- Planning Area
- Sphere Of Influence
- City Limits

CNDDB Accuracy Class 1: Reported occurrence is a point; location considered accurate to within the minimum mappable unit of 80 meters.

CNDDB Accuracy Class 2: Reported location is an area with defined boundaries.

CNDDB Accuracy Class 3: Reported location is a non-specific area; buffer added to represent degree of uncertainty in reported location.

CNDDB Accuracy Classes 4-9: Reported location considered accurate within the radius shown.

0 0.375 0.75 1.5 Miles

Data Source: City of Woodland, California, 2013; Yolo County, 2013; SACOG Mapping Center, 2013; Dyett & Bhatia, 2013; CDFW, 2013; USGS, 2010

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7.4 Agricultural and Soil Resources

Agricultural Resources

Farmland in the Planning Area

The California Department of Conservation uses the Important Farmlands Inventory to classify five different categories of agricultural land:

- **Prime Farmland** is farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
- **Farmland of Statewide Importance** is farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
- **Unique Farmland** is farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated but may include nonirrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.
- **Farmland of Local Importance** is land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee. In Yolo County, Farmland of Local Potential is identified as a subcategory under **Farmland of Local Importance** that refers to land that contains prime or statewide soils that are not presently irrigated or cultivated.
- **Grazing Land** is land on which the existing vegetation is suited to the grazing of livestock.

As shown in Figure 7-4, Woodland currently contains all five types of agricultural land within the Planning Area, including 1,545 acres of Prime Farmland. The majority of Prime Farmland acreage is located within the SP-1 boundary to the south and the SP-3 boundary and Flood Study Area to the northwest.

New growth identified by the General Plan will be located in the Urban Limit Line (ULL) to protect farm land and open space.

Woodland's topography is generally level, so with use of proper irrigation technique, the risk of soil erosion is low.

The Planning Area consists of 23 different soil types.

Preservation of Farmland

The General Plan plays an important role in the conservation of farmland because the city's growth over the General Plan horizon will be guided by General Plan policies and the Land Use Diagram. While the General Plan emphasizes infill development, projected growth in the Planning Area will also necessitate some conversion of agricultural land to urban uses. However, all new growth areas identified by this General Plan are located within the ULL. 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.

Soil Resources

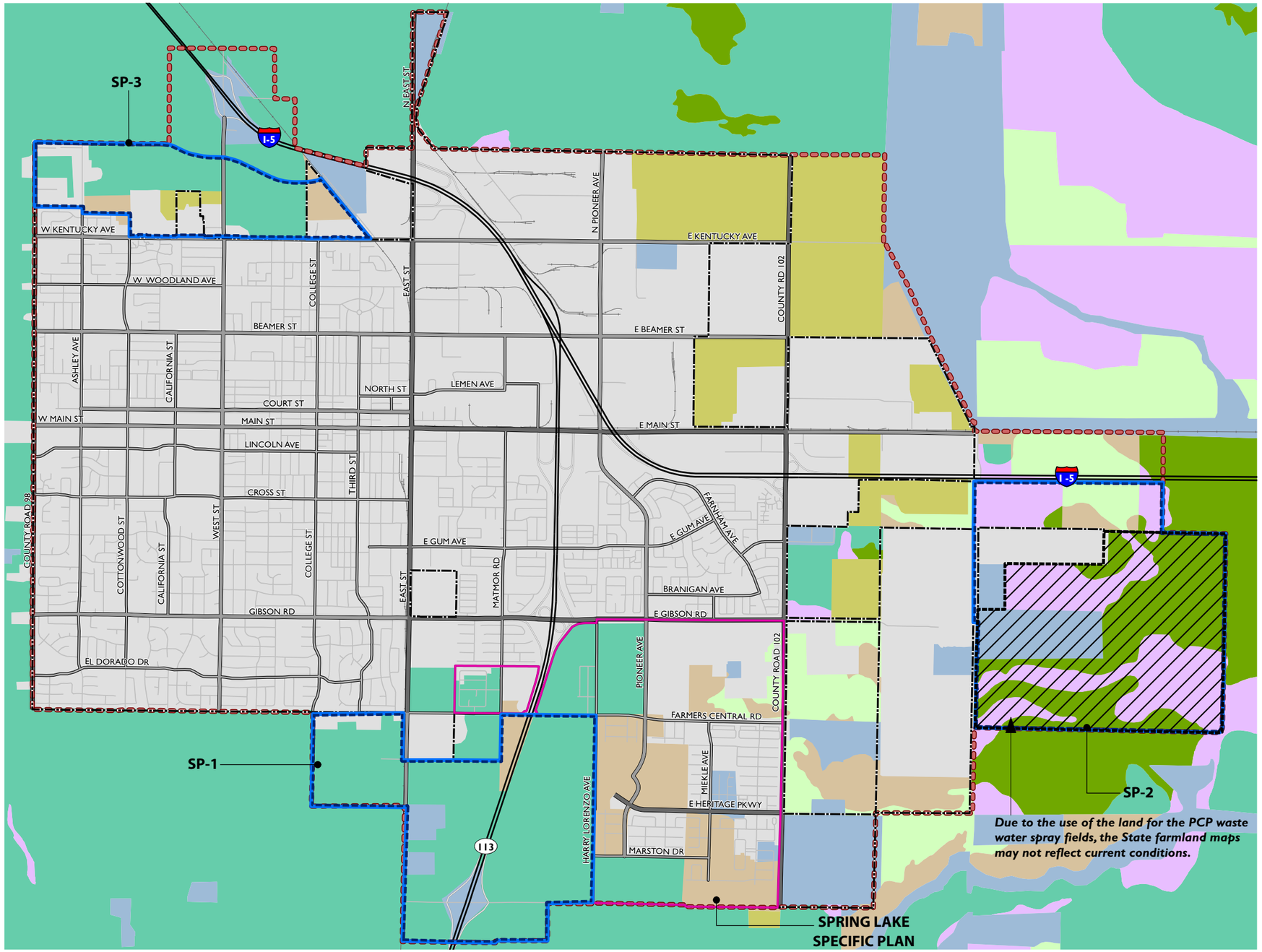
Soils in the Planning Area

A region's geology ultimately determines the types of soils that cover its surface, and soils have implications for agricultural productivity, natural hazards, and development potential. In general, soils in Woodland are characterized by deep, poorly drained, fine-grained materials that may contain a high percentage of organic materials. The Planning Area consists of a total of 23 different detailed soil types, with Yolo silt loam being most prevalent. From a development perspective, important considerations regarding soils include their potential to shrink and swell with changes in moisture (affecting structures built on them) and to erode (see below). For a more detailed discussion of soils and their characteristics, see the Environmental Impact Report.

Soil Erosion

Soil erosion is a process by which soil materials are worn away and transported to another area, either by wind or water. Rates of erosion can vary depending on the soil material and structure, and the placement and level of human activity. Soil containing high amounts of silt can be easily eroded, while sandy soils are less susceptible. Erosion is most likely to occur on sloped areas with exposed soil. In the case of agricultural or open space uses, erosion potential is highest when there is little vegetation. Soil erosion matters for agricultural land because it causes the fertile topsoil to wash away. However, topography in the Planning Area is generally level, and the erosion potential for soils is therefore generally low.

FIGURE 7-4: FARMLAND



Farmland Category

- Prime Farmland
- Farmland of Statewide Importance
- Unique Farmland
- Farmland of Local Importance
- Farmland of Local Potential
- Grazing Land
- Urban and Built Up Land
- Other Land
- PCP Sprayfield
- Highways
- Principal Arterials
- Minor Arterials
- Collectors
- Local Roads
- Ramps
- Railroads
- New Specific Plan Boundary
- Spring Lake Specific Plan Boundary
- Urban Limit Line

Note: See Policy 2.A.3 related to agricultural mitigation.

Note: Source data for farmland cateogry is from 2012. Some additional urban development has occured since then.

Note: This map may change over time with future Department of Conservation updates. Please review the latest map provided by the Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program.

0 0.375 0.75 1.5 Miles

Data Source: Farmland Mapping and Monitoring Program (FMMP), 2012; City of Woodland, California, 2013; Yolo County, 2013; SACOG Mapping Center, 2013; Dyett & Bhatia, 2013

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7.5 Mineral Resources

Aggregate

Cache Creek and its floodplain is a source of aggregate resources, but all of these resource areas are located outside the Planning Area. Six aggregate mines are currently in operation along Cache Creek. The operations of Teichert Aggregates Woodland are the closest, located about two to three miles west of the Planning Area.

Natural Gas

In recent years, natural gas has become more important to the regional economy. According to the California Department of Conservation Division of Oil, Gas, and Geothermal Resources (DOGGR), there are approximately 25 gas fields located within Yolo County, including several within the Planning Area, as illustrated in Figure 7-5. Gas-bearing formations are generally located far beneath the earth's surface, and nearby wells are generally in excess of 2,000 feet deep, with some more than a mile in depth. There are no active natural gas wells within the City limits, although there are natural gas wells within the Planning Area. Gas wells require a permit from DOGGR and Yolo County, which requires CEQA review and applies permit conditions to protect water quality, prevent blowouts, and ensure proper spacing of wells.

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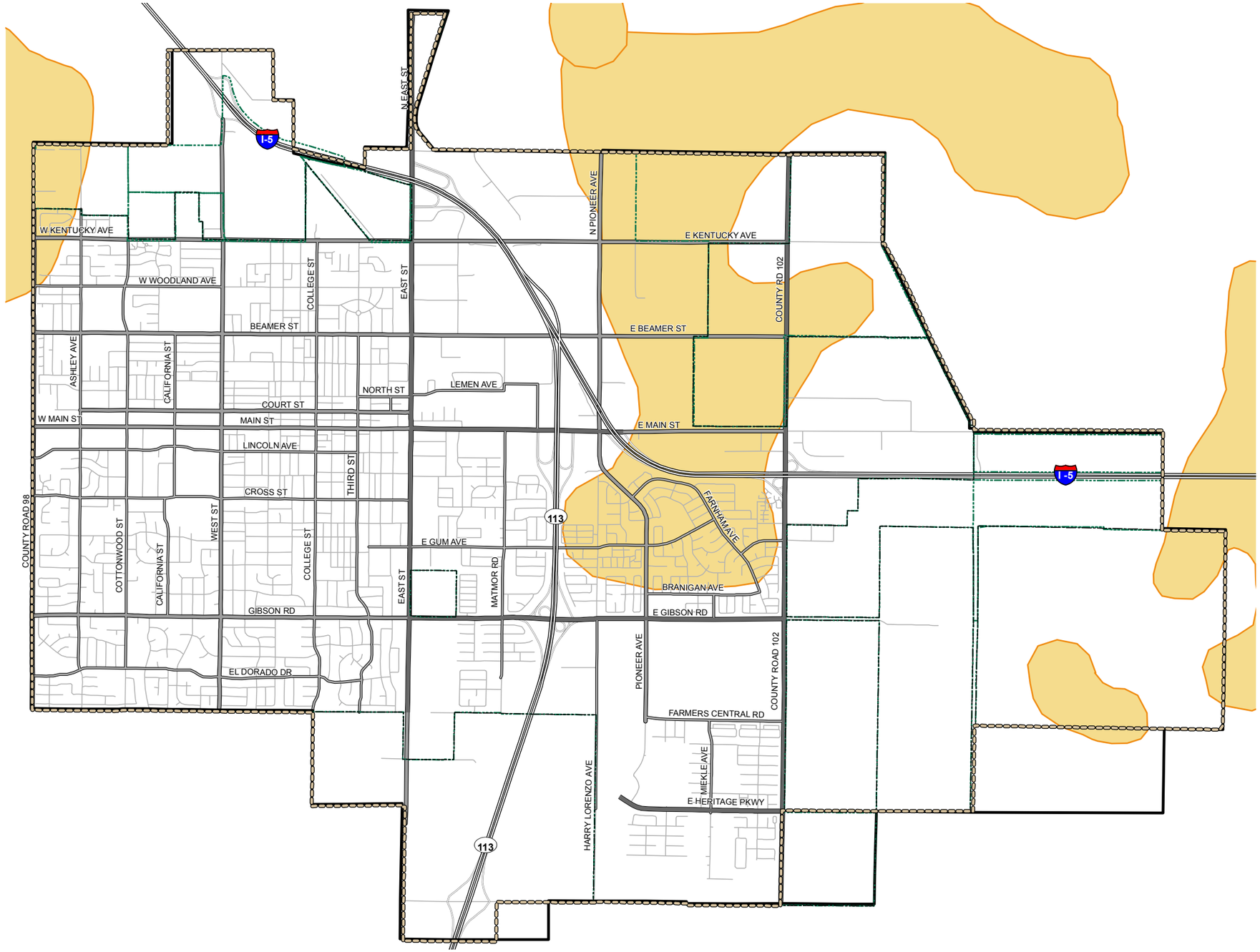
FIGURE 7-5: NATURAL GAS FIELDS



Data Source: City of Woodland, California, 2013; Yolo County, 2013; SACOG Mapping Center, 2013; Dyett & Bhatia, 2013; California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, 2005

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7.6 Cultural and Archaeological Resources

In addition to a desire by the community to protect cultural resources, State laws, most notably CEQA, protect archaeological and other cultural resources. Cultural resources are defined as buildings, sites, structures, or objects that may have historical, architectural, archaeological, cultural, or scientific importance.

Before the settlement of the area by Europeans, the Woodland area was populated by the Poo-e-win, a dialect group of the Hill Patwin native Americans. Like most Patwin groups, the Poo-e-win occupied the major river courses and tributary drainages of their territory, such as the Sacramento River, Cache and Putah Creeks, and in some cases, springs. Only places high enough to keep them above the rising waters of seasonal floods were selected for permanent villages, or tribelets. The Poo-e-win tribelet of Yo'doi at one time occupied the present site of Knights Landing, and probably occupied the Woodland area in seasonal camps for hunting and seed gathering. Of special importance to the Poo-e-win and their neighbors was a main trading trail which followed the course of Cache Creek. This trade route served as an important means of cultural and social interchange in addition to a vital economic supply line for the Patwin and their neighbors – the Nomlaki to the north, the Nisenan to the east, and the Pomo to the west.

Woodland also has a number of historic resources, which are addressed in detail in the Land Use, Community Design, and Historic Preservation Element.

No prehistoric resources have been formally recorded in Woodland, and evidence of early native peoples who occupied the area is scarce. Any artifacts or information is therefore valuable. Policies in this Element seek to identify and preserve any archaeological resources that might be disturbed by development activity. Woodland also has a number of historic resources, which are addressed in detail in the Land Use, Community Design, and Historic Preservation Element.

7.7 Air Quality and Greenhouse Gases

Air Quality

Protecting and improving air quality is important to Woodland and communities across California, as certain kinds of air pollutants are directly harmful to human health and the health of the natural environment, including water quality and plant and animal life.

Climate and Atmospheric Conditions

Woodland is located in the Sacramento Valley Air Basin. The Sacramento Valley typically experiences hot dry summers and mild rainy winters, with temperatures ranging from 20 to 115 degrees Fahrenheit throughout the year. In the summer, average highs are in the mid 90s, while average lows in the winter are around 40 degrees. Average annual rainfall is just less than 20 inches, and snowfall is very rare. Prevailing winds are moderate in strength and vary from dry land flows from the north to moist clean breezes from the south. The mountains surrounding the Sacramento Valley create a barrier to airflow, which can trap air pollutants in the Valley, particularly in the autumn and early winter.

Ozone season in the Sacramento Valley occurs from May through October. It is characterized by stagnant morning air or light winds, with the Delta sea breeze arriving in the afternoon and evening out of the southwest. Usually, this evening breeze transports airborne pollutants out of the Sacramento Valley. However, from July to September, this is often prevented by a phenomenon called the "Schultz Eddy." Instead of allowing the prevailing wind patterns to flow north out of the Valley, the Schultz Eddy causes winds to circle back south. This means that air pollutants that would otherwise be transported out of the Valley are instead blown back into it, exacerbating pollution levels and increasing the likelihood of violating federal or State standards.

Criteria Air Pollutants

The California Air Resources Board (ARB) and the U.S. Environmental Protection Agency (EPA) focus on the following air pollutants as indicators of ambient air quality: ozone, carbon monox-

ide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), respirable particulate matter (PM_{10}), fine particulate matter ($PM_{2.5}$), and lead. These pollutants, which are most linked with impacts to human health, are commonly called "criteria air pollutants."

Health-based air quality standards have been established for these pollutants by the ARB at the State level and by EPA at the national level. These standards, which include a margin of safety, were established to protect the public from adverse health impacts resulting from exposure to air pollution. California has also established standards for sulfates, visibility-reducing particles, hydrogen sulfide, and vinyl chloride.

Diesel-fueled engines release particulate matter in high concentration along transportation routes.

Sources

Within the Yolo-Solano Air Quality Management District (YSAQMD or the Air District), mobile sources, such as vehicles, are the largest contributors of carbon monoxide, nitrogen oxides, and reactive organic gases (ROG). Reactive organic gases and nitrogen oxides are ozone precursors and therefore, mobile sources are a key target for reducing ozone concentrations in the region. Stationary sources, including fuel combustion and industrial processes, are responsible for the majority of sulfur oxide emissions. Area-wide sources, such as solvent evaporation and landscape maintenance equipment, account for most particulate matter emissions.

Attainment Status

The region's major air quality problem is ozone generation, followed by respirable particulate matter and fine particulate matter concentrations. Between 2009 and 2011, the Woodland monitoring station registered multiple days above the State and Federal eight-hour ozone standards, but no exceedances of the State one-hour standard. The State 24-hour respirable particulate matter standard was exceeded at least once in each year, but the national 24-hour standard was not exceeded during the same period. Measured concentrations of fine particulate matter exceeded the national standard once in the past three years.

To determine whether a region's air quality is healthful or unhealthful, contaminant levels in ambient air samples are compared to the CAAQS and the NAAQS. Both ARB and EPA designate an area's attainment status relative to the state and national standards, respectively, for criteria air pollutants. The purpose of these desig-

nations is to identify areas with air quality problems and thereby initiate planning efforts for improvement.

The three basic designation categories are "nonattainment," "attainment," and "unclassified." Attainment status indicates that standards are met, while nonattainment status indicates they are not. The unclassified designation is used in areas that cannot be classified on the basis of available information as meeting or not meeting the standards. With respect to the CAAQS, the Air District is currently designated as a nonattainment area for ozone and respirable particulate matter, and as an attainment or unclassified area for all other pollutants. With respect to the national standards, the YSAQMD is designated as a nonattainment area for ozone and fine particulate matter and as an attainment or unclassified area for all other pollutants.

Toxic Air Contaminants

Concentrations of toxic air contaminants (TACs) are also used as indicators of ambient air quality conditions. TACs are pollutants that occur at relatively low concentrations and are associated with carcinogenic and other adverse health risks, but for which no ambient air quality standards have been established.

According to the *California Almanac of Emissions and Air Quality,* the majority of the estimated health risk from TACs is attributed to relatively few compounds, the most dominant being particulate matter exhaust from diesel-fueled engines. Diesel particulate matter concentrations are typically highest along major transportation routes with high proportions of heavy-duty diesel truck traffic. Concentrations drop off substantially with increased distance from these roadways. For example, ARB reported a 70 percent drop in particulate matter concentrations at a distance of 500 feet from a roadway compared to concentrations in areas adjacent to a roadway. Health risk along major transportation routes is anticipated to improve over time as ARB requires diesel trucks and buses to be retrofitted with particulate matter filters.

TAC Sources

Existing TAC sources in the Woodland area include mobile sources, stationary sources, and areawide sources. Mobile sources are dispersed on roadways throughout the Planning Area. State Route 113 and Interstate 5 both serve heavy-duty diesel trucks which emit TACs to which nearby land uses may be exposed. Devel-

opment anticipated under this General Plan, along with regional growth, would increase vehicular traffic on I-5 and SR 113. However, advances in emissions technology, turnover in vehicles, and increasingly stringent emission standards would likely reduce average emission rates.

In addition, there are a number of stationary sources of TACs in the Planning Area, including gasoline-dispensing facilities, natural gas heaters, paint and adhesives facilities, concrete production, lumber cutting facilities, woodworking, emergency backup diesel engines, and grain milling. Areawide TAC emissions are not monitored and tracked as closely as stationary or major roadway sources because of the dispersed nature of areawide TAC sources. Typically, areawide TAC sources are dependent on consumer behavior, which makes data difficult to gather. However, ARB has developed TAC emissions inventories that provide a baseline level of TAC emissions.

Odor

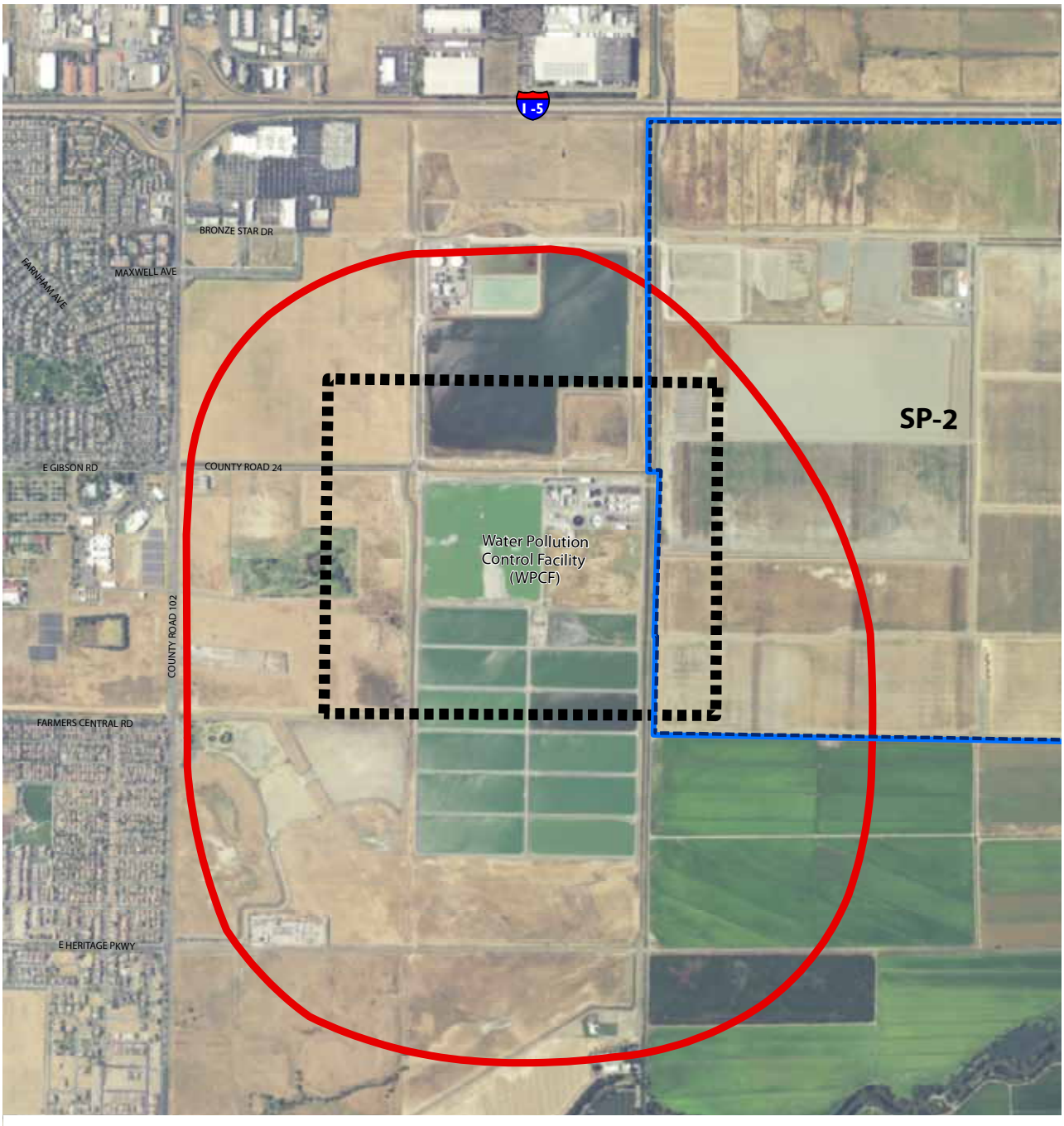
Odors are generally regarded as an annoyance rather than as a health hazard. However, manifestations of a person's reaction to foul odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache). With respect to odors, the human nose is the sole sensing device, and the ability to detect odors varies considerably among the population. In addition, an odor that is offensive to one person may be perfectly acceptable to another. An unfamiliar odor is more easily detected and is therefore more likely to result in complaints than a familiar one.

Odor Sources

Woodland has several facilities and land uses that could be considered potential odor sources. The Water Pollution Control Facility (WPCF) is located just east of CR 102. The headworks area includes an influent pump station, screens, and grit removal, all of which are open air and not currently equipped with any odor controls. The pond system can receive raw sewage influent and effluent during times of maintenance or peak flows, which, during warmer weather, can also generate odor emissions. Figure 7-6 provides a graphical view of the recommended buffer distances for different odor mitigations. Odors associated with the WPCF must be mitigated to acceptable levels in conjunction with planning and development for any land within the odor buffer shown in Figure 7-6.

Recommended distances for odor mitigation from the headworks and sludge stabilization ponds are shown in Figure 7-6.

FIGURE 7-6: ODOR IMPACT AREA



No Odor Mitigations Necessary Outside this Boundary

Minimum Recommended Odor Buffer

New Specific Plan Boundary (SP-2)

0 750 1,500 3,000 Feet

Data Source: NEXGEN Utility Management, January 2015; City of Woodland, California, 2013;

Pacific Coast Producers (PCP), a tomato canning facility, has a contract with the City that allows water used in the manufacturing process to be discharged across agricultural fields owned by the City in the east side of the Planning Area, within the area identified as SP-2. As the organic matter in the residual water decomposes, odor emissions are generated that have impacted local residents in the past. PCP has invested more than $3 million dollars to reduce potential odor sources from its operations, including implementation of measures such as water saving processing improvements, and adding calcium nitrate and Bioxide to its wastewater to reduce organic loading rates (i.e., odor-generating source). The company is also planning to employ a new sprinkler irrigation system that is anticipated to help reduce its odor emissions. PCP and the City have joined together to purchase and utilize a sophisticated computerized odor plume tracking system to identify odor sources and assist both entities with mitigation efforts. Before development of SP-2 occurs, the treatment of PCP's processing water must be alternatively accommodated. Moving the sprayfields away from the city or modifying their processing water treatment process would likely significantly reduce or eliminate the odor impacts experienced by residents.

Other potential odor sources that could impact the Planning Area include the Yolo County Central Landfill, which is located approximately seven miles southeast of Downtown. The Yolo County Animal Services Shelter and the County Fairgrounds (particularly livestock shows) have also been identified as odor sources at different times of the year. Industrial uses, such as manufacturing facilities, biomass storage, and food processing, also constitute potential odor sources. In addition, the agricultural uses that surround the city can generate odors from a variety of processes, such as agricultural burning, livestock pens, fertilization, and composting. The City of Woodland and the Air District work in cooperation with industrial facilities and agricultural producers to limit the odor emissions associated with manufacturing processes and agricultural burning.

Greenhouse Gases

Gases that trap heat in the Earth's atmosphere are called greenhouse gases (GHGs). These gases play a critical role in determining the Earth's surface temperature. Some GHGs occur naturally and are emitted to the atmosphere through natural processes and hu-

man activities, while others are created and emitted solely through human activities. The six primary GHGs are:

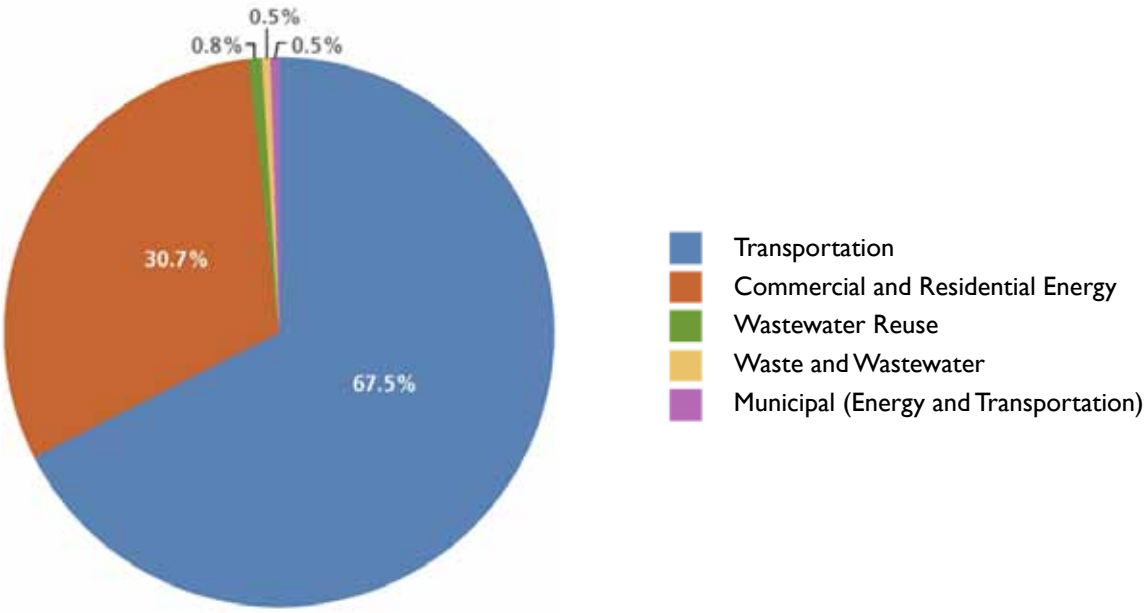
- **Carbon dioxide (CO_2),** emitted as a result of fossil fuel combustion, with contributions from cement manufacture;
- **Methane (CH_4),** produced through the anaerobic decomposition of waste in landfills, animal digestion, decomposition of animal wastes, production and distribution of natural gas and petroleum, coal production, and incomplete fossil fuel combustion;
- **Nitrous oxide (N_2O),** typically generated as a result of soil cultivation practices, particularly the use of commercial and organic fertilizers, fossil fuel combustion, nitric acid production, and biomass burning;
- **Hydrofluorocarbons (HFCs),** primarily used as refrigerants;
- **Perfluorocarbons (PFCs),** originally introduced as alternatives to ozone depleting substances and typically emitted as by-products of industrial and manufacturing processes; and
- **Sulfur hexafluoride (SF_6),** primarily used in electrical transmission and distribution systems.

GHG emissions contributing to global climate change are attributable, in large part, to human activities associated with the transportation, industrial/manufacturing, utility, residential, commercial, and agricultural emissions sectors. In California, the transportation sector is the largest emitter of GHGs, accounting for 38 percent of statewide emissions in 2010. Electricity generation is the second largest emitter.

Sources of GHGs in Woodland

In order to better understand the sources and magnitude of GHG emissions, public and private entities at the Federal, State, and local level are developing GHG inventories. In 2012, the City of Woodland worked with UC Davis to develop an estimate of communitywide emissions for the baseline year 2005. Figure 7-7 presents the City of Woodland's GHG emission sectors by their relative contribution to the city's total emissions. Baseline annual emissions in Woodland were determined to be approximately 544,145 metric tons of carbon dioxide equivalent per year. Of the total GHG emissions, over two thirds were generated from transportation.

FIGURE 7-7: 2005 CITY OF WOODLAND GHG EMISSIONS BY CATEGORY



Source: City of Woodland Climate Action Plan, 2017

General trends in GHG emissions call for significant changes over the coming decades in transportation systems and in the ways energy is produced and consumed. Policies in this General Plan encourage a shift to renewable energy use and the improvement of community-wide energy conservation. This includes the promotion of smart energy choices for residents and businesses and land use planning that allows residents to meet more of their daily needs (commute trips, shopping, etc.) without requiring long automobile trips. In addition, there are a number of economic benefits to increased energy efficiency that could benefit the City, as well as its residents and businesses.

In Woodland, the largest contributors to greenhouse gas emissions are the transportation sector (predominantly motor vehicles) and electricity used in residential and commercial buildings.

Global Climate Change

Global climate change is currently one of the most significant scientific, economic, and political issues in the United States. Climate change refers to a change in the average climate of the earth that may be measured by wind patterns, storms, precipitation, and temperature. The baseline by which these changes are measured originates in historical records identifying temperature changes that have occurred in the distant past, such as during previous ice ages. The rate of temperature change has typically been incremental, with warming and cooling occurring over the course of thousands of years. In the past 10,000 years, the earth has experienced incremental warming as glaciers retreated across the globe. However, scientists have observed an unprecedented increase in the rate of warming over the past 150 years, roughly coinciding with the global industrial revolution.

Potential Impacts in California

According to the California Climate Action Team (CCAT), accelerating global climate change has the potential to cause a number of adverse impacts in California, including but not limited to:

- A shrinking Sierra snowpack that would threaten the state's water supply;
- Public health threats caused by higher temperatures, more severe storms and other weather events, and more smog;
- Damage to agriculture and forests due to reduced water storage capacity, rising temperatures, increasing salt water intrusion, flooding, and pest infestations;
- Critical habitat modification and destruction;
- Eroding coastlines;
- Increased wildfire risk; and
- Increased electricity demand.[2]

These impacts have and will continue to have considerable costs associated with them. The City of Woodland must consider not only how it can reduce its contribution to greenhouse gas emissions, but also how the City can adapt to climate change's impacts and maintain resilience to global warming over time.

2 California Climate Action Team, April 2006.

Climate Action Plan (CAP)

Woodland is committed to helping reduce the effects of rapid climate change. The city's Climate Action Plan (CAP) outlines Woodland's overall strategy to reduce GHG emissions. It identifies specific implementation measures the City will undertake and quantifies their impacts, in order to comply with State directives for reducing GHGs. The California AB 32 Scoping Plan seeks to bring California to a low carbon future, reducing emissions to 1990 levels by 2020. As part of that reduction, the plan asks municipal governments to reduce their emissions by at least 15 percent by 2020 compared with current levels (current levels are defined as 2008 levels or earlier). The AB 32 Scoping Plan also directs local governments to assist the state in meeting California's emissions goals.

The CAP proposes a 2020 emissions reduction target equivalent to 15 percent below the city's 2005 levels. It provides a community-based policy framework to address community-wide GHG emissions sources. Specifically, the CAP is designed to:

- Translate high-level objectives and quantified goals into a realistic, understandable set of implementation actions;
- Demonstrate that significant reductions in GHG emissions are attainable through local actions;
- Inspire community members to work collectively to achieve these reductions;
- Dovetail with General Plan policies that are required to address climate change impacts and adaptation, including those for land use, transportation, building design, and infrastructure; and
- Provide a predictable approach to mitigation strategies for the compliance of future development projects with CEQA.

The General Plan directly supports CAP targets with several policies aimed at monitoring and reducing GHG emissions.

7.8 Goals and Policies

Goal 7.A **Protect Water Supply and Quality.** Protect and enhance the natural quantity and qualities of surface water and groundwater resources in the Woodland area.

See also policies in the Public Facilities and Services Element.

Policy 7.A.1 **Surface Water Project.** Continue to cooperate with the City of Davis and UC Davis to operate the Surface Water Project in order to balance the groundwater supply and protect against aquifer overdrafts and water quality degradation.

Policy 7.A.2 **Groundwater Management.** Support local efforts to establish a Groundwater Sustainability Agency and adopt a Groundwater Management Plan. Ensure that the City of Woodland and local watershed agencies retain local authority to regulate and manage groundwater.

Policy 7.A.3 **Watershed Protection.** Support local and regional efforts to protect the Sacramento River, Cache Creek, Putah Creek, and Willow Slough watersheds.

Policy 7.A.4 **Best Management Practices.** Continue to require the use of feasible and practical best management practices (BMPs) and promote Low Impact Development to protect receiving waters from the adverse effects of construction activities and urban and agricultural runoff.

Policy 7.A.5 **Landscape Water Conservation Standards.** Ensure consistency with the State water conservation requirements and Model Ordinance provided by the DWR as well as review and update the City's water conservation requirements and ordinance as needed.

Policy 7.A.6 **Education.** Continue efforts to educate the residents and businesses of Woodland about wise water use.

Goal 7.B **Maintain and Protect Biological Resources.** Maintain and protect natural habitats throughout the Planning Area, especially types that are considered sensitive by the Yolo HCP/NCCP. Protect sensitive wildlife and plant species.

Policy 7.B.1 **Habitat Conservation Plan/Natural Community Conservation Plan.** Continue to participate in the planning process for the countywide Habitat Conservation Plan/Natural Community Conservation Plan. Once adopted, fully implement the Plan to mitigate the impacts of growth projected under the General Plan on plant and wildlife habitats in the Woodland area.

Evaluate the opportunity for adoption and implementation of a Local Conservation Plan to provide additional clearance under the California Environmental Quality Act (CEQA) for general biological resource impacts.

Policy 7.B.2 **Sensitive Habitat Types.** Support and cooperate with efforts of other local, State, and Federal agencies and private entities engaged in the preservation and protection of sensitive habitat types from incompatible land uses and development. Sensitive habitat types include alkali sink, freshwater wetlands, freshwater marsh, riparian forest, drainages, riverine habitat, and lakes.

Policy 7.B.3 **Special-Status Species.** Support preservation of the habitats of Federally- or State-listed rare, threatened, endangered, and/or other special status species. Encourage Federal and State agencies, as well as other resource conservation organizations, to acquire and manage endangered species' habitats.

Policy 7.B.4 **Fish and Wildlife.** Support the management efforts of the California Department of Fish and Wildlife to maintain and enhance the productivity of important wildlife species by protecting identified critical habitat for these species from incompatible suburban, rural residential, or recreational development.

Policy 7.B.5 **Open Space for Conservation.** Where appropriate, permanently protect as open space areas of natural resource value, including sensitive habitat types (e.g. alkali sink and prairie, freshwater wetlands, freshwater marsh, riparian forest, drainages). Maintain connectivity between open space areas designated for habitat conservation values within the Planning Area as well as linkages to adjacent habitats outside the Planning Area, such as Willow Slough, Cache Creek, and habitat preserves to the east.

(EIR Mitigation Measure 4.4-1b)

Policy 7.B.6 **Open Space Buffer.** Continue to work with Yolo County and the City of Davis to maintain the permanent open space buffer between County Roads 27 and 29 and its existing wildlife habitat values.

(EIR Mitigation Measure 4.4-2a).

Policy 7.B.7 **Woodland Regional Park.** Protect and maintain Woodland Regional Park as an important wildlife preserve and habitat for special-status plants and allow for public access that is compatible with and promotes public education of the site's habitat value.

(EIR Mitigation Measure 4.4-1b)

Policy 7.B.8 **Native and Compatible Non-Native Plant Species.** Require developers to use native and compatible non-native species, especially drought-resistant species, to the extent possible in order to preserve the visual integrity of the landscape, provide benefits for native wildlife, and ensure that a variety of plants suited to the region are maintained.

(EIR Mitigation Measure 4.4-2a).

Policy 7.B.9 **Tree Canopy.** Manage, enhance, and improve the city's tree canopy as a valuable ecological resource.

Policy 7.B.10 **Urban Forest Management Plan.** Establish an urban forest management plan, overseen by a licensed arborist, to guide the protection and enhancement of the urban forest. Work with agencies such as the Woodland Tree Foundation in this effort.

Policy 7.B.11 **Sensitive Site Planning.** Site new development to maximize the protection of native tree species and special-status plant and wildlife habitats.

(EIR Mitigation Measure 4.4-1b)

Goal 7.C Preserve Farmland. Promote preservation and economic viability of agricultural land surrounding the ULL.

See also policies in the Land Use, Community Design, and Historic Preservation Element.

Policy 7.C.1 **Annexation.** Annex land to the City only as it is needed for development of designated growth areas. Annexation of agricultural land will not be permitted except in conjunction with approved urban development consistent with the General Plan.

Policy 7.C.2 **Agricultural Uses Within the ULL.** Where agriculture exists within the ULL, support existing agricultural uses until urban development (consistent with the General Plan) occurs on these properties.

Policy 7.C.3 **Surrounding Agricultural Land.** Encourage Yolo County to conserve agricultural soils, preserve agricultural land surrounding the ULL, and promote the continuation of existing agricultural operations.

Policy 7.C.4 **Compatibility.** Ensure that urban development within the ULL does not affect the economic viability of adjacent agricultural practices located outside the ULL.

Policy 7.C.5 **Agricultural Buffer.** Require new development that occurs at the edge of the ULL to be set back a minimum of 150 feet from adjacent agricultural land where possible. Equivalent means of providing agricultural buffers may be considered by the Planning Commission on a case by case basis for parcels where development potential would be precluded or severely limited as a result of the required buffer size. The buffer shall be landscaped/vegetated and may include public right of way.

(EIR Mitigation Measure 4.2-3)

Goal 7.D **Protect Mineral Resources.** Cooperate with regional agencies to protect significant mineral resources in the Planning Area that may be identified in the future.

Policy 7.D.1 **Natural Gas.** Encourage the County to consider compatibility with land uses planned in the City's General Plan when considering applications for natural gas wells within the Planning Area.

Policy 7.D.2 **Plan After Discovery.** If previously unknown important mineral resources are discovered in the Planning Area, work with Yolo County and appropriate state agencies to determine a course of action to protect and sustainably manage the resources, consistent with land uses planned in the City's General Plan.

Goal 7.E **Preserve Prehistoric, Cultural, and Archaeological Resources.** Preserve and protect areas and sites of prehistoric, cultural, and archaeological significance.

Policy 7.E.1 **Potentially Significant Sites.** Ensure that development avoids potential impacts to sites determined to be archeologically, paleontologically, or culturally significant.

Policy 7.E.2 **Discovery of Resources.** If cultural, archaeological, or paleontological resources are discovered during construction, ensure their evaluation and protection, as appropriate, in accordance with applicable Federal and State laws and regulations.

Policy 7.E.3 **Tribal Cultural Resources.** Ensure required tribal consultation regarding tribal cultural resources.

Goal 7.F **Improve Air Quality and Reduce Greenhouse Gas Emissions.** Protect and improve air quality in the Woodland area with the goal of attaining State and Federal health-based air quality standards.

Policy 7.F.1 **YSAQMD Thresholds.** Utilize air quality thresholds of significance set by the YSAQMD.

Policy 7.F.2 **Best Management Practices.** Require all projects to implement Best Management Practices (BMPs) for reducing air pollutant emissions associated with the construction and operation of development projects as a standard City condition of approval.

(EIR Mitigation Measure 4.3-1b)

Policy 7.F.3 **Protect Sensitive Receptors.** For the purposes of environmental review of potential toxic air contaminant impacts, consider residentially designated land uses, hospitals and other medical facilities, residential care facilities, schools, day care centers, and playgrounds to be "sensitive receptors." Discourage the location of new sensitive receptor uses within 500 feet of a limited access state highway (SR 113 and 1-5). Implement applicable buffer distances recommended by the California Air Resources Board between sensitive uses and sources of substantial pollutant concentrations.

(EIR Mitigation Measure 4.3-3a)

Policy 7.F.4 **Landscaping to Improve Air Quality.** Promote the increase of community-wide tree canopy and the use of plants and trees that are efficient pollutant absorbers.

Policy 7.F.5 **Electric Equipment.** Promote inclusion of features such as exterior electrical outlets in new residential development to encourage the use of electric and other alternative fuel equipment.

Policy 7.F.6 **Odor Mitigation.** Require odors associated with the wastewater treatment plant to be mitigated to acceptable levels in conjunction with planning and development for any land within the odor impact area identified in Figure 7-6. Require an odor mitigation study to be prepared to identify specific measures to be undertaken, including identification of required implementation timing and any necessary financing, as secured through a Development Agreement, or other mechanism acceptable to the city, prior to commencement of development.

Refer to the Land Use, Community Design, and Historic Preservation Element and the Public Facilities and Services Element for additional policies regarding the wastewater treatment plant and development in the surrounding areas.

Policy 7.F.7 **Inventory of Greenhouse Gas Emissions.** Continue to maintain inventories of community-wide greenhouse gas emissions and greenhouse gas emissions from City operations and track related solid waste, energy, economic, and environmental data. Update the inventories periodically as additional data and methodologies become available.

Policy 7.F.8 **Reduce Vehicle Miles Travelled.** Continue to work in conjunction with the YSAQMD and other agencies to establish and implement additional transportation control measures that will reduce vehicle travel and improve air quality.

Policy 7.F.9 **Climate Action Plan.** Implement the Climate Action Plan to achieve the city's greenhouse gas reduction targets by 2020, 2035, and 2050.

Policy 7.F.10 **Public Awareness of Climate Change and Adaptation.** Promote public awareness of the impacts of global climate change and provide information regarding steps that residents and businesses can take to reduce greenhouse gas emissions and adapt to its effects.

Policy 7.F.11 **Climate Change Resilience.** Ensure resilience to the impacts of global climate change by considering these effects (including but not limited to increasing temperatures, heavier storms and other weather events, increased fire risk) in emergency preparedness planning.

See also policies 8.F.1 and 8.F.2.

Policy 7.F.12 **MTP/SCS Consistency.** For projects seeking to utilize available CEQA streamlining, determine project consistency with the MTP/SCS as a component of application review.

(EIR Mitigation Measure 4.5-2)

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8 SAFETY ELEMENT

8.1 Introduction and Purpose

Ensuring the safety of community members, through protection from hazards, is an essential service of public agencies and a critical priority for maintaining community health and welfare. The purpose of the Safety Element is to identify the natural and manmade public safety hazards that exist within the city and to establish preventative and responsive policies and programs to mitigate their potential impacts. In addition, exposure to loud and/or unwanted noises can also affect community health and safety, as well as quality of life.

The Safety Element is organized as follows:

- **Section 8.1: Introduction and Purpose.** Introduces the topics covered in this Element and outlines the Element's relationship to State law and the Visioning Statement and Guiding Principles.
- **Section 8.2: Geologic and Seismic Hazards.** Explains the geologic makeup of the Planning Area and analyzes potential threats that may result from land instability or seismic activity.
- **Section 8.3: Flood Hazards and Protection.** Provides an overview of State and regional flood regulations and requirements, flood hazards in the Planning Area, and flood protection efforts.
- **Section 8.4: Fire Hazards.** Discusses the threat of urban and wildland fires.
- **Section 8.5: Airport Hazards.** Addresses safety and noise issues that result from the Planning Area's proximity to nearby airports.
- **Section 8.6: Hazardous Materials and Operations.** Provides an overview of hazardous materials sites in the Planning Area.
- **Section 8.7: Emergency Response.** Introduces Woodland's Emergency Operations Plan and Local Hazard Mitigation Plan.
- **Section 8.8: Noise.** Addresses existing sources of noise and introduces the General Plan noise standards.
- **Section 8.9: Goals and Policies.**

For additional background data and information on these topics, refer to the *Opportunities and Challenges, Issues and Options* report.

Relationship to State Law

The Safety Element combines two of the seven required elements of a General Plan: The Safety Element and the Noise Element. Government Code Sections 65302(f) and 65302(g) require that the key topics identified in Table 8-1 are addressed in the Safety and Noise elements of the General Plan. State law provides that the General Plan can address these topics in any format and is required to address them only to the extent that they are relevant in the Planning Area.

TABLE 8-1: SAFETY AND NOISE TOPICS REQUIRED BY STATE LAW

Required Topic	*Addressed in this Element*	*Location if not addressed in this Element*
Safety		
Seismically induced surface rupture, ground shaking, ground failure	Yes	
Tsunami, seiche, and dam failure	Yes	
Slope instability leading to mudslides and landslides	Yes	
Subsidence	Yes	
Liquefaction	Yes	
Other seismic hazards identified pursuant to the Seismic Hazards Mapping Act, and other geologic hazards known to the legislative body	No	There are no other seismic or geologic hazards that affect the Planning Area.
Flooding	Yes	
Flood hazard zones, as identified by FEMA	Yes	
National Flood Insurance Program maps, published by FEMA	Yes	
Information about flood hazards from the U.S. Army Corps of Engineers, including the Corps Sacramento and San Joaquin River Basins Comprehensive Study	Yes	
Dam failure and inundation maps from CalEMA	Yes	
Designated floodway maps, available from the CVFPB	Yes	
Awareness Floodplain Mapping Program maps and 200-year flood plain maps from DWR	Yes	
Maps of levee flood protection zones (LFPZs, available from DWR)	Yes	

TABLE 8-1: SAFETY AND NOISE TOPICS REQUIRED BY STATE LAW

Required Topic	*Addressed in this Element*	*Location if not addressed in this Element*
Areas subject to inundation in the event of the failure of project or nonproject levees or floodwalls	Yes	
Historical data on flooding, including locally prepared maps of areas that are subject to flooding, areas that are vulnerable to flooding after wildfires, and sites that have been repeatedly damaged by flooding	Yes	
Existing and planned development in flood hazard zones, including structures, roads, utilities, and essential public facilities	Partially	Development in flood hazard zones is also addressed in the Land Use, Community Design, and Historic Preservation Element
Reference to local, state, and federal agencies with responsibility for flood protection, including special districts and local offices of emergency services	Yes	

Goals, policies, and feasible implementation measures that:
• Avoid or minimize the risk of flooding to new development
  • Evaluate whether new development should be located in flood hazard zones
  • Identify construction methods or other methods to minimize damage if new development is located in flood hazard zones
• Maintain the structural and operational integrity of essential public facilities during flooding
• Locate, when feasible, new essential public facilities outside of flood hazard zones (including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communication facilities) or identify construction methods or other methods to minimize damage if these facilities are located in flood hazard zones
• Establish cooperative working relationships among public agencies with responsibility for flood protection
	Yes	

TABLE 8-1: SAFETY AND NOISE TOPICS REQUIRED BY STATE LAW

Required Topic	*Addressed in this Element*	*Location if not addressed in this Element*
Wildland and urban fires, including fire risk for land classified as state responsibility areas and/or within a very high fire hazard severity zone	Yes	
Mapping of known seismic and other geologic hazards	Yes	
Evacuation routes, military installations, peakload water supply requirements, and minimum road widths and clearances around structures, as each of these items relate to identified fire and geologic hazards	Yes	Military installations are not addressed as there are none located within or adjacent to the Planning Area.
Noise		
Analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels from all of the following: • Highways, freeways, primary arterials and major local streets • Rail lines and ground rapid transit • Commercial aviation, general aviation, heliports, helistops, military airports, aircraft overflights, jet engine test stands, and all other ground and maintenance functions related to airport operations • Industrial plants and railyards • Other ground stationary sources, including military installations	Yes	Military installations are not addressed as there are none located within or adjacent to the Planning Area.
Implementation measures and possible solutions to existing and foreseeable noise issues	Yes	

Relationship to Visioning Statement and Guiding Principles

The Safety Element provides the underpinning for many values expressed in the Visioning Statement and Guiding Principles by ensuring public safety, which is the first step in fostering Woodland to be a highly desirable community in which to live, learn, work and recreate. Specifically, this Element directly supports the following Guiding Principle:

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

8.2 Geologic and Seismic Hazards

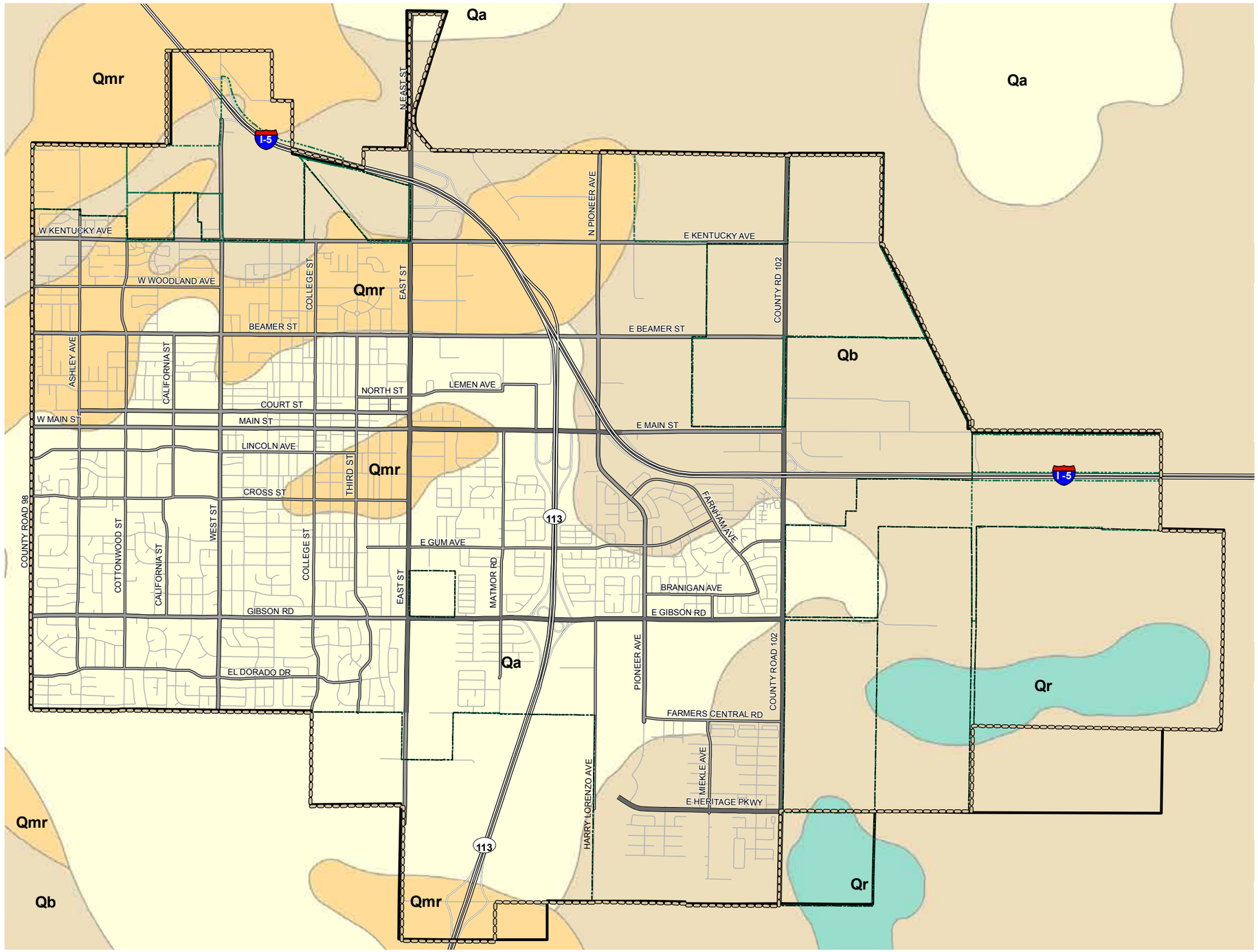
Geology

Refer to the Sustainability, Conservation, and Open Space Element for a more detailed discussion about soils found in the Planning Area.

Woodland is located in the Great Valley geomorphic province of California and consists of gently sloping to level alluvial plains. The geologic parent material within the region was formed from the erosion of mountain ranges to the east and geologic uplift along the western shore of the North American continent. Two hundred and forty-five million years ago, the Great Valley province began forming from sediment-laden runoff deposits. Eventually, the deposits accumulated to a depth of almost six miles, with large amounts of sediment continuing to be added until approximately 30 million years ago. These processes occurred beneath the sea, and as a result, the water captured in the pores of deeply buried rock is saline.

The Great Valley area generally consists of Holocene alluvium or basin deposits, as well as Quaternary Modesto and Riverbank formations, both of which consist of somewhat older alluvium. Figure 8-1 illustrates the local geology within and surrounding the Planning Area.

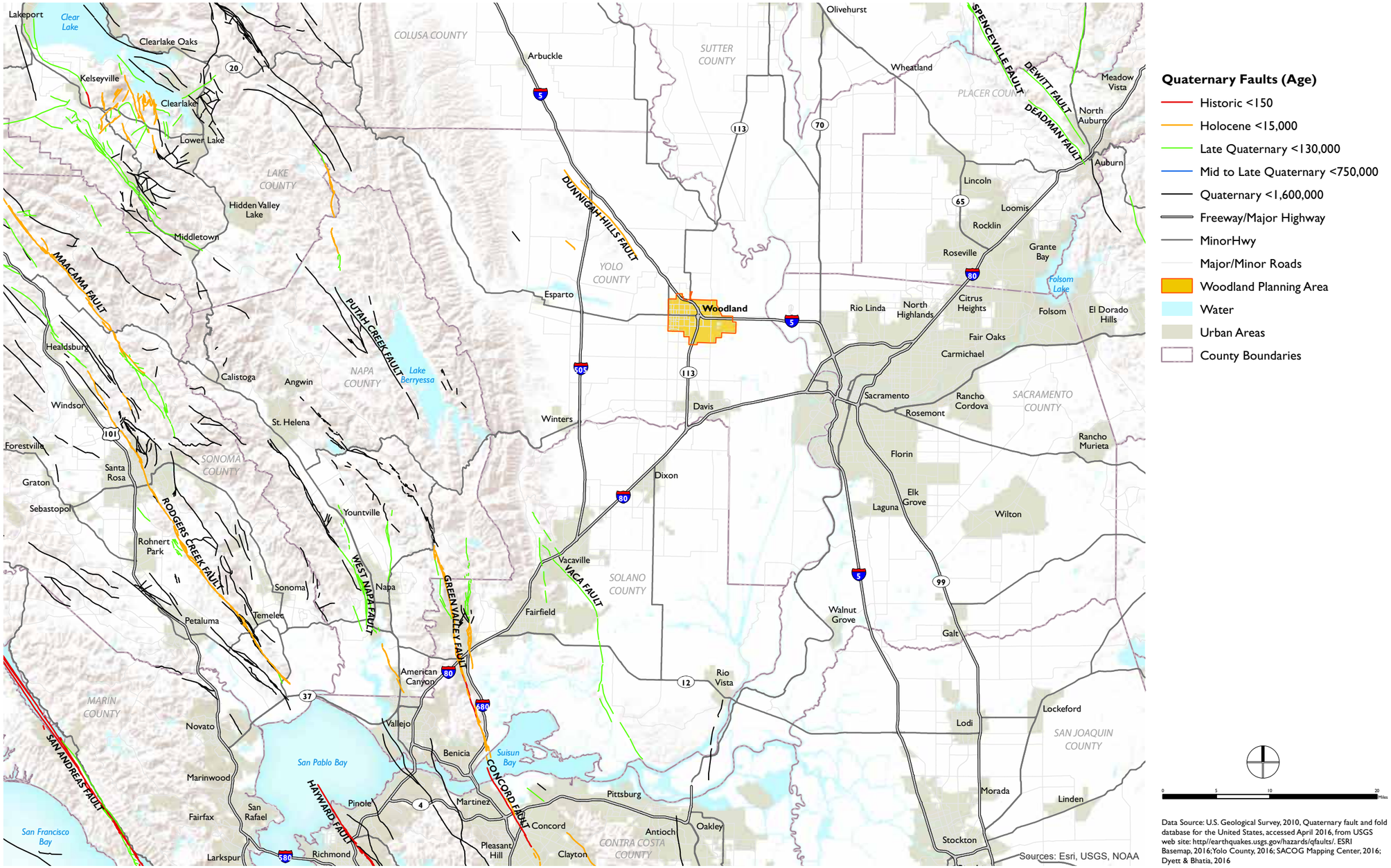
FIGURE 8-1: GEOLOGY



Data Source: City of Woodland, California, 2013; Yolo County, 2013; SACOG Mapping Center, 2013; Dyett & Bhatia, 2013; California Geologic Survey, 1981

X 60285491 023 6/13

FIGURE 8-2: EARTHQUAKE FAULTS



Quaternary Faults (Age)

- Historic <150
- Holocene <15,000
- Late Quaternary <130,000
- Mid to Late Quaternary <750,000
- Quaternary <1,600,000
- Freeway/Major Highway
- MinorHwy
- Major/Minor Roads
- Woodland Planning Area
- Water
- Urban Areas
- County Boundaries

0 5 10 20 Miles

Data Source: U.S. Geological Survey, 2010, Quaternary fault and fold database for the United States, accessed April 2016, from USGS web site: http//earthquakes.usgs.gov/hazards/qfaults/. ESRI Basemap, 2016; Yolo County, 2016; SACOG Mapping Center, 2016; Dyett & Bhatia, 2016

Faults

The nearest fault zones exhibiting historic displacement (activity within the last 200 years) are the Concord-Green Valley, Marsh Creek-Greenville, and Hayward fault zones, located approximately 27 miles west, 40 miles west, and 54 miles southwest of Woodland, respectively. Other active faults within 70 miles of Woodland are the Dunnigan Hills (10 miles northwest), West Napa (36 miles southwest) Healdsburg-Rodgers Creek (57 miles southwest), and San Andreas (66 miles west).

In addition, a seismically-active, concealed (blind) fold and thrust fault belt situated within the Coast Range-Central Valley Geomorphic Boundary is located approximately 10 miles west of the Planning Area. Earthquakes associated with this fault system include the 6.1 magnitude Kettleman Hills and 6.5 magnitude Coalinga events. In Northern California, it is also thought to have produced the Vacaville-Winters earthquake of 1892, which had an estimated magnitude of 6.75. Published estimates of the Coast Range-Central Valley slip rate range from 1 to 10 millimeters per year, and Coalinga-type events are estimated to occur once every 200 to 2,000 years.

Figure 8-2 displays all earthquake faults located in the vicinity of the Planning Area.

Geologic and Seismic Hazards

The Planning Area could experience the effects of a major earthquake from one of the active or potentially active faults located within 60 miles of Woodland. The major hazards associated with earthquakes are fault surface rupture (ground displacement), ground motion (or ground shaking), ground failure (e.g., liquefaction), differential settlement, and potential dam failure.

Surface Fault Rupture

Surface rupture is the actual cracking or breaking of the ground along a fault during an earthquake. Structures built over an active fault can be torn apart if the ground ruptures. Surface ground rupture along a fault is generally limited to a linear zone a few yards wide. The Alquist-Priolo Earthquake Fault Zoning Act was enacted to prohibit structures designed for human occupancy from being built across the traces of active faults, thereby reducing the risk of loss of life and property from an earthquake. Located more

than 25 miles southwest of Woodland, the Concord-Green Valley and Marsh Creek-Greenville fault zones are the closest active faults zoned under the Alquist-Priolo Earthquake Fault Zoning Act. Because there are no Alquist-Priolo fault zones located in the Planning Area, the risk of surface fault rupture within Woodland is considered low.

Ground Shaking

Ground shaking is motion that occurs as energy is released during an earthquake. Depending on the magnitude of the earthquake, the location of its epicenter, the character and duration of the ground motion, and the type of soil and/or rock formation, ground shaking has the potential to cause building damage, landslides, subsidence, liquefaction, or seiches. The California Geological Survey has determined the probability of earthquake occurrences and their associated peak ground accelerations throughout the State of California. The estimated range of peak ground acceleration within the Planning Area is considered to be moderate.

Liquefaction

During an earthquake, shaking of granular loose soil saturated with water can lead to liquefaction, a condition in which sediments below the water table temporarily lose strength during an earthquake and behave as a viscous liquid rather than a solid. As a result, this can cause structures to lose foundation-bearing capacity. The Planning Area is characterized by shallow groundwater, with standing water generally encountered between zero to three feet below the surface. Additionally, a review of local well records indicates that the Planning Area is underlain by stratified layers of silt, silty clays, and isolated lenses of gravel and/or sand. Therefore, portions of the Planning Area may be prone to liquefaction resulting from ground shaking.

Earthquake-Induced Settlement

Prolonged ground shaking can also lead to the rapid compaction and settling of subsurface materials that are loose, non-compacted, or have a variable sandy quality. Typically, areas underlain by artificial fills, unconsolidated alluvial sediments, and slope wash, as well as areas with improperly engineered construction fills, are susceptible to settlement. Although the general parent material of the soil resources in the Planning Area may indicate a higher risk,

the potential for earthquake-induced settlement in Woodland is considered low due to the city's distance from major active faults.

Slope Instability and Landslides

Slope failure, commonly referred to as landslides, can be triggered by static (i.e., gravity) or dynamic (i.e., earthquake) forces. Exposed rock slopes undergo rockfalls, rockslides, or rock avalanches, while soil slopes experience shallow soil slides, rapid debris flows, and deep-seated rotational slides. Engineered slopes have a tendency to fail if not properly designed, constructed or compacted. Because the Planning Area is generally level, hazards associated with landslides are typically limited to embankments along creek and drainage ways, and are very minor.

New development is required to abide by current safety standards associated with seismic activity.

Seismic Sea Waves and Seiches

Earthquakes may affect open bodies of water by creating seismic sea waves and seiches. Seismic sea waves (often called "tidal waves" or tsunamis) are caused by abrupt, usually vertical ground movements on the ocean floor in connection with a major earthquake. Because of the Planning Area's long distance from the Pacific Ocean and the intervening mountainous topography, seismic sea waves are not a factor in Woodland.

A seiche is a standing wave that results in sloshing water in an enclosed or restricted body of water, such as a basin, river, or lake. Seiches can result from earthquakes, and the resulting sloshing can last for a few minutes or several hours. There are no bodies of water that are large enough for destructive seiche action to occur within or adjacent to the Planning Area.

Dam Failure

In addition, areas in and around Woodland could potentially experience up to eight feet of flooding in the unlikely event of failure of the Indian Valley Dam, located on the North Fork of Cache Creek. In addition to a severe earthquake, other potential events that could lead to dam failure or overtopping include major flood inflows, massive landslide or slippage, and piping (when water finds a path through the levee embankment) or erosion of the dam embankment. Flooding would occur within six to seven hours of dam failure. Figure 8-3 identifies areas in and around Woodland subject to dam inundation.

8.3 Flood Hazards and Protection

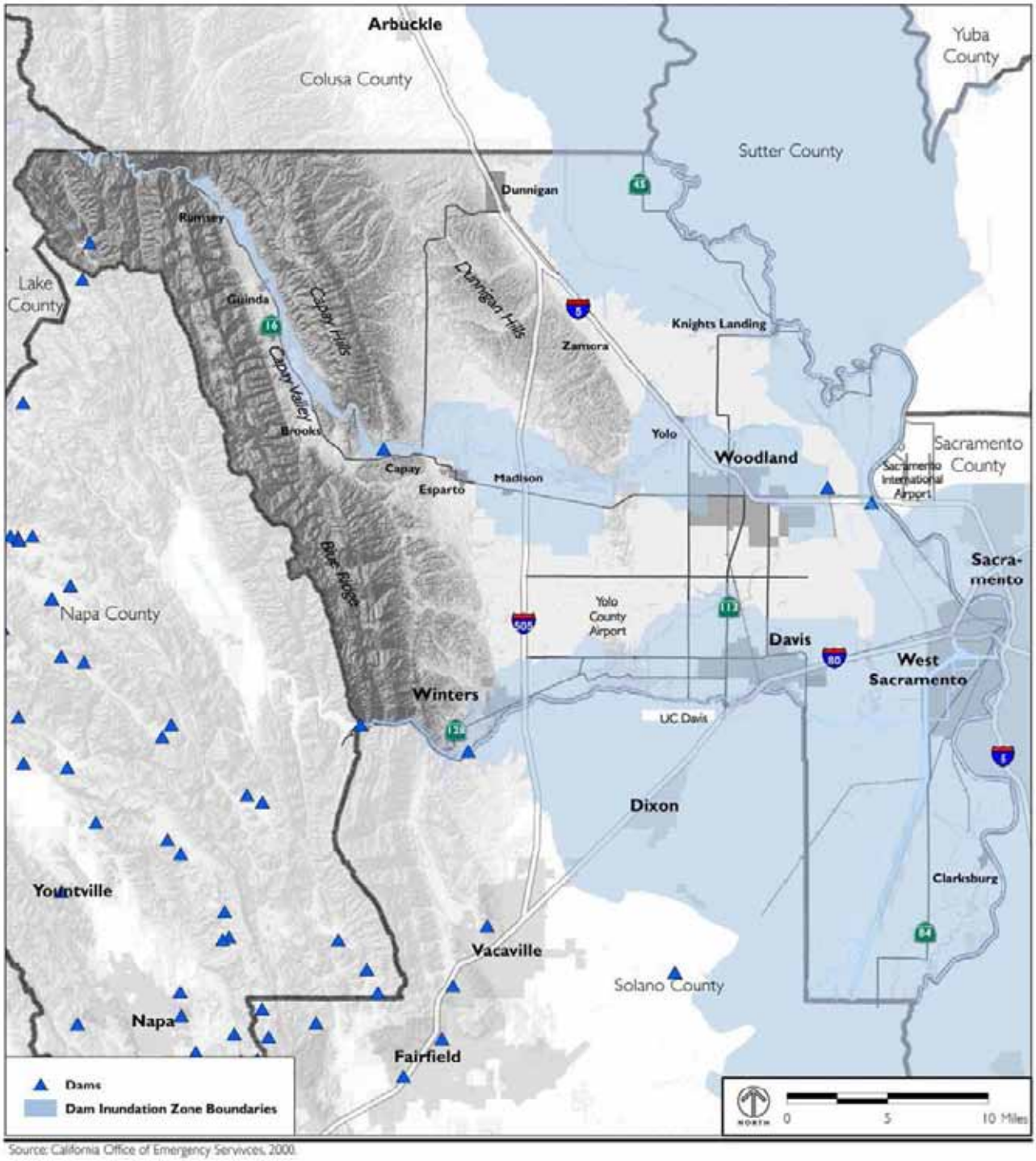
The City of Woodland is surrounded by waterways that periodically flood. These waterways include Cache Creek to the north and northwest and the Yolo Bypass/Sacramento River system to the east. In the event of a severe storm, these water bodies can overtop creek banks and levees, or levees could fail, resulting in flooding in Woodland.

Laws and Regulations

In 2007, the State legislature enacted six interrelated bills to strengthen the linkage between local land use planning decisions and flood management practices. SB 5 and 17, and AB 5, 70, 156, and 162 added or amended over 25 sections of the Government Code, Health and Safety Code, Public Resources Code, and Water Code. There was considerable overlap between these bills. Together they significantly modified floodplain planning and management at the State, regional, and local levels. The six flood protection bills of 2007 (in the order they were signed) are summarized below:

- **SB 5 (Machado).** Enacts the Central Valley Flood Protection Act of 2008. Requires the California Department of Water Resources (DWR) and the Central Valley Flood Protection Board (CVFPB; previously known as the State Reclamation Board) to prepare and adopt a Central Valley Flood Protection Plan (CVFPP) by 2012. Establishes that 200-year protection is to be the minimum urban level of flood protection. Sets deadlines for cities and counties in the Central Valley to amend their general plans and their zoning ordinances to conform to the Plan. Restricts approval of development agreements and subdivision maps in flood hazard zones, once the general plan and zoning ordinance amendments have been enacted, unless certain findings are made. Mandates Central Valley counties to develop flood emergency plans within 24 months of adoption of the Plan. Legislative intent for SB 5 is also included in AB 5 and AB 156.
- **SB 17 (Florez).** Sets compensation for the members of the CVFPB. Establishes the duties of the Board. The provisions of this bill were also enacted by AB 5.

FIGURE 8-3: DAM INUNDATION AREAS



Source: California Office of Emergency Services, 2000.

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- **AB 5 (Wolk).** Establishes the CVFPB and its duties. Sets out requirements and deadlines for reports on the flood control system to be prepared by DWR and the Board, including levee flood zone protection maps to be prepared by DWR. The same requirements are also enacted by AB 156.
- **AB 70 (Jones).** Provides that cities and counties will share liability with the state in the case of litigation over unreasonably approved new development on agricultural lands. This would not apply where the city or county has amended its general plan and zoning, and otherwise makes land use decisions consistent with the CVFPP. "Unreasonably approving" is defined as approval without appropriate consideration of known significant risks of flooding.
- **AB 156 (Laird).** Requires DWR and the Board to adopt a schedule for mapping flood risk areas within the Central Valley. Sets out requirements for reports on the flood control system to be prepared by DWR and the Board, including levee flood zone protection maps to be prepared by DWR by December 31, 2008. Mandates DWR to provide yearly notices to owners of property within a levee protection zone, beginning September 1, 2010. The same requirements are also enacted by AB 5.
- **AB 162 (Wolk).** Requires cities and counties to amend the land use, conservation, safety, and housing elements of their general plans to address flood-related matters. These amendments are required to be made by the next scheduled revision of the housing element after January 1, 2009.

Since 2007, there have been a number of legislative amendments to provide further clarifications to these bills, and to require further related actions at both the state and local level.

California planning law has long required that city and county general plans identify flood prone areas and limit development within those areas. The 2007 flood bills revised the requirements for the Land Use, Conservation, and Safety elements of city and county general plans, with the most extensive changes taking place in the requirements for the Safety Element. These requirements apply to all cities and counties statewide. However, jurisdictions within the Central Valley (of which Woodland is one) face additional requirements as a result of this package of bills to ensure conformity between their general plans and the CVFPP. This Safety Element addresses all of the applicable requirements.

Environmental Setting

The City of Woodland is located on the western side of the California Central Valley. The terrain generally slopes downward from west to east and north to south. Cache Creek drains a large portion of the coastal range and flows into the Yolo Bypass near the City of Woodland. The Lower Cache Creek and Yolo Bypass levees, as well as levee protection zones and areas subject to inundation in the event of levee failure are shown in Figure 8-4. Regional floodways are shown in Figure 8-5.

The Lower Cache Creek levee system, including the Cache Creek Settling Basin, was designed to contain a flood flow from approximately a 30 year storm event. As a result, the City is subject to flooding from the right bank of Cache Creek from larger storm events. Flood flows from Cache Creek flow south and east towards Woodland. The presence of the Interstate Highway 5 (I-5) embankment and the Cache Creek Settling Basin levees exacerbates the flooding experienced by the city by directing the out-of-bank flows southward and into the urban areas of the city. The existing Cache Creek Settling basin and Yolo Bypass levees will prevent the Cache Creek out-of-bank flows from entering the Yolo Bypass and will result in flood depths of 10 to 12 feet in part of the Planning Area that includes commercial and residential development, and a portion of I-5.

The existing Yolo Bypass west levee does not meet the State of California's Urban Levee Design Criteria and is not certified by FEMA as adequate to provide the FEMA-required 100-year level of flood protection. A failure of the Yolo Bypass levee would result in flooding of portions of the city along the eastern edge of the city limit.

The City of Woodland and the Central Valley Flood Protection Board are participating with the U. S. Army Corps of Engineers to identify a flood solution to reduce the city's risk of flooding from Cache Creek. The City is also supportive of other ongoing federal and State efforts to address flood risk associated with the Yolo Bypass west levee.

Typical flood hazards in Woodland generally consist of shallow sheet flooding from surface water runoff from large rainstorms with depths generally less than two feet. However, in larger storm events, there are significant areas within the Planning Area on the

north and east sides that are also affected by flooding from Lower Cache Creek and/or the Yolo Bypass.

The Federal Emergency Management Agency (FEMA) has published flood hazard maps which delineate portions of the city on the north and east that fall within the 100-year floodplain. DWR subsequently published floodplain maps showing areas that would be inundated by a 200-year flood event. The areas of the city within the 200-year and the 100-year floodplain of Cache Creek are approximately the same. As shown in Figure 8-6, 45 percent of the Planning Area is located in the Cache Creek and/or Yolo Bypass 200-year floodplains and subject to a 0.5 percent probability of flooding in any given year.

Due to inadequate flood infrastructure, major storms can result in significant flooding in the Planning Area—including in areas that have commercial, industrial, and residential development. This image shows flooding that occurred in the Planning Area in 1996. Source: LAFCo of Yolo County

Refer to the Land Use, Community Design, and Historic Preservation Element for additional discussion regarding the impact of flooding and flood protection on land use, including the establishment of the Flood Study Area (FSA) land use designation. Refer to the Public Facilities and Services Element for a more detailed discussion of the city's stormwater infrastructure.

In utilizing this information, it is important to consider the potential flooding depths that properties could experience, as this can indicate the relative ease or difficulty of mitigating future flood hazards. For instance, a parcel with a historic flood depth of less than one foot presents a more attractive development opportunity than one that can flood to levels of more than three feet, in which case the structural improvements would have to be raised, using fill, to an elevation above the flood water surface elevation. The urban level of flood protection as defined in the 2007 legislation applies to urban or urbanizing areas located in the Sacramento and San Joaquin Valleys with potential flood depths greater than three feet (excluding localized conditions) and designated as either a special or moderate flood hazard area on the applicable FEMA FIRMs. The City of Woodland meets the criteria and is subject to these provisions. As a result, the City is required to achieve 200-year flood protection or restrict development until it does. Roughly 25 percent of land within the Planning Area is subject to flooding depths of over three feet.

Underpasses and other low points can be subject to localized flooding during periods of heavy rainfall.

The industrial area, located in the northeastern section of the Planning Area, is particularly susceptible to flooding. This places Woodland at a competitive disadvantage relative to nearby industrial areas, as the risk level and insurance costs of developing in Woodland are higher as a result. In addition, some portions of SP-3 are subject to flood depths of up to three feet and the majority of SP-2 is susceptible to flooding depths of greater than seven feet. No specific plan for SP-2 or SP-3 may be processed until the designs for projects to provide necessary 200-year flood protection have been approved and the funding for construction has been secured. Any contemplated sale of the City's 900-acre property within SP-2 will require a four-fifths (4/5th) vote of the City Council. Before the City enters into a Development Agreement for any property located within a floodplain, the City must impose conditions that will ensure 200-year flood protection.

City streets, even those outside of the floodplain, are also subject to localized flooding during periods of heavy rainfall. Currently, the city's storm drain system is not adequately sized for the actual flows. Older parts of the city, particularly west of East Street, do not have a system of under-street storm drain pipes. Instead, runoff is conveyed through intersections in valley gutters, gutter culverts, or inverted siphons, and must travel long distances to reach a drain inlet. In these areas, when the capacity of drain inlets and pipes is exceeded, localized street flooding occurs and remains for three to four hours after rainfall has subsided.

Flood Protection

Many agencies at various levels of government are responsible for flood protection. At the federal level, the three primary agencies are the U.S. Army Corps of Engineers, FEMA, and the Bureau of Reclamation. At the state level, the primary agencies are DWR and the CVFPB. At the regional and local level, the primary agencies include the Yolo County Flood Control and Conservation District, Yolo County, and the City of Woodland.

Woodland's geography and flooding history present challenges for phasing of new development, which has significant implications for economic development. Securing a comprehensive flood protection solution is a critical priority for Woodland. The City is currently working with the US Army Corps of Engineers on a comprehensive solution to achieve 200-year flood protection. Through their Lower Cache Creek Feasibility Study, the Corps has narrowed the alternatives for flood risk reduction to several alternatives which are undergoing further study. The policies in this General Plan support interim solutions and strategies to allow development in Woodland to move forward where it is safe and appropriate, while still actively seeking and advocating for a permanent flood solution for the Planning Area.

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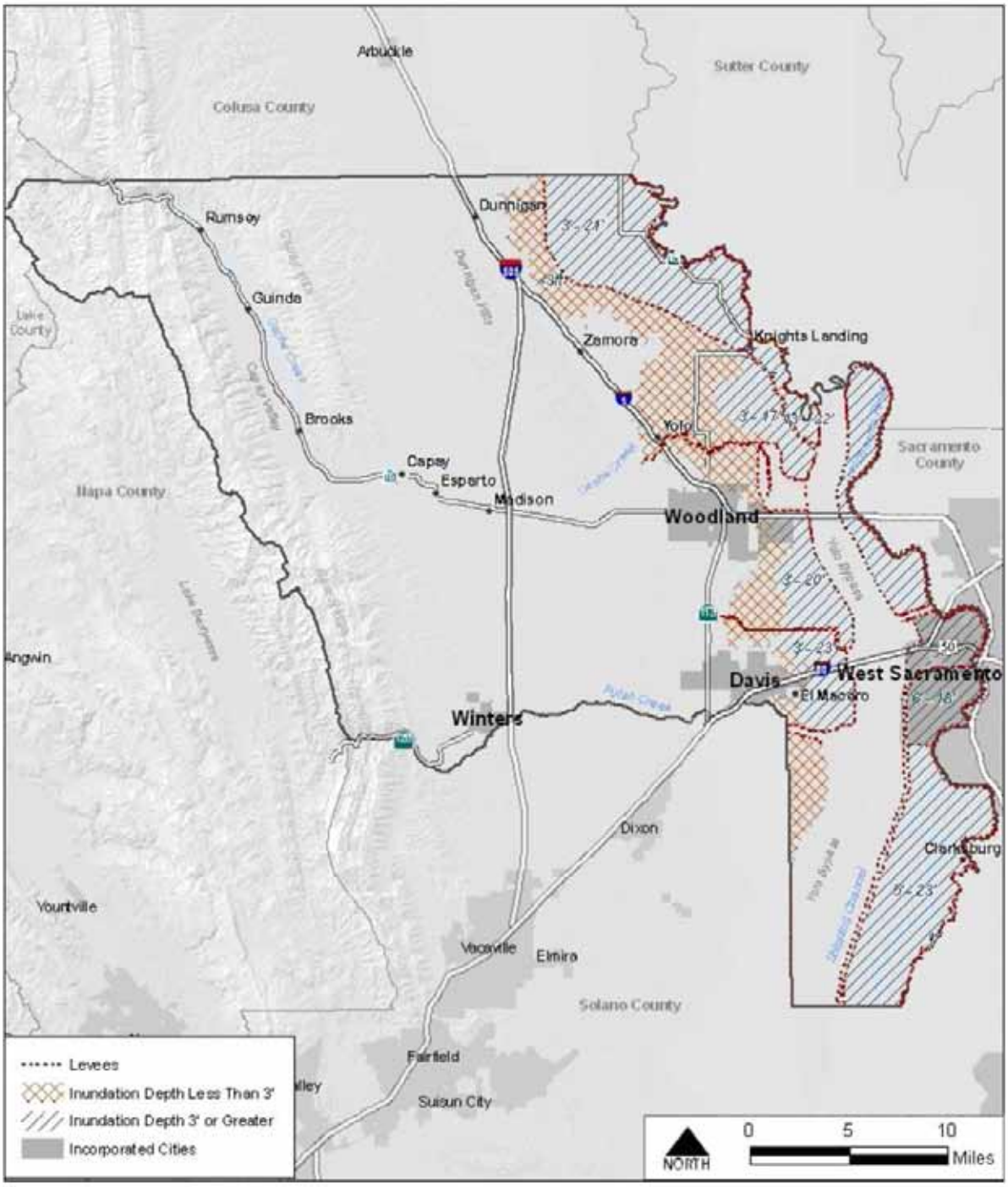
FIGURE 8-4: LEVEE PROTECTION ZONES



Source: Yolo County General Plan, Health and Safety Element

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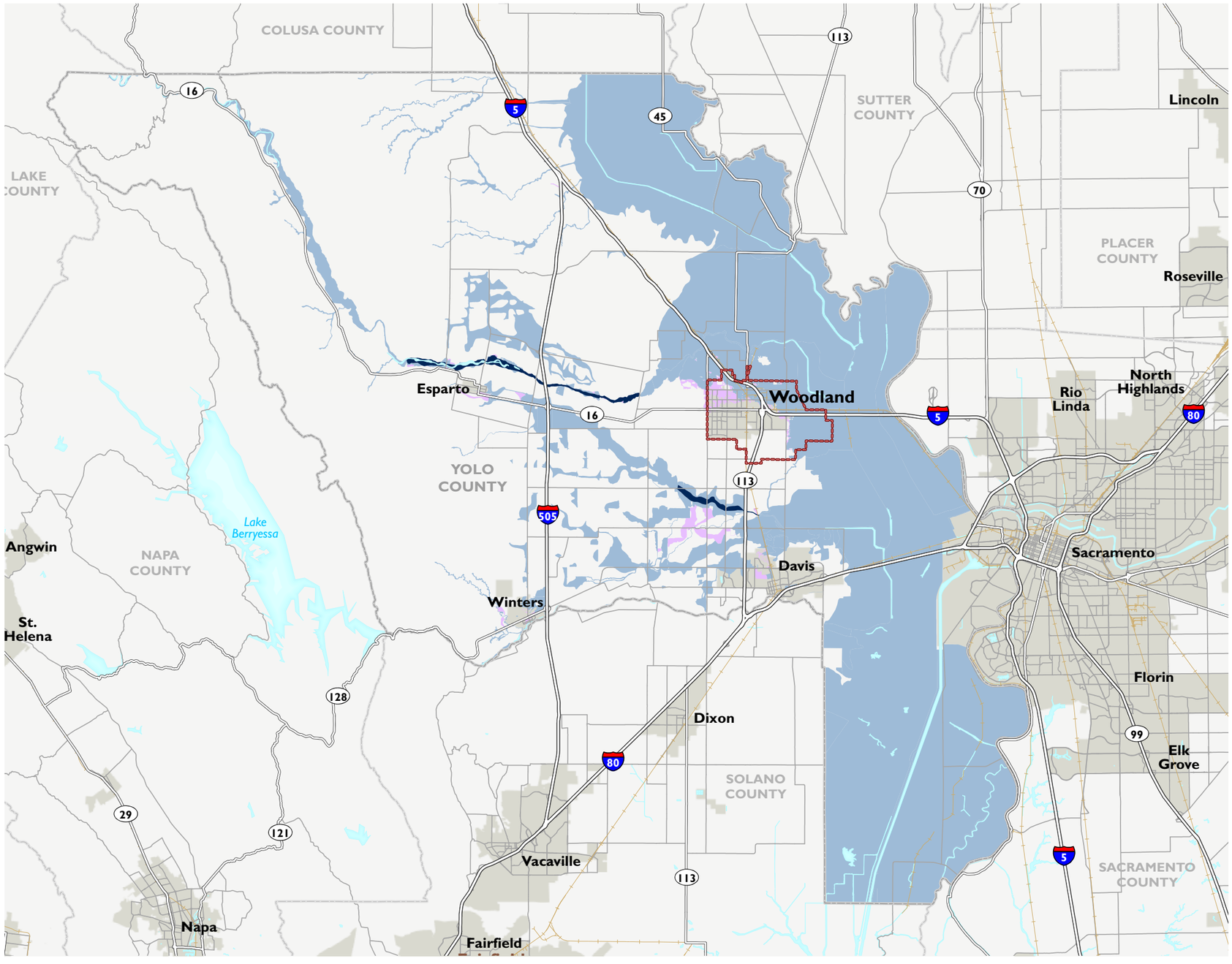
FIGURE 8-5: FLOODWAYS

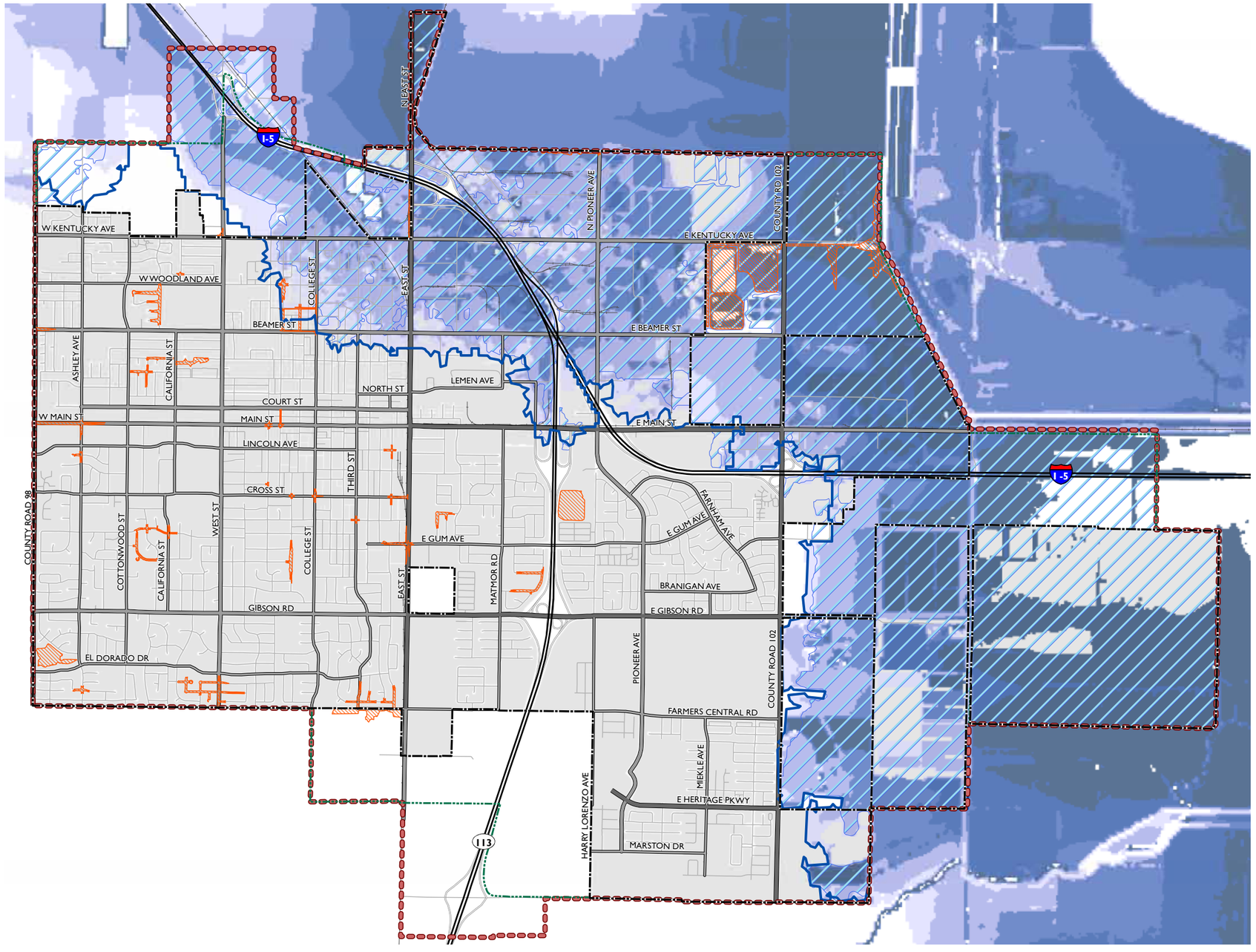


Floodways
100 Year Floodplain
500 Year Floodplain
Freeway/Major Highway
Minor Highway
Major/Minor Roads
Railroads
Woodland Planning Area
Water
Urban Areas
County Boundaries

0 2.75 5.5 11 Miles

Data Source: Digital Flood Insurance Rate Maps (dFIRMs), National Flood Hazard Layer (NFHL), FEMA, 2012; Yolo County, 2016; SACOG Mapping Center, 2016; Dyett & Bhatia, 2016

FIGURE 8-6: 100 AND 200 YEAR FLOODPLAINS AND HISTORIC FLOODING DEPTHS



*The 100-Year Flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AR, AH, AO, AR, A99, V and VE. Only Zone AE is present in the Woodland Planning Area.

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights. There are no floodways in the Planning Area.

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

8.4 Fire Hazards

Urban and wildland fire hazards can threaten life and property in Woodland. Policies of this General Plan seek to ensure that new development is constructed to minimize potential fire hazards and to provide public education concerning fire prevention.

The Public Facilities and Services Element addresses the service levels and maintenance of the City's Fire Department.

Urban Fires

Urban fires are fires that begin in buildings in urban centers. They are typically localized, but have the potential to spread to an adjoining building, especially in areas where homes and/or business facilities are clustered close together. Structural fire risk in Woodland is greatest in older structures and neighborhoods built before modern building codes for fire safety and building systems were in place.

Peakload Water Supply Requirement

Woodland engineering standards require a minimum flow of water for fire protection in accordance with Woodland Fire Department, California Fire Code, and Insurance Services Office standards.

Minimum Road Widths and Clearances Around Structures

Adequate emergency vehicle access to buildings is important for effective public safety service and emergency response. Emergency access is regulated by the California Fire Code. Under the current Fire Code, all portions of a building must be located within 150 feet of a serviceable fire access road. In some instances, the Fire Marshal can make an exception to this rule, such as when a building is equipped with an approved automatic sprinkler system.

All portions of a building must be located within 150 feet of a serviceable fire access road.

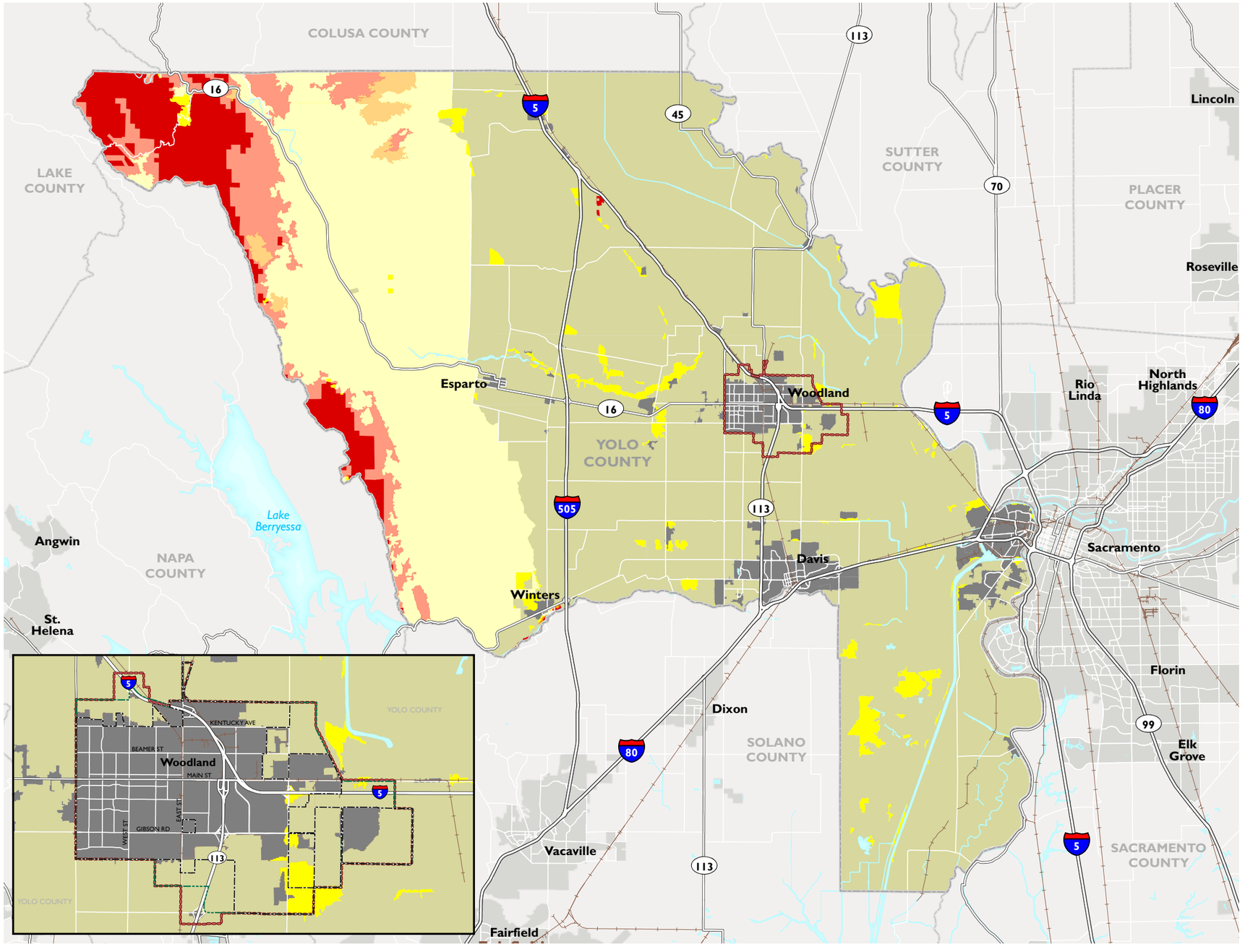
Wildland Fires

Wildland fires resulting from either natural or manmade causes occur in forest, brush, grasslands, or undeveloped areas. Their potential for damage is dependent on the extent and type of vegetation, known as surface fuels, as well as weather and wind conditions.

Emergency vehicle access is necessary for emergency response and public safety service.

The California Department of Forestry and Fire Protection (CAL FIRE) has mapped fire threat potential throughout California. CAL FIRE ranks fire threat according to the availability of fuel and the likelihood of an area burning (based on topography, fire history, and climate). The rankings include little or no fire threat, moderate, high, and very high fire threat. There are no State Responsibility Areas or Very High Fire Hazard Severity Zones located within the Planning Area or its vicinity. While the majority of the Planning Area is identified to have little to no wildland fire threat, some areas along CR 102 are identified as Local Responsibility Areas with a moderate fire threat. However, it is likely that wildfire danger will increase with climate change. Figure 8-7 shows existing fire hazard severity zones within the Planning Area and its vicinity.

FIGURE 8-7: FIRE HAZARDS



Data Source: California Department of Forestry and Fire Protection (CAL FIRE), 2007 & 2009; Yolo County, 2016; SACOG Mapping Center, 2016; Dyett & Bhatia, 2016

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8.5 Airport Hazards

State law requires the preparation of an Airport Land Use Compatibility Plan (ALUCP) for most airports. Local plans (including general plans) with planning areas that overlap the Airport Influence Area defined by the ALUCP are required by State law (Government Code Section 65302.3) to ensure that the policies in place for the affected area are consistent with the ALUCP. This helps ensure the safety and comfort of those in the area as well as the safe operation of the airport itself.

Sacramento International Airport (SMF)

Sacramento International Airport (SMF) is located just five miles east of the Planning Area. SMF's ALUCP contains policies pertaining to noise, safety, overflight areas, and airspace protection. As shown in Figure 8-8, the western boundary of the SMF Airport Influence Area travels north-south through the Planning Area, following the western edge of the Water Pollution Control Facility. The portion of the Influence Area that overlaps with Woodland is not subject to restrictions pertaining to noise or safety. Some development in this overlap area may be subject to Airport Land Use Commission review to ensure that it abides by height requirements set by Federal Aviation Administration Regulations, refrains from creating electrical or visual hazards that could negatively impact aircraft in flight, and avoids producing thermal plumes that extend to an altitude where aircraft can fly.[1]

In addition, a small portion of the eastern side of the Planning Area is located within the "Secondary Approach Area" defined in the ALUCP. This is a form of real estate disclosure that is recorded on each residential property deed however it does not convey property rights. For other areas within the Influence Area, State law requires that notice disclosing information about the presence of nearby airports be given to prospective buyers of certain residential real estate. This would apply to any existing or new residential development located anywhere in the Influence Area. Future residential development within SP-2 will be subject to these requirements.[2] Additional consideration of noise impacts resulting from airports is covered in Section 8.8.

The Secondary Approach Area is subject to frequent fly-overs by aircraft, and as a result, new residential development located within this area requires a Recorded Overflight Notification as a condition of project approval.

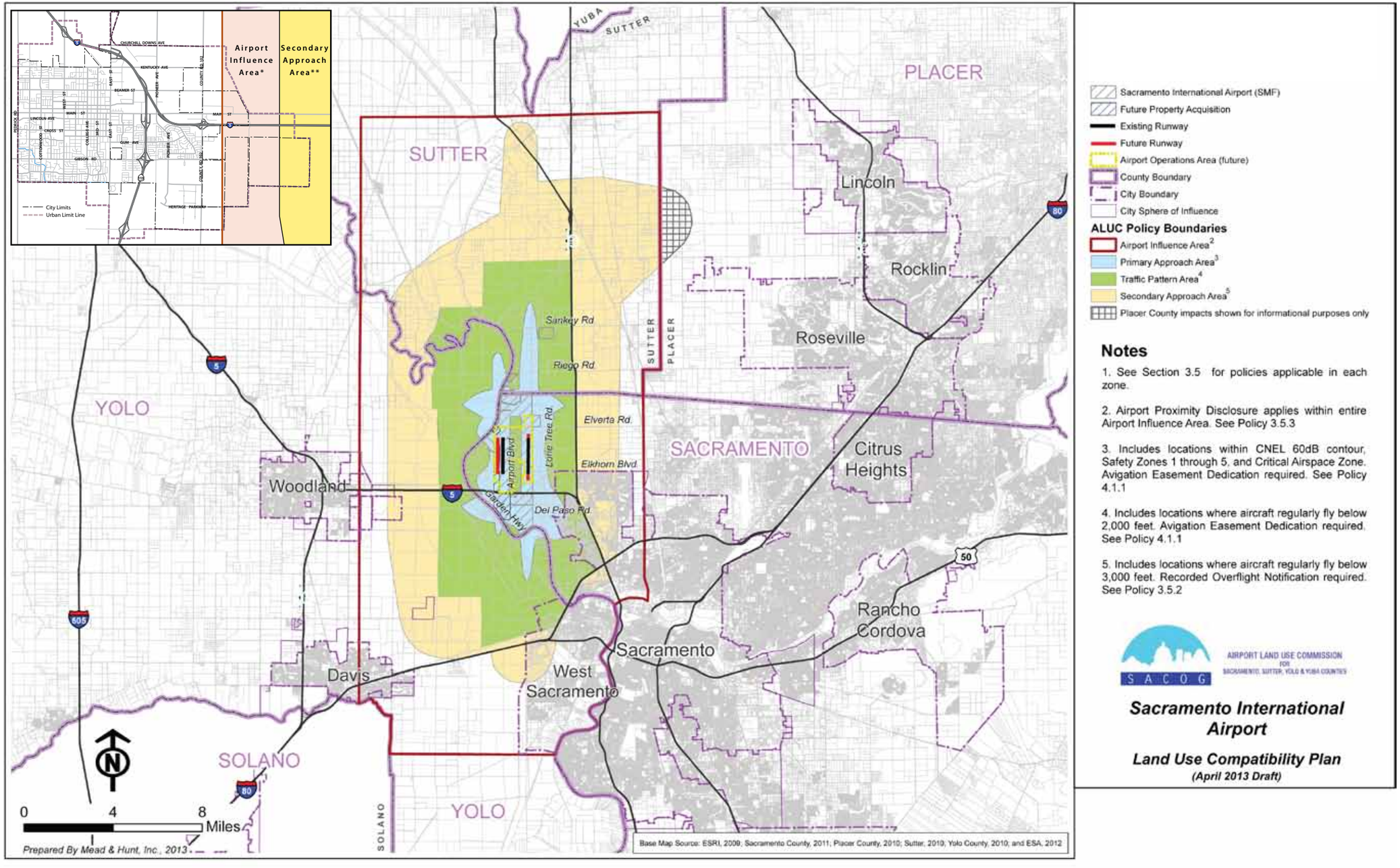
1 Sacramento International Airport Land Use Compatibility Plan (2013), Section 1.5.

2 Sacramento International Airport Land Use Compatibility Plan (2013), Section 1.5.

Other Airports

Two other airports are located near Woodland: the Yolo County Airport, located roughly nine miles to the southwest; and the Watts-Woodland Airport, located approximately 3.5 miles west of the city. While these airports may serve Woodland residents, businesses, and visitors, neither airport's Influence Area overlaps with the Planning Area.

FIGURE 8-8: ALUCP OVERFLIGHT COMPATIBILITY



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8.6 Hazardous Materials and Operations

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, State, or local agency, and/or if it has characteristics defined as hazardous by such an agency. California Health and Safety Code Section 25501 defines a hazardous material as any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. Hazardous materials include a wide variety of substances commonly used in households and businesses. Motor oil, paint, solvents, lawn care and gardening products, household cleaners, gasoline, and refrigerants are among the diverse range of substances classified as hazardous materials.

"Hazardous wastes" are defined in California Health and Safety Code Section 25141(b) as substances that, because of their quantity, concentration, or physical, chemical, or infectious characteristics, may either (1) cause, or significantly contribute to an increase in mortality or an increase in serious, irreversible, or incapacitating, illness or (2) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported or disposed of, or otherwise managed. Hazardous wastes are hazardous materials that no longer have practical use, such as substances that have been discarded, discharged, spilled, contaminated, or are being stored prior to proper disposal. Hazardous materials and hazardous wastes are classified according to four properties: toxic (causes human health effects), ignitable (has the ability to burn), corrosive (causes severe burns or damage to materials), and reactive (causes explosions or generates toxic gases). Nearly all businesses and residences generate some amount of hazardous waste. Certain businesses and industries, including gas stations, automotive service and repair shops, printers, dry cleaners, and photo processors, generate larger amounts of such substances. Hospitals, clinics, and laboratories generate medical waste, much of which is also potentially hazardous.

Hazardous Materials Sites

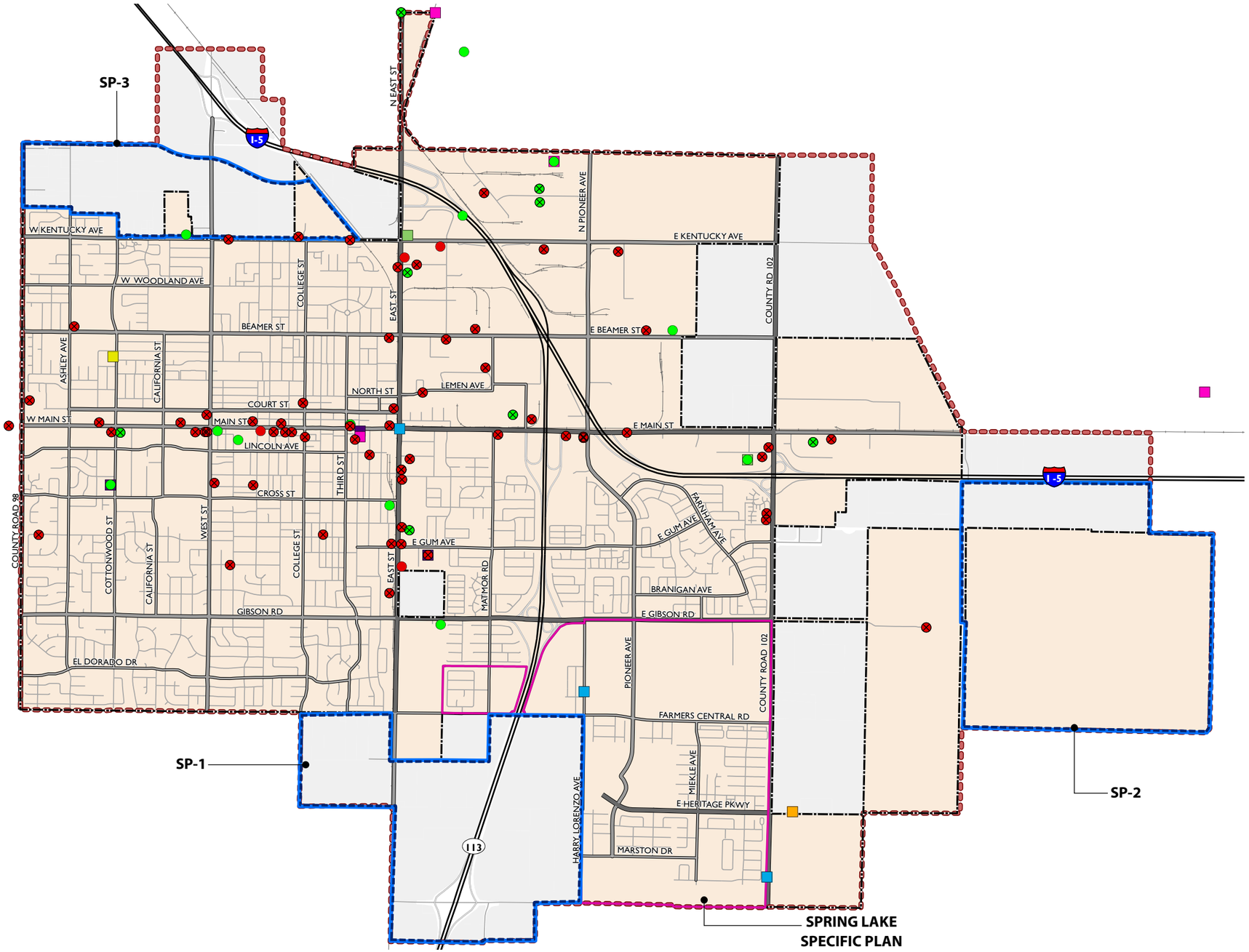
Releases, leaks, or disposal of chemical compounds, such as petroleum hydrocarbons, on or below the ground surface, can lead to contamination of underlying soil and groundwater. Disturbance of a previously contaminated area through grading or excavation operations could expose the public to health hazards from physical contact with contaminated materials or hazardous vapors. Improper handling or storage of contaminated soil and groundwater can further expose the public to these hazards, or potentially spread contamination through surface water runoff or air-borne dust.

Areas with known or suspected release of hazardous materials to soil and groundwater, and where current clean up activities monitored by the State Water Quality Control Board or the California Department of Toxic Substances are active, are shown in Figure 8-9. The sites are primarily located in the industrial area and along Main Street and East Street. Most of the sites in Woodland are Leaking Underground Storage Tanks (LUSTs), and many of the sites are automobile-related, such as gas stations or auto repair shops. Woodland also currently has sites undergoing remediation for contamination with hazardous materials. Some contaminated sites are on vacant parcels or properties with the potential to redevelop. Contamination does not render these sites unusable, but may require time and funding for cleanup, and in some cases, may limit allowable land uses.

Regulation and Enforcement

Various local, State, and federal agencies govern the proper storage, handling, and transport of hazardous materials. Generators of hazardous waste in Yolo County are required to submit a Hazardous Materials Business Plan to the Environmental Health Department, which serves as the Certified Unified Program Agency (CUPA) for the County. Hazardous waste generators are inspected by the CUPA for compliance with hazardous waste storage, handling, and disposal regulations at least once every three years. For household related hazardous waste, the Yolo County Planning and Public Works Department sponsors hazardous waste collection days at the Yolo County Central Landfill that are free for Yolo County residents on select days.

FIGURE 8-9: HAZARDOUS MATERIALS SITES



Data Source: GeoTracker, State Water Resources Control Board (SWRCB), 2016; Envirostor, Department of Toxic Substances Control (DTSC); City of Woodland, California, 2013; Yolo County, 2013; Dyett & Bhatia, 2013

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8.7 Emergency Response

Although Woodland seeks to minimize hazards and reduce risks, in the rare event of an emergency, quick and effective response is vital. Chapter 8 of the Woodland Municipal Code provides for the preparation and execution of emergency response efforts.

SB 379

As California confronts mounting climate change impacts, local governments are now required, in accordance with Senate Bill 379, Land Use: General Plan: Safety Element (Jackson) to include a climate change vulnerability assessment, measures to address vulnerabilities, and comprehensive hazard mitigation and emergency response strategy. Impacts that Woodland may face as a result of climate change include increased flooding, wildfires, and heat waves.

Emergency Operations Plan

The California Emergency Services Act requires cities to prepare and maintain an Emergency Plan for natural, manmade, or war-caused emergencies that result in conditions of disaster or in extreme peril to life. The Woodland Emergency Operations Plan addresses the City's planned response to extraordinary emergency situations associated with natural disasters, technological incidents and national security emergencies, including acts of terrorism. The plan does not apply to normal day-to-day emergencies, but rather focuses on large-scale disasters that pose major threats to life, property and the environment, and require unusual emergency responses.

Local Hazard Mitigation Plan

The purpose of a Local Hazard Mitigation Plan (LHMP) is to reduce or eliminate long term risk to human life and property resulting from hazards by identifying risks before they occur and putting together resources, information, and strategies for emergency response. A LHMP is required of all cities by federal law.

The City of Woodland partnered with the County and the cities of Davis, West Sacramento, and Winters to develop the Yolo County Operational Area Multi-Jurisdictional Hazard Mitigation Plan. Most recently updated in 2012, the Mitigation Plan addresses threats from potential hazards and identifies possible strategies to reduce impacts. It also serves as the document that, upon its next update, will address the requirements of SB 379.

8.8 Noise

Noise is commonly defined as undesirable or unwanted sound. Noises vary widely in their scope, source, and volume, ranging from individual occurrences such as leaf blowers, to the intermittent disturbances of overhead aircraft, to the fairly constant noise generated by traffic on freeways.

Figure 8-10 illustrates sound levels associated with common noise sources. The perceived loudness of sounds is dependent on many factors, including sound pressure level and frequency content. However, within the usual range of environmental sound levels, perception of loudness is relatively predictable and can be approximated by frequency filtering using the standardized A-weighting network. There is a strong correlation between A-weighted sound levels (expressed as dBA) and community response to noise. For this reason, the A-weighted sound level has become the standard descriptor for environmental noise assessment, and noise levels reported in this General Plan are A-weighted.

Noise-Sensitive Receptors

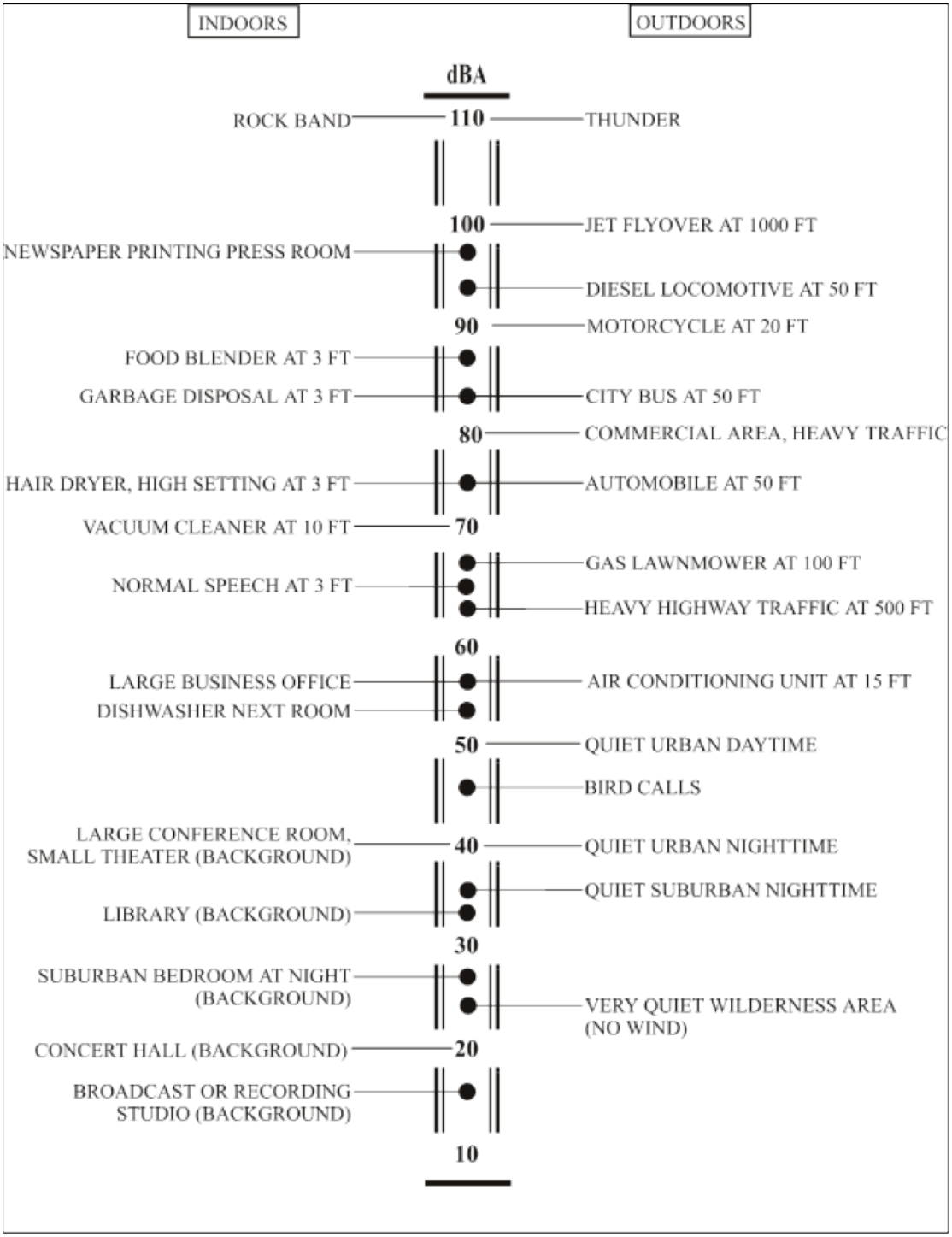
Noise-sensitive receptors are land uses where the presence of unwanted sound could adversely affect the use of the land. Examples include residentially designated areas, nursing homes, schools, libraries, and places of worship.

Ambient Noise Level Measurements

A community noise survey was conducted on March 21-25, 2013 to document noise exposure in areas with noise-sensitive receptors.[3] Noise measurement sites are shown in Figures 8-11 and 8-12. Short-term ambient noise level measurements were conducted at 11 sites. The measurement duration was 15-minutes and at three different times of the 24-hour day in order to best estimate the 24-hour, day-night average noise level (L_{dn}). Three continuous 96-hour ambient noise level measurements were completed to record day-night statistical noise level trends. Noise measurement sites, measured noise levels, and estimated L_{dn} levels for each site are summarized in Table 8-2.

3 Noise measurement sites were selected to be representative of typical residential conditions. The community noise survey was conducted at three of the same sites which were previously selected (in 1995) to support the 1996 General Plan, in order to understand any changes over time.

FIGURE 8-10: DECIBEL SCALE



The community noise survey results indicate that typical noise levels in areas with noise-sensitive receptors range from 51 dB to 69 dB L_{dn}. Traffic on local roadways and I-5, distant industrial activities, and neighborhood activities are the controlling factors for background noise levels in the majority of the Planning Area.

The L_{eq} values presented in Table 8-2 represent the average measured noise levels during the sample periods (15 minutes). The L_{eq} values were the basis of the estimated L_{dn} values. L_{max} values show the maximum noise levels observed during the samples. The values in parentheses show sound levels measured in 1995 for the previous background noise study.

TABLE 8-2: SUMMARY OF SHORT-TERM AMBIENT NOISE LEVEL SURVEY RESULTS

			Measured Sound Level, dB 2013 (1995)		
Site	Location	Time Period	L_{eq}	L_{max}	L_{dn}
ST-01	Campbell Park	L_{d1}	57 (49)	75 (65)	56 (53)
		L_{d2}	56 (52)	73 (64)	
		L_n	45 (46)	63 (63)	
ST-02	Tredway Park	L_{d1}	54	77	58
		L_{d2}	54	66	
		L_n	51	76	
ST-03	Woodside Park	L_{d1}	55 (49)	68 (62)	63 (55)
		L_{d2}	58 (53)	70 (64)	
		L_n	57 (48)	77 (62)	
ST-04	133 E Heritage Pkwy (Spring Lake Area)	L_{d1}	52	74	51
		L_{d2}	51	71	
		L_n	41	63	
ST-05	Northwest Corner of Kentucky Ave & Walnut St	L_{d1}	67	82	69
		L_{d2}	66	77	
		L_n	61	79	
ST-06	Private Ranch, South of I-5, East of Hwy 102	L_{d1}	52	73	54
		L_{d2}	49	61	
		L_n	46	69	

TABLE 8-2: SUMMARY OF SHORT-TERM AMBIENT NOISE LEVEL SURVEY RESULTS

			Measured Sound Level, dB 2013 (1995)		
Site	**Location**	**Time Period**	**L_{eq}**	**L_{max}**	**L_{dn}**
ST-07	Beamer Park	L_{d1}	51 (49)	64 (61)	58 (54)
		L_{d2}	55 (50)	75 (59)	
		L_n	52 (48)	74 (59)	
ST-08	Pool, Americas Best Value Inn & Suites	L_{d1}	58	68	61
		L_{d2}	61	73	
		L_n	53	75	
ST-09	Ramon S Tafoya Elementary School	L_{d1}	49	61	56
		L_{d2}	50	63	
		L_n	50	72	
ST-10	Southwest Corner of Co Hwy E8 (102) & Kentucky Ave	L_{d1}	67	82	68
		L_{d2}	66	79	
		L_n	59	82	
ST-11	Downtown, Southeast corner of Main St & 5th St	L_{d1}	65	76	66
		L_{d2}	64	72	
		L_n	58	73	

Notes:

L_d = Average measured sound level during daytime hours (7:00 am – 10:00 pm)

L_n = Average measured sound level during nighttime hours (10:00 pm – 7:00 am)

Source: AECOM, 2013

As shown in Table 8-3, ambient noise levels have increased by approximately 3 to 8 dB (L_{dn}) since 1995. This is a reasonable amount of change for a growing urban area such as Woodland. The continuous noise level measurement data shows that ambient noise levels at the measurement sites ranged from 55 to 63 dB L_{dn}. These results are consistent with the estimated L_{dn} values presented in Table 8-2.

TABLE 8-3: SUMMARY OF LONG-TERM AMBIENT NOISE LEVEL SURVEY RESULTS

Site	Location	Measured Sound Level, dB March (21-25), 2013				Est. L_{dn}
		Avg. L_{eq} (Range)	Avg. L_{max} (Range)	Avg. L_{eq} (Range)	Avg. L_{max} (Range)	
LT-01	1435 Roosevelt Drive	62 (57 - 66)	78 (70 - 84)	54 (51 - 57)	68 (65 - 73)	63
LT-02	2113 Glacier Place	54 (42 - 59)	73 (59 - 84)	47 (39 - 50)	57 (52 - 65)	55
LT-03	2795 Ortiz Avenue	54 (51 - 56)	69 (62 - 73)	49 (47 - 51)	64 (61 - 68)	56

Source: AECOM, 2013

Existing Sources of Noise

Major transportation routes are dominant sources of noise in the city. These include traffic on I-5, SR 113, and other local arterials and streets; aircraft overflights from SMF, Yolo County Airport, and Watts-Woodland Airport; and train operations on the California Northern Railway and Sierra Northern Railway. Stationary sources in the city include construction sites, farming activities, and commercial and industrial facilities. These noise sources are discussed individually below.

Traffic

Traffic noise contours prepared using the Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model for I-5, SR 113, major and minor arterials, and collector roadway segments are shown in Figures 8-11 and 8-12. The contour distances may be used to estimate the distance to the 70 dB L_{dn} traffic noise contour for existing Average Daily Traffic (ADT) volumes and the posted speed limit.[4]

4 The L_{dn} contours shown in Figures 8-11 and 8-12 and Tables 8-2 and 8-3 are only indicators of potential noise conflicts, requiring more detailed analysis to determine traffic noise levels at any given location.

Railroads

Woodland has two active rail lines: The California Northern and the Sierra Northern Railway. The California Northern Railway is a freight line that runs through Woodland and Davis, and along I-5 past the City of Corning. The freight line schedule varies depending on agricultural/seasonal demands. The rail line carries an average of two trains daily, using between one and 50 rail cars and one or two locomotives, traveling at an average speed of 15 miles per hour. The estimated railroad noise level at 100 feet from the railway centerline is approximately 45 dB L_{dn}. The 70 dB L_{dn} contour generally aligns with the railroad right-of-way.

The Sacramento River Train is operated by the Sierra Northern Railroad Company as an entertainment passenger train that runs from Woodland to West Sacramento. According to Sierra Northern Railroad personnel, there is typically one River Train round trip per day. The trains typically have between two and 25 rail cars with one or two locomotives, traveling at an average speed estimated at 15 miles per hour. Assuming two daily train passes, each with 25 cars and two locomotives traveling at 15 miles per hour, the estimated railroad noise levels at 100 feet from the railroad centerline is approximately 44 dB L_{dn}. The 70 dB L_{dn} contour generally aligns with the railroad right-of-way.

Train noise levels and contours distances were calculated following Federal Transportation Administration guidelines. Noise is associated with the engines and wheel/track interaction, road crossing alarm bells, and horn blasts. The use of the railroad warning horns at the roadway crossings results in brief periods of elevated noise levels near the tracks. The Federal Railroad Administration regulates locomotive horns under Code of Federal Regulations Parts 222 and 229. CFR Part 222 states that locomotive horns must be sounded by the lead locomotive of any passenger or freight train traveling over 15 miles per hour within 15–20 seconds of crossing any public roadway. Any train traveling over 60 mph may not sound their horn until it is within ¼-mile of the approaching crossing. Trains are not required to sound their horn if there is no at-grade crossing. CFR Part 229 states that lead locomotive horns shall be equipped with a horn that produces a minimum of 96 dBA and a maximum of 110 dBA at 100 feet. Some sections of rail lines within the Planning Area may be eligible for a Federal Railroad Administration Quiet Zone designation, which would significantly reduce the use of train horns along designated lengths of track.

Aircraft

Aircraft operations in the vicinity of an airport can be a significant source of noise. The nearest airport is Watts Woodland Airport, which is located approximately 3.5 miles from the western City limits. SMF is located approximately five miles northeast, and the Yolo County Airport is located approximately nine miles southwest of the City limits. Noise contours for SMF, Watts-Woodland airport, and Yolo County Airport are depicted in Figure 8-13. None of the airports' CNEL contours overlap with Woodland's Planning Area. [5]

Farming Activities

The primary sources of noise related to farming activity include tractors, harvesters, farm cannons, and crop-dusting aircraft. Noise is a concern for growing communities when sensitive uses are proposed in areas with ongoing agricultural activities, and complaints from new residents create pressure to convert agricultural properties to urban use. There are various strategies for addressing this potential conflict, including but not limited to site and building orientation and design, agricultural buffers, and providing notice to prospective residents regarding ongoing agricultural activities.

Typical noise levels from tractors, as measured at a distance of 50 feet, range from about 75 dB to 95 dB with an average of about 84 dB. These noise levels should be reasonably representative of noise levels from other wheeled and tracked farm equipment. Using a source level of 84 dB at 50 feet, and assuming nominal point-source attenuation of 6 dB per doubling of distance, the distance to noise level contours are as shown in Table 8-4. Most noise-generating activities on agricultural lands are seasonal, and therefore a noise policy approach that focuses on average daily noise may not be appropriate for this type of land use/noise conflict.

To address the special case of residential development and other sensitive uses being introduced in close proximity to agricultural areas, this General Plan has established policies that promote a buffer along the urban-agriculture edge. See the Land Use, Community Design, and Historic Preservation Element.

5 Community Noise Equivalent Level (CNEL): Similar to L_{dn}, CNEL is the energy-average of the A-weighted sound levels occurring over a 24-hour period, with a 10 dB penalty applied to A-weighted sound levels occurring during the nighttime hours (10 p.m.-7 a.m.), and a 5 dB penalty applied to the A-weighted sound levels occurring during evening hours (7 p.m.-10 p.m.). The CNEL is usually within 1 dB of the L_{dn}, and the two are basically interchangeable.

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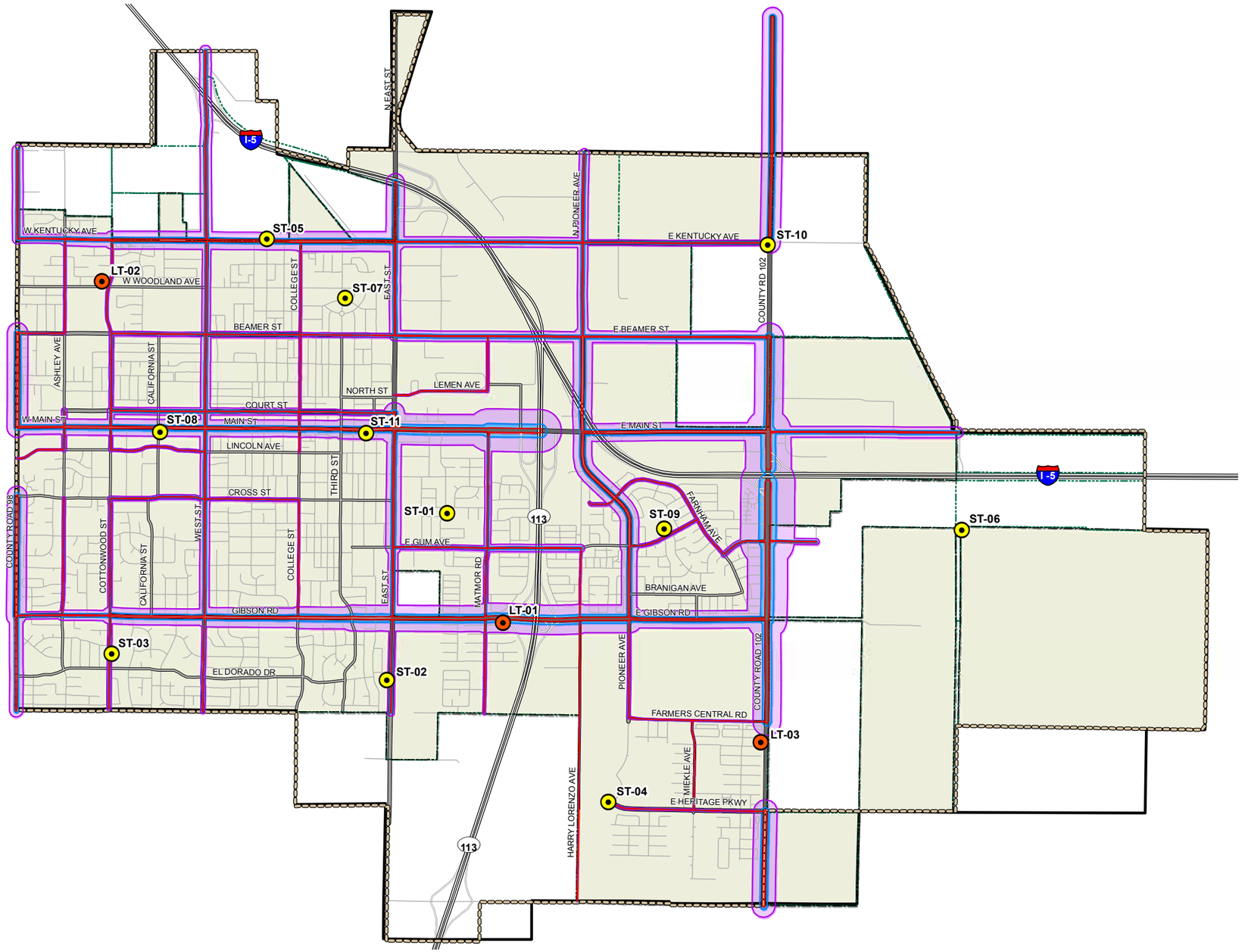
FIGURE 8-11: CITY ROAD NOISE MEASUREMENT SITES AND CONTOURS



Noise Contours

- 70 db L_{dn}
- 65 db L_{dn}
- 60 db L_{dn}

Noise Monitoring Locations

- Long-term
- Short-term
- Highways
- Principal Arterials
- Minor Arterials
- Collectors
- Local Roads
- Ramps
- Study Area
- Urban Limit Line
- Sphere of Influence
- City Limits

Short-term ambient noise level measurements were conducted for 15-minute periods at three different times of the 24-hour day in order to best estimate the 24-hour, day-night average noise level.

Long-term ambient noise level measurements were completed for 96 continuous hours.

0 0.25 0.5 1 Miles

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

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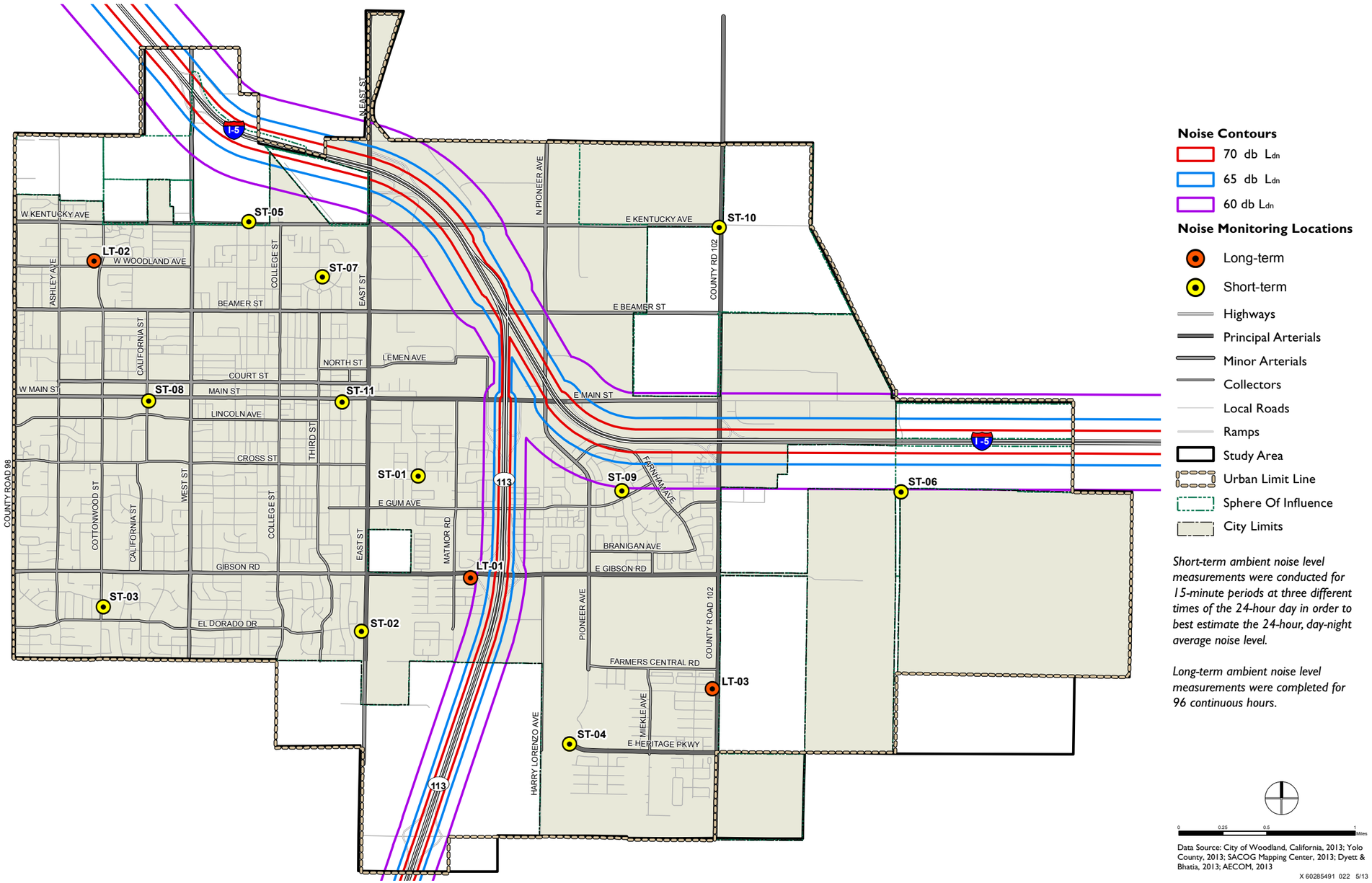
FIGURE 8-12: HIGHWAY NOISE CONTOURS



Noise Contours

- 70 db L_{dn}
- 65 db L_{dn}
- 60 db L_{dn}

Noise Monitoring Locations

- Long-term
- Short-term
- Highways
- Principal Arterials
- Minor Arterials
- Collectors
- Local Roads
- Ramps
- Study Area
- Urban Limit Line
- Sphere Of Influence
- City Limits

Short-term ambient noise level measurements were conducted for 15-minute periods at three different times of the 24-hour day in order to best estimate the 24-hour, day-night average noise level.

Long-term ambient noise level measurements were completed for 96 continuous hours.

0 0.25 0.5 1 Miles

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

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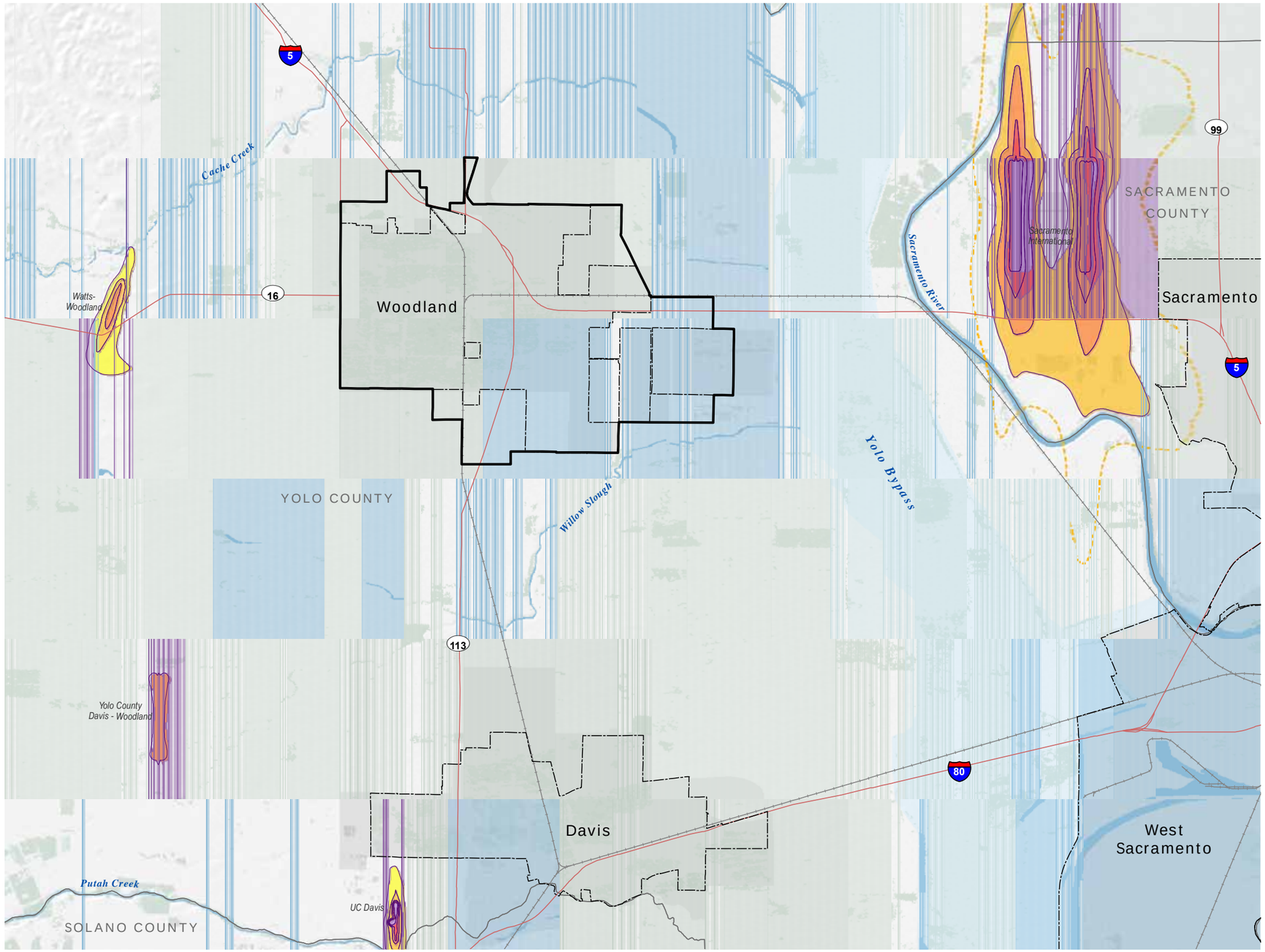
FIGURE 8-13: AIRPORT NOISE CONTOURS



Data Source: City of Woodland, California, 2013; Yolo County, 2013; SACOG Mapping Center, 2013; Dyett & Bhatia, 2013; Caltrans, 2011; USGS, 2010; SACOG, 1999, 2000, & 2013; URS 2003

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TABLE 8-4: NOISE EXPOSURE FROM OPERATION OF TYPICAL FARMING EQUIPMENT (TRACTOR)

Distance from Source (feet)	*Calculated Noise Level (dB)*
50	84
100	78
200	72
400	66
800	60
1,600	54

Source: Toth, W. J. Noise abatement techniques for construction equipment. U.S. Department of Transportation. National Highway Traffic Safety Administration, Washington D.C.

Other Fixed Noise Sources

Commercial and industrial facilities are also a source of noise within Woodland. Mechanical equipment and trucking are the primary sources of noise associated with these facilities. Industrial processes can generate noise, even when the best available noise control technology is applied. Noise exposure within industrial facilities is controlled by federal and State employee health and safety regulations (OSHA and Cal-OSHA), but exterior noise levels can be guided with local standards. These noise sources can be continuous and potentially contain tonal components that may be annoying to individuals who live nearby. In addition, noise generation from fixed noise sources may vary based upon climatic conditions, time of day, and existing ambient noise levels.

From a land use planning perspective, fixed-source noise control issues focus on (1) limiting the introduction of new noise-producing uses in areas with noise-sensitive receptors, and (2) limiting encroachment of noise-sensitive receptors upon existing noise-producing facilities. The first goal can be achieved by applying noise level performance standards to proposed new noise-producing uses. The second goal can be met by requiring that new noise-sensitive receptors in near proximity to noise-producing facilities be sited in a manner, and include construction techniques, that help minimize noise.

Fixed noise sources that are typically of concern include, but are not limited to, the following:

- HVAC systems
- Pump stations
- Emergency generators
- Steam valves
- Generators
- Air compressors
- Conveyor systems
- Pile drivers
- Drill rigs
- Welders
- Outdoor speakers
- Cooling towers/Evaporative condensers
- Lift stations
- Boilers
- Steam turbines
- Fans
- Heavy equipment
- Transformers
- Grinders
- Gas or diesel motors
- Cutting equipment
- Blowers

These noise sources may be found in all kinds of industrial facilities, construction sites, trucking operations, tire shops, auto maintenance shops, metal fabricating shops, shopping centers, drive-up windows, car washes, loading docks, public works projects, batch plants, bottling and canning plants, recycling centers, electric generating stations, race tracks, landfills, sand and gravel operations, and athletic fields. Numerous industrial facilities are dispersed throughout the Planning Area.

Construction

Construction can be a substantial, though short-term, source of noise. Construction is most disruptive when it takes place near sensitive land uses, or when it occurs at night or in early morning hours. Typically, diesel engines without sufficient muffling are responsible for the most disruptive construction noises. However, in other instances, operations such as impact pile driving or pavement breaking are the dominant noise source.

Other portable or small-scale pieces of equipment may also produce noise. Mechanical equipment, such as pumps and fans, may produce low noise levels, but continuously and for substantial distances. Portable power equipment, such as leaf blowers and drills, can produce very high noise levels. Other amplified sounds, such as automotive audio equipment or loudspeakers, also create noise exposure.

Prominent mobile noise sources in Woodland include freight rail activity and vehicle traffic on freeways and major roads.

Ground Borne Vibration

Ground borne vibration is manmade noise caused by vibrations of the ground due to explosions, construction, or railway and transit movement. Ground borne vibration noise from rail systems typically stems from degraded wheel and rail surfaces. In addition, cars and buses can also cause ground borne vibration, especially when they travel on rough or uneven roadways.

Additional Noise Sources

Other miscellaneous and intermittent noise sources include those associated with residential uses (e.g., children at play, barking dogs, etc.); sources associated with property maintenance (e.g., lawn mowers, edgers, blowers, pool pumps, power tools, etc.); safety, warning and alarm devices, including house and car alarms, and other warning devices; operation of schools typically consisting of classes and other school-sponsored activities, such as school bands and school athletic events; and emergency response.

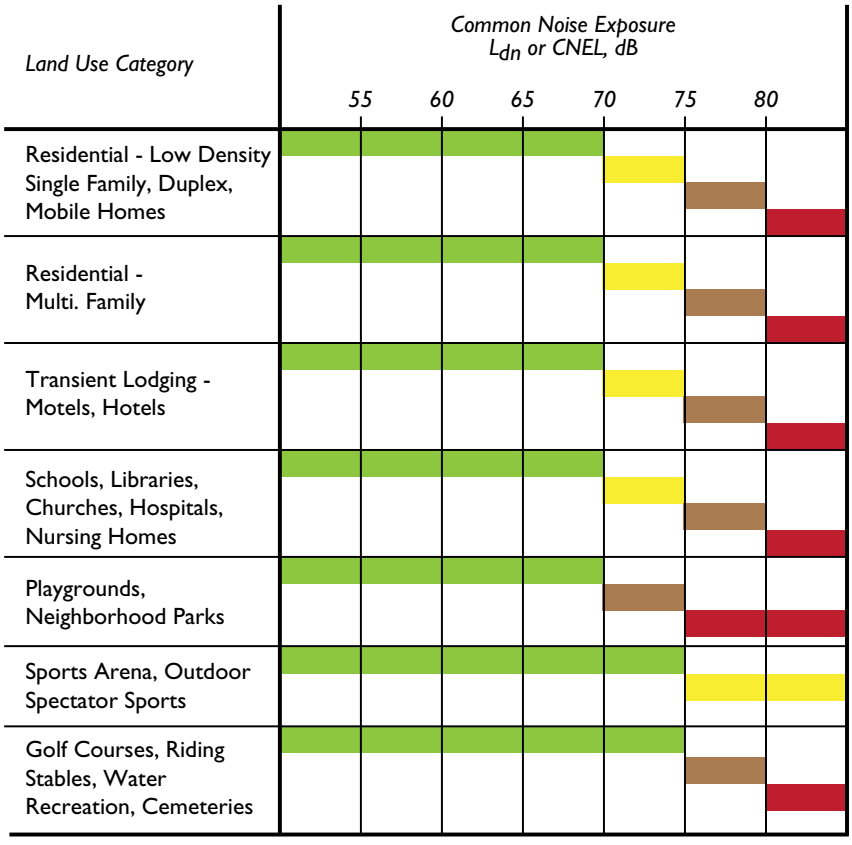
General Plan Noise Standards

With the proposed intensification of land uses in Woodland, especially Downtown and along key corridors, noise control will be an increasing consideration for new development, particularly for infill projects. However, urban development generally experiences greater ambient (background) noise than rural areas. In order to

achieve the increased levels of density and development intensity outlined in this General Plan, somewhat greater ambient noise levels must be acknowledged and accepted.

Table 8-5 establishes standards that will help the City determine the appropriateness of locating specific land uses in noise-prone environments. If the measured noise level at a proposed development site falls within the "Normally Acceptable" range for the proposed land use, conventional construction techniques will typically suffice. If the measured noise level falls within the "Conditionally Acceptable" or "Normally Unacceptable" ranges, special acoustic treatments and noise insulation features may be required in order for the development to be approved. If the measured noise level falls within the "Clearly Unacceptable" range, the development project should generally not be undertaken.

TABLE 8-5: LAND USE NOISE COMPATIBILITY STANDARDS



Notes:
1) Noise levels refer to external ambient noise from permanent land uses. They do not refer to noise from non-stationary sources, such as cars, trucks, buses, or trains.
2) For mixed land uses, defer to the most noise-sensitive use.

INTERPRETATION

Normally Acceptable
Specified land use is satisfactory, without any special noise insulation requirements.

Conditionally Acceptable
New development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional building techniques, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

Normally Unacceptable
New development should generally be discouraged. If new development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

Clearly Unacceptable
New development should generally not be undertaken.

The noise standards established in Table 8-5 accept 70 dB as being in the "normally acceptable" range for noise experienced in outdoor areas. This supports the development of infill projects Downtown and along key corridors by setting a realistic, achievable threshold of impact for new development that acknowledges the somewhat greater noise levels associated with a vibrant, urban environment in appropriate locations.

In addition, various land uses can also be impacted by noise emanating from transportation noise sources, such as roadways and rail lines. Table 8-6 indicates the acceptable limits of transportation noise for exterior and interior environments. In some places, noise attenuation measures may be necessary to meet these standards.

TABLE 8-6: NOISE LEVEL PERFORMANCE STANDARDS FOR NEW PROJECTS AND EXISTING NON-TRANSPORTATION SOURCES[1,2]

	Daytime (7 am to 10 pm)	*Nighttime (10 pm to 7 am)*
Hourly Equivalent Sound Level (L_{eq}), dBA	60	45
Maximum Sound Level (L_{max}), dBA	75	65

Notes:

1. Each of the noise levels specified above shall be lowered by 5 dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).
2. These standards apply to the noise sources themselves; noise caused by motor vehicles traveling to and from the site is exempt from this standard.

Table 8-7 provides performance standards for noise emanating from new projects and from existing stationary, non-transportation noise sources. These standards apply to the noise sources themselves, though noise caused by motor vehicles associated with these uses is exempt. The types of uses that are most likely to produce high noise levels include, but are not limited to, industrial facilities, automotive servicing, car washes, equipment yards, entertainment venues, hotels, and shopping centers. The standards are intended to limit the noise emanating from any single (non-transportation related) land use or noise source. Noise from individual sources is of particular concern when siting new noise-sensitive receptors.

TABLE 8-7: MAXIMUM ALLOWABLE NOISE EXPOSURE FROM TRANSPORTATION SOURCES[1]

Land Use[2]	*Outdoor Activity Areas*[3,4]	*Interior Spaces*	
	DNL/CNEL, dB	*DNL/CNEL, dB*	*L_{eq} dB*
Residential	70	45	---
Transient Lodging	70	45	---
Hospitals, Healthcare Facilities, Nursing Homes	70	45	---
Theaters, Auditoriums, Music Halls	---	---	35
Places of Worship, Meeting Halls	70	---	40
Office Buildings	---	---	45
Schools, Libraries, Museums	---	---	45
Playgrounds, Neighborhood Parks	70	---	---

Notes:

1. Non-aircraft
2. As determined for a typical worst-case hour during periods of use.
3. Outdoor activity areas are considered to be the portion of a property where outdoor activities would normally be expected (i.e., patios of residences and outdoor instructional areas of schools). Outdoor activity areas for the purposes of this element do not include gathering spaces alongside transportation corridors or associated public rights-of-way.
4. Where it is not possible to reduce noise in outdoor activity areas to the levels specified in this table using a practical application of the best-available noise reduction measures, a higher exterior noise level may be allowed provided that interior noise levels are in compliance with this table.

Roadway Improvement Projects

New roadway improvement projects will be needed to accommodate development permitted according to the Land Use Diagram. Where existing noise-sensitive receptors may be exposed to increased noise levels due to increased roadway capacity and increases in travel speeds associated with roadway improvements, the following criteria will determine the significance of increases in noise related to roadway improvement projects:

- Where existing traffic noise levels are less than 70 dB L_{dn} at the outdoor activity areas of noise-sensitive receptors, a +5 dB L_{dn} increase in noise levels due to a roadway improvement project will be considered significant; and
- Where existing traffic noise levels range between 70 and 75 dB L_{dn} at the outdoor activity areas of noise-sensitive receptors, a +3 dB L_{dn} increase in noise levels due to a roadway improvement project will be considered significant; and
- Where existing traffic noise levels are greater than 75 dB L_{dn} at the outdoor activity areas of noise-sensitive receptors, a +1.5 dB L_{dn} increase in noise levels due to a roadway improvement project will be considered significant.

8.9 Goals and Policies

Goal 8.A **Seismic and Geologic Hazards.** Minimize the loss of life, injury, and property damage due to seismic and geological hazards.

Policy 8.A.1 **Minimize Seismic Risk.** Continue to maintain and enforce appropriate standards to ensure new development is designed to meet current safety standards associated with seismic activity. Require public and private development to be located, designed, and constructed to minimize the risk of loss of life and injury in the event of a major earthquake or other natural disaster.

Policy 8.A.2 **Geologic-Seismic Analysis.** Require the preparation of a soils engineering and geologic-seismic analysis prior to permitting development in areas prone to geological or seismic hazards (i.e., groundshaking, liquefaction, expansive soils).

Policy 8.A.3 **Expansive Soils.** Evaluate and avoid siting of structures across soil materials of substantially different expansive properties. Require appropriate design specification including special slabs where foundations are in areas of expansive soils.

Policy 8.A.4 **Indian Valley Dam.** Work with the Yolo County Flood Control and Water Conservation District to ensure the continued maintenance of the Indian Valley Dam in order to protect against potential dam failure. Require new development in inundation areas to consider risks from dam failure.

For policies related to flooding from potential levee failure, please refer to Goal 8.B.

Goal 8.B **Flood Hazards and Protection.** Protect the lives and property of the citizens of Woodland from hazards and manage floodplains for their open space and natural resource values.

Policy 8.B.1 **Floodplain Zoning.** Continue to implement floodplain zoning and undertake other actions appropriate and/or required to comply with State flood risk management requirements, and to maintain the City's eligibility under the Federal Flood Insurance Program.

Policy 8.B.2 **Flood Hazard Evaluation.** Require evaluation of potential flood hazards prior to approval of development projects. Require proponents of new development to submit accurate topographic and flow characteristics information. This will include depiction of the 200-year floodplain boundaries under fully-developed, pre- and post-project runoff conditions.

Policy 8.B.3 **New Development in Flood Hazard Zones.** No subdivisions, development agreements, or permits that would place development within a flood hazard zone can be approved unless the City makes explicit findings that either existing flood management facilities provide an adequate level of protection from flooding, the City has conditioned the project to provide an adequate level of protection, or the local flood management agency has made adequate progress on the construction of a flood protection system that will provide adequate protection.

Specifically, the City is prohibited from:

a) Approving a discretionary permit or other discretionary entitlement for all development projects;

b) Approving a ministerial permit that would result in the construction of a new residence for a project (Government Code Section 65962);

c) Approving a tentative map consistent with the Subdivision Map Act for all subdivisions;

d) Approving a parcel map for which a tentative map is not required, consistent with the Subdivision Map Act for all subdivisions (Government Code Section 66474.5); or

e) Executing a development agreement for any property development (Government Code Section 65865.5),

unless the city finds, based on substantial evidence in the record, one of the following:

(1) Flood management facilities provide 200-year level of protection;

(2) The City has imposed conditions on the development action sufficient to provide 200-year level of protection;

(3) The local flood management agency has made adequate progress on the construction/improvement of flood facilities that will provide 200-year level of protection by 2025; or

(4) For property in areas without a finding of 200-year protection, the property meets the 200-year level of protection.

These findings must be based on substantial evidence in the record and will require (among other things) an engineer's report demonstrating the technical basis for making the finding.

Policy 8.B.4 **Properties within CVFPB Jurisdiction.** Require applicants to secure an encroachment permit from the CVFPB for any project that falls within the jurisdiction of the Board (e.g. levees, regulated streams, and designated floodways).

Policy 8.B.5 **Protective Structures.** Require installation of protective structures or other design measures to protect proposed building and development sites from the effects of flooding.

Policy 8.B.6 **Facilities for Emergencies and Large Public Assembly.** Prohibit the construction of facilities essential for emergencies (including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communication facilities) and large buildings of public assembly in the 200-year floodplain, unless the structure and road access are free from flood inundation, and all required findings of fact can be made based on substantial evidence in the record.

Policy 8.B.7 **Adjacent Property.** Require that new flood management projects or development within areas subject to flooding ensure that floodwaters will not be diverted into adjacent property to increase flood hazards on properties located elsewhere unless secured through a flood easement or fee title buyout.

Policy 8.B.8 **Coordination.** Coordinate with other local regional, State, and federal agencies to improve flood risk management. Maintain the City's membership on the Reclamation District 2035 Board.

Policy 8.B.9 **Flood Management Funding.** Actively engage with State and federal agencies to develop and implement flood protection for Woodland from both Lower Cache Creek and the Yolo Bypass West Levee.

Policy 8.B.10 **Public Awareness.** Promote public awareness activities that communicate the requirements and risks associated with owning land and living within a floodplain. Maintain, update, and make available to the public, community flood evacuation and rescue maps.

Policy 8.B.11 **Levee Inundation Areas.** Require new development in levee inundation areas to conduct an analysis of risk from levee failure.

Goal 8.C Fire Hazards. Minimize the risk of loss of life, injury, and damage to property and watershed resources resulting from fire hazards.

Policy 8.C.1 **Buildings of Public Assembly.** Ensure that existing and new buildings of public assembly incorporate adequate fire protection measures to reduce the potential loss of life and property in accordance with state and local codes and ordinances.

Policy 8.C.2 **Education.** Continue education programs in schools, service clubs, organized groups, industry, utility companies, government agencies, press, radio, and television in order to increase public awareness of local fire hazards and other risks including the ability to recognize these risks and appropriate avoidance techniques.

Policy 8.C.3 **Smoke Detectors.** Encourage and promote the installation and maintenance of smoke detectors in existing residences and commercial facilities that were constructed prior to the requirement for their installation.

Policy 8.C.4 **Fire Prevention Programs.** Develop high-visibility fire prevention programs, including those offering voluntary home inspections and promoting awareness of home fire prevention measures.

Policy 8.C.5 **Fire Station Siting.** Site future fire stations so as to achieve the best response times.

Goal 8.D **Airport Hazards.** Minimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from airport hazards consistent with applicable ALUCPs.

Policy 8.D.1 **Safety Hazards.** Cooperate with Yolo and Sacramento Counties, and the ALUC, to ensure that new development around airports does not create safety hazards such as lights from direct or reflective sources, smoke, electrical interference, hazardous chemicals, or fuel storage in violation of adopted safety standards.

Policy 8.D.2 **Federal Compliance.** Ensure that development within airport approach and departure zones complies with Federal Aviation Administration Regulations.

Policy 8.D.3 **Notification to Residential Buyers.** Disclose information about the presence of nearby airports to prospective buyers of existing or new residential properties located within the SMF Airport Influence Area, in accordance with State law. Require a Recorded Overflight Notification as a condition of approval for residential projects located with the SMF Airport Secondary Approach Area.

Goal 8.E **Hazardous Materials.** Minimize the risk of loss of life, injury, serious illness, damage to property, and negative economic and social impacts resulting from the use, transport, treatment, and disposal of hazardous materials and hazardous materials waste.

Policy 8.E.1 **Coordination.** Coordinate with Yolo County and other relevant agencies to ensure that the manufacture, purchase, use, storage, transportation, and disposal of hazardous materials in the city is conducted in a responsible manner that complies with local, State, and federal safety standards.

Policy 8.E.2 **Disposal and Storage Plan.** Require that applications for discretionary development projects that will generate hazardous wastes or utilize hazardous materials include a detailed plan for hazardous waste reduction, recycling, and storage.

Policy 8.E.3 **Buffer Zone.** Require that new development for industries that store and process hazardous materials provide a buffer zone between the installation and the property boundaries sufficient to protect public safety.

Policy 8.E.4 **Emergency Response.** Coordinate with Yolo County to provide for safe and efficient hazardous waste emergency response and plan for contaminated site cleanup.

Policy 8.E.5 **Hazardous Materials Database.** Coordinate with Yolo County to develop a database and maintain complete and accurate information on the types, quantities, sources, and management of all hazardous materials and wastes generated in Woodland to aid in management planning and emergency response.

Policy 8.E.6 **Education.** Collaborate with Yolo County to educate residents and businesses about household hazardous wastes, less toxic materials that can be used in place of toxic materials, and proper household and business waste disposal methods.

Goal 8.F **Emergency Response.** Foster an efficient and coordinated response to emergencies and natural disasters.

Policy 8.F.1 **Emergency Operations Plan.** Ensure the maintenance of the Emergency Operations Plan to effectively prepare for, respond to, recover from, and mitigate the effects of natural disasters, technological incidents and national security emergencies. Update as necessary to address potential flooding hazards.

Policy 8.F.2 **Coordination.** Continue to coordinate emergency preparedness, response, recovery, and mitigation activities with Yolo County, special districts, service agencies, voluntary organizations, other cities within

the county, surrounding cities and counties, and State and federal agencies. Upon the next update of the Yolo County Operational Area Multi-Jurisdictional Hazard Mitigation Plan, participate in the effort to address topics related to climate change vulnerability, as required by SB 379.

Policy 8.F.3 **Public Information.** Provide periodic public information programs that explain the City's emergency preparedness programs.

Policy 8.F.4 **Siting of Critical Facilities.** Ensure that the siting of critical emergency response facilities and communications facilities such as the Emergency Operations Center, hospitals, fire stations, police offices and substations, dispatch centers, and other emergency service facilities and utilities have minimal exposure to flooding, seismic and geological effects, fire, and explosions.

Policy 8.F.5 **Emergency Access and Evacuation.** Require areas subject to fires, flooding, and other hazards to have emergency access and evacuation routes that are clearly marked with consistent signage. Make evacuation and rescue maps available to the public.

Goal 8.G **Noise.** Strive to achieve an acceptable noise environment for the environmental, health, and safety needs of Woodland residents and workers.

Policy 8.G.1 **Noise Compatibility for Residential Uses.** Ensure that existing and planned land uses are compatible with the current and projected noise environment. However, urban development and increased density, as supported by the City in this General Plan, generally results in greater ambient (background) noise than lower density areas. It is the City's intent to meet specified indoor noise thresholds, and to create peaceful backyard living spaces where possible, but particular ambient outdoor thresholds may not always be achievable. Where residential growth is allowed pursuant to this General Plan, these greater noise levels are acknowledged and accepted, notwithstanding the land use noise compatibility standards in Table 8-5.

Policy 8.G.2 **Land Use Noise Compatibility Standards.** Use the Land Use Noise Compatibility Standards, shown in Table 8-5, as review criteria for new land uses. For proposed new discretionary development, where it is not possible to reduce noise levels to the "normally acceptable" range using practical application of the best-available noise reduction measures, greater exterior noise levels may be allowed, provided that all available reasonable and feasible exterior noise level reduction measures have been implemented.

Policy 8.G.3 **Noise Exposure from Transportation Sources.** Require noise-reducing mitigation to meet the maximum allowable outdoor and indoor noise exposure standards from transportation sources in Table 8-6. Noise mitigation measures that may be approved to achieve these noise level targets include but are not limited to the following:

- Construct facades with sound insulation to achieve acceptable interior noise;
- Use sound-rated windows for primary sleeping and activity areas;
- Use sound-rated doors for all exterior entries at primary sleeping and activity areas;
- Use setbacks and/or sound barriers where applicable, feasible, and reasonable;
- Use acoustic baffling of vents for chimneys, attic and gable ends;
- Install a mechanical ventilation system that provides fresh air under closed window conditions; and
- Maximize site design so that buildings shelter outdoor areas.

(EIR Mitigation Measure 4.11-2a)

Policy 8.G.4 **Noise-Sensitive Receptors.** For the purposes of environmental review, consider residentially designated areas, nursing homes, schools, libraries, and places of worship to be noise-sensitive receptors.

Policy 8.G.5 **New Noise-Sensitive Receptors.** Prohibit development of new noise-sensitive receptors where the noise level due to non-transportation noise sources will exceed the noise level standards of Table 8-7 as measured immediately within the property line of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards. Create peaceful outdoor spaces where possible, but acknowledge that particular ambient outdoor thresholds may not always be achievable. Require noise mitigation to assure acceptable interior noise levels appropriate to the land use type:

- 45 dB L_{dn} for residential, transient lodgings, hospitals, nursing homes, and other uses where people normally sleep; and
- 45 dB L_{eq} (peak hour) for office buildings and similar uses.

Policy 8.G.6 **New Non-Transportation Noise Sources.** Require that noise created by new non-transportation noise sources be mitigated so as not to exceed the noise level standards of Table 8-7 as measured immediately within the property line of lands designated for noise-sensitive receptors.

Policy 8.G.7 **Roadway Improvements.** Where existing noise-sensitive receptors may be exposed to increased noise levels due to increased roadway capacity and increases in travel speeds associated with roadway improvements, apply the following criteria to determine the significance of increases in noise related to roadway improvement projects:

- Where existing traffic noise levels are less than 70 dB L_{dn} at the outdoor activity areas (defined as the portion of a property where outdoor activities would normally be expected, such as patios of residences and outdoor instructional areas of schools; does not include gathering spaces alongside transportation corridors or associated public rights-of-way) of noise-sensitive receptors, a +5 dB L_{dn} increase in noise levels due to a roadway improvement project will be considered significant; and
- Where existing traffic noise levels range between 70 and 75 dB L_{dn} at the outdoor activity areas of noise-sensitive receptors, a +3 dB L_{dn} increase in noise levels due to a roadway improvement project will be considered significant; and
- Where existing traffic noise levels are greater than 75 dB L_{dn} at the outdoor activity areas of noise-sensitive receptors, a +1.5 dB L_{dn} increase in noise levels due to a roadway improvement project will be considered significant.

Policy 8.G.8 **Site and Building Design.** Orient buildings such that the noise sensitive portions of a project are shielded from noise sources.

Policy 8.G.9 **Existing Development.** Promote the use of noise attenuation measures to improve the acoustic environment where existing noise sensitive uses are located in noise-impacted environments, such as along arterial streets or adjacent to noise-producing uses. For non-conforming uses, the burden of noise attenuation falls on the non-conforming use. For allowed uses, the burden falls on the newest use, subject to possible later reimbursement based on benefit received by later use. Allowed uses that are developed simultaneously will share the burden of noise attenuation.

Policy 8.G.10 **Right-to-Farm Ordinance.** Support the City and County's right-to-farm ordinances, especially as they relate to noise emanating from agricultural operations adjacent to urban uses, by requiring notification of the potential impacts to adjacent property owners, purchasers, residents, and users.

Policy 8.G.11 **Construction Noise.** Consider construction noise to be an acceptable impact that is an expected byproduct of planned growth, so long as the land use is consistent with the General Plan, and noise levels are consistent with the General Plan and Construction Noise Ordinance.

Policy 8.G.12 **Federal Railroad Administration Quiet Zone.** Investigate the potential for establishing a Federal Railroad Administration Quiet Zone designation for sections of the city's railroad tracks.

Policy 8.G.13 **Noise Attenuation Barriers.** Noise attenuation barriers are strongly discouraged, except to attenuate noise for existing developed uses, and may be used in the context of new developments only when no other approach to noise mitigation is feasible.

(EIR Mitigation Measure 4.11-2b)

Policy 8.G.14 **Policy 8.G.14 Vehicle Traffic.** New developments shall disperse vehicular traffic onto a network of fully connected smaller roadways and minimize funneling of local traffic onto large-volume, high speed roadways near existing or planned noise-sensitive land uses to the maximum extent feasible.

(EIR Mitigation Measure 4.11-2b)

Policy 8.G.15 **Operational Noise.** In new development areas, service, utility, loading areas, roof-mounted equipment, and noise-generating equipment shall be screened, designed, and located to reduce visibility and noise for surrounding properties and pedestrian areas.

(EIR Mitigation Measure 4.11-2b)

9 HOUSING ELEMENT

9.1 Introduction and Purpose

The City of Woodland recognizes the vital role local governments play in the supply and affordability of housing. The purposes of the Housing Element are to identify the community's housing needs; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

The Housing Element consists of two components. The first, contained in the sections below, defines the goals, policies, and quantified objectives of the Element. The second component, located in Appendix E, is designed to meet Housing Element requirements and to provide the background information and analysis to support the goals, policies, and quantified objectives provided in this element.

In this document, the term "affordable housing" means housing affordable to extremely low-, very low-, low-, and moderate-income households, as defined by the California Department of Housing and Community Development (HCD).

Woodland's housing stock consists of a range of densities, types, and architectural styles.

The Housing Element is organized as follows:

- **Section 9.1: Introduction and Purpose.** Introduces the topics covered in this Element and outlines the Element's relationship to State law, and the Visioning Statement and Guiding Principles.
- **Section 9.2: Development of Housing.** Outlines the city's quantified objectives for housing construction, rehabilitation and preservation between 2013 and 2021.
- **Section 9.3: Goals and Policies.**

Relationship to State Law

The Housing Element is one of the seven mandated elements of a general plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the State rests largely upon the effective implementation of local general plans and, in particular, local housing elements. Government Code Section 65583 mandates that the Housing Element cover each of the topics listed in Table 9-1.

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.

TABLE 9-1: HOUSING TOPICS REQUIRED BY STATE LAW

Required Topic	*Addressed in this Element*	*Location if not addressed in this Element*
Assessment of housing needs, inventory of resources, and constraints relevant to meeting the needs, including: • Population and employment trends • Housing needs for all income levels • Fair share housing allocation • Household characteristics • Inventory of land suitable for residential development • Emergency shelter analysis • Governmental constraints • Non-governmental constraints • Special needs housing • Energy conservation opportunities in residential housing • Assisted units at risk of conversion	No	Assessment of each of these topics can be found in the Housing Element Background Data document located in Appendix E.
Goals, quantified objectives, and policies that include an eight-year schedule of actions	Yes	

Relationship to Visioning Statement and Guiding Principles

The Housing Element supports the values expressed in the Visioning Statement and Guiding Principles by ensuring that the community has a housing supply that meets the needs of current and future residents. Specifically, this Element directly supports the following Guiding Principle:

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

9.2 Development of Housing

Quantified Objectives

Table 9-2 presents the City's quantified objectives for construction, rehabilitation, and preservation for the 2013-2021 period that will be achieved through the policies and programs described below.

TABLE 9-2: SUMMARY OF QUANTIFIED OBJECTIVES

Program	ELI	VLI	LI	M	AM	Total
New Construction	75	80	90	349	864	1,458
Rehabilitation	10	20	25			55
Conservation / Preservation	-	-	-	-	-	-

Note: There are no subsidized rental housing units at-risk of conversion to market rate during the next 10 years

A diverse mix of housing types provides options for residents at all stages of life.

9.3 Goals and Policies

Goal 9.A **Development of Housing.** To promote the provision of adequate housing for all persons in the City, including those with special housing needs and to emphasize the basic human need for housing as shelter.

Flexibility in Development Standards

Policy 9.A.1 **Planned Development Overlay Zone.** The City shall continue to use the Planned Development Overlay Zone (P-D) to allow for flexibility in development standards.

Program 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: zero lot lines, cluster development, private streets, parking and setback innovations and other creative development approaches.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Adequate Sites to Accommodate New Housing Needs

Policy 9.A.2 **Residential Land.** The City shall ensure sufficient land for residential development, consistent with the City's fair share obligation, that promotes efficient use of land and reduces significant environmental impacts.

Policy 9.A.3 **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, schools, parks, and other community amenities.

Policy 9.A.4 **Design.** The City shall require, through specific plans, neighborhood design standards, and development review, a mix of housing types, densities, designs throughout the city

Program 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. 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.

Primary Responsibility:	Community Development Department
Time Frame:	Within 12 months following adoption of the 2035 General Plan.

Program 9.A.3 The City shall provide flexibility on the identification of sites for accommodating its Regional 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.

Primary Responsibility: Community Development Director

Time Frame: Ongoing as needed

Housing Development for All Economic Segments

Policy 9.A.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.

Policy 9.A.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.

Policy 9.A.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.

Policy 9.A.8 **Cooperation.** The City shall cooperate with and seek the advice of developers, builders, financial institutions, community groups, nonprofit agencies, and interested citizens on housing needs and the solutions to housing problems consistent with the City's General Plan and development regulations.

Policy 9.A.9 **Infill Housing Development.** The City shall continue to promote infill housing development in appropriate locations.

Policy 9.A.10 **Age in Place.** The City shall allow housing options that allow residents to age in place such as multi-generational housing.

Program 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.

Primary Responsibility: Community Development Department

Time Frame: Prepare fact sheet within 90 days after adoption of Housing Element; otherwise, ongoing

Program 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.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Program 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.

Primary Responsibility: Community Development Department

Time Frame: Annually

Program 9.A.7 The City shall 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.

Primary Responsibility: Community Development Department

Time Frame: Annually

Program 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.

Primary Responsibility: Community Development Department

Time Frame: Annually

Program 9.A.9 The City shall continue to offer incentives to developers of affordable housing such as: (1) waiver and/or deferral of all or a portion of City development fees; (2) waiver or modification of City development standards; or (3) assistance in obtaining federal, state, or local financing and/or subsidies, as codified in Section 6A-3-30 (Affordable Housing - Incentives) of the Municipal Code.

Primary Responsibility: Community Development Department

Time Frame: Ongoing on a case-by-case basis

Program 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. Other programs to facilitate the development of affordable housing may include fee waivers and reduced development standards. 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.

Primary Responsibility: Community Development Director

Time Frame: Within 12 months following adoption of the 2035 General Plan; provide financial and technical assistance annually, as needed

Program 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.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Homeless, Transitional, and Special Needs Housing

Policy 9.A.11 **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.

Program 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.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Program 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 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

Time Frame: Ongoing

Program 9.A.14 The City shall continue to support the services of Yolo County's Homeless Coordinator.

Primary Responsibility: Homeless Coordinator

Time Frame: Ongoing

Program 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).

Primary Responsibility: Community Development Director

Time Frame: Within 12 months following adoption of the 2035 General Plan

Goal 9.B Maintenance of Housing. To encourage the preservation, maintenance, and improvement of existing housing and the replacement of unsafe or dilapidated housing.

Housing Rehabilitation

Policy 9.B.1 **Rehabilitation.** The City shall continue to support rehabilitation of substandard residential units using federal and State subsidies for lower income households.

Program 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 programs for which the City is eligible, as appropriate.

Primary Responsibility: Community Development Department

Time Frame: Annually

Housing Code Compliance

Policy 9.B.2 **Code Compliance Program.** The City shall continue to implement a code compliance program to ensure repair, rehabilitation, or demolition of unsafe or dilapidated housing.

Policy 9.B.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.

Program 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.

Primary Responsibility: Community Development Department

Time Frame: Every 5 years

Program 9.B.3 The City shall continue to include funds in its operating budget for code compliance and nuisance abatement programs.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Housing Retention

Policy 9.B.4 **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.

Program 9.B.4 The City shall continue to implement the Downtown Specific Plan 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 Specific Plan Area.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Housing Preservation

Policy 9.B.5 **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.

Program 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.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

The General Plan supports the preservation and rehabilitation of existing housing in addition to construction of new housing.

Policy 9.B.6 **Energy Conservation and Efficiency.** The City shall promote greater energy conservation and efficiency in existing housing as a preservation strategy.

Program 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.

Primary Responsibility: Community Development Director

Time Frame: Ongoing

Goal 9.C **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, sexual orientation, religion, creed, color, race, national origin, ancestry, or disability.

Policy 9.C.1 **Consistency.** The City shall ensure that local regulations and programs related to equal opportunity in housing are consistent with State and federal law.

Program 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, such as farmworkers and persons with disabilities.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Policy 9.C.2 **Equal Opportunity.** The City shall promote housing programs that maximize equal opportunity and avoid economic segregation.

Program 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.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Program 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

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Program 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 reductions/deferrals, or other incentives.

Responsibility: Community Development Department

Time Frame: Ongoing

Program 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.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Program 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

Primary Responsibility: Community Development Director

Time Frame: Ongoing as needed

Policy 9.C.3 **Fair Housing Hotline Program.** The City shall continue to fund and support the City's Fair Housing Hotline Program.

Program 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.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Policy 9.C.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.

Program 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.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

The City will continue to promote infill development where possible.

Goal 9.D **Energy Conservation and Sustainable Housing Development.** To establish development and construction standards which encourage energy conservation and sustainable development practices in residential development.

Policy 9.D.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.

Policy 9.D.2 **Infill, Adaptive Reuse, and Mixed Use.** The City shall promote infill development, adaptive reuse, and mixed-uses in new development, and densification where possible

Program 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.

Primary Responsibility: Community Development Director

Time Frame: Monitor and report to the City Council every five years, as a part of the implementation of the Climate Action Plan.

Program 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 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.

Primary Responsibility: Community Development Director

Time Frame: Ongoing

Policy 9.D.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).

Policy 9.D.4 **Energy Conservation.** The City shall promote energy conservation through education and outreach programs.

Policy 9.D.5 **Solar Energy.** The City shall promote opportunities for use of solar energy.

Program 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.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Program 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.

Primary Responsibility: Community Development Department

Time Frame: Ongoing

Sustainable design features, such as solar panels, align with the General Plan's energy conservation objectives while helping residents lower their home energy costs.

Policy 9.D.6 **Weatherization.** The City shall promote a weatherization and retrofit program for existing housing units that fall below current state performance standards for energy efficiency.

Program 9.D.5 The City shall encourage the continued affordability of both rental and ownership housing by encouraging energy conservation in all existing development.

Primary Responsibility: Community Development Director

Time Frame: Ongoing

A APPENDIX A: IMPLEMENTATION PROGRAMS

Implementation Matrix

The matrix below lists implementation programs related to the policies in the General Plan. Programs are expected to be implemented in the following time frames:

- **Short term** programs are likely to be implemented within 1 to 3 years of adoption of the General Plan.
- **Medium term** programs are likely to be implemented within 4 to 10 years of adoption of the General Plan.
- **Long term** programs are likely to be implemented more than 10 years after adoption of the General Plan.
- **Ongoing** programs will typically be conducted on an annual basis, unless otherwise stated.

The following implementation programs implement the General Plan, but are not adopted as part of the General Plan. As a result, future modification of the implementation programs would not trigger the need for a General Plan Amendment. However, any implementation programs that are included as a result of the Environmental Impact Report may not be modified without additional environmental review.

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
Land Use												
2.1	Petition LAFCo to amend Woodland's Sphere of Influence (SOI) to include all land within the voter approved Urban Limit Line.	2.A.1		X							General Fund	Short term
2.2	Collaborate with the Woodland Downtown Business Association to create opportunities for coordinated marketing, advertising, and branding campaigns.	2.A.4; 4.E.4		X							General Fund	Medium term
2.3	Develop infill guidelines to promote and facilitate compact development with an accompanying incentive program to encourage new infill development, adaptive reuse, and the restoration of historic buildings in existing urbanized areas. Incentives could include: • *Reduced parking requirements or opportunities for shared parking* • *Streamlined review and permitting* • *Residential density bonuses* • *Floor area bonuses for mixed use and/or higher density development* • *Modified fees*	2.A.6; 2:C.1; 2.O.2; 4.C.2		X							General Fund	Medium term; with Program 2.9
2.4	Coordinate with the State, County, and other public and private entities that control activities or facilities within the City of Woodland. Set up regular meetings with key personnel to keep lines of communication open and ensure a clear understanding of key initiatives and shared objectives.	2.A.7		X							General Fund	Ongoing

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
2.5	Evaluate the Major Projects Financing Plan (MPFP) to determine whether it needs to be updated based on the growth projected in the General Plan. Review the MPFP annually, and update it every five years.	2.A.9; 3.K.1; 3.K.4; 5.F.5				X					General City Development Fees	Short term; Ongoing
2.6	Rescind the East Street Corridor Specific Plan and move any regulations that remain relevant into the *Zoning Ordinance*. Develop new and relevant provisions through a public engagement process to address the challenges and opportunities presented along this corridor.	2.I.5		X							General Fund	Short term
2.7	Evaluate parking standards citywide to minimize land devoted to parking.	2.C.1; 3.H.1; 3.H.6		X							General Fund	Medium Term
2.8	Develop an incentive program for resource efficient building practices that go beyond CALGreen requirements.	2.C.4; 2.M.5; 2.M.6; 5.K.6		X							General Fund	Medium term
2.9	Evaluate current regulations and programs to provide strong measures to attract and retain food, agriculture, and technology uses to Woodland's industrial area, business parks, and incubator spaces Downtown.	2.D.2; 2.D.3; 2.K.4; 4.D.1		X							General Fund	Medium term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
2.10	Amend the *Zoning Ordinance* and Map to align with the General Plan Land Use Diagram and land use designations and descriptions upon adoption of the General Plan. Amend or create zoning districts as needed. Establish specific development standards for each newly created zoning district. In addition, amend the *Zoning Ordinance* to: • *Promote active uses Downtown and along Main Street, East Street, Kentucky Avenue and CR 102* • *Allow increased building heights for development that provides active ground floor commercial uses* • *Explore the potential for form based standards Downtown and along key corridors* • *Include performance standards for industrial areas that ensure compatibility between residential, commercial, and industrial uses* • *Develop performance standards and regulations that provide specific direction regarding the Light Industrial Flex Overlay; Performance standards include but are not limited to noise, air quality, odor and glare* • *Evaluate and update the non-conforming use provisions*	2.A.4; 2.E.1; 2.F.2; 2.G.2; 2.H.1; 2.K.6; 6.C.3; 6.C.4; Figure 2-5; Table 2-3; Section 2.3		X							General Fund	Short term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
	• Facilitate complete neighborhoods, including allowing neighborhood specialty food markets • Minimize the impact of alcohol and/or tobacco sales establishments and fast food near schools and community centers • Evaluate the amount and location of parking lots to create a more pedestrian-oriented and walkable built environment • Allow a broad range of commercial and industrial uses consistent with economic development goals and land use policies • Modify second unit standards to facilitate increased density while preserving older structures • Establish transitions or buffer between higher density/intensity development and adjacent lower density/intensity residential land uses by requiring features such as: - Buildings setback from rear or side yard property lines adjoining single-family residential uses - Building heights stepped back from sensitive adjoining uses to maintain appropriate transitions in scale and to protect privacy and solar access - Landscaped off-street parking areas, loading areas, and service areas screened from adjacent residential areas to the degree feasible											

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
	- *Lighting shielded and directed downward to minimize impacts on adjacent residential uses* - *Site and building design to minimize noise impacts to more sensitive receptors* • *Permit community gardens as land uses allowable by right under certain conditions such as:* - *On vacant residentially zoned lots under two acres in size through the filing of an agreement with the City between a community group, or other person(s), and the land owner* - *On developed land operated and owned or leased by a community institution* - *On City-owned or other public land, subject to City or agency approval* • *Include provisions for community gardens and urban farms that allow sale of foods grown locally*										
2.11	When applications for the re-designation for land are submitted, require that they are accompanied by a conceptual development plan of the site and a market study that demonstrates the economic viability or impact of using the land in the way being requested.	2.E.2		X							Applicant Funded	Short term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
2.12	Create a program that invites community service organizations to "adopt" soundwalls for graffiti abatement, landscape planting and maintenance of parks, greenbelts, and open space areas.	2.E.8			X					X	General Fund	Short term
2.13	Pursue code enforcement programs to advance the proper rehabilitation of homes, buildings, yards, and neighborhoods in all areas of the city.	2.E.8		X							General Fund	Short term
2.14	Update the Community Design Standards to identify the City's expectations for planning, designing, and reviewing development proposals which reflect the goals, policies, and urban form characteristics described in the General Plan. The Design Standards may take the form of citywide guidelines or may be developed for identified neighborhoods, centers, gateways, and corridors.	2.E.5; 2.F.1; 2.H.2; 2.I.1; 2.J.1; 2.J.2; 2.J.3; 2.K.1; 2.P.3		X							General Fund	Short term
2.15	Review and update the Downtown Specific Plan after adoption of the General Plan.	2.H.1;2.H.2; 2.H.5; 2.H.6		X							General Fund General City Impact Fee	Short term
2.16	Prepare CEQA guidelines that describe the City's process for environmental review and for qualifying for CEQA streamlining for residential mixed use projects, urban infill, and Transportation Priority Projects, as provided under State law.	2.A.6		X							General Fund	Medium term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
2.17	Review and update the City's Municipal Code sections with regard to Development Agreements and develop both a process and a fee to cover annual review requirements.	2.B.4		X							General Fund	Short term
2.18	Apply for grants to continue making streetscape improvements to support mixed use to Main Street, West Main Street, East Street, Court Street, Kentucky Avenue, Gibson Road and CR-102.	2.E.4; 2.E.6; 2.H.1; 2.H.2; 2.I.1		X							General Fund and Transportation Roadway Impact fees	Ongoing, as funds are available
2.19	Develop and implement an overall downtown parking strategy.	2.H.6		X							General Fund	Short term
2.20	Ensure that Specific Plans meet the requirements of Government Code Section 65450 et seq. and are accompanied by an environmental impact report so that the streamlining opportunities of CEQA Guidelines Sections 15182 and 15183, among any other applicable sections, can be fully activated.	2.L.1		X							General Fund and Applicant Funded	Ongoing, as Specific Plans are prepared
2.21	Update the Historic Resources Inventory with the update to the Downtown Specific Plan in order to provide a more streamlined review process for rehabilitation and redevelopment in the downtown. Seek grants and other assistance to update the Citywide historic resources inventory.	2.P.1		X							General Fund	Medium term and long term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
2.22	Collaborate with the Historic Preservation Commission and the Woodland Joint Unified School District to develop an architectural history curriculum to be used at local schools.	2.Q.1		X	X			X			General Fund	Medium term
2.23	Continue to provide the Neighborhood Preservation zoning district.	2.O.1		X							General Fund	Ongoing
2.24	Develop historic design guidelines that provide context sensitivity in historic districts and neighborhoods.	2.P.3		X							General Fund and seek grant assistance	Medium term
2.25	Support the annual "Stroll Through History" event by expanding marketing efforts, incorporating additional activities to event, and encouraging volunteer staff support.	2.Q.5		X							General Fund	Ongoing
2.26	Develop and adopt an Agricultural Mitigation Ordinance that evaluates appropriate mitigation ratios and easement locations with an emphasis on strengthening the agricultural buffer between Woodland and Davis	2.A.3		X							General Fund	Short term
2.27	Focus efforts on encouraging public/ private partnerships and the local business community to actively support long term Downtown improvements and maintenance through efforts such as formation of a PBID.	2.H.4		X							General Fund	Medium term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
Transportation and Circulation												
3.1	Develop an active transportation plan to guide development and maintenance of Woodland's pedestrian and bicycle network and promote active transportation modes. In the active transportation plan: • *Identify existing bicycle and walking facilities* • *Propose improvements and actions to enhance bicycle and walking facilities* • *Identify locations to add, increase, or improve sidewalk and streetscapes in established neighborhoods to provide a fully integrated pedestrian network.* • *Facilitate the concept of a fully circumscribed path around the perimeter of Woodland for walking and biking* • *Establish goals, policies, and actions related to safety, accessibility, public health, and connectivity* • *Engage and collaborate with other jurisdictions to achieve regional transportation facilities*	2.C.3; 2.E.4; 2.J.6; 2.K.7; 2.M.4; 3.A.10; 3.B.2; 3.E.2; 3.E.3; 3.E.4; 3.F.2; 6.B.3		X							General Fund; Transportation Grants	Short Term
3.2	Update the procedures for undertaking project-level traffic impact assessments to be consistent with the goals and metrics of the General Plan.	3.A.1; 3.A.4		X						X	General Fund	Short term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
3.3	Assess the feasibility of repurposing abandoned rail lines and relocating existing rail lines to the east of the city.	3.A.2; 3.A.3; 3.I.5		X							General Fund	Ongoing
3.4	After final adoption of SB 743 CEQA Guidelines changes and any associated technical advisory recommendations by the State of California, the City will assess the VMT reduction goal contained in Policy 3.A.4. The assessment should consider substantial evidence presented by the State in recommending any alternative VMT reduction goals as CEQA thresholds plus the community values expressed by the goals and policies. The City should strive to set thresholds consistent with the City's envisioned future while striving to achieve reasonable reductions in vehicle travel that produce air pollution and greenhouse gases.	3.A.4 *(EIR Mitigation Measure 4.13-1c)*		X						X	General Fund	Short term
3.5	Adopt a transportation demand management (TDM) ordinance that presents strategies for reducing congestion and promotes walking, biking, transit, and other sustainable modes, such as electric vehicles.	3.A.5		X							General Fund	Short term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
3.6	Identify economic incentives for privately owned transit systems and emerging vehicle technologies providing convenient transportation options in the city.	3.A.6; 3.G.10		X							General Fund	Ongoing
3.7	Apply for grants for the SR113 bike and pedestrian overcrossing at Sports Park Drive and the redesign of the Gibson Road/SR113 overpass.	3.A.10; 3.K.3		X							General Fund and Transportation Roadway Impact fees	Ongoing, as funds are available
3.8	Advocate for the implementation of the I-5/SR-113 interchange.	3.A.13		X						X	General Fund and Transportation Roadway Impact fees	Medium term
3.9	Coordinate with Caltrans on designating County Road 102 north of I-5 as a state highway.	3.A.15		X							General Fund	Medium term
3.10	Update and adopt design standards and guidelines to address all modes of travel and prioritize selected modes for roadway segments based on the functional classification and its street typology.	3.B.1; 3.B.2; 3.B.3; 3.B.5; 3.C.1		X							General Fund	Short term
3.11	Implement traffic calming measures as part of the review of new development and where necessary throughout the city. Encourage public participation when adjacent to existing residential areas.	3.D.3		X						X	General Fund and Development Impact Fees	Short term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
3.12	Assess the establishment of a maintenance district or user fees for businesses to fund the transportation infrastructure maintenance needs in the industrial area.	3.K.2		X							General Fund	Short term
Economic Development												
4.1	Establish a list of "shovel-ready" sites in consultation with property owners, and provide the list to interested developers and businesses seeking sites in the city.	4.A.2	X	X						X	General Fund	Ongoing
4.2	Review and update as needed impact fees, assessment districts, and other mechanisms to ensure future development pays its fair and proportional share of payment while not disincentivizing new job and tax generating development.	4.B.3	X	X		X				X	General Fund and City Development Impact Fees	Short term
4.3	Develop strategic initiatives and practices that clearly support priority growth areas that make efficient use of land resources and infrastructure. Develop a process to identify and prioritize key areas (i.e. Downtown and mixed –use corridors), development sites and infill areas. • *Promote catalyst projects at key locations* • *Encourage quality retail, cultural and restaurant uses* • *Identify and foster synergies that could occur between complementary businesses*	4.C.1		X							General Fund	Medium term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
4.4	Create and implement development incentives for development projects that provide desired long-term net job and tax revenues.	4.C.4	X	X							General Fund	Medium term
4.5	Focus the Business Expansion and Attraction Program on desirable businesses and industries that: • *Possess a high growth potential, such as food- and medical-related businesses, water and renewable resource technologies, regional and local-serving retail, hotel and conference facilities* • *Generate net fiscal benefits to the City through increased tax revenues* • *Provide a range of jobs that match the local workforce and provide opportunities for skill training* • *Create higher-paying and/or higher-quality jobs for local residents* • *Complement or augment existing goods and services in Woodland* • *Use energy, water, and other natural resources efficiently and do not pollute* • *Create less than significant impacts on the environment*	4.D.1	X	X		X					General Fund	Ongoing
4.6	Partner with the Chamber of Commerce in developing a strategic plan to achieve the goal of retaining and creating new business.	4.D.1; 4.D.5; 4.G.1		X							General Fund	Short term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
4.7	As part of the effort to market Woodland as a prime business location: • *Prepare and distribute informational marketing packets, including an inventory of assets that Woodland offers, such as available development sites and buildings, incentives, streamlined processing affordable cost of living, quality of life, proximity to quality educational institutions and medical facilities, and ease of accessibility to communities across the region;* • *Advertise in industry publications* • *Publicize local business success stories* • *Attend marketing and target industry summits and conferences*	4.D.2		X							General Fund	Ongoing
4.8	Develop the package of incentives to target industries and businesses to locate in Woodland, and adopt and implement it, ensuring that the incentive programs include: • *Quantifiable benchmarks to monitor and measure the progress of these incentives* • *A monitoring program to track the progress of the incentives* • *Ability to adjust and fine-tune the incentives as necessary to ensure they deliver the desired benefits to the City*	4.D.5	X	X		X					General Fund	Medium term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
4.9	Host business roundtables to actively and regularly engage with Woodland's business community on matters affecting the city's economic climate and economic expansion.	4.D.6	X			X					General Fund	Short term
4.10	Study best practices for municipal business licenses and fees, and compare the City's business license fees and practices to those of its competitors, including the City of West Sacramento and the City of Davis. Implement best practices to increase the City's competitive edge and improve its fiscal base. Such best practices may include: • *Charge out-of-town businesses a base fee for doing business in Woodland plus a percentage of the income they earn in Woodland* • *Require all businesses that do business with the City of Woodland to have a business license* • *Require all companies that do business in Woodland to declare Woodland as their "point of sale" for the purposes of sales tax*	4.D.7	X			X					General Fund	Medium term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
4.11	Partner with the Chamber of Commerce to pilot a "Jobs in Your City" initiative to ensure residents are aware of job opportunities in their community. Provide a focus on jobs for youth and training opportunities.	4.E.2	X	X							General Fund	Medium term
4.12	Coordinate with the local hoteliers, event organizations/venues, and the Yolo County Visitors Bureau on attracting visitors.	4.F.1		X							General Fund and Assessment funds	Medium term
4.13	Develop of marketing and tourism strategies using current social and media trends as they evolve.	4.F.5		X							General Fund	Medium term
4.14	Explore the creation of such programs as a financial assistance or loan program for start-up businesses; embedding university technology transfer and entrepreneurship programs within Woodland; participating in regional industry and business groups and summits; and providing mentor program incubator space, technical assistance, and other tools as available.	4.G.1; 4.G.2; 4.G.3; 4.G.5	X	X		X					General Fund	Medium term
4.15	Work to develop resources/ strategies and programs to provide for easy consumer identification of locally-produced and environmentally sound goods.	4.G.7		X							General Fund	Medium term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
Public Facilities and Services												
5.1	Create and maintain a central directory of youth programs serving Woodland. Ensure the directory is available online, and accessible by school guidance counselors.	5.A.5; 5.D.3			X						General Fund	Short term
5.2	Complete the 2016 Draft Parks, Recreation, and Community Services Master Plan and regularly update it to identify locations of major parks and recreational facilities, specific criteria and standards for the development of sports and recreation facilities, funding sources for the development and maintenance of parks, recreation centers and open space resources. This shall include the provision for the development of new parks in connection with new development and the development of parks to address existing deficiencies. It shall also include provisions for community gardens and urban farms.	5.C.1; 5.C.6		X	X						General Fund	Short, medium, and long term, updated every 5 years
5.3	Conduct regular outreach to determine specific recreation needs of various ages, capabilities, and interests.	5.C.12; 5.C.18			X						General Fund	Ongoing
5.4	Target increased participation in existing recreation programs, and increase the number of subsidized program spots available for lower income residents.	5.D.4			X						General Fund	Short term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
5.5	Renegotiate and renew the joint-use agreement with Woodland Joint Unified School District for shared use of recreational facilities and open spaces.	5.E.5			X						General Fund	Ongoing, as required
5.6	Update the Urban Water Management Plan and the Groundwater Management Plan every five years.	5.G.4		X						X	Water Enterprise	Medium and long term
5.7	Prepare a Recycled Water System Master Plan to determine the appropriate expansion of the recycled water system, provide a diversified customer base, and offset the demand for new water supplies. Study the appropriate uses and locations for recycled water as part of the master planning effort.	5.G.5		X						X	Water Enterprise	Short term
5.8	Update the Municipal Code and development procedures for development project approval as needed to ensure that the necessary potable water production and supply facilities and water resources are in place prior to occupancy and that an adequate funding source is in place to finance system development and maintenance.	5.G.6		X							Water Enterprise	Short term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
5.9	Evaluate and update Capital Improvement Programs for the water and wastewater infrastructure needs to meet the demands of both existing and planned development consistent with the General Plan.	5.G.8; 5.H.5		X						X	Water Impact fees, Water Development Impact Fees, and Wastewater Impact fees	Short term
5.10	Develop and implement a strategy to improve the wastewater capacity in Downtown, to allow and facilitate infill development in the area.	5.H.3		X						X	Sewer Enterprise; Wastewater Impact fees	Short term
5.11	Review and update the Storm Drainage Facilities Master Plan as needed to meet the demands of both existing and planned development consistent with the General Plan.	5.I.2		X						X	Storm Drain Enterprise and Storm Drain Development Fee	Ongoing, as needed
5.12	Develop an educational program that promotes composting to Woodland residents and businesses.	5.J.7								X	Solid Waste fund	Short term
5.13	Develop a Master Plan for the city's broadband fiber network.	5.L.5	X	X						X	General Fund	Short term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
5.14	• Where soils are proposed for use as leach fields associated with wastewater treatment, the City will require a site-specific evaluation by a licensed geotechnical engineer regarding the soil suitability, including a perc test, as appropriate. • All septic systems or other forms of on-site wastewater treatment and disposal facilities shall be designed by a licensed geotechnical or civil engineer. On-site wastewater treatment systems shall be designed to meet the following parameters: - *Provide available effective absorptive area in both primary and reserve disposal fields;* - *Provide appropriate separation between the disposal field bottom and groundwater or a restrictive soil layer;* - *Factor the ground slope in both the primary and reserve disposal field areas;* - *Factor the influent wastewater strength and quantity in wastewater system design;* - *Accommodate requirements for setbacks from wells, surface waters, and property boundaries; and* - *Provide treatment of wastewater such that it does not adversely affect water quality or endanger public health.*	5.H.8; 5.H.11 *EIR Mitigation Measure 4.7-3a*		X							General Fund	Ongoing

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
Healthy Community												
6.1	Collaborate with Yolo County Health and Human Services Agency to review existing County and City health and community data. Develop and implement new programs to better meet the needs of the Woodland community every five years.	6.A.2		X	X						General Fund	Medium term
6.2	Evaluate and implement as feasible Spanish translation for all City services and materials.	6.A.6	X		X						Varies	Ongoing
6.3	Partner with the Woodland Joint Unified School District to implement an effective physical education program and to encourage active lifestyle choices including: • *Requiring daily exercise by all students in grades K-12;* • *Providing programs to encourage school children to walk or bike to school; and* • *Providing instruction regarding healthy lifestyle choices.*	6.B.1; 6.B.6; 6.C.5; 6.C.7		X	X						General Fund	Short term
6.4	Evaluate existing location of fast food venues and consider restrictions on additional similar uses.	6.C.2		X							General Fund	Short term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
6.5	Provide or facilitate the provision of information about regional Community Supported Agriculture (CSA) at City Hall, the library, the community and senior center, and at community events through promotions, speaker series and handouts. Target seniors and residents with limited mobility and/ or income.	6.C.2	X		X			X			Varies	Short term
6.6	Streamline permitting procedures for community gardens and urban farms that allow sale of foods grown locally.	6.C.3		X							General Fund	Short term
6.7	Provide information about federal food assistance programs in City newsletters and on the City's website. Maintain handouts and/or brochures on the various programs at City Hall, the Community and Senior Center, and the library, and distribute widely to community organizations, including the faith community.	6.C.5	X	X	X			X			General Fund	Short term
6.8	Develop and implement a healthy food purchasing and vending policy for City facilities and operations that commits to selecting healthy food for City-sponsored activities, meetings and facilities.	6.C.5	X								General Fund	Medium term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
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 for school breakfast and lunch menus;* - *Work to incorporate culturally-sensitive options into available meal plans;* - *Encourage the removal of unhealthy food and drinks from vending machines on school property;* - *Continue to use appropriate sites and operate programs for school gardens, which can be used in curricula, after-school activities, and as a source of fresh produce for school meal plans; and,* - *Continue the "Farm to School" program that connects local farms to Woodland schools and supplies the balance of fresh produce beyond what is available from the school gardens and the district's lunch program.*	6.C.7			X						Varies	Ongoing
6.10	Adopt a Municipal Facilities Master Plan that studies and identifies future space needs for city government offices, library facilities, and any other municipal service facilities not addressed in the Parks, Recreation, and Community Services Master Plan, and establishes space standards and ratios, as appropriate.	6.D.1 *EIR Mitigation Measure 4.12-5a*		X	X						General Fund	Medium term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
6.11	Partner with the library and local organizations to develop and operate a series of workshops on leading active, healthy lifestyles. Target local businesses, residents, schools, hospitals in promotion of these events.	6.D.3; 6.D.14			X			X			General Fund	Medium term
6.12	Adopt a Public Art Policy and develop a supporting regulatory structure and funding strategy to ensure adequate support of arts and cultural programs.	6.E.7; 6.F.1		X							General Fund	Short term
Conservation and Open Space												
7.1	Partner with the Yolo County Farm Bureau and the Water Resources Association of Yolo County to establish a Groundwater Sustainability Agency and adopt a Groundwater Management Plan.	7.A.2		X						X	Water Enterprise Fund	Ongoing
7.2	Work with Woodland's public and private schools to educate students on conservation of all resources and wise water use.	7.A.6		X						X	General Fund	Short term
7.3	Adopt, if appropriate, the countywide Habitat Conservation Plan/Natural Communities Conservation Plan (HCP/NCCP).	7.B.1		X							General Fund	Short term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
7.4	a. The City will require biological inventory surveys for new developments that could affect special status species or sensitive habitat in areas designated for development under the General Plan. b. The City will work with project applicants to identify opportunities to preserve special-status species occurrences and sensitive habitats through design and planning. If the HCP/NCCP is adopted and state and federal ITPs have been issued, the City shall implement the applicable requirements of the HCP/NCCP as relevant to any specific land use project. If the HCP/NCCP is not in place and/or ITPs have not been issued, the City shall follow the steps described below.	7.B.1; 7.B.2; 7.B.3; 7.B.4 *EIR Mitigation Measure 4.4-1a*		X							General Fund	Short term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
	c. If the City determines it is reasonable and feasible to do so, while still achieving the specific project development goals and objectives, the City will require preservation of occupied special-status species habitat and sensitive habitat types as a condition of project approval. If adverse effects cannot be avoided, project proponents shall be required to mitigate all adverse effects in accordance with guidance from the appropriate state or federal agency charged with the protection of the subject species and habitat, including surveys conducted according to applicable standards and protocols where necessary, implementation of impact minimization measures based on accepted standards and guidelines and best available science, and compensatory mitigation for unavoidable loss of special status species and sensitive habitats.											

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
	d. If the project would result in take of state or federally listed species, the City will require project proponent/s to obtain take authorization from the U.S. Fish & Wildlife Service or the California Department of Fish and Wildlife, as appropriate, depending on species status, and comply with all conditions of the take authorization.											
	e. If the Yolo HCP/NCCP is not adopted or the affected species or habitat is not covered under the plan, the City will require project applicants to develop a mitigation and monitoring plan, in coordination with CDFW and/or USFWS, as appropriate depending on species status, to compensate for the loss of special-status species and sensitive habitats. The mitigation and monitoring plan will describe in detail how loss of special-status species or sensitive habitats shall be avoided or offset, including details on restoration and creation of habitat, compensation for the temporal loss of habitat, management and monitoring to avoid indirect habitat degradation (e.g., management of invasive plant species, maintenance of required hydrology), success criteria											

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
	ensuring that habitat function goals and objectives are met and target special-status species are established, performance standards to ensure success, and remedial actions if performance standards are not met. The plan will include detailed information on the habitats present within the preservation and mitigation areas, the long-term management and monitoring of these habitats, legal protection for the preservation and mitigation areas (e.g., conservation easement, declaration of restrictions), and funding mechanism information (e.g., endowment). f. If available, purchase of mitigation credits at an agency-approved mitigation bank (i.e., approved by the agency with jurisdiction over the affected species or habitat) in Yolo County, will be acceptable for compensatory mitigation for special-status species that are not covered under the Yolo HCP/ NCCP.											

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
7.5	If the project would result in ground disturbance on sites containing waterways or other aquatic habitats, the City will require project proponent/s to complete a delineation of waters of the United States according to U.S. Army Corps of Engineers' methods, and to submit the completed delineation to the USACE for jurisdictional determination. If the project would result in fill of wetlands or other waters of the United States, the City will require project proponent/s to obtain a Section 404 Clean Water Act permit from the USACE and water quality certification from the Regional Water Quality Control Board pursuant to Section 401 of the Clean Water Act. If the project involves work in areas containing waters disclaimed by the USACE, project applicants shall obtain a Waste Discharge Requirement permit from the RWQCB pursuant to the Porter Cologne Act. Project applicants shall be required to obtain all needed permits prior to project implementation, to abide by the conditions of the permits, including all mitigation requirements, and to implement all requirements of the permits in the timeframes required therein.	7.B.2 *EIR Mitigation Measure 4.4-4a*		X							General Fund	Ongoing

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
7.6	If the project would result in fill or alteration of a waterway or any body of water supporting riparian forest habitat, the City will require project proponent/s to notify the California Department of Fish and Wildlife, obtain a Lake and Streambed Alteration Agreement if determined necessary by the California Department of Fish and Wildlife, and comply with all conditions of the Lake and Streambed Alteration Agreement.	7.B.4 *EIR Mitigation Measure 4.4-3a*		X							General Fund	Ongoing
7.7	Provide information at City offices and through electronic media about programs operated by the Woodland Tree Foundation or other organizations that provide free trees to Woodland residents.	7.B.9	X								General Fund	Short term
7.8	Evaluate and amend the existing tree preservation ordinance.	7.B.9; 7.B.10		X	X						General Fund	Short term
7.9	Adopt a citywide tree palate for publicly maintained street trees that includes native, compatible non-native, and pollution absorbing species. Address soils, tree spacing, and planting techniques.	7.B.9; 7.F.4		X	X					X	General Fund	Short term
7.10	Partner with the Woodland Tree Foundation to develop and maintain an Urban Forest Management Plan. Strive to achieve a standard of one tree per single family lot.	7.B.10		X	X						General Fund	Medium term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
7.11	Projects that could have significant adverse impacts to potentially significant archaeological resources shall be required to assess impacts and provide feasible mitigation. The following steps, or those deemed equally effective by the City, will be followed: a. Request information from the California Native American Heritage Commission to obtain a review of the Sacred Lands File and a list of local Native American groups and individuals that may have specific knowledge of cultural resources in the area that could be affected by project implementation. Each Native American group and individual identified by the Native American Heritage Commission will be contacted to obtain any available information on cultural resources in the project area. Additional consultation with relevant tribal representatives may be appropriate depending on the relatively level of cultural sensitivity. b. Request updated information from the Northwest Information Center of the California Historical Resources Information System to determine whether the project area has been previously surveyed	7.E.1; 7.E.2; 7.E.3 *EIR Mitigation Measure 4.6-1b*		X							General Fund	Ongoing

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
	and whether archaeological resources were identified. In the event the records indicate that no previous survey has been conducted or existing survey data is greater than five years old, the applicant will retain the services of a qualified archaeologist to assess the adequacy of the existing data (if any) and assess the archaeological sensitivity of the project area. If the survey did not meet current professional standards or regulatory guidelines, or relies on outdated information, a qualified archaeologist will make a recommendation on whether a survey is warranted based on the sensitivity of the project area for archaeological resources. c. If a survey is warranted, it will include all necessary background research in addition to an archaeological pedestrian survey. Based on findings of the survey, additional technical studies may be required, such as geoarchaeological sensitivity analysis, or other analysis scaled according to the nature of the individual project. A report will document the results of the survey and provide appropriate management recommendations,											

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			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
	and include recordation of identified archaeological resources on appropriate California Department of Parks and Recreation site record forms and cultural resources reports. d. Management recommendations may include, but are not limited to additional studies to evaluate identified sites or archaeological monitoring at locations determined by a qualified archaeologist to be sensitive for subsurface cultural resource deposits. e. Once approved by the City, provide the Northwest Information Center with appropriate California Department of Parks and Recreation site record forms and cultural resources reports for any resources identified. Any subsequent reports completed as a result of additional technical work will likewise be submitted to the Northwest Information Center. f. If no archeological resources are identified that may be directly or indirectly impacted by project activities, mitigation is complete as there would be no adverse change to documented											

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
	archeological resources. The exception would be in the event of the discovery of a previously unknown archaeological site inadvertently exposed during project implementation. In such an event, a qualified archaeologist will be retained to assess the discovery and provide management recommendations as necessary. g. When a project will impact a known archaeological site, and avoidance is not a feasible option, a qualified archaeologist shall evaluate the eligibility of the site for listing in the California Register of Historic Resources. If the archaeological site is found to be a historical resource as per CEQA Guidelines Section 15064.5 (a)(3), the qualified archaeologist shall recommend further mitigative treatment which could include preservation in place or data recovery. h. If a site to be tested is prehistoric, local tribal representatives should be afforded the opportunity to monitor the ground-disturbing activities. Appropriate mitigation may include curation of artifacts removed during subsurface testing.											

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
	i. If significant archaeological resources that meet the definition of historical or unique archaeological resources are identified in the project area, the preferred mitigation of impacts is preservation in place. If impacts cannot be avoided through project design, appropriate and feasible treatment measures are required, which may consist of, but are not limited to actions, such as data recovery excavations. If only part of a site will be impacted by a project, data recovery will only be necessary for that portion of the site. Data recovery will not be required if the implementing agency determines prior testing and studies have adequately recovered the scientifically consequential information from the resources. Studies and reports resulting from the data recovery shall be deposited with the Northwest Information Center. Archaeological sites known to contain human remains shall be treated in accordance with the provisions of Section 7050.5 Health and Safety Code.											

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
7.12	For projects that could adversely affect a potential historic resource: a. Consult the City's Historic Resources Inventory and, as necessary, seek updated information from the North Central Information Center or other applicable data repositories to determine whether the project area has been surveyed, and whether historic built environment resources were identified. b. If a survey of the property or the area in which the property is located has not been conducted, a qualified architectural historian shall conduct a study of the project area for the presence of historic built environment resources. c. If a study is required, it will evaluate the significance of built environment resources greater than 50 years in age that may be directly or indirectly impacted by project activities. The study may include a field survey; background, archival and historic research; and consultation with local historical societies, museums or other interested parties; as necessary.	7.E.1; 7.E.2; 7.E.3 *EIR Mitigation Measure 4.6-1c*		X							General Fund	Ongoing

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
	d. If necessary, the qualified architectural historian's study will recommend appropriate protection or mitigative treatment, if any, and include recordation of identified built environment resources on appropriate California Department of Parks and Recreation (DPR) series 523 forms. Recommended treatment for historical resources identified in the report shall be implemented.											
	e. If no significant historic built environment resources are identified in the study or prior survey of the project area that may be directly or indirectly impacted by project activities, there is no adverse change to documented historical built environment resources and no further action is required.											
	f. If a significant historic built environment resource could be directly or indirectly impacted by project activities, avoidance shall be considered the primary mitigation option. If avoidance is not feasible, then the maintenance, repair, stabilization, rehabilitation, restoration,											

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
	preservation, conservation, or reconstruction of the historical resource, conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties will reduce impacts to an acceptable level. If adherence to the Secretary of the Interior's Standards cannot avoid materially altering in an adverse manner the physical characteristics or historic character of the surrounding environmental setting that contribute to a resource's historic significance, additional mitigation may be required. g. If avoidance is not feasible and minimizing impacts through adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties is not feasible, documentation is required using, as appropriate, Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), and/or Historic American Landscapes Survey (HALS) guidelines.											

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
7.13	a. During ground-disturbing activities necessary to implement proposed development and infrastructure projects, if any prehistoric or historic subsurface resources are discovered, all work within 100 feet of the resources shall be halted and a qualified archaeologist shall be consulted within 24 hours to assess the significance of the find, according to CEQA Guidelines Section 15064.5, and implement, as applicable, CEQA Guidelines Sections 15064.5(d), (e), and (f). b. If any find is determined to be a historical resource according to CEQA Guidelines Section 15064.5, representatives from the City and the archaeologist will meet to determine the appropriate avoidance measures or other appropriate mitigation. Cultural resources shall be recorded on appropriate Department of Parks and Recreation forms, and all significant cultural materials recovered shall be, as necessary and at the discretion of the qualified archaeologist and in consultation with the local Native American community if the discovery is prehistoric in age,	7.E.1; 7.E.2; 7.E.3 *EIR Mitigation Measure 4.6-1d*		X							General Fund	Ongoing

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
	subject to scientific analysis, professional curation, and documentation according to professional standards. If it is determined that the proposed development or infrastructure project could damage a historical resource or a unique archaeological resource (as defined pursuant to the CEQA Guidelines), mitigation shall be implemented in accordance with Section 21083.2 of the California Public Resources Code and CEQA Guidelines Section 15126.4, with a preference for preservation in place. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is being carried out. Preservation in place may be accomplished by planning construction to avoid the resource; incorporating the resource within open space; capping and covering the resource; or deeding the site into a permanent conservation easement. c. If avoidance is not feasible, the qualified archaeologist shall develop and oversee the execution of a treatment plan.											

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
	The treatment plan shall include, but shall not be limited to, data recovery procedures based on location and type of archaeological resources discovered and a preparation and submittal of report of findings to the Northwest Information Center of the California Historical Resources Information System. Data recovery shall be designed to recover the significant information the archaeological resource is expected to contain, based on the scientific/historical research questions that are applicable to the resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable resource questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by project proponents' actions. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practical.											

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
7.14	a. Consistent with Health and Safety Code, Section 7050 through 7052 and Health and Safety Code Section 8010 through 8030, in the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery during construction, the City and contractor/s shall take the following steps: *(1) No further excavation or disturbance of the project site or any nearby area reasonably suspected to overlie adjacent human remains will occur until:* *(A) the coroner of Yolo County has been contacted to determine that no investigation of the cause of death is required, and* *(B) if the coroner determines the remains to be Native American:* *1. the coroner shall contact the Native American Heritage Commission within 24 hours;* *2. the Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendant from the deceased Native American; and* *3. the most likely descendant may make recommendations to the landowner or the person responsible for the*	7.E.1; 7.E.2; 7.E.3 *EIR Mitigation Measure 4.6-2*		X							General Fund	Ongoing

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
	excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods, as provided in Section 5097.98 of the Public Resources Code; or (2) Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance: (A) the Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant fails to make a recommendation within 24 hours after being notified by the commission; (B) the most likely descendant identified fails to make a recommendation; or (C) the landowner or his or her authorized representative rejects the recommendation of the most likely descendant, and mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.											

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
7.15	• Prior to the start of earthmoving activities that would disturb 1 acre of land or more within the Riverbank or Modesto Formations, the project applicant shall inform all construction personnel involved with earthmoving activities regarding the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and proper notification procedures should fossils be encountered. • If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work in the vicinity of the find and notify the City of Woodland Community Development Department. • The project applicant shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan. The recovery plan may include, but is not limited to, a field survey, construction monitoring, sampling and data recovery procedures, museum curation for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the City to be	7.E.1; 7.E.2; 7.E.3 *EIR Mitigation Measure 4.7-4*		X							General Fund	Ongoing

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
	necessary and feasible shall be implemented before construction activities can resume at the site where the paleontological resources were discovered.											
7.16	Enact standard procedures and conditions applicable to all discretionary projects to ensure compliance with State and federal requirements (including HSC Section 7050.5, GC Section 27491, PRC Section 5097.98, SB 18 (2004), and AB 52 (2014) for cultural resources including, historic, archeological, paleontological, tribal cultural, etc.	7.E.2		X							Applicant Funded; Capital Project Funded as necessary	Ongoing, as resources are discovered
7.17	a. New development shall be required to demonstrate adherence with applicable YSAQMD recommended health risk thresholds involving sensitive receptors, uses that involve substantial truck trips, and large gas stations, as defined by the applicable regulations. "Substantial truck trips" is defined as more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or TRU unit operations that exceed 300 hours per week. A "large gas station" is one that would be anticipated to accommodate a throughput of 3.6 million gallons per year or greater.	7.F.1; 7.F.3 *EIR Mitigation Measure 4.3-3c*		X							General Fund	Short term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
	b. Proposed uses that include sensitive receptors may demonstrate compliance with this implementation program by providing a minimum 1,000-foot buffer from existing uses that involve substantial truck trips and a minimum 50-foot buffer from existing large gas stations. c. Proposed uses that involve substantial truck trips may demonstrate compliance with this implementation program by providing a minimum 1,000-foot buffer from properties where the City's land use designation would allow sensitive receptors. d. Proposed large gas stations may demonstrate compliance with this implementation program by providing a minimum 300-foot buffer, while typical gas dispensing facilities would provide a minimum 50-foot buffer from existing sensitive receptors and from properties where the City's land use designation would allow sensitive receptors. e. Avoid siting new sensitive receptors within 500 feet of the edge of the closest travel lane of a freeway, urban roads with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day.											

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
	f. Avoid siting new sensitive land uses within 300 feet of any existing dry cleaning operation. g. As an alternative to these buffer distances, proposed sensitive receptors, uses that involve substantial truck trips, and large gas stations may provide a site-specific health risk assessment, using methods consistent with applicable guidance from the Office of Environmental Health Hazard Assessment, with mitigation, if necessary, to demonstrate compliance with applicable YSAQMD-recommended health risk thresholds. When health risk impacts exceed YSAQMD-recommended thresholds, feasible on-site mitigation measures to reduce TAC exposure shall be implemented to mitigate health risk impacts below YSAQMD thresholds. On-site measures could include, but are not limited to providing enhanced filtration systems (e.g., MERV 13 or greater) for near-by sensitive receptor buildings, changes to the TAC emission source's operation, and positioning of exhaust and intake for ventilation systems to minimize exposure among others.											

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
7.18	New developments that could generate a potentially significant short-term air quality impact shall incorporate feasible construction mitigation strategies, including those listed below, those included in an updated set of mitigation recommendations prepared by the Yolo-Solano Air Quality Management District, or those determined by the City to be as effective: a. Water all active construction areas at least twice daily. b. Haul trucks shall maintain at least two feet of freeboard. c. Cover all trucks hauling soil, sand, and other loose materials. d. Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut-and-fill operations and hydroseed area. e. Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days). f. Plant tree windbreaks on the windward perimeter of construction projects if adjacent to open land.	7.F.2 *EIR Mitigation Measure 4.3-1a*		X							General Fund	Short term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
	g. Plant vegetative ground cover in disturbed areas as soon as possible. h. Cover inactive storage piles. i. Sweep streets if visible soil material is carried out from the construction site. j. Treat accesses to a distance of 100 feet from the paved road with a 6 to 12 inch layer of wood chips or mulch. k. Treat accesses to a distance of 100 feet from the paved road with a 6-inch layer of gravel. l. Limit all idling of vehicles and equipment that use gasoline or diesel fuel to five minutes maximum. m. Use alternative power source, such as electricity, for construction equipment or use reformulated and emulsified fuels, incorporate catalyst and filtration technologies, and generally modernize the equipment fleet with cleaner and newer engines.											

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
7.19	a. New development that would require the use of diesel-fueled construction equipment within 300 feet of an existing sensitive receptor shall use an equipment mix, incorporate buffering, schedule construction activities, or use other strategies to reduce potential health risk consistent with guidance from the Yolo-Solano Air Quality Management District. b. Alternatively, a project applicant may prepare a site-specific estimate of diesel PM emissions associated with total construction activities and evaluate for health risk impact on existing sensitive receptors in order to demonstrate that applicable YSAQMD-recommended thresholds for toxic air contaminants would not be exceeded or that applicable thresholds would not be exceeded with the application of alternative mitigation techniques approved by the City. The General Plan contains policies to reduce emissions associated with both construction and operational activities.	7.F.2 *EIR Mitigation Measure 4.3-3d*		X							General Fund	Short term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
7.20	a. The City will maintain a Climate Action Plan designed to achieve the reduction targets for land use-related emissions for the years 2020 and 2035 and put the City on a trajectory toward goals for longer-term years, such as 2050. The City's reduction targets may be revised over time, but will represent a rate of emissions that is efficient enough to provide for Woodland's share of AB 32, Executive Order B-30-15, SB 32, and Executive Order S-3-05 emissions reductions. b. The Climate Action Plan will focus on GHG emission sectors over which the City could have influence – either through entitlement authority, public investments, incentives, or other feasible means. When making the comparison between Woodland's GHG efficiency and that required for the state as a whole, the City can remove from consideration GHG sources that are beyond local control. c. The City will monitor relevant local, regional, State, and federal legislation and regulations related to GHG emissions, land use planning, and environmental review, and will make changes to the Climate Action Plan	7.F.9 *EIR Mitigation Measure 4.5-1a*		X							General Fund	Ongoing

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
	accordingly. Future regulations may have the effect of reducing GHG emissions associated with implementation of the Proposed Project. The effect of future regulations shall be taken into account in future revisions to the Climate Action Plan. New transportation modeling tools may become available that allow revisions to emissions estimates based on the City's policies related to land use, urban design, and transportation.											
	d. The City will revise the Climate Action Plan, as necessary, based on updated inventories and assessments of the effectiveness of reduction strategies no less than every 5 years. If, based on the City's future updated assessments, existing reduction strategies would not achieve the City's reduction targets, the City will make revisions to strategies or develop new strategies. The City will make revisions to its reduction targets, if necessary, to ensure that the target continues to demonstrate an appropriate share of the State's emission reduction goals for Woodland. The City anticipates that a Climate Action Plan update will be needed after new statewide measures are adopted to reduce GHG emissions, such as when the											

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
	State updates the Air Resources Board Scoping Plan. The City will make revisions to the Climate Action Plan, if necessary, as new technology becomes available that would affect emissions in the Planning Area or the City's ability to forecast future emissions. e. In maintaining the Climate Action Plan, during the CAP updates described above, the City will consider new or revised reduction strategies that may be necessary to achieve the City's reduction targets, while also promoting other goals of the City's General Plan. The City will identify additional plans, policies, projects, mitigation measures, and regulations that are necessary to reduce GHG emissions and achieve the City's reduction targets. The City will consider regulatory changes, infrastructure investment strategies, incentives, contributions to (or local use of) carbon offset programs, and other measures, as appropriate. The City shall consider financing programs for installation and use of renewable energy infrastructure in new and/or existing development, building codes to further increase energy efficiency in new buildings,											

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
	incentive programs to assist existing property owners in making energy efficiency upgrades, travel demand management programs for new nonresidential projects, and other mechanisms that would reduce GHG emissions. The City will prioritize reduction strategies that offer co-benefits, such as reducing household or business transportation costs, reducing household and business utility bills, improving local air quality, reducing energy use, reducing traffic congestion, conserving water and other resources, moderating the heat island effect, preserving natural habitat, creating local jobs, among other benefits. f. The City anticipates that State funding for GHG-efficient transportation systems and other local applications of the State's GHG reduction mandates will be important in meeting the State's overall GHG goals. Local governments will rely on state funding to improve existing buildings and provide more energy- and GHG efficient sources of electricity. The City will monitor grant and other funding programs that could be used to implement different components of the Climate Action Plan.											

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
7.21	Update the Municipal Code and develop programs to implement policies and objectives contained within the Climate Action Plan. Such actions may include: - *Developing a program to ensure the retrofit of existing residential units to current code, energy and water uses* - *Facilitating possible off-set fee for new development* - *Considering participation in a Community Choice Aggregation program* - *Developing a list of mandatory compliance options including net zero energy for new developments* - *Developing a program to implement the CAP and integrate it into the development review process* - *Inventorying public and private projects on a regular basis (every 5 years) for reductions in GHGs to assess the success of programs in achieving GHG reduction targets*	7.F.9		X							General Fund	Short term
7.22	Adopt a City Fleet Policy that requires that new additions to the fleet must be low-emission vehicles (including hybrid, electric or alternative fuel vehicles), whenever feasible.	7.F.9	X							X	General Fund	Short term

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
Safety												
8.1	Provide information and incentives for property owners to rehabilitate historic buildings using construction techniques to protect against seismic hazards.	8.A.1		X							General Fund	Short term
8.2	Adopt a locally preferred flood protection alternative and associated funding strategy for the Lower Cache Creek Flood Control Project.	8.B.9	X	X						X	General Fund	Short term
8.3	Participate in regional efforts for flood management improvements for the Yolo Bypass and support flood management improvements for the Yolo Bypass West Levee.	8.B.9	X	X						X	General Fund	Short term
8.4	Prepare a Fire Master Plan. Update on a five year cycle.	8.C.1; 8.C.2; 8.C.3; 8.C.4; 8.C.5					X				General Fund	Medium term
8.5	Conduct a Fire Station Location Assessment to ensure the most effective coverage and response time.	8.C.5; 8.F.4					X				General Fund	Medium term
8.6	Continue to implement community programs for educating residents about fire prevention and emergency preparedness.	8.C.4; 8.F.3					X				General Fund	Ongoing, annually

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
8.7	Require a Recorded Overflight Notification as a condition of approval for residential projects located within the Sacramento International Airport Secondary Approach Area.	8.D.3		X							Applicant Funded	As necessary
8.8	Continue to partner with Yolo County in educating residents and businesses about the proper disposal of household hazardous wastes, while promoting the use of less toxic alternatives.	8.E.6					X			X	General Fund; Solid Waste Fund	Ongoing, annually
8.9	Periodically update the City of Woodland Emergency Operations Plan, as necessary, to ensure that a clear and adequate plan can be activated in the event of an emergency.	8.F.1	X				X		X		General Fund	Short term; and ongoing as needed
8.10	Conduct Emergency Operations Plan training exercises at the management and operational levels on an annual basis. These training exercises should be designed to coincide with the beginning of the risk period for known community hazards.	8.F.1	X				X		X		General Fund	Ongoing, annually
8.11	Update city noise control ordinances and environmental review procedures to be consistent with the General Plan.	8.G.1 to 8.G.7; 8.G.11; Tables 8-5 to 8-7		X							General Fund	Short term; and ongoing as projects are proposed

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
8.12	a. New development that proposes the use of piles for foundations shall include all feasible measures necessary with the goal to ensure that vibration exposure for adjacent buildings is less than 0.5 PPV and less than 80 VdB for adjacent vibration-sensitive uses and less than 0.2 PPV for adjacent historic buildings. These performance standards shall take into account the reduction in vibration exposure that would occur through coupling loss provided by each affected building structure. If it is determined necessary to avoid damage, the project applicant shall coordinate with the Chief Building Official to implement corrective actions, which may include, but is not limited to building protection or stabilization. b. New developments that would generate substantial long-term vibration shall provide analysis and mitigation, as feasible, to achieve velocity levels, as experienced at habitable structures of vibration sensitive land uses, of less than 80 vibration decibels.	8.G.5; 8.G.6 *EIR Mitigation Measure 4.11-3a*		X							General Fund	Ongoing

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
8.13	a. Demolition, construction, site preparation, and related activities that would generate noise perceptible at the property line of the subject property are limited to the hours between 7:00 A.M. and 6:00 P.M. on Monday through Saturday and between 9:00 A.M. and 6:00 P.M. on Sunday and federal holidays. The building inspector may issue an exception to this limitation on hours in cases of urgent necessity where the public health and safety will not be substantially impaired. b. Idling times for noise-generating equipment used in demolition, construction, site preparation, and related activities shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes. c. Demolition, construction, site preparation, and related activities that do not involve pile driving proposed within 445 feet from the edge of properties with existing, occupied noise-sensitive uses shall incorporate all feasible strategies to reduce noise exposure for noise-sensitive uses, including:	8.G.11 *EIR Mitigation Measure 4.11-1*		X							General Fund	Ongoing

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
	- Provide written notice to all known occupied noise-sensitive uses within 400 feet of the edge of the project site boundary at least 2 weeks prior to the start of each construction phase of the construction schedule; - Ensure that construction equipment is properly maintained and equipped with noise control components, such as mufflers, in accordance with manufacturers' specifications; - Re-route construction equipment away from adjacent noise-sensitive uses; - Locate noisy construction equipment away from surrounding noise-sensitive uses; - Use sound aprons or temporary noise enclosures around noise-generating equipment; - Position storage of waste materials, earth, and other supplies in a manner that will function as a noise barrier for surrounding noise-sensitive uses; - Use the quietest practical type of equipment; - Use electric powered equipment instead of diesel or gasoline engine powered equipment; - Use shrouding or shielding and intake and exhaust silencers/mufflers; and											

#	Implementation Program	Corresponding General Plan Policies and/or Environmental Impact Report Mitigation Measures	Responsibility								Funding Source	Time Frame
			Administrative Services	Community Development	Community Services	Finance	Fire	Library	Police	Public Works		
	- *Other effective and feasible strategies to reduce construction noise exposure for surrounding noise-sensitive uses.* d. For construction of buildings that require the installation of piles, an alternative to installation of piles by hammering shall be used. This could include the use of augured holes for cast-in-place piles, installation through vibration or hydraulic insertion, or another low-noise technique.											

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B APPENDIX B: ANTICIPATED GROWTH BY GEOGRAPHIC AREA

The amount of growth that is expected to occur within each of Woodland's main development areas is listed in Table B-1 below.

TABLE B-1: MAXIMUM EIR GROWTH ASSUMPTIONS BY DEVELOPMENT AREA

Development Area	*New Housing Units (2035)*	*New Non-Residential Square Footage (2035)*
MAXIMUM NEW GROWTH*	**7,000**	**17,386,000**
Infill		
Downtown	1,000	484,000
Corridors/Other Infill	950	3,700,000
Spring Lake Specific Plan	2,600	530,000
Industrial Area	0	8,552,000
New Growth Areas		
SP-1		
SP-1A	*1,600*	*2,160,000*
SP-1B	*520*	*216,000*
SP-1C	*80*	*0*
SP-2	1,600	865,000
SP-3		
SP-3A	*200*	*220,000*
SP-3B	*50*	*823,000*

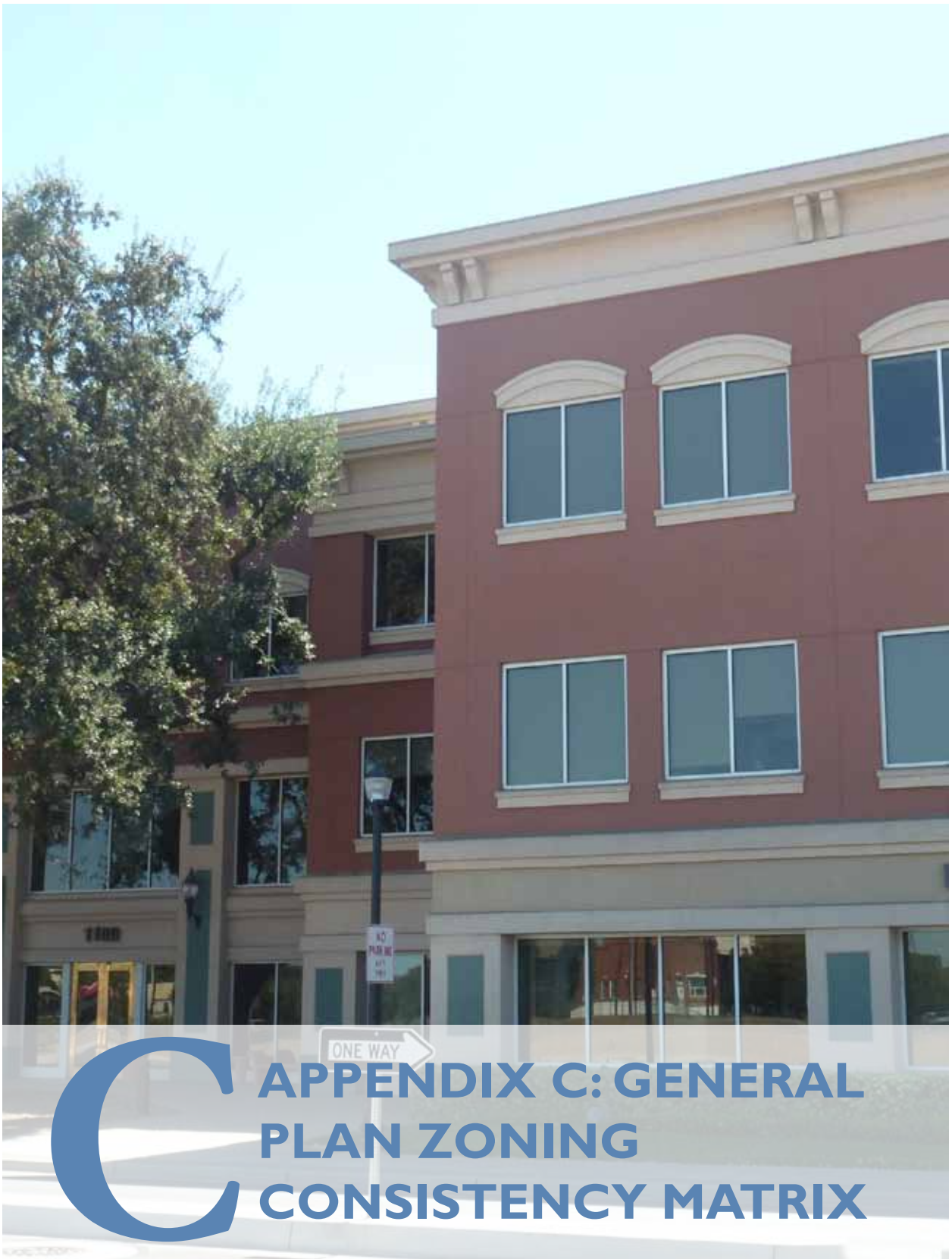
Source: Dyett & Bhatia 2016

** Not to exceed. Numbers below may exceed the maximum allowed.*

The table illustrates maximum growth by development area during the planning horizon based upon factors analyzed in the EIR.

Quantification of growth by development area is provided for long range planning purposes and is subject to change. Development of up to 7,000 new residential units and 17,386,000 new non-residential square feet was analyzed in the General Plan Environmental Impact Report (EIR). Approval of new project development during the horizon of the General Plan shall be dependent upon evaluation for consistency with the General Plan and General Plan Environmental Impact Report. Unit and growth allocations will be reviewed and published in the General Plan Annual Report.

Review of new growth area submittals will include an evaluation of the jobs and housing mix for consistency with the Climate Action Plan.



C APPENDIX C: GENERAL PLAN ZONING CONSISTENCY MATRIX

The General Plan/Zoning Consistency Matrix shown in Table C-1 below is intended as a guide to assist in implementing the General Plan, but does not constitute a formal statement of General Plan policy. The matrix is based on zoning districts current as of April 2016, and identifies the zoning districts that will normally be considered consistent with the various land use designations of the General Plan.

A comprehensive update to the City's Zoning Ordinance will be required to implement the General Plan. In that process, new or revised districts and standards may be developed to better implement the Plan's goals and policies.

TABLE C-1: GENERAL PLAN/ZONING CONSISTENCY MATRIX

General Plan Land Use Designation	*Zoning District(s)*
Low Density Residential (LD)	RR (Large Lot Residential) R-1 (Single Family Residential) R-2 (Duplex Residential) N-P (Neighborhood Preservation)
Medium Density Residential (MD)	R-2 (Duplex Residential) R-M (Multiple Family Residential) N-P (Neighborhood Preservation)
High Density Residential (HD)	R-M (Multiple Family Residential)
Downtown Mixed Use (DX)	CBD (Central Business District)
Corridor Mixed Use (CX)	New district to be created; Subdistricts and/or overlays may apply to specific geographic areas (e.g., East Street)
Neighborhood Commercial (NC)	C-1 (Neighborhood Commercial)
Community Commercial (CC)	C-2 (General Commercial)
Regional Commercial (RC)	C-2 (General Commercial) C-3 (Service Commercial) C-H (Highway Commercial) Existing districts may be combined
Business Park (BP)	New district to be created
Industrial (IN)	I (Industrial)
	Multiple subdistricts may be created
Specific Plan (SP)	Would be replaced with primary land use designation following adoption of Specific Plan
Public/Quasi Public (PQ)	New district to be created
Open Space (OS)	O-S (Open Space)
Flood Study Area (FS)	New district to be created FP (Flood Plain Overlay)

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D APPENDIX D: GLOSSARY

100-Year Flood. A flood event that has a one-percent chance of occurrence in any one year.

200-Year Flood. The magnitude of a flood expected to occur on the average every 200 years, based on historical data. The 200-year flood has a 1/200, or 0.5 percent, chance of occurring in any given year.

Affordable Housing. Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30% of its gross monthly income for housing property taxes, insurance, and utilities.

Aquifer. An underground, water-bearing layer of earth, porous rock, sand, or gravel, through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.

Archeological Resource. Places where human activity has measurably altered the earth or left deposits of physical remains. Archaeological resources may be either prehistoric (before the introduction of writing in a particular area) or historic (after the introduction of writing). The majority of such places in this region are associated with either Native American or Euroamerican occupation of the area.

Best Management Practices (BMP). The combination of conservation measures, structure, or management practices that reduces or avoids adverse impacts of development on adjoining site's land, water, or waterways, and waterbodies.

Buffer. Areas or bands of land or mechanisms that serve to separate or protect potentially incompatible land uses, such as residential areas and heavy industrial uses or residential areas and intensive agriculture.

Buildout. That level of development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum probable level of development envisioned by the General Plan under specified assumptions about densities and intensities. Buildout does not necessarily assume parcels are developed at maximum allowable intensities.

Buy Local. A preference to buy locally produced goods and services over those produced farther away.

California Environmental Quality Act (CEQA). A State law requiring state and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

Capital Improvement Program (CIP). The multi-year scheduling of public physical improvements based on studies of fiscal resources available and the choice of specific improvements to be constructed.

City (capitalized) and city (non-capitalized). Capitalized "City" refers to the municipal entity and its functions as a local government entity which is also referred to as "City of Woodland," while non-capitalized "city" refers to the geographical area or the people of Woodland which is also referred to as "city of Woodland."

City Council. The City Council is the governing body of the City of Woodland and is vested with all powers of legislation in municipal affairs. As the legislative body, the City Council is responsible for adoption of the Plan, subject to Mayoral veto or referendum, and any amendments to the Plan.

City Limits. The incorporated boundaries of the City of Woodland.

Community Garden. A cooperatively-managed garden in an urbanized area. Community gardens can be a source of fresh produce and provide learning opportunities for community members.

CNEL. Community Noise Equivalent Level; 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Compatible. Capable of existing together without conflict or ill effects.

Complete Neighborhood. Refers to a neighborhood where one has safe and convenient access to the goods and services needed in daily life. This includes a variety of housing options, grocery stores and other commercial services, quality public schools, public open spaces and recreational facilities, affordable active transportation options and civic amenities. An important element of a complete neighborhood is that it is built at a walkable and bikeable human scale, and meets the needs of people of all ages and abilities.

Complete Streets. Complete Streets are designed and operated to enable safe, attractive, and comfortable access and travel for all users, including motorists, pedestrians, bicyclists, children, seniors, individuals with disabilities, and users of public transportation.

Connectivity. The quality of street patterns that allows for through movement between and within neighborhoods.

Conservation. The management of natural resources to prevent waste, destruction, or neglect.

Consistent. Free from variation or contradiction. Policies and programs in the General Plan are to be consistent, not contradictory.

County. Non-capitalized county refers to the geographical area or the people of the "county of Yolo." Capitalized "County" refers to the local government which is also referred to as either the "County of Yolo" or "Yolo County."

Decibel (dB). A unit of measurement used to express the relative intensity of sound as heard by the human ear describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the

ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

Dedication. The commitment by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are required by the City as conditions of approval on a development.

Density. The number of permanent residential dwelling units per acre of land. Gross density includes the total acreage of a site measured to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets. Net density contains only the site or parcel area. For General Plan purposes, gross density is used in land use designations unless otherwise noted.

Density Bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. Under California State Law, residential projects that provide affordable housing may be entitled to a 35 percent increase of the underlying zone district.

Design Guidelines. As used in specific programs in this Policy Document, these guidelines would promote concepts and urban design principles for planning for new development to implement General Plan policies to foster new pedestrian- and bicycle-friendly development. These would not include specific building material requirements.

Detention Area. A detention area is an area in the natural environment where rainwater runoff and stormwater naturally collects. Human activity and construction of homes have the effect of changing the size and shape of a detention area.

Detention Basin. Facilities classified according to the broad function they serve, such as storage, diversion or detention. Detention facilities are constructed to retard flood runoff and minimize the effect of floods.

Development. The physical alteration of land by humans. Development includes: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). Development does not include routine repair and maintenance activities.

Discretionary Development. Development project which requires the exercise of judgment or deliberation when the City decides to approve or disapprove a particular activity, as distinguished from situations where the City has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.

Drought-Tolerant Plants. Plants that are adapted to arid or drought conditions. Once established these plants are able to withstand long periods of dryness without deterioration, going several weeks or a season between watering.

Easement. A right given by the owner of land to another party for specific limited use of that land. An easement may be acquired by a government through dedication when the purchase of an entire interest in the property may be too expensive or unnecessary; usually needed for utilities or shared parking.

Endangered Species, California. A native species or sub-species of a bird, mammal, fish, amphibian, reptile, or plant, which is in serious danger of becoming extinct throughout all or a significant portion of its range, due to one or more factors, including loss in habitat, change in habitat, over-exploitation, predation, competition, or disease. The status is determined by the State Department of Fish and Game together with the State Fish and Game Commission.

Endangered Species, Federal. A species which is in danger of extinction throughout all or a significant portion of its range, other than the species of the Class Insect determined to constitute a pest whose protection under the provisions of the 1973 Endangered Species Act, as amended, would present an overwhelming and overriding risk to humans. The status is determined by the US Fish and Wildlife Service and the Department of the Interior.

Environmental Impact Report (EIR). A document used to evaluate the potential environmental impacts of a project, evaluate reasonable alternatives to the project, and identify mitigation measures necessary to minimize the impacts. The California Environmental Quality Act (CEQA) requires that the agency with primary responsibility over the approval of a project (the lead agency) evaluate the project's potential significant impacts in an Environmental Impact Report (EIR).

Environmental Justice. Environmental Justice refers to the fair treatment of all people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.

Erosion. The process by which material is removed from the earth's surface (including weathering, dissolution, abrasion, and transportation), most commonly by wind or water.

Expansive Soils. Soils which swell when they absorb water and shrink as they dry.

Farmland Classification. California Department of Conservation system for categorizing farmland with respect to its potential for agricultural productivity based on soil type and other physical characteristics.

Fault. A fracture in the earth's crust forming a boundary between rock masses that have shifted. An active fault is a fault that has moved recently and which is likely to again. An inactive fault is a fault which shows no evidence of movement in recent geologic time and little potential for movement.

Fiscal Analysis. Analysis focused on the city's General fund budget, comparing costs of providing services and maintaining public facilities with the primary revenue source available to cover these expenditures. The analysis is designed to inform key planning and policy parameters associated with the General Plan.

Floodplain. An area adjacent to a lake, stream, ocean or other body of water lying outside the ordinary banks of the water body and periodically inundated by flood flows. Often referred to as the area likely to be inundated by the 100-year flood.

Flood Zone. The relatively level land area on either side of the banks of a stream that is subject to flooding under a 100-year or a 200-year flood.

Floor-Area-Ratio (FAR). The ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross square feet of building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same lot, an FAR of 0.50 would allow 5,000 square feet of floor area and an FAR of 0.25 would allow 2,500 square feet.

Foregone Revenue. The difference between revenue actually achieved and potential revenue that could have been obtained under different circumstances.

Form-Based Code. A land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law.

General Plan Area. The land within the city limits and that land outside which in the City's judgment bears relation to its planning.

Greenhouse Gases. Greenhouse gases are gases in the atmosphere that absorb and emit radiation within the thermal infrared range. This process is the fundamental cause of the greenhouse effect. Carbon dioxide, methane, and ozone are examples of greenhouse gases.

Greenway. A greenway is a long, narrow piece of land, where vegetation is encouraged, which is managed for public recreation and slow travel.

Goal. The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Groundwater. Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.

Groundwater Recharge. The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide underground storage (i.e. aquifers).

Habitat. The natural environmental of a plant or animal.

Hazardous Material. A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, State, or local agency, or if it has characteristics defined as hazardous by such an agency. The California Code of Regulation defines a hazardous material as a substance that, be-

cause of physical or chemical properties, quantity, concentration, or other characteristics, may either (1) cause an increase in mortality or an increase in serious, irreversible, or incapacitating, illness, or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of, or otherwise managed.

Impervious Surface. Any material which reduces or prevents absorption of water into land.

Implementation Program. An action, procedure, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

Infill. California Public Resources Code Section 21061.3 provides the following definition for infill:

"Infill site" means a site in an urbanized area that meets either of the following criteria:

(a) The site has not been previously developed for urban uses and both of the following apply:

> *(1) The site is immediately adjacent to parcels that are developed with qualified urban uses, or at least 75 percent of the perimeter of the site adjoins parcels that are developed with qualified urban uses, and the remaining 25 percent of the site adjoins parcels that have previously been developed for qualified urban uses.*
>
> *(2) No parcel within the site has been created within the past 10 years unless the parcel was created as a result of the plan of a redevelopment agency.*

(b) The site has been previously developed for qualified urban uses.

Infrastructure. Permanent utility installations, including roads, water supply lines, sewage collection pipes, and power and communications lines.

Intensity. Refers to the relative magnitude of the use or activity which may occur upon a given property or area of land and is typically reflected by the ratio of building area to land area calculated as floor area ratio (i.e. the building area divided by the land area). Intensity may also be measured by other characteristics such as the rate at which the uses of a property generate demand for water consumption, demand for wastewater disposal, or demand for travel such as private vehicle, public transportation, bicycling or walking.

ISO Rating. This rating considers a community's fire defense capacity versus fire potential, and then uses the score to set property insurance premiums for homeowners and commercial property owners.

L_{dn}. The energy equivalent level, defined as the average sound level on the basis of sound energy (or sound pressure squared). The L_{eq} is a "dosage" type measure and is the basis for the descriptors used in current standards, such as the 24-hour CNEL used by the State of California.

Landmark Trees. A tree or grove of trees designated by resolution of the Woodland City Council to be of historic or cultural value, an outstanding specimen, an unusual species, and/or of significant community benefit.

Level of Service (LOS) Standard. A standard used by governmental agencies to measure the quality or effectiveness of a service or the performance of a facility.

Level of Service (traffic). A scale that measures the amount of traffic that can be accommodated on a roadway segment or at an intersection. Traffic levels of service range from A to F, with A representing the highest level of service, as follows:

- **Level of Service A** Indicates a relatively free flow of traffic, with little or no limitation on vehicle movement or speed.
- **Level of Service B** Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle.
- **Level of Service C** Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.
- **Level of Service D** Denotes the level where traffic nears an unstable flow. Intersections still function, but short queues develop and cars may have to wait through one cycle during short peaks.
- **Level of Service E** Describes traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe, but is not uncommon at peak traffic hours, with frequent stopping, long-standing queues, and blocked intersections.
- **Level of Service F** Describes unsatisfactory stop-and-go traffic characterized by "traffic jams" and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal changes, and "upstream" intersections may be blocked by the long queues.

Liquefaction. A sudden large decrease in the shearing resistance of cohesionless soil, caused by a collapse of the structure by shock or strain, and associated with a sudden but temporary increase of the pore fluid pressure.

Local Agency Formation Commission (LAFCo). A statutorily-required commission in Yolo County that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities.

Low Impact Development. Site planning and development features that reduce impermeable surface areas and increase infiltration, such as use of permeable paving, vegetated swales, and water retention facilities.

Major Projects Financing Plan (MPFP). The Capital Improvement Program adopted by a city that schedules physical improvements, usually for a minimum of five years in the future, to fit the projected

fiscal capability of the jurisdiction. The program generally should be reviewed annually for consistency with the general plan.

Mixed Use. A development type consisting of a diversity of both residential uses and nonresidential uses, which may include but are not limited to office, retail, public, or entertainment, in a compact urban form with a strong pedestrian orientation.

> ***Vertical Mixed-Use.*** *A development that contains at least one multistory mixed-use building.*

> ***Horizontal Mixed-Use.*** *An integrated mixed-use development consisting of adjacent residential and non-residential uses.*

Mode (transportation). Each form of transportation is a mode: public transit, bicycling, walking, and driving.

Mode Split (transportation). The proportion of trips that use each mode of transportation.

Net Acreage. The developable area of a lot or parcel, excluding streets and rights of way.

Noise Sensitive Uses. Land uses that involve activities where excessive noise levels could cause adverse health effects or disrupt the activity. Noise sensitive uses include residential uses, theaters, auditoriums, music halls, meeting halls, churches, hospitals, nursing homes and other similar uses.

Noise Contours. Lines drawn about a noise source indicating equal levels of noise exposure. CNEL and L_{dn} are the metrics utilized herein to describe annoyance due to noise and to establish land use planning criteria for noise.

Outdoor Activity Area. Considered to be the portion of a property where outdoor activities would normally be expected (i.e., patios of residences and outdoor instructional areas of schools). For the purposes of the Safety Element, outdoor activity areas do not include gathering spaces alongside transportation corridors or associated public rights-of-way.

Overdraft. A groundwater basin is in overdraft conditions when the amount of water being drawn out exceeds the amount of water being recharged.

Park Ratio. The amount of parkland in acres to 1,000 residents.

Pedestrian-oriented Development. Development designed with an emphasis on the street sidewalk and on pedestrian access to the building, rather than an auto access and parking areas.

Performance Standards. A statement representing a commitment by a public agency to attain a specified level or quality of performance through its programs and policies.

Performance Zoning. Under performance zoning, land development and use are regulated by a series of performance standards related to specific impacts of a proposed development. Performance zoning offers flexibility by allowing greater discretion by the regulatory jurisdiction using specific, established standards and metrics. The increased flexibility afforded by performance zoning can be

more responsive to market forces and result in more economically efficient outcomes. Performance standards can limit the intensity of development, control the impacts of development on nearby land uses, limit the effects of development on public infrastructure, and protect the natural environment. For example, performance zoning can set a maximum level for the noise impacts on adjacent property, or it can require specified types of buffers to be established between certain types of land uses.

Planning Area. Territory that includes all land within the Urban Limit Line and land to be considered for future development beyond the time frame of the General Plan.

Planning Commission. The City of Woodland Planning Commission. The Planning Commission hears, reviews, and makes recommendations to the City Council on development, land use, and environmental issues, including the General Plan, zoning and subdivision ordinances, and other land use regulations.

Policy. A specific statement in text or diagram guiding action and implying a clear commitment.

Principal Dwelling. A single family detached dwelling that generally is established first and is the largest dwelling on a lot.

Rare or Endangered Species. A species of animal or plant listed in Sections 670.2 or 670.5, Title 14, California Administrative Code; or Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered.

Renewable Energy. Any naturally occurring, theoretically inexhaustible source of energy, as biomass, solar, wind, tidal, wave, and hydroelectric power, that is not derived from fossil or nuclear fuel.

Retention Area. A pond, pool, lagoon, or basin used for the storage of water runoff, which is not pumped to another location.

Right-of-Way. A continuous strip of land reserved for or actually occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other similar use, which may be an easement, fee (ownership) or other interest in land.

Riparian Habitat. Riparian lands are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater.

Sensitive Receptors. Persons or land users that are most sensitive to negative effects of air pollutants. Persons who are sensitive receptors include children, the elderly, the acutely ill, and the chronically ill. The term "sensitive receptors" can also refer to the land use categories where these people live or spend a significant amount of time. Such areas include residences, schools, playgrounds, childcare centers, hospitals, retirement homes, and convalescent homes.

Shrink-Swell Potential. The extent to which a soil expands in volume when water is absorbed and shrinks as the soil dries. Expansive soils, with a high shrink-swell potential, are largely comprised of clays.

Siltation. The process of silt deposition. Silt is a loose sedimentary material composed of finely divided particles of soil or rock, often carried in cloudy suspension in water.

Solid Waste. General category that includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood.

Special Status Species. Any species which is listed, or proposed for listing, as threatened or endangered by the U.S. Fish and Wildlife Service or National Marine Fisheries Service under the provisions of the Endangered Species Act. It also includes any species designated by the U.S. Fish and Wildlife Service as a "candidate" or "species of concern" or species identified on California Native Plant Society's Lists 1A, 1B, or 2, implying potential danger of extinction.

Specific Plan. A state-authorized legal tool adopted by cities and counties for detailed design and implementation of a defined portion of the area covered by a general plan and/or area plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation that may be necessary or convenient for the systematic implementation of any general plan element(s).

Sphere of Influence (SOI). The probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Local Agency Formation Commission (LAFCO) of the County.

Standard. A specific, often-quantified guideline incorporated in a policy or implementation program defining the relationship between two or more variables. Standards often translate directly into regulatory controls.

State. Non-capitalized "state" refers to the geographical area or the people of state of California. Capitalized "State" refers to the state government which is also referred to as the "State of California".

Stationary Source. A source of air pollution that is not mobile, such as a heating plant or an exhaust stack from a laboratory.

Stormwater Runoff. Surplus surface water generated by rainfall that does not seep into the earth but flows overland to a watercourse.

Stormwater Management. A coordinated strategy to minimize the speed and volume of stormwater runoff, control water pollution, and maximize groundwater recharge.

Student Generation Rate. The number of new students that is projected to occur with new housing units.

Subsidence. Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas.

Surface Water. Water on the earth's surface, as distinguished from subterranean water; typically found flowing in natural or man-made water courses such as rivers, streams, or canals, or contained in lakes or storage reservoirs.

Threatened Species, California. A species of animal or plant is endangered when its survival and reproduction in the wild are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition, disease, or other factors; or when although not presently threatened with extinction, the species is existing in such small numbers that it may become endangered if its environment worsens. A species of animal or plant shall be presumed to be rare or endangered as it is listed in Sections 670.2 or 670.5, Title 14, California Code of Regulations; or Title 50, Code of Federal Regulations Sections 17.11 or 17.12 pursuant to the Federal Endangered Species Act as rare, threatened, or endangered.

Threatened Species, Federal. A species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

Transit Oriented Development. A development or planning concept typified by the location of residential and commercial districts around a transit station or corridor with high quality service, good walkability, parking management and other design features that facilitate transit use and maximize overall accessibility.

Transportation Demand Management. Measures to improve the movement of persons and goods through better and more efficient utilization of existing transportation systems (e.g., streets and roads, freeways and bus systems) and measures to reduce the number of single-occupant vehicles utilized for commute purposes.

Urban. Areas generally characterized by moderate and higher density residential development (e.g., 3 or more dwelling units per acre), commercial development, and industrial development.

Urban Form and Urban Design: Refers to the location, mass, and design of various urban components and combines elements of urban planning, architecture, and landscape architecture.

Urban Limit Line. A line beyond which urban development is not planned or permitted within the time frame of the General Plan.

Use. The purpose for which a lot or structure is or may be leased, occupied, or maintained under the Zoning Code and General Plan land use designation.

Vernal Pools. Basins that form in soils over an impervious rock or clay layer that collect surface run-off from winter storms and gradually dry out by evaporation as the weather becomes warmer in the spring. Vernal pools support diverse and unique plant and wildlife species specifically adapted to these conditions. This habitat supports a number of threatened and endangered species.

Vehicle Miles Traveled (VMT). A measure of both the volume and extent of motor vehicle operation; the total number of vehicle miles traveled within a specified geographical area (whether the entire country or a smaller area) over a given period of time.

Walkable. A characteristic of an area in which a variety of housing types, retail uses, parks, schools and other destinations are in close proximity and well-connected by streets and paths that provide a good pedestrian environment.

Waste Diversion: The prevention and reduction of generated waste through source reduction, recycling, reuse, or composting. Waste diversion generates a host of environmental, financial, and social benefits, including conserving energy, reducing disposal costs, and reducing the burden on landfills and other waste disposal methods.

Water Recycling. The reuse of tertiarily-treated wastewater for landscaping, industrial cooling, irrigation, groundwater recharge, or other uses.

Watershed. The total area above a given point on a watercourse which contributes water to the flow of the watercourse; the entire region drained by a watercourse.

Wetlands. Transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water. Under a "unified" methodology now used by all federal agencies, wetlands are defined as "those areas meeting certain criteria for hydrology, vegetation, and soils."

Wildlife Corridor. A natural corridor, such as an undeveloped ravine, that is frequently used by wildlife to travel from one area to another.

Williamson Act. Known formally as the California Land Conservation Act of 1965, it was designed as an incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its conversion to urban and suburban development. The program entails a ten-year contract between an owner of land and (usually) a county whereby the land is taxed on the basis of its agricultural use rather than the market value. The land becomes subject to certain enforceable restrictions, and certain conditions need to be met prior to approval of an agreement.

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E APPENDIX E: HOUSING ELEMENT BACKGROUND DATA

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E Background Data

E.1 Introduction

State Housing Law (Government Code Section 65583) requires that a "housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community".

Senate Bill 375 changed the housing element update schedule from five years to eight years to align with the update schedule for regional transportation plans, and includes new penalties for not meeting the mandated adoption deadline. This 2013-2021 Housing Element document is an update of the Housing Element previously adopted by the City of Woodland in 2009 and it also documents development that occurred during this period.

The assessment and inventory includes all of the following:

- Analysis of population and employment trends, documentation of projections, and a quantification of Woodland's existing and projected housing needs for all income levels. This includes Woodland's share of the regional housing need in accordance with Section 65584 of the Government Code.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning, public facilities, and city services to these sites.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

- Analysis of any special housing needs, such as those persons with developmental disabilities, elderly, large families, farm workers, the homeless, and families with female heads of households.
- Analysis of opportunities for energy conservation with respect to residential development.
- An evaluation of accomplishments under the 2009 adopted Housing Element.

The Background Data provided in Section 2 of the Housing Element includes demographic and employment information that is used to identify the City's housing needs. The Goals, Policies, and Implementation Programs presented in Section 1 describe the actions that the City will take to meet its housing needs.

Housing is influenced by local growth rates, interest rates, employment levels, and other economic variables. Affordable housing challenges have resulted as the gap between housing costs and household income levels widen. Traditionally, housing costs throughout California have increased at a rate greater than the household income levels. However, this trend changed in 2008 as the national economy and the housing market across the United States experienced a dramatic downturn. Due to the accessibility of credit and risky mortgage lending practices during the previous housing element report period, the country experienced insupportable home price inflation, and, subsequently, a rise in mortgage defaults and foreclosures nationwide, which led to an excess of available properties, and a tightening of the credit market.

The City of Woodland, along with the region, experienced the impact of the changing economy. The median home price in Woodland dropped substantially during the last planning period. New housing construction dropped to its lowest level in decades. The housing market is slowly improving in the Sacramento region, including Woodland, and is expected to continue to improve during the first half of this housing element cycle. At the same time, housing affordability has increased for ownership housing due to the drop in home values and historically low interest rates. Conversely, many former homeowners are now renters, and rental costs have not dropped significantly relative home prices.

At the state level, Redevelopment Agencies were eliminated as of February 1, 2012 as a way to help balance the State Budget. In June 2011, all new RDA activities were suspended and assets were to be liquidated. Some debts and remittances are managed by a successor agency. However, the successor agency cannot continue or initiate any new redevelopment projects or programs. The activities of this new successor agency are overseen by an oversight board, comprised primarily of representatives of other taxing agencies, until such time as the remaining debts of the former redevelopment agency are paid off, or all Agency assets liquidated and all property taxes are redirected to local taxing agencies. The 20% set aside funds for affordable housing purposes is no longer available. With the elimination of Woodland's Redevelopment Agency (RDA), funding housing projects will be more challenging this planning period.

E.2 Housing Needs Assessment

DEMOGRAPHIC AND EMPLOYMENT CHARACTERISTICS AND TRENDS

The 2013 City of Woodland Housing Element is an update to the 2009 Housing Element, which relied primarily on 2000 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 the 2010 Census data and population, housing, and employment data published by DOF and the Sacramento Area Council of Governments (SACOG).

The data for Woodland is presented alongside comparable data for Yolo County and California 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 and state.

General Characteristics and Trends

As shown in Table E-1, Woodland's population grew modestly, 12.9 percent between 2000 and 2010, compared to 19.1 percent for Yolo County (Table E-1)

Woodland's median age was 33.7 in 2010, lower than the California median of 34.7 years but higher than Yolo County's median of 30.4 years. The higher median age is consistent with Woodland's larger percentage of family households with children compared to Yolo County as a whole.

Table E-1: Population and Household Trends for Woodland and Yolo County 2000-2010

	City of Woodland			*Yolo County*		
	2000	*2010*	*Increase 2000–2010*	*2000*	*2010*	*Increase 2000–2010*
Population	49,151	55,468	12.9%	168,660	200,849	19.1%
Median Age	32.4	33.7	4%	29.5	30.4	3.1%
Total Households	16,751	18,721	11.8%	59,375	70,872	19.4%
Household Population	48,361	54,483	12.7%	161,145	194,140	20.5%
Group Quarters Population	790	985	24.7%	7,515	6,709	-10.7%
Persons Per Household	2.89	2.91	0.02	2.71	2.74	0.03
Housing Units	17,101	19,845	16%	61,587	74,224	20.5%

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Tables 1-3, 8-9)

Table E-2 compares 2010 Census data for a variety of demographic characteristics including age, sex, and race and ethnicity for Woodland and Yolo. One notable demographic change in Woodland is the increase of the Hispanic population, 47.4% of the total population, up from 38.8% in 2000. By comparison, the Hispanic proportion of the County's population increased to 30.3% in 2010 from 25.9% in 2000.

Table E-2: Woodland and Yolo County Age, Sex, and Race and Ethnicity

2010					
Woodland			*Yolo County*		
Age distribution	*Number*	*Percent*	*Age distribution*	*Number*	*Percent*
Under 5	4,360	7.9%	Under 5	12,577	6.3%
5-9	4,067	7.3%	5-9	12,235	6.1%
10-14	4,120	7.4%	10-14	12,693	6.3%
15-19	4,273	7.7%	15-19	19,318	9.6%
20-24	3,987	7.1%	20-24	27,185	13.5%
25-34	7,930	14.3%	25-34	28,168	14%
35-44	7,324	13.2%	35-44	23,913	11.9%
45-54	7,559	13.6%	45-54	24,830	12.3%
55-59	3,214	5.8%	55-59	11,193	5.8%
60-64	2,610	4.7%	60- 64	8,966	4.5%
65-74	3,083	5.6%	65-74	10,570	5.3%
75-84	1,888	3.4%	75-84	6,227	3.1%
85+	1,053	1.9%	85+	2,974	1.5%
Total	**55,468**	**100%**	**Total**	**200,849**	**100%**
Median Age	33.7	-	Median Age	30.4	-
Sex			*Sex*		
Male	27,317	49.2%	Male	97,935	48.8%
Female	28,151	50.8%	Female	102,914	51.2%
Race/Ethnicity[3]			*Race/Ethnicity*[3]		
Not Hispanic White	23,368	42,1%	Not Hispanic White	100,240	50.0%
Not Hispanic Black or African American	708	1.3%	Not Hispanic Black or African American	4,752	2.4%
Not Hispanic American Indian and Alaska Native	332	0.6%	Not Hispanic American Indian and Alaska Native	1,098	0.5%
Not Hispanic Asian	3,385	6.1%	Not Hispanic Asian	25,640	12.8%
Not Hispanic Native Hawaiian and Other Pacific Islander	141	0.1%	Native Hawaiian and Other Pacific Islander	817	0.4%
Not Hispanic Some other race	62	0.1%	Not Hispanic Some other race	443	0.2%
Not Hispanic 2Plus	1,183	2.1%	Not Hispanic 2Plus	6,906	3.4%
Hispanic	26,289	47.4%	Hispanic	60,953	30.3%
Total	**55,468**	**100.0%**	**Total**	**200,849**	**100%**

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 4)

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 E-3, Woodland had a larger percentage of family households (70.7 percent) than Yolo County (62.0 percent). Additionally, it also had fewer non-family households equaling 29.3 percent of the total units, compared to the County's 38.0 percent. In both Woodland and Yolo County, the percentage of non-family households increased. The change in household type may reflect the trend of non-family members living together due to the economy.

Table E-3: Woodland and Yolo County Household Type

Woodland			*Yolo County*		
Household Type			*Household Type*		
Families	13,631	71%	Families	42,850	62%
Non-Families	5,683	29%	Non-Families	26,536	38%
Total	**19,314**	**100%**	**Total**	**69,386**	**100%**

Note: All figures have been rounded.

Source: U.S. Census Bureau 2006-2010 American Community Survey 5-Year Estimate

Table E-4 shows the distribution of households according to their 2010 incomes for Woodland and Yolo County. Woodland's median income was about 97% of the median income countywide, and Woodland had a significantly lower percentage of households in the both the lowest and highest income categories.

Table E-4: Household Income Distribution for Woodland and Yolo County

	Woodland		*Yolo County*	
	Households	*Percent*	*Households*	*Percent*
Less than $24,999	3,818	19.8%	15,763	22.7%
$25,000 to $49,999	4,827	25.0%	14,945	21.5%
$50,000 to $74,999	3,882	20.1%	12,143	17.5%
$75,000 to $99,999	2,578	13.3%	8,202	11.8%
$100,000 or more	4,209	21.8%	18,333	26.4%
Total Households	**19,314**	**100.0%**	**69,386**	**100.0%**
Median Household Income	$55,406	-	$57,077	-

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Tables 11 and 12)

Employment Characteristics

The City of Woodland estimates that its civilian labor force is approximately 28,000 workers. According to the data provided by SACOG (2006-2010 ACS data), the City of Woodland has 25,291 persons in the civilian labor force (age 16 years and over) employed (Table E-5). Approximately 5% work in the Agriculture, forestry, fishing, hunting and mining category. The largest employment sector of 23% is in the Educational, health, and social services category which saw an annual increase of 2.5%. Between 2000 and 2010, Woodland saw declines in employment in the Wholesale, Information, and Manufacturing sectors (Table E-5).

Table E-5: Employment by Industry

	2006-2010 Jobs of Resident Population	*Percent*	*Annual Percentage Change from 2000 Census*
Employee Civilian population 16 years and over	25,291	100.0%	1.7%
Agriculture, forestry, fishing and hunting and mining	1,260	5.0%	3.7%
Construction	2,002	7.9%	2.1%
Manufacturing	1,258	5.0%	-3.1%
Wholesale	743	2.9%	-4.8%
Retail Trade	3,553	14.0%	2.2%
Transportation and warehousing and utilities	1,108	4.4%	-0.4%
Information	262	1.0%	-4. 4%
Finance, insurance, real estate, and rental and leasing	1,612	6.4%	4.1%
Professional, scientific, management, administrative, and waste management services	2,391	9.5%	3.2%
Educational, health, and social services	5,793	22.9%	2.5%
Arts, entertainment, recreation, accommodation, and food services	2,130	8.4%	5.8%
Other services (except public administration)	1,239	4.9%	2.7%
Public administration	1,940	7.7%	4.0%

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 6)

According to the California Employment Development Department (EDD), Yolo County's labor force was 97,500 in June 2012 (EDD 2012). Of that total, EDD estimated that 86,900 were employed and 10,600 were unemployed. Yolo County's 10.8% unemployment rate was nearly the same as the state rate of 10.7%. The City of Woodland's December 2012 unemployment rate was 13.7 percent (BAE 2013).

Potential Population Change and Job Growth Impacts on Housing Need

Table E-6 is the Sacramento Area Council of Governments (SACOG) summary of projected population, households, housing units, and employment for Woodland during the 2008-2035 period. The projected annual average growth rate for population, households, housing units and employment in Woodland during the 2008-2035 period is about 1 to 1.2 percent.

Table E-6: Summary of Population, Employment, and Housing Projections for Woodland, 2008-2035

	2008	*2020*	*2035*	*Projected Average Annual Change 2008-2035*
Population	50,379	56,040	66,041	1.2%
Households	18,143	21,053	23,347	1.1%
Housing Units	19,238	21,518	24,452	1.0%
Total Employment	26,243	29,399	33,368	
Jobs/Household Ratio	1.3	1.4	1.5	-

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 6) and SACOG staff

EXISTING HOUSING NEEDS

Housing Stock Characteristics and Conditions

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, age and affordability. Table E-7 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 during 2010 was single-family detached housing, which accounted for 63 percent of all units. This is a larger proportion of the total in the State overall, where only 58 percent of all units are single-family detached. With 59 percent of single-family detached units in 2010, Yolo County has a higher proportion of single-family detached units than the State, but slightly lower than Woodland.

Multi-family units (units in structures that contain two or more units) comprised the next largest segment of Woodland's housing stock, approximately 28 percent of the total. This proportion of multi-family units is slightly lower than that in both Yolo County at 29 percent and the State at 30 percent. The proportion of mobile home units (2.6%) is higher than Yolo County (1.7%) as a whole, but lower than the State (4.1 percent.)

Table E-7: Housing Units by Units in Structure for Woodland and Yolo County

City/County	*Total Housing Units*	*SF Detached*	*SF Attached*	*2-4 units*	*5+*	*Mobile Homes*
Woodland	19,845	12,633	1,313	1,151	4,067	681
Yolo County	74,224	42,980	5,032	4,810	17,674	3,728

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Table E1) and Table E-5 City/County Population and Housing Estimates 1/1/2012

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. The rate of home ownership in Woodland was 55.9 percent in 2010, slightly higher than the 52.8 percent in Yolo County (Table E-8, below). Table E-8 suggests that a significant portion of the single-family housing stock in Woodland is rented, as there are few multi-family units in Woodland that are individually owned (such as

Palmwood Condominiums).The percentage of homeownership in Woodland declined by 2.6 percent between 2000 and 2010, compared to a much smaller decline of 0.3 percent in Yolo County. The decline in Woodland may be due, in part, to foreclosure trends, in which some foreclosed homes became investor-owned rentals.

Table E-8: Woodland and Yolo County Housing Tenure

Woodland			*Yolo*		
Household Tenure			*Household Tenure*		
Owner	10,472	55.9%	Owner	37,416	52.8%
Renter	8,249	44.1%	Renter	33,456	47.2%
Total	**18,721**	**100.0%**	**Total**	70,872	100%

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 9)

Table E-9 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 5.5 percent vacancy rate in 2010, compared to 2.16 percent in 2006. Yolo County experienced a similar vacancy rate of 5.6 percent in 2010.

However an "effective" vacancy rate of approximately 5 percent for rentals and 2 percent for ownership is considered optimum for housing supply/demand pricing, taking into account the higher mobility rate for renters versus homeowners. The effective vacancy rate does not consider vacant housing units that are not available for sale or rent. When considering only vacant housing units being offered for sale or rent, the effective vacancy rate for owner-occupied homes was 2.1 percent, within the optimum range. The effective vacancy rate for rental dwellings was 6.5 percent, indicating that rental housing was readily available.

Table E-9: Vacancy Status for Woodland and Yolo County

City/County	*Total*	*For Rent*	*For Sale only*	*Rented or Sold, not occupied*	*For Seasonal, recreational, or occasional use*	*For migrant workers*	*Other Vacant*
Woodland	1,085	534	218	67	49	0	217
Yolo County	4,182	1,774	734	279	454	76	865

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profiles Dec 2012 (Table E2)

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. According to the 2010 Census data shown in Table E-10 (below), 13.8 percent of Woodland's 2010 housing stock was less than ten years old. Approximately 55 percent of the stock is less than 30 years old. 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. Maintaining and improving housing quality is an important goal for the City.

In 2007, the City's Community Development Department contracted with Willdan to conduct a housing conditions survey as a part of the City's previous Housing Element update. The majority of the existing house stock was considered to be in good to fair condition, with about 24 percent of houses rated "poor" (significant structural and/or cosmetic repairs needed) or "needs improvement" (minor repairs needed).

Based on the age of the housing stock and the results of the previous study, the City estimates at least 25 percent of the housing stock (4,978 units) is in need of some type of rehabilitation.

Table E-10: Age of Woodland Housing Stock

Age of Structure		
Year Structure Built	*All Housing Units*	*Category as Percentage of Total*
2005-2010	1,399	7.0%
2000-2004	1,345	6.8%
2000-2010 Sub-Total	**2,744**	**13.8%**
1999 to March 2000	265	1.3%
1995 to 1998	1,204	6.1%
1990 to 1994	1,250	6.3%
1980 to 1989	3,394	17.1%
1970 to 1979	4,485	22.6%
1960 to 1969	2,469	12.4%
1940 to 1959	2,624	13.2%
1939 or earlier	1,410	7.1%
Sub-Total 1900-2000	**17,101**	**86.2%**
TOTAL	**19,845**	**100%**

Note: All figures have been rounded.

Source: SACOG Housing Element Data Profile (Table 17)

Overpayment

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. 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 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.

Of the 22.8 percent of total occupied units with owners/renters paying 30-50 percent of their income for housing, 58.5 percent of the households were in the Extremely Low, Very Low and Low income categories. Of the 17.0 percent of the total occupied units with owners/renters paying

50 percent or greater of their income for housing, 89.3 percent of the households were in the Extremely Low, Very Low and Low income categories (Tables E-11 and E-12).

Table E-11: Woodland Households Paying 30-50% of Income for Housing

	Total	*Owner*	*Renter*
All Occupied Units	18,445	--	--
Total Paying 30-50%	4,205	2,215	1,990
Extremely Low Income	405	90	315
Very Low Income	870	100	770
Low Income	1,185	460	725
Moderate Income	390	295	95
Above Moderate Income	1,355	1,270	85

SACOG Housing Element Data Profile Dec 2012 (Table14)

Table E-12: Woodland Households Paying More than 50% of Income for Housing

	Total	*Owner*	*Renter*
All Occupied Units	18,445	--	--
Total Paying30-50%	3,140	1,450	1,690
Extremely Low Income	1,345	280	1,105
Very Low Income	765	320	445
Low Income	655	575	80
Moderate Income	220	190	30
Above Moderate Income	115	85	30

SACOG Housing Element Data Profile Dec 2012 (Table15)

Overcrowding

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, 93.8 percent of the occupied housing units had less than 1 person per room during the 2005-2009 period. 6.2 percent of units were overcrowded, including 360 owner-occupied and 620 renter-occupied units. 45 owner-occupied and 115 renter-occupied units were severely overcrowded. While Woodland saw a 0.9 percent decrease overall in overcrowding from the previous planning period, the data indicates a need for additional adequately-sized units that are affordable particularly for renters. Table E-13 presents overcrowding data for Woodland.

Table E-13: Number of Households In Woodland by Tenure With Overcrowding Conditions

Total Occupied Units	*Owner occupied units*		*Renter occupied units*	
	Over-crowded	*/Severely Over-crowded*	*Over-crowded*	*/Severely Over-crowded*
18,445	360	45	620	115

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 16)

Large Families

According to Table E-14, there were 3,086 large families (five or more members) living in family households in Woodland in 2010. This total accounts for 16.2 percent of the total number of family households. It is notable, that in 2000, 11.4 percent of families had five or more people. This increase may reflect the trend of extended family members sharing housing for reasons of economic need.

Table E-14: 2010 Tenure by Household Size Owner and Renter Occupied

		person		*2-person*		*3-person*		*4-person*		*5-person*		*6-person*		*7+person*	
		Household		*household*		*household*		*household*		*household*		*household*		*household*	
#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Owner Occupied															
10,742	100%	1,914	18.3%	3,452	33.0%	1,784	17%	1,699	16.2%	851	8.1%	428	4.1%	344	3.3%
Renter Occupied															
8,249	100%	2,183	26.5%	1,904	23.1%	1,404	17%	1,295	15.7%	773	9.4%	394	4.8%	296	3.6%

Source: SACOG Housing Element Data Profiles Dec 2012 (Table 8)

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. 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, 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 E-15. 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 E-15: Housing Income Limit Definitions

Extremely Low-Income Households have incomes less than 30% of the median income for Yolo County as established by HUD. A household of four is considered to be very low-income in Yolo County if its 2012 combined income is $23,050 or less.

Very Low-Income Households have incomes between 30% and 50% of the median income. A household of four is considered to be very low-income in Yolo County if its 2012 combined income is $38,450 or less.

Low-Income Households have incomes between 50% and 80% of the median income. A household of four is considered to be low-income in Yolo County if its 2012 combined income is $61,500 or less.

The Median-Income is the point where half of households earn more and half earn less. Yolo County's 2012 median income for a household of four is $76,900.

Moderate-Income Households have incomes between 80% and 120% of the median income. A household of four is considered to be moderate-income in Yolo County if its 2012 combined income is $92,300 or less.

Above-Moderate-Income Households have incomes above 120% of the median income. A household of four is considered to have above-moderate-income if its 2012 combined income exceeds $92,300.

Source: State Income Limits for 2012 Department of Housing and Community Development February 1, 2012 Memorandum

Table E-16 shows the 2010 income limits for Extremely Low-, Very Low-, Low-, Median-, and Moderate-Income households, and compares these income limits to affordable rent and purchase prices. Tables E-17 and E-18 present recent rental cost information (median gross rents and apartment rental rates). These tables show that median gross rents are generally within the range of affordability for households earning 80 percent or more of the Yolo County median income, but are not affordable for low-, very-low or extremely low-income households.

Table E-16: City of Woodland Ability to Pay for Housing for Very Low, Low, and Moderate Income Households, and Fair Market Rents

	Studio	*1 Bedroom*	*2 Bedroom*	*3 Bedroom*	*4 Bedroom*	*5 Bedroom*
Number of Persons	1	2	3	4	5	6
Extremely Low-Income Households at 30% of 2012 Median Family Income						
Income Level	$16,150	$18,450	$20,750	$23,050	$24,900	$26,750
Max. gross rent[1]	$404	$461	$519	$576	$623	$669
Max. purchase price at 5% down[2]	$66,264	$75,701	$85,138	$94,575	102,166	$109,756
Max. purchase price at 20% down[3]	$79,685	$91,033	$102,381	$113,729	$122,857	$131,985
Very Low-Income Households at 50% of 2012 Median Family Income						
Income Level	$26,950	$30,800	$34,650	$38,450	$41,550	$44,650
Max. gross rent[1]	$674	$770	$866	$961	$1,039	$1,116
Max. purchase price[2]	$110,577	$126,373	$142,170	$157,762	$170,481	$183,200
Max. purchase price at	$132,972	$151,968	$170,964	$189,713	$205,009	$220,304

Table E-16: City of Woodland Ability to Pay for Housing for Very Low, Low, and Moderate Income Households, and Fair Market Rents

	Studio	*1 Bedroom*	*2 Bedroom*	*3 Bedroom*	*4 Bedroom*	*5 Bedroom*
Number of Persons	1	2	3	4	5	6
20% down[3]						
Low-Income Households at 80% of 2012 Median Family Income						
Income Level	$43,050	$49,200	$55,350	$61,500	$66,450	$71,350
Max. gross rent[1]	$1,076	$1,230	$1,384	$1,538	$1,661	$1,784
Max. purchase price[2]	$176,636	$201,869	$227,103	$252,337	$272,647	$292,752
Max. purchase price at 20% down[3]	$212,410	$242,754	$273,099	$303,443	$327,866	$352,043
Median-Income Households at 100% of 2012 Median Family Income						
Income Level	$53,880	$61,553	$69,227	$76,900	$83,072	$89,244
Max. gross rent[1]	$1,347	$1,539	$1,731	$1,923	$2,077	$2,231
Max. purchase price[2]	$221,072	$252,554	$284,041	$315,523	$340,847	$366,171
Max. purchase price at 20% down[3]	$265,845	$303,704	$341,568	$379,427	$409,880	$440,332
Moderate-Income Households at 120% of 2012 Median Family Income						
Income Level	$64,680	$73,920	$83,160	$92,280	$99,720	$107,160
Max. gross rent[1]	$1,617	$1,848	$2,079	$2,307	$2,493	$2,679
Max. purchase price[2]	$265,384	$303,296	$341,208	$378,628	$409,155	$439,681
Max. purchase price at 20% down[3]	$319,133	$364,723	$410,314	$455,312	$492,021	$528,731

Based on Yolo HUD Metro FMR Area, FY 2012 Median Family Income; $76,900: HUD FY 2012 Section 8 Income Limits.

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) @ 4.5% annual interest rate and 30-year term: assumes taxes, mortgage insurance, and homeowners insurance account for 21% of total monthly payments

[3] Assumes 80% loan (i.e., 20% down payment) @ 4.5% annual interest rate and 30-year term; assumes taxes and homeowners insurance account for 20% of total monthly payments.

Table E-17: Median Gross Rent

Location	*2000*	*2006-2010*
Woodland	$655	$935
Yolo County	$687	$1,041

Source: SACOG Housing Element Data Profiles Dec 2012 (20)

Table E-18: Rental Rates* in Woodland, 2013 Includes Apartments and Homes for Rent

Craigslist Apartments for Rent								
	Studio	*1-Bedroom*	*2-Bedroom*	*3-Bedroom*	*4-Bedroom*	*5-Bedroom*	*6-Bedroom*	*Total*
Number advertised	2	35	65	36	11	1	1	151
Mean	$620	$791	$969	$1,370	$1,662	$2,220	$1,899	
Median	$620	$750	$870	$1,350	$1,690	$2,220	$1,899	

YCH Data (mean and median rates based on price range of each unit type)					
	Studio	*1-Bedroom*	*2-Bedroom*	*3-Bedroom*	*4-Bedroom*
Mean	$612.5	$683	$837	$1,157	$1,310.5
Median	$612.5	$675	$850	$1,117	$1,310.5

Note: * Cost of Utilities are not included

Sources: Craigslist of Apartments for Rent 2/15/2013, Yolo County Housing 2/13/2013.

HUD provides housing needs data that identifies the number of housing units with one or more problems. The four housing unit problems that are included in the data include: lack of kitchen, lack of plumbing, more than 1 person per room (overcrowding) and cost burden greater than 30 percent (overpaying), as shown in Table E-19, below. The information is broken down my HUD income category and home owner/renter. A shown in Table E-19, 43.1 percent of households have one or more of four housing unit problems. Because Woodland's 2007 housing condition study found that 99.4 percent of the housing units contained complete plumbing facilities, overcrowding and overpaying are of greatest concern. Of the households having one or more housing unit problems, 72.3 percent fall into the extremely-low, and low and very-low income categories.

Table E-19: Housing Need Data: Households with One or More Housing Unit Problem by Income Level

		Total		*<=30% of Median*		*30-50% of Median*		*50-80% of Median*		*80-100% of Median*		*100% + of Median*	
Total	*Owner*	*Renter*	*Owner*	*Renter*	*Owner*	*Renter*	*Owner*	*Renter*	*Owner*	*Renter*	*Owner*	*Renter*	*Owner*	*Renter*
7,955	3,885	4,070	430	1,590	420	1,280	1,105	925	505	210	1,480	235		

Source: SACOG Housing Element Data Profile Dec 2012 (Table18)

Housing Prices

The subprime mortgage crisis that hit in 2007 affected financial markets and eliminated the opportunity for many first-time homebuyers to secure financing for home purchases as money lending tightened. The result was tumbling home values, vexing the efforts of those holding subprime loans to refinance as loan rates adjusted upward. The inability to refinance many of these subprime loans led to a large increase in bank foreclosures and loan defaults. Interest rates at the present time are not a constraint to affordable housing and are at historic lows. However, many homeowners have suffered severe financial distress (job loss or hours reductions, salary

decreases, etc.), and cannot afford to stay in their homes or purchase a home, even with lower interest rates and the drop in housing prices.

Affordability of homes for purchase is affected by both the cost of the housing stock and the ability of potential buyers to fulfill down payment requirements. Conventional home loans typically require 5 to 20 percent of the sales price as a down payment, and this represents the largest constraint to first-time homebuyers. As reported by the Sacramento Bee, between February 2011 and February 2013, 1,592 homes sold in Woodland. The median home sale price was $201,000 (Table E-20). This median sale price represents a 54.7 percent drop from the median home price of $367,343 in 2007. Much of this drop was driven by the predominance of distressed property sales (foreclosures and short-sales) in contrast to regular market sales. The sales prices decrease was further skewed by the tendency of owners of higher-priced homes who were not in a distressed situation and did not need to sell their homes immediately to keep their homes off the market until prices improved. While, the drop in home prices has made market rate homes affordable to some very low- and low-income households, it has also led to foreclosures which are quantified later in this report.

Table E-20: Home Sale Prices by Number of Bedrooms

Bedrooms	*Number of Sales*	*Average Price*	*Median Price*
1	-	-	-
2	43	$127,541	$115,000
3	144	$171,381	$154,500
4	41	$250,599	$247,000
5	2	$140,000	$140,000
6	3	$257,667	$210,000
Not Specified	1,362	$227,347	$295,000
Total	**1,592**	**$220,149**	**$201,000**

Note: Data for home sales between February 2011 and February 2013.

Source: The Sacramento Bee (http://ssl.sacbee.com/onboard/homes.html)

Table E-21 illustrates the sale price distribution of single-family residences between September 2012 and February 2013. More than three quarters of the homes sold during that period had sales prices between $100,000 and $300,000.

Table E-21: Sale Price Distribution

Sale Price Range	*Number of Units Sold*	*Percent of Total*
Less than $99,999	13	4.5
$100,000-$199,999	115	39.7
$200,000-$299,999	112	38.6
$300,000-$399,999	39	13.4
$400,000-$499,999	7	2.4
$500,000-$599,999	0	0
$600,000 or more	4	1.4
Total	**290**	**100**

Note: Based on all full and verified sales of single-family residences in the 95695 and 95776 ZIP Codes between 9/1/2012 and 2/28/2013.

Source: DataQuick, BAE 2013

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

As shown in Table E-22, 6,157 Woodland residents over the age of five have some form of disability. Table E-23 presents data on the types of disabilities among people in Woodland from the ACS. Based on these data, more than 50 percent of people in Woodland who have a disability are not in the labor force.

The statistics for the Supplemental Security Income (SSI) program also provide information on the number of persons with disabilities who may have housing needs because of their low incomes. As of December 2011, the total number of SSI recipients receiving disability benefits in the two ZIP codes serving Woodland (95695 and 95776) was 1,370. This total may include SSI recipients who live outside the Woodland city limits but within those ZIP codes.

The Alta California Regional Center coordinates services for persons with developmental disabilities (cognitive disability, cerebral palsy, epilepsy, autism, etc.). As of February 2013, there were 276 adult clients in Woodland. No information is available on their housing arrangements. While some live independently, it is likely that many are living with parents or other family members. The number of people with developmental disabilities is increasing in California, the population is getting younger, and the number of people desiring to live in their own home in the community is increasing. According to the Association of Regional Center Agencies, housing needs for persons with developmental disabilities include universal design concepts; individual rooms for each tenant in community care homes; a range of housing types, size, and locations; and the open opportunity for tenants of a residential facility to obtain services from other, unrelated providers.

Table E-22: Residents with Disabilities

	Total Civilian non-institutionalized population aged 5 and over	*With a Disability (number of persons)*	*Percent*
Woodland	54,648	6,157	11.3%

Source: SACOG Housing Element Data Profile Dec 2012 (Table E4)

Table E-23: Disability Types and Employment

			Total Population: 33,730
			Population In Labor Force: 26,800
	Employed: 24,254	*Unemployed: 2,546*	*Not in Labor Force: 6,930*
With a disability	1,085	177	1,524
With a hearing difficulty	413	77	180
With a vision difficulty	284	0	298
With a cognitive difficulty	208	81	674
With an ambulatory difficulty	395	74	1,014
With a self-care difficulty	59	0	614
With an independent living	55	55	935
No Disability	23,169	2,369	5,406

Source: SACOG Housing Element Data Profile Dec 2012 (Table E5)

The Statewide Independent Living Needs Assessment prepared by the Department of Rehabilitation describes Yolo County as a formerly rural area that has undergone rapid population growth and urbanization over the past 20 years. The assessment concludes that growth has outpaced the expansion of Independent Living services, and human services of all kinds.

Latinos, Asian Americans and Native Americans are the most frequently mentioned ethnic minority populations in the need of Independent Living services. Disabled participants identified housing as a critical issue:

1. Adequate, affordable, universal design and safe housing is a basic need for community living. Many respondents discussed the need for housing, especially housing located near transportation and services. The built environment, including the relationship between housing, and transportation systems, can create barriers to independent living. Seven of ten people said that they could afford $500 or less per month for housing. Almost 35% of the survey respondents have to go without basic needs such as childcare, health care or food in order to pay the rent or mortgage.

2. Transportation is the second most unmet service need due to the rising cost of fixed-route public transportation and paratransit services and lack of available non-emergency medical transportation.

3. The third most discussed unmet service need was health care. Co-pays are increasing and access to specialists accepting Medi-Cal and/or Medicare is increasingly difficult.

In-Home Supportive Services (IHSS) is the program administered by the County. It helps disabled and elderly people who need assistance with personal care and/or housework to remain safely in their own homes with independence and dignity. IHSS pays providers to do household tasks such as cooking, shopping, and cleaning as well as personal care such as help with bathing, bathrooming, getting dressed, transferring, and hygiene. To be eligible for IHSS an individual must meet both income and program requirements.

As of February 27, 2013, IHSS was providing support services to 512 disabled persons in Woodland. Summer House, Inc. provides housing for developmentally disabled adults and has 4 units. New Dimensions was completed in 2004, and is a 15-unit project that serves very low-income residents who are chronically mentally ill.

Many of the needs of residents with disabilities are related to housing affordability and may be met by implementing the City's programs supporting construction, rehabilitation, and preservation of affordable units. Residents with disabilities have special needs related to in-home services, mobility, or reasonable accommodations of disabilities. Programs 2.A.16, 2.C.3, and 2.C.4 address these special needs.

Senior Households

Senior households are defined as households with one or more persons over the age of 65 years. Approximately 10.8 percent of Woodland's population is comprised of seniors. Commonly seniors own their own home, but due to limited income or disabilities, may need assistance to remain in their homes.

Table E-24 shows the number of persons over the age of 65 years and the percent of change in 2000-2010 per age category. Table E-25 provides information about seniors with incomes below the poverty level. 11.2 percent of the total seniors had incomes below the poverty level during this period. The highest poverty rate is among seniors 75 years of age or more, at 14.5 percent. This rate is well below the overall poverty rate of Woodland residents as a whole (17.2 percent) and the poverty rate of other special needs groups (such as persons with disabilities and single mothers with minor children).

As of 2010, the majority of senior households in Woodland were homeowners as shown in Table E-26. Of all 2010 households headed by a person 65 years or older, 70.6 percent owned their homes and 29.4 percent rented.

Table E-24: Senior Population and Percentage Change

	Total Pop 65+	*65-69*	*70-74*	*75-79*	*80-84*	*85-89*	*90-94*	*95-99*	*100-104*	*105-109*	*100+*
Number of Persons	6,024	1,793	1,290	1,055	833	694	272	74	13	0	0
Percentage Change between 2000-2010	16.6%	38.0%	14.1%	-7.5%	6.1%	38.8%	18.3%	2.8%	62.5%	n/a	n/a

SACOG Housing Element Data Profile Dec 2012 (Table E6)

Table E-25: Seniors with incomes below the poverty rate

Total		*Below Poverty*			
65 to 74	*75+*	*65 to 74*		*75+*	
2,876	3,380	210	7.3%	489	14.5%

SACOG Housing Element Data Profile Dec 2012 (Table E7)

Table E-26: Housing Tenure of Woodland's Senior and Non-Senior Households

Household Type and Tenure	*Number*	*Percent*
Senior-Headed Households[1]	**3,678**	**100%**
Renter	1083	29.4%
Owner	2595	70.6%
Households Headed by a Non-Senior Person[1]	**15,043**	**100%**
Renter	7,166	47.6%
Owner	7,877	52.4%

[1] Based on 65+

Source: SACOG Housing Element Data Profile Dec 2012 (Table E8)

The 2010 census data indicates a need in Woodland for additional programs to assist senior renters. Although there are more senior homeowners, it is the renters who experience the greatest housing challenges because of fixed incomes and rising rental rates. Senior homeowners, however, do face the problem of maintaining their homes, often on fixed incomes as well.

According to statistics from the Social Security Administration, as of December 2011, there were 2,057 Supplemental Security Income (SSI) recipients 65 years and over in Yolo County. SSI is a needs-based program that pays monthly benefits to persons who are 65 or older, blind, or have a disability. Seniors who have never worked or have insufficient work credits to qualify for Social Security disability often receive SSI benefits. In fact, SSI is the only source of income for a number of low-income seniors. With the maximum monthly benefit of $698 as of 2013, SSI recipients are likely to have difficulty in finding housing that fits within their budgets since they can only afford to pay $209 a month for rent.

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. Programs 2.A.16 and 2.B.1 include actions to address these needs.

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 eneral, 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 2010 Census, 3,086 households, or 16.5 percent of the total households in Woodland, had five or more members (Table E-27, below).

Table E-27: Tenure for Large Households

	1-4 person household:	*Percent*	*5-or-more person household*	*Percent*	*Total*	*Percent*
Total	**15, 735**	**83.5**	**3,086**	**16.5**	**18,821**	**100.0**
Owner occupied	8,849	84.5	1,623	15.5	10,472	100.00
Renter occupied	6,786	82.3	1,463	17.7	8,249	100.00

Source: SACOG Housing Element Data Profile Dec 2012

The 2006-2010 ACS estimates that Woodland housing stock has 3,352 owner-occupied units and 439 rental units with 4 or more bedrooms. That is 30 percent of the owner-occupied housing unit stock and 5.4 percent of the rental 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.

In July 2011, the City approved funding assistance for the Mutual Housing at Spring Lake affordable project. The project will result in the construction of 101 rental units for very low- and low-income households. To date, 62 units have been constructed and the final phase qualified for loan and rental assistance through the U.S. Department of Agriculture. More than 30 percent of the units will have 3+ bedrooms. The City will continue to implement programs to facilitate construction, rehabilitation, and preservation of affordable housing, including larger units.

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. The latest available data is from the 2007 Census as the 2012 data has not been released to the public at this time. Table E-28 summarizes the USDA Census of farm labor for Yolo County in 2007 by farm operation size. Table E-29 provides a summary of the total number of farm, and farmers by permanent and part-time (seasonal) labor.

Table E-28: Yolo County Hired Farm Labor Workers

	Farm Workers	*Farms*
Farm operations with fewer than 10 employees		
Permanent	875	269
Seasonal (e.g., fewer than 150 days)	650	218
Total	1,525	487
Farm operations with 10 or more employees		
Permanent	3,078	99
Seasonal (e.g., fewer than 150 days)	1,278	50
Total	4,356	149
Grand Total Permanent Farms (fewer than 10 and more than 10 employees)	**3,953**	**368**

Source: USDA 2007 Census of Farm Workers Volume 1, Chapter 2: County Level Data.

Table E-29: Yolo County Farms and Farm Labor Workers

	Farms	*Total Workers*	*Workers >150 days*	*Workers <150 days*
Yolo County	368	3,953	2,025	1,928

Source: USDA 2007 Census of Agriculture; SAGOG Assessment of Farm Data January 22, 2012

In 2007, agricultural employment for farm workers working 150 days or more resulted in a payroll of $24,459 (Yolo County). For those working less than 150 days, earnings were reported to be $5,591. According to the U.S. Department of Agriculture, hired farm labor in Yolo County accounted for an annual average of 3,953 jobs.

The supply of farm worker housing remains inadequate in Woodland. Table E-30 summarizes farm worker housing. As of February 2013, there was no publicly owned farm worker housing in Woodland. Based on discussions with local community members, many of the permanent farm workers live at the Casa Del Sol Mobile Home Park. Sacramento Mutual Housing received a loan from the State's Joe Serna, Jr. Farmworker Housing Grant Program and the 61 affordable units in Phase 1 of the Spring Lake housing project are farm worker units.

Table E-30: 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 (Phase 1)	Woodland	61
Total Units		**456**

Source: Yolo County and City of Woodland

In addition to expanding the stock of housing permanently available and affordable to farm workers, it is important to retain the existing stock of affordable housing that has been financed by federal and state sources. The USDA Section 515 rental housing program, while not specifically targeted to farm workers, provides low-cost housing in rural areas. Sacramento Mutual Housing received a loan from the State's Joe Serna, Jr. Farmworker Housing Grant Program and the 61 affordable units in Phase 1 of the Spring Lake Sacramento Mutual Housing project are farmworker units.

Most farm worker housing needs are related to housing affordability, and the City's programs to facilitate construction, rehabilitation, and preservation of affordable units will help meet the needs of farm workers in this area. In addition, Program 2.A.10, requires that the City amend its zoning code to facilitate farm worker housing, and that the City consider fee waivers and reduced development standards to encourage farm worker housing.

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. According to the United States Bureau of Labor Statistics, in 2011, California women who were full-time wage and salary workers had median weekly earnings of $751 or 89.9 percent of the $835 median weekly earnings for their male counterparts.

As shown in Table E-31, of the 13,548, households in 2010, females headed 19.6 percent of the City's households. Further examination shows that 34.9 percent had children under 18, and 1.7 percent had no children under the age of 18. Table E-31 shows that of the 7.8 percent of Woodland's families living below the poverty level, 45.2 percent are female-headed households.

Table E-31: Female-Headed Households

Householder Type	*Number*	*Percent*	*Percent Change from 2000-2010*
Total Households	**13,548**	**100%**	**10.3%**
Total Female-Headed Householders	2,649	19.6% of total families	22.2%
Female Heads with Children under 18	1,804	68.8% of female headed families	34.9%
Female Heads without Children under 18	845	31.9% of female headed families	1.7%
Total Families Under the Poverty Level		7.8% of total families	
Female-Headed Households Under the Poverty Level		20.8% of total below poverty	
Female-Headed Households Under the Poverty Level with children under 18		24.4% of total below poverty	

Note: All percentages have been rounded.

Source: SACOG Housing Element Date Profiles Dec 2012 (Tables 32 and 33)

Historically, mothers receiving welfare benefits have been unable to rent decent housing in the private market. As of 2013, a CalWORKS (formally known as Aid for Dependent Children [AFDC]) family, which receives $725 (family of 4) per month, is not able to afford the 2013 Fair Market Rent of $850 for a 2 bedroom apartment in Woodland.

The housing need for this special needs group is also demonstrated by the fact that as of March 2013, 460 households in Woodland were receiving rental assistance from the Housing Choice Voucher Program (formerly known as Section 8). Although Yolo County Housing (YCH) does not track recipients by gender, the agency reported that the larger percentage of this total is received by female-headed households. YCH administers affordable housing programs for Woodland, Winters, West Sacramento, Davis, and unincorporated communities in Yolo County, which are funded by HUD. The program subsidy pays the difference between 30% - 40% of income at initial move-in.

YCH owns and operates three affordable housing developments in Woodland: Yolano Village (60 units) Donnelly Circle (72 units), Cottonwood Meadows (48 units), and Crosswood Apartments (47 units). YCH also owns and operates 4 transitional housing units. As of April 24, 2013, there were 3,060 households on the waiting list for Yolano-Donnelly units.

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 E-32, below). The Yolo County Homeless and Poverty Action Coalition (HPAC) conducted a biannual count of the homeless in Woodland in January 2013 and reported 186 people to be homeless, including 45 women and 39 children.

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 E-32 shows the estimated homeless population in Yolo County from the 2013 Yolo County Homeless Census, including the number of chronic homeless, homeless veterans, and homeless families with children.

Table E-32: 2013 Homeless Census

	Sheltered	*Unsheltered*	*Total*	*Chronic Homeless*	*Veterans*	*Persons in Households with children*
Woodland	146	40	186	16	18	60
Yolo County Total	276	198	474	134	44	129

Source: Yolo County Homeless Census Data Report 2013

The current federal definition of a chronically homeless person does not include persons in families. Many service providers believe that the definition should be expanded to include persons that meet the other conditions of chronic homelessness but are part of a family unit. These family members may face many of the same challenges as single individuals, while also dealing with family maintenance issues.

The City of Woodland recognizes the needs of the homeless population and is committed to the countywide 10-year plan to end homelessness. The adopted plan is called *One at a Time: Ending and Preventing Homelessness in Yolo County (2010-2020)*. Local Ten-Year Plans to End Homelessness are encouraged by the U.S. Interagency Council on Homelessness and are results-oriented plans that incorporate cost-benefit analyses, prevention, housing and services innovations, and best practices.

Six Key Action Steps in the Ten-Year Plan are:

- Create and expand Housing Resource Centers in each City to improve system coordination, reduce duplication, and increase access to available services, housing, and homeless services.
- Identify and access funding for extremely affordable permanent housing and services to access and maintain housing.
- Increase availability and access to mental health and substance use services.
- Make transportation assistance available to improve access to services and employment opportunities.
- Create or assign a staff position to support plan implementation and move the plan forward.
- Maximize use of the Homeless Management Information System (HMIS) to collect and analyze data on homelessness and program outcomes and to facilitate inter-agency case management and information sharing and to increase efficiency.

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 Homeless Coordination and the Cold Weather Shelter. 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. The Cold Weather Shelter provides shelter to homeless individuals during the four coldest months (120 nights) from November through February. There are beds for 24 persons each night and provisions for overflow. The City of Woodland provides funding for the shelter.

The City amended the East Street Corridor Specific Plan in March 2013 to add emergency shelters as permitted uses in Areas C and E. In these two zones alone (Areas E and C), there are six vacant parcels and 10 vacant and substantially underutilized parcels (where at least 80% of the site, or two acres, is undeveloped). There is more than seven acres of vacant land available in these Specific Plan zones (7.017 acres) and almost 13 acres of substantially underutilized land (12.88 acres). In addition, the City amended its zoning code to include emergency shelters as a conditional use in the Multiple Family Residential (R-M) Zone. These parcels have no significant environmental or infrastructure constraints that would impede their use for homeless shelters and supportive service facilities.

Based on the estimated number of homeless persons in Woodland (see Table E-32, previous page), the acreage available to accommodate homeless facilities is more than adequate to meet the City's unsheltered homeless needs.

City of Woodland's programs for homeless services include the following:

Yolo Wayfarer Center (Cold weather shelter services): The singles' shelter program provides 14 transitional beds and 30 beds for residential treatment. The family shelter program provides 10 apartments, 4 three-bedroom duplexes, and a 5-bedroom women's house.

Walnut House: This program, operated by the Woodland Youth Services, provides shelter services to females ages 12 through 21 that are in the foster care system and also for AB12 non-minor dependents who are disabled or temporarily homeless after being abandoned, neglected, or abused. The home is licensed for 6 residents. Due to the current budget constraints, the City is unable to commit funding to this program as it had in the past.

Shelter Home: This program is also operated by the Woodland Youth Services and provides shelter services to male children ages 12 through 21 that are in the foster care system and also for AB12 non-minor dependents who are disabled or temporarily homeless after being abandoned, neglected, or abused. The home is licensed for 10 residents. Due to the current budget constraints, the City is unable to commit funding to this program as it had in the past.

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

Countywide Homeless Coordinator: The City provides funds annually to support the activities of the Homeless Coordinator. Through 2012 to 2013, the City continued to contract for the services of Yolo County's Homeless Coordinator.

The City implements programs 2.A.14, 2.A.14, and 2.A.15 to provide emergency shelter services, fund transitional and special needs housing for homeless residents, and support the services of Yolo County's Homeless Coordinator.

PROJECTED HOUSING NEEDS

Regional Fair Description of Criteria for Identifying Housing Sites

Share Allocation

The Sacramento Area Council of Governments (SACOG) issued its Final Regional Housing Needs Plan (RHNP) and Regional Housing Needs Allocations (RHNA) on September 20, 2012 for the Housing Element compliance period of January 1, 2013 through October 31, 2021. The RHNP is part of a State-wide mandate to address housing issues that are related to future growth in the SACOG region, and is required by State law. The RHNP allocates to cities and counties their "fair share" of the region's projected housing needs by household income group over the planning period of each jurisdiction's housing element.

The core of the RHNP is a series of tables which indicate for each jurisdiction the distribution of housing needs (RHNA) for each of four household income groups, and the projected new housing unit targets by income group for the ending date of the plan. These units are considered the basic new construction need to be addressed by individual city and county housing elements. The allocations are intended to be used by jurisdictions when updating their housing elements as the basis for assuring that adequate sites and zoning are available to accommodate at least the number of units allocated.

The total number of units allocated to each jurisdiction for the 2013-2021 planning period is derived from regional allocations based on population forecasts produced by the California Department of Finance. SACOG also took each jurisdiction's draft percentage share of growth

forecasted in the Metropolitan Transportation Plan (MTP) adopted on April 19, 2012 and multiplied that percentage by the overall regional housing needs determination provided by HCD.

As shown in Table E-33, SACOG allocated Woodland a total of 1,877 housing units for the 8-year planning period between January 1, 2013 and October 31, 2021. The allocation is equivalent to an average yearly need of 235 housing units. While the RHNA does not include an allocation for extremely low, Government Code Section 65583(a)(1) requires that a jurisdiction's housing element include a calculation on the subset of extremely low income (ELI) households either using existing data or presume that 50 percent of the very low income (VLI) households qualify as ELI households. The City has calculated its ELI at 195 units or half of the VLI.

The City of Woodland must demonstrate that it can accommodate a total of 1,877 new housing units by October 2021.

Table E-33: Woodland Regional Housing Needs Allocations (RHNA) by Income, 2013-2021

Total	*Extremely Low (ELI)**	*Very Low* (VLI)*	*Low (LI)*	*Moderate*	*Above Moderate*	*Combined Lower Income (ELI, VLI, and LI)*
1,877	195	195	274	349	864	664
100%	10.4%	10.4%	14.6%	18.6%	46.0%	35.4%

* The very low income housing need allocation provided by SACOG was 380 units, and the City has chosen to distribute 50 percent of this total into the extremely low income category.

Source: Sacramento Area Council of Governments (SACOG), 2013-2021 Final Regional Housing Needs Allocations

Since the Housing Element planning period starts on January 1, 2013, the City may count housing constructed beginning January 1, 2013, or housing approved for construction as of that date, toward its RHNA for this planning period. For the period of January – March 2013, the City issued building permits for the construction of 30 single-family homes ranging in price from $177,278 - 319,911, including homes set aside for purchase by lower-income households pursuant to the City's Affordable Housing Ordinance (6A). In addition, in 2015, the first phase of the Spring Lake Sacramento Mutual Housing project was completed, which resulted in a total of 62 units – 45 reserved for very low-income households and 16 for low-income households (with 1 manager's unit). In total, the City issued 159 building permits for housing citywide in 2013, with 144 in the Spring Lake Specific Plan Area; 128 citywide in 2014, with 122 of these in the Spring Lake Specific Plan Area; 152 citywide in 2015, with 141 of these in the Spring Lake Specific Plan Area; and through June 30th, 149 citywide in 2016, with 146 in the Spring Lake Specific Plan Area.

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.

Table E-34 lists all government assisted rental properties in the City. Generally, the inventory consists of HUD, the City of Woodland, and Yolo County multi-family bonds and density bonus properties. Target levels include the very low- and low-income groups. A total of 1,488 assisted housing units were identified in Woodland. Table E-34 contains the total number of units in each building, the number that are subsidized, and the source of the information by address. The inventory was compiled from federal, state, and jurisdiction information.

As a part of the work for SACOG's HUD grant, SACOG staff compiled information from a number of sources to build an inventory of public housing units and affordable rentals built with some form of public subsidy in each jurisdiction.

SACOG staff also compiled information obtained from the California Housing Partnership Corporation on subsidized rental housing at risk of conversion to market rate and made that data available on January 18, 2013. Three projects, Greenery, Crosswood Apartments and Cherry Glen, were, initially, identified as "moderate" or "very high" risk. YCH staff states it has successfully preserved Crosswood Apartments and that Cherry Glen is being preserved by another party, so neither project is considered at risk. Greenery has been preserved with the use Tax Credits and LMSA funding. Another project, New Dimensions, is considered low-risk because it is owned and managed by the nonprofit Community Housing Opportunities Corporation of Fairfield and is dedicated to maintaining the affordability of the project.

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Table E-34: Assisted Housing

Assisted Rental Units

Project Name	*Address*	*Owner/Contact*	*Total Units*	*Total Assisted Units*	*Type*	*Expiration Date-Restrictive Clause Expiration Date*	*Subsidy*	*Type of Conversion Risk*
Cherry Glen	762 W Lincoln Avenue		44	44	Family	Preserved[1]	HHFA Tax-Exempt Bonds, 8 NC, Deferred Developer Fee	Not-At-Risk
Crosswood Apartments	646 3rd Street	YCH	48	48	Family	Preserved[2]	HUD Section 236 Section 8	Not-At-Risk
Hotel Woodland Apartments	436 Main Street	Community Housing Opportunities (CHOC)	76	76	Individuals/ Couples	--	RDA, CDBG, LIHTC Tax Credits	Not At-Risk
The Greenery	505 W. Cross Street	AF Evans	95	95	Family	Preserved	Tax Credits LMSA	Not At-Risk
Terracina Spring Lake Family Apartments		USA Properties/ USA Multi-Family Management	156	156	Family	--	LIHTC HOME	Not At-Risk
Heritage Oaks	186 Muir Street		120	120	Family	--	Tax-Exempt Bonds LIHTC	Not At-Risk
Eaglewood Apartments	1975 Maxwell Ave	American Property Development	156	40	Family	--	Density Bonus	Not At-Risk
Skylark Apartments	--	--	29	7	Family	--	--	Not At-Risk
Sycamore Point Apartments	521 Pioneer Ave	--	136	135	Family (Section 8 available)	--	Density bonus, LIHTC Tax Credits and HOME	Not At-Risk

Table E-34: Assisted Housing

Assisted Rental Units

Project Name	*Address*	*Owner/Contact*	*Total Units*	*Total Assisted Units*	*Type*	*Expiration Date-Restrictive Clause Expiration Date*	*Subsidy*	*Type of Conversion Risk*
Woodmark Apartments	7000 Kincheloe Court	--	173	171	Family	--	Tax Credits	Not At-Risk
925 North Street	925 North Street	Development Assistance Corp. (DAC)	7	7	Family	--	CDBG, LIHTC Tax Credits Tax-Exempt Bonds	Not At-Risk
Summertree Apartments	555 Community Lane	--	93	91	Disabled	2011	SEC 8 NC	Not At-Risk
Fair Plaza East Senior Apartments	35 West Clover Street	USA Properties	68	67	Senior	--	CALHFA HELP, Bonds, LIHTC Tax Credits	Not At-Risk
Lincoln Gardens	800 West Lincoln Avenue	PCC Properties	86	32	Senior	2012	Tax-Exempt Bonds, Density Bonus Section 8	Not At-Risk
Cottonwood Meadows	120 N. Cottonwood Street	New Hope CDC (YCH)	47	14	Senior	--	State RHCP	Not At-Risk
Courtside Towers/Village	320 West Court Street	--	102	102	Senior (Section 8)	--	Density bonus	Not At-Risk
Acacia Glen Senior Apartments	615 Acacia Way	--	41	8	Senior	--	--	Not At-Risk
Fowler Commons	135 Third Street	--	5	5	Senior	--	In perpetuity	Not At-Risk
Summer House Inc. Project		--	3	3	Persons with Disabilities	--	CDBG	Not At-Risk

Table E-34: Assisted Housing

Assisted Rental Units

Project Name	*Address*	*Owner/Contact*	*Total Units*	*Total Assisted Units*	*Type*	*Expiration Date-Restrictive Clause Expiration Date*	*Subsidy*	*Type of Conversion Risk*
New Dimensions	580 Kentucky Avenue	--	15	15	Persons with Disabilities	10/31/2012[3]	PRAC/811	Low Risk
Stella Senior Apartments – 25 West Lincoln Avenue	--	--	24	24	Senior	--	--	Not At Risk
Leisureville Mobile Home Park	1313 E Gibson Road	Resident-owned	150	76	Senior	--	CDBG/ HOME	Not At-Risk
Casa Del Sol Mobilehome Park	709 East Street	CHOC	156	156	Family	--	HCD MPROP, HELP funds Tax-Exempt Bonds CalHOME, Serna, CalHFA, AWHHP, RDA, CDBG	Not At-Risk
Rochdale Grange	2090 Heritage Parkway	Rochdale Grange, L.P.	44	43 (7 Accessible Units)	Family	2065	LITHC, HOME, AHP	Not At-Risk
Yolano Village	0 Lemen Ave	Yolo County Housing	60	60	Family		Public Housing	Not At Risk
Donnelly Circle	0 Lemen Ave	Yolo County Housing	72	72	Family		Public Housing	Not At Risk

Source: [1] *Conversation with YCH, specific data was not yet available or was unattainable.*
[2] *YCH is new owner*
[3] *SACOG January 18, 2013 Data on SACOG Region-Preservation Units lists a Low Risk Level*

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.

The City has had two rehabilitation projects with affordability covenants since adoption of the 2013 Housing Element. Cherry Glen Apartments would have expired in 2014 and was renewed for 55 years to provide 5 extremely low-income units, 20 very low-income units, and 18 low-income units. Crosswood Apartments was also at risk of converting, but recorded a new 55-year covenant in 2015 to provide 5 extremely low-income units, 31 very low-income units, and 11 low-income 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 E-35 lists 12 additional non-profit and 13 for-profit organizations that are or have been interested in affordable rental housing in Woodland.

Table E-35: Non-Profit and For-Profit Housing Organizations Interested in Acquiring At-Risk Rental Housing

Name	*Address*	*City*
Non-Profit		
ACLC, Inc.	42 N. Sutter St., Suite 206	Stockton
C. Sandidge and Associates	143 Scotts Valley	Hercules
Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Suite 201	Oakland
Community Housing Opportunities Corporation	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
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

Table E-35: Non-Profit and For-Profit Housing Organizations Interested in Acquiring At-Risk Rental Housing

Name	*Address*	*City*
For-Profit		
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.

- City Funds Deferred Fee and Developer Pass: The City Funds Deferred Fee and Developer Pass is a program run by the City. The City has deferred the payment of a portion of City development fees for a number of affordable housing projects. The City collects an affordable housing fee for each single-family, market-rate unit in the Spring Lake Specific Plan Area. The funds collected are used to support affordable housing projects. The City on a case-by-case basis has approved the payment of affordable housing in-lieu fees and used these funds to support multi-family affordable housing development.
- 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 tax credits to the City of Woodland.
- 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. As of April, 2013, 460 households in Woodland were receiving rental assistance from this program.

As previously mentioned, with the dissolution of the Redevelopment Agency in 2012, Woodland lost its ability to set aside 20% of the gross tax increment revenues into a low- to moderate- income housing fund for its affordable housing activities. Projects that were funding before the elimination of the RDA included $67,000 toward the acquisition/rehabilitation of the Fair Plaza East Senior Apartments.

The City Council allocates Community Development Block Grant (CDBG) entitlements funds on an annual basis. Funding allocations during the period of FY 2008-2009 through 2012-2013 have included the City's First Time Homebuyer Assistance Program, a foreclosure prevention project with Legal Services of Northern California (LSNC), the City's CDBG Owner-Occupied Rehabilitation Program, the Fair Housing Hotline operated by LSNC (multiple funding years), the Yolo Wayfarer Center emergency shelter (multiple funding years), New Dimensions Supportive Housing for mentally ill adults (multiple funding years), the Sexual Assault and Domestic Violence Center emergency shelter (multiple funding years), Short Term Emergency Aid Committee (homeless prevention), Yolo County Care Continuum's supportive housing rehabilitation (mentally ill adults), Habitat for Humanity Yolo County's Heidrick Ranch Duplex Build (payment of development fees), Summer House Accessible Entrance (developmentally disabled adults), Playgrounds at Yolano Village, the TANA Art Center, and ADA improvements at Cottonwood Meadows.

E.3 Resource Inventory

AVAILABILITY OF LAND AND SERVICES

Inventory of Regulatory Requirements and Incentives

General Plan Designation and Zoning

Table E-36 shows the General Plan land use designations that allow residential development. These eight designations permit a range of residential development types from Rural Residential development (density of up to two units per acre) up to High Density Residential

(density of 16 to 25 units per acre). The Central Commercial designation also allows residential units above the ground floor at 5 to 12 units per acre.

Table E-36: 2002 General Plan Land Use Designations Permitting Residential Development (Prior to 2035 Update)

General Plan Designation		*Residential Use*	*Density Range*	*Corresponding Zoning Districts*
Rural Residential	RR	Single family detached homes, second units.	0-2.0 units/ gross acre	Used outside city limits
Very Low Density Residential	VLDR	Single family detached homes, second units.	1.0-4.0 units/ gross acre	Used in the R-3 Land Use Category in the Spring Lake Specific Plan Area
Low Density Residential	LDR	Single family detached and attached homes, second units.	3.0-8.0 units/ gross acre	R-1 R-2
Neighborhood Preservation	NP	Single family detached and attached homes, duplexes, existing triplexes and fourplexes, existing multi-family units.	3.0-8.0 units/ gross acre	N-P
Medium-Low Density Residential	MLDR	Single family detached and attached homes, second units.	5.0-12.0 units/ gross acre	R-1 R-2
Medium Density Residential	MDR	Single family detached and attached homes, duplexes, triplexes and fourplexes, multi-family units, group quarters, mobilehome parks.	8.0-15.0 units/ gross acre	R-2 R-M
High Density Residential	HDR	Triplexes, fourplexes, multi-family units, group quarters, mobilehome parks.	16.0 to 25.0 units/gross acre	R-M
Planned Neighborhood	PN	Single family detached and attached homes and multi-family units.	1.0-25.0 units/ gross acre. Overall average residential density shall not exceed 7.0 units/ gross acre	Replaced with primary land use designation prior to annexation.
Central Commercial	CC	Residential units above the ground floor.	5.0-12.0 units/ gross acre	C-2

Source: City of Woodland General Plan.

As shown in Table E-37 below, there are four residential zoning districts in Woodland. The table shows the residential uses permitted in each district, as well as the minimum lot sizes for each district.

Table E-37: Residential Zoning Districts

Zoning District		*Residential Uses Permitted*	*Minimum Lot Area*
Single Family Residential	R-1	Single family dwellings, second attached residential unit, duplexes on corner lots, mobilehome parks.	6,000 sq. ft. – corner lot (single-family (SF)) 5,000 sq. ft. – interior lot (SF) 7,000 sq. ft. – corner lot (duplex) coverage: 50%
Duplex Residential	R-2	Single family dwellings, duplexes, mobilehome parks.	6,000 sq. ft. – corner lot (SF) 5,000 sq. ft. – interior lot (SF) 7,000 sq. ft. – corner lot (duplex) 6,000 sq. ft. – interior lot (duplex) coverage: 50%
Neighborhood Preservation	N-P	Single family dwellings, duplexes, mobilehome parks, existing apartments and multiple family dwellings.	6,000 sq. ft. – corner lot (SF) 5,000 sq. ft. – interior lot (SF) 7,000 sq. ft. – corner lot (duplex) 6,000 sq. ft. – interior lot (duplex) coverage: 50%
Multiple Family Residential	R-M	Single family dwellings, duplexes, apartments, multiple family dwellings and mobile home parks.	6,000 sq. ft.= lot area 1,500 sq. ft. max. lot area per dwelling unit 4,000 sq. ft. min. lot area per dwelling unit coverage: 50%

Source: City of Woodland Zoning Ordinance.

Survey of Available Land

In 2012, the Sacramento Area Council of Governments (SACOG) Board approved the 2013-2021 Regional Housing Needs Plan (RHNP). Woodland was assigned a portion of the regional housing need for a total of 1,877 new housing units distributed in the following household income groups:

- 390 very low-income units,
- 274 low-income units,
- 349 moderate-income units, and
- 864 above moderate-income units,

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583[a][3]). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to accommodate the needs of all household income levels.

This section provides an analysis of the land available within the City of Woodland for residential development. In addition to assessing the quantity of land available to accommodate the City's total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

Description of Criteria for Identifying Housing Sites

The City identified vacant and potentially redevelopable land that could accommodate residential development within Woodland's City Limits (see Figures E-1 and E-2).

All identified developable land designated for residential use (all residential land use designations in the General Plan) is available for residential development. Additionally, land within the Central Commercial (CC) designation is available for residential development. The General Plan permits residential uses above the ground floor in the CC designation. The Zoning Ordinance also permits single-family dwellings, duplexes, and multi-family units in the C-2 district (General Commercial Zone), which implements the General Commercial (GC) designation, with a use permit. A conditional use permit is required in C-2 and C-3 zoning district for most residential use types except single-family developments and duplexes, which require a Zoning Administrator permit.[1]

Inventory of Vacant and Underdeveloped Sites

Table E-38 provides a summary of estimated developable land within the City limits. Also shown are the residential density ranges for each designation and the holding capacity for residential units based on 80% of the maximum density for each designation (and 100% for the Spring Lake Specific Plan). The table breaks down the developable land into two categories: (1) vacant parcels and (2) underutilized parcels that are considered "redevelopable" for residential development.[2]

All of the sites identified in this initial assessment are within the City limits and served by backbone infrastructure for water, sewer, roads, and drainage, and are not hazardous materials sites or in the 100-year floodplain. Basic municipal services such as police and fire are also available in all of these areas.

As shown in the table, there is a total theoretical holding capacity of 2,925 units, not including residential units that can be developed within the C-2 and C-3 Zones with a conditional use permit.

Residential yield was estimated at 80% of the allowable density, except within the Spring Lake Specific Plan Area. The capacity estimates for the Spring Lake Specific Plan Area use the assumption of 100% of the allowable density. This is based on recent history for multi-family projects in Woodland (which has been an average of 103 percent of the allowable density). This is also based on the Spring Lake Financing Plan, which requires residential projects to be

[1] Please refer to the Zoning Ordinance, which is available online, for more details: http://www.cityofwoodland.org/civica/filebank/blobdload.asp?BlobID=6143.

[2] For the Medium Density Residential General Plan land use designation and R-2 zoning, the City reduced the assumed capacity by four units compared to the 2013 Housing Element to reflect a more conservative view of available sites with this designation/zoning. Similarly, for the Neighborhood Preservation General Plan land use designation and N-P zoning, the City reduced the assumed capacity by two units, as compared with the 2013 Housing Element.

developed at 100 percent of the allowable density (maximum density) or pay the difference in fees between maximum density and the actual developed density.

Table E-38: Residential Capacity by General Plan Designation and Zoning District

GP Designation	*LU*[2]	*Zone (2)*	*Maximum Density (Units/Acre)*	*Vacant Acreage*	*Redevelopable Acreage*	*Total Acreage*	*Residential Holding Capacity (Units)*[1]
Central Commercial	CC	CBD	12	0	0.18	0.18	2
East Street Corridor Specific Plan (ESCSP)	ESD	ESD	25	1.22	19.38	20.60	412
General Commercial	GC	C-2	n/a	7.73	9.09	16.83	0
High Density Residential	HDR	RM	25	3.22	1.82	5.04	101
Medium Density Residential	MDR	R-2	16	1.90	0	1.90	24
Medium-Low Density Residential	MLDR	R-1	12	0.68	0.59	1.27	12
Neighborhood Commercial	NC	C-1	n/a	0.46	0	0.46	0
Neighborhood Preservation	NP	N-P	8	0	0.59	0.59	4
Service Commercial	SC	C-3	n/a	0.51	0	0.51	0
Spring Lake Specific Plan[3]	SLSP	R-25	25	13.5	n/a	13.5	338
Spring Lake Specific Plan	SLSP	R-20	20	4.2	n/a	4.2	83
Spring Lake Specific Plan	SLSP	R-15	15	23.3	n/a	23.3	349
Spring Lake Specific Plan	SLSP	R-8	8	81.2	n/a	81.2	577
Spring Lake Specific Plan	SLSP	R-5	5	119.1	n/a	119.1	595
Spring Lake Specific Plan	SLSP	R-4	4	57.3	n/a	57.3	229
Spring Lake Specific Plan	SLSP	R-3	3	66.2	n/a	66.2	199
Total				**374.69**	**31.65**	**406.34**	**2,925**

Note: Vacant/redevelopable parcels in all residential and commercial land use designations are included in this inventory. SLSP = Spring Lake Specific Plan.

1 Numbers for the Residential Holding Capacity have been rounded. The residential yield was calculated at 80% of maximum density except for the Spring Lake Specific Plan Area, which has developed at approximately 100% of the density allowed. The average density for recent multi-family projects in Woodland has been at 103% of the allowable density (Terracina- 156 units = 125% of density [R-20]; Rochdale - 44 units = 107% of density [R-15]; and Sacramento Mutual - 101 units = 80% [R-25]). For certain vacant properties within the Spring Lake Specific Plan, a tentative map has been approved, so the proposed density was used, rather than the density allowed by the Specific Plan. The total capacity for the R-25 zone does not include the additional 39 units that are approved for funding in the Spring Lake Mutual Housing Project, which are all income-restricted for very low-income and low-income households. This table also does not reflect lower-income housing capacity provided by a recent project approval. The City approved the Mercy Housing project not in the Spring Lake Specific Plan Area, approved near the intersection of Beemer and Cottonwood streets, in March of 2016. This approval changed the zoning from R-1 to HDR in order to 35 units will be for very low-income households, 44 units will be for low-income households, and 1 unit will be for an on-site manager.

2 Residential units are allowed within the C-2 and C-3 Zones with a conditional use permit. Since there are certain criteria and restrictions that must be met to obtain a use permit, the projected unit count was not included with this survey.

3 This total for the Spring Lake Specific Plan R-25 designation does not include the 5.14 acres that will provide 101 units in the Spring Lake Sacramento Mutual Housing project, the first phase of which has been completed, and which is accounted separately.

Density for Lower-Income Housing

The City of Woodland's highest-density residential zone districts (HDR and R-25) allow a density range of 16 to 25 units per acre and 20 to 25 units per acre, respectively. In cases where a city does not have residential sites zoned at 30 units per acre or more to meet their RHNA allocation for lower income households, State law allows alternative analysis of feasibility for construction of affordable units on sites zoned for less than 30 units per acre. The City recently approved three affordable housing developments at less than 30 units per acre: the Terracina at Spring Lake project (completed in 2007 at 25 units per acre), the Rochdale Grange apartments (completed in 2011 at 16 units per acre) and the Mutual at Spring Lake apartments (construction beginning this year at 20 units per acre). To date, 62 of the 101units in the Spring Lake Mutual Housing project have been constructed and the final phase qualified for loan and rental assistance through the U.S. Department of Agriculture. Additional details for these projects are provided in Appendix D.

The average density of the Terracina at Spring Lake, Rochdale Grange, and Mutual at Spring Lake projects demonstrates that the City can accommodate housing affordable to lower income households at less than 30 units per acre, with per-unit gap financing of $9,010 to $90,909. With the exception of manager units, all units are restricted to low- or very low-income households. Based on this analysis, the City concludes that parcels zoned HDR, R-M, R-20, and R-25 can accommodate housing affordable to lower income households (based on the allowable densities).

A 2012 study of affordable housing projects in San Diego County constructed since 2009 provides additional evidence that constructing affordable housing is feasible at densities less than 30 units per acre. The report found that surface-parked garden-style apartments had the lowest financing gap when compared to lower-density townhomes and higher-density stacked flats. The overall median density of projects in the study was 22.1 units per acre.

Residential Development Capacity

As noted, although the C-2 and C-3 zones allow residential development with a conditional use or zoning administrator permit, they have been removed from the total estimate of the City's housing development capacity.

The City also reviewed project sizes for projects that included very low- and low-income units, which ranged from 10 units to 663 units. Although, based on the recent history of development proposals, it appears that relatively small projects could be viable in Woodland in infill contexts, certain sites were removed from further consideration to ensure that the inventory is realistic and conservative. The site with CBD zoning of 0.18 acre is not included in the sites inventory when calculating total development capacity for housing. The 41 vacant and underutilized sites with ESD zoning that are less than one acre were also removed from consideration. The 14 sites with R-M zoning of less than one acre in land area were also removed when calculating total development capacity for housing.

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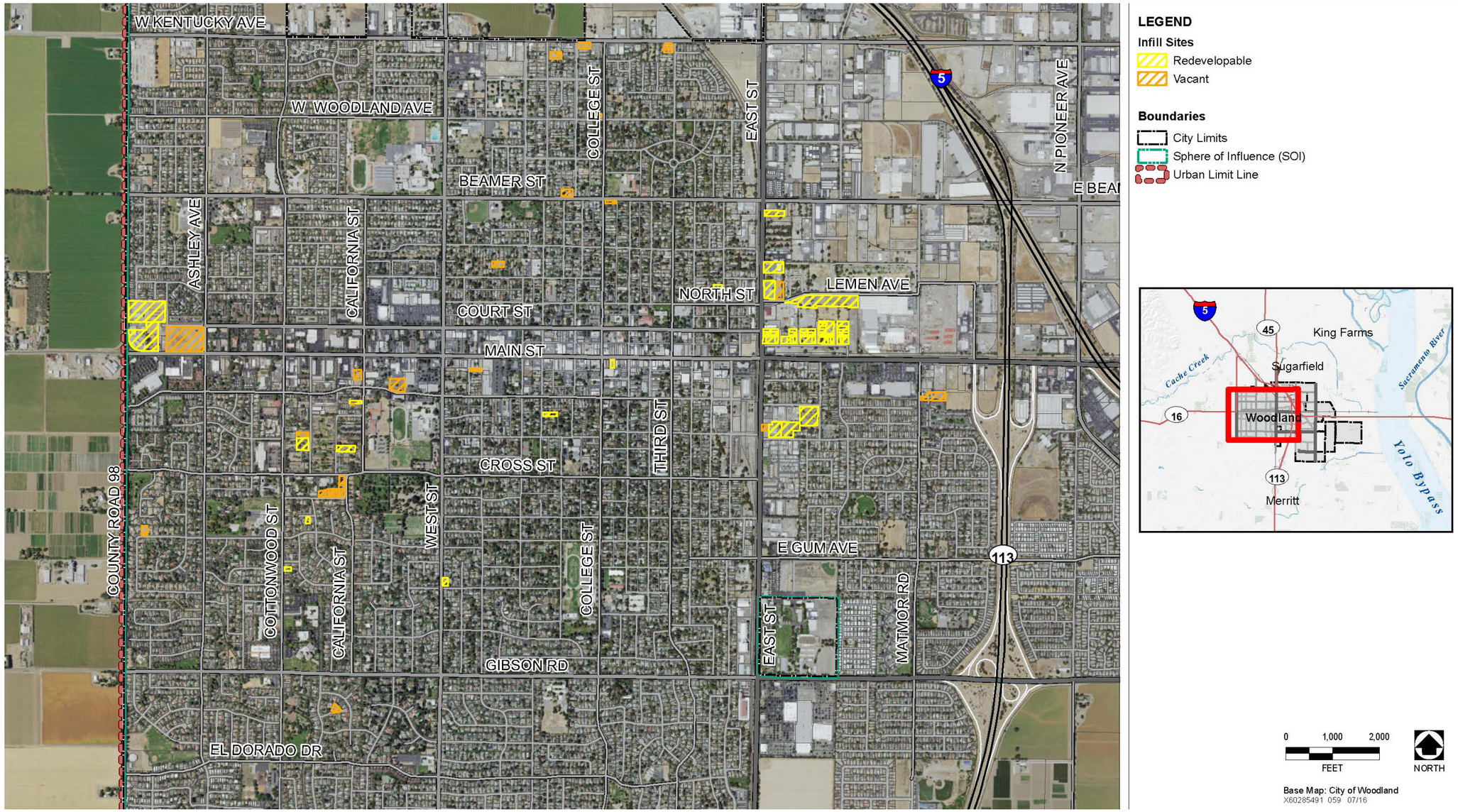
Figure E-1: Vacant and Redevelopable Sites for Housing



LEGEND

Infill Sites

- Redevelopable
- Vacant

Boundaries

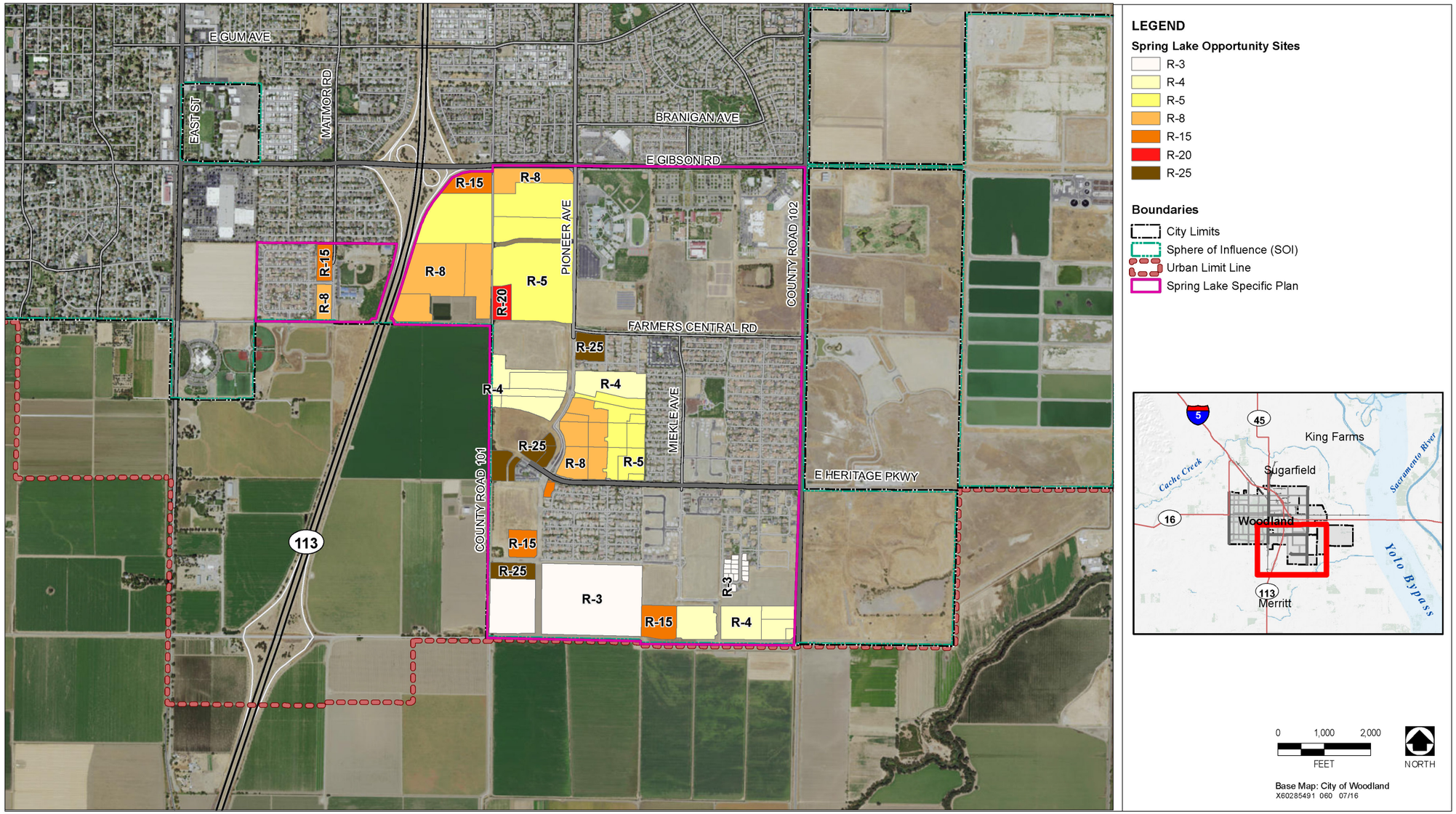
- City Limits
- Sphere of Influence (SOI)
- Urban Limit Line

0 1,000 2,000
FEET

NORTH

Base Map: City of Woodland
X60285491 059 07/16

Figure E-2: Vacant and Redevelopable Sites for Housing, Spring Lake Specific Plan Area



Source: City of Woodland 2016

Sites Inventory

Although the City has specifically examined opportunities to encourage infill development and reinvestment as a part of the 2035 General Plan Update, to provide a more conservative estimate for the purposes of the Housing Element, the parcels identified as "redevelopable" have been removed from the final estimate of housing development capacity.

Although theoretically, each of the parcels identified in Table 2-38 could be developed with housing at the highest densities allowed by the City's zoning, in the case that either some of the parcels are not developed with housing during this planning period or some of the parcels are developed at lower densities, the City wanted to ensure that there were enough sites available to accommodate Woodland's share of the RHNA. Table 2-38 represents the total housing development capacity and Table E-39 represents a reduced and summarized version of housing development capacity by income category.

The City conducted a comprehensive review of development standards and on-site improvement requirements, and other potential governmental constraints. As noted in the constraints section of this report, the City's development standards, procedures, and fees do not pose undue constraints on the development of housing in Woodland.

The City assumes that the R-20 and R-25 zones provides lower-income housing opportunities (assuming a 50%-50% split between very low and low income) except where the income level is known, as in the case for the approved Spring Lake Sacramento Mutual project and the Mercy Housing project.[3] The R-2 and Spring Lake Specific Plan R-15 zones provide moderate-income housing opportunities; and the R-1, N-P, and Spring Lake Specific Plan R-3, R-4, R-5, and R-8 zones provide above moderate-income housing opportunities. Although the R-M zone would also provide lower-income housing opportunities, the City did not include these sites in the sites inventory, in order to ensure a conservative inventory.

The City approved the Mercy Housing project, which is located near the intersection of Beemer and Cottonwood streets, in March of 2016. This approval changed the zoning from R-1 to HDR in order to 35 units will be for very low-income households, 44 units will be for low-income households, and 1 unit will be for an on-site manager.

Table E-39 takes into account the approved and partly constructed Spring Lake Mutual Housing project and the approved the Mercy Housing project. The table also takes into

[3] The 2013 Housing Element identified a total of 21 acres and capacity of 433 units with the R-20 and R-25 designation within the Spring Lake Specific Plan Area, including 5 acres for the Spring Lake Sacramento Mutual Housing project site. The 2013 Housing Element split the total capacity of the R-20 and R-25 sites evenly between very low income and low income (433/2 = 216.5 in each category, rounded up to 217). As noted elsewhere, it is now known that the first phase of the Spring Lake Sacramento Mutual Housing project provides a total of 62 units – 45 reserved for very low-income households and 16 for low-income households (with 1 manager's unit). The second phase will provide another 39 units, with 30 income-restricted for very low-income households, 8 for low-income households, and 1 manager's unit. The total number of units has not changed for this project as compared to the assumptions in the 2013 Housing Element, but instead of dividing the 101 units up equally between very low-income and low-income units (50.5 in each category), the distribution is now: 75 very low-income units, 24 low-income units, and 2 manager's units, conservatively assumed to be above moderate income.

account three rezonings in the Spring Lake Specific Plan Area and 452 units under construction in the Solara, Heidrick Ranch, Parkview, Heritage Remainder, Heritage Park, Hutchison Valley, and Spring Lake projects, assumed to be available to above moderate-income households. Table E-39 summarizes residential development capacity in Woodland compared to the City's assigned housing need.

As shown, the City has demonstrated the capacity to accommodate a total of 3,040 dwelling units within the existing City limits during the planning period in the zoning districts that were included in this assessment. For very low-income households, the City has a shortfall of 73 units. Please see Program 2.A.2, which addresses the City's redesignation/rezoning commitment. While production of units is the most critical element in the capacity analysis, ensuring that there are adequate sites will help facilitate housing unit production. With a shortfall of 73 very low-income units identified, the City has identified a target for rezoning of 5 acres to accommodate the shortfall. This acreage is based on the assumption that 5 acres, developing at 80% capacity, at 20 units per acre, would provide for approximately 80 units.

The City has a surplus of 1 unit for lower-income households. For moderate-income units, the City's surplus is 33 units, while for above moderate-income households, the surplus is 1,202 units. Please refer to Tables A-1, A-2, and A-3 in the Appendix for more detail.

Table E-39: Residential Development Capacity

	Very Low	*Low*	*Moderate*	*Above Moderate*	*Total*
Total RHNA	**390**	**274**	**349**	**864**	**1,877**
2013 Housing Element Capacity	217	217	605	2,028	3,066
Sacramento Mutual Housing Project	+25	-26			
Mercy Housing Project	+35	+44			
Spring Lake Central Rezone	+40	+40	-125	-65	
Cal West Rezone (Spring Lake)			-84	+51	
Heritage Remainder Rezone (Spring Lake)			-14	+52	
2016 Housing Element Capacity	317	275	382	2,066	3,040
Surplus (Shortfall)	**(73)**	**1**	**33**	**1,202**	**1,163**

Note: The 2013 Housing Element presented rounded numbers that for higher-density sites in the Spring Lake Specific Plan, tending to underestimate slightly the actual capacity. For example, the R-25 site with APN 042-030-034-000 was previously identified as 4 acres in size, but is actually approximately 4.8 acres in size, which at 25 units per acre could accommodate approximately 120 higher-density units, instead of the 100 that were assumed. The R-20 site with the APN 042-580-002-000 had been assumed to be 4 acres, but is actually 4.167 acres and could accommodate approximately 83 units, rather than the 80 that had been assumed. The net change from these more accurate estimates of acreage is another 23.6 units or a net of +11.8 for very low income and +11.8 for low income. Acreages in parcel maps used in development can be slightly different from acreages calculated in GIS using digital outlines of parcels. Ultimately, the City has elected not to add acreage to the capacity based in the updated, more accurate GIS estimates. This provides a more conservative idea of the capacity for housing within the City (tending to underestimate somewhat the capacity).

Source: City of Woodland Community Development, 2013 and June 30, 2016.

In addition, although not counted in Table E-39, the City has had two rehabilitation projects with affordability covenants since adoption of the 2013 Housing Element. Cherry Glen Apartments would have expired in 2014 and was renewed for 55 years to provide 5 extremely low-income units, 20 very low-income units, and 18 low-income units. Crosswood Apartments was also at risk of converting, but recorded a new 55-year covenant in 2015 to provide 5 extremely low-income units, 31 very low-income units, and 11 low-income units.

2035 General Plan

A major focus of the 2035 General Plan is to provide a variety of housing opportunities, including higher-density housing. The General Plan Vision Statement emphasizes, "urban housing" options for the Downtown area, and "a variety of housing types to meet the needs for all generations and income levels." The City's vision is to "[e]ncourage 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. The General Plan's emphasis on higher-density infill development is reflected in revisions to the Land Use Diagram and allowable densities.

The 2035 General Plan's new Corridor Mixed Use land use designation has a minimum density of 20 units per acre.[4] This new designation allows up to 40 units per acre for residential development and a floor area ratio (FAR) of up to 3 for mixed-use projects (such as those that include both housing and another use). Assuming one-third of the square footage is non-residential use, an average unit size of 900 square feet, and that 30 percent of the residential square footage devoted to hallways, stairwells, and other non-occupied spaces, this FAR could provide an allowable density of up to 67 units per acre. For the Corridor Mixed Use designation, approximately 73 acres are currently zoned C-2, 40 acres are zoned ESD, 13 acres are zoned "I" (Industrial), 5 acres are zoned R-1, and 4 acres are zoned R-M. Compared to existing zoning, the zoning update that will follow the 2035 General Plan adoption could increase allowable densities for approximately 154 acres within existing City limits in areas with access to existing infrastructure. Using conservative assumptions on density and the portion of each site that could accommodate housing, the City estimates that these two new land use designations alone would add capacity for another 2,257 units on vacant and underutilized parcels.

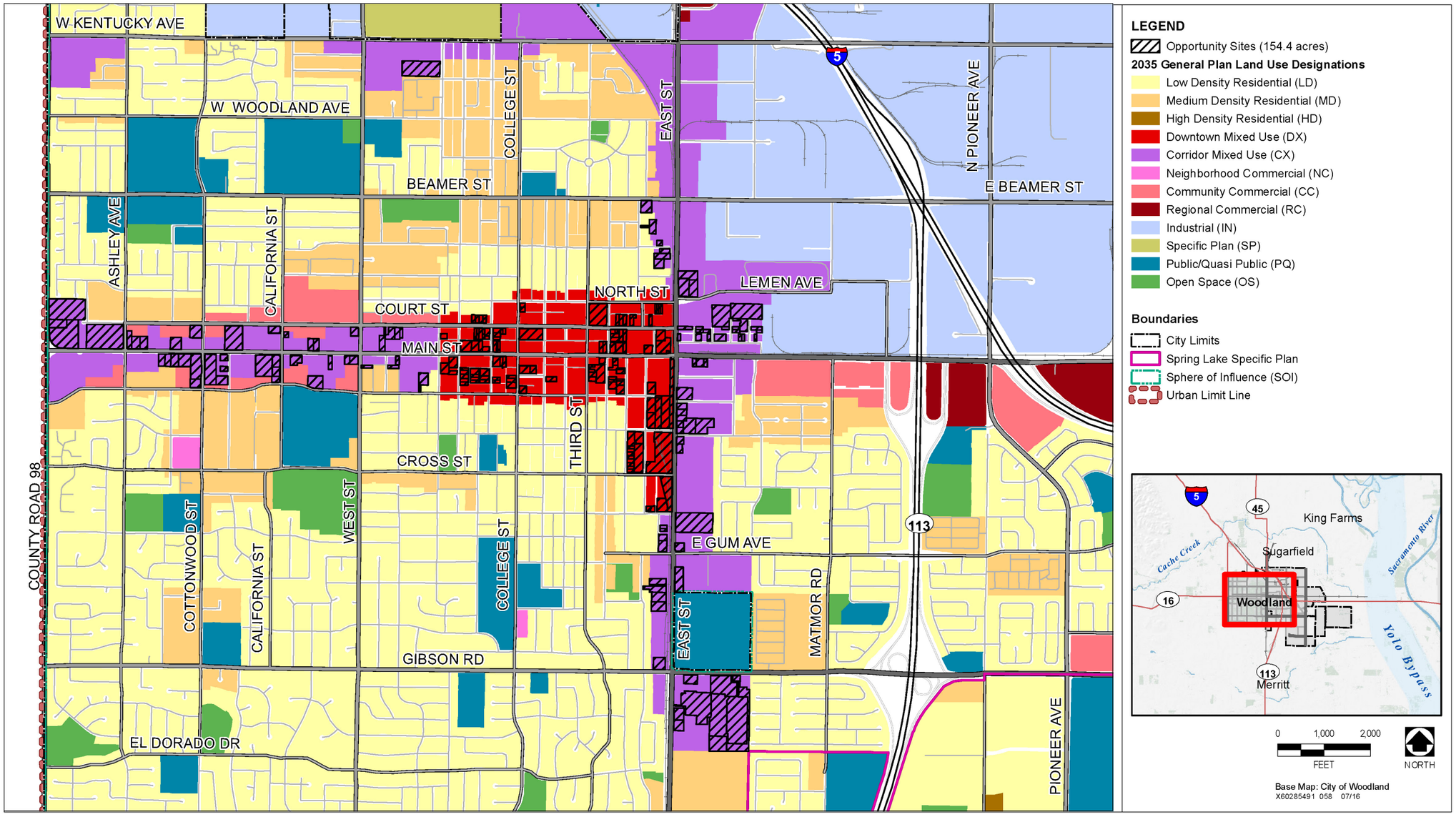
The 2035 General Plan's new Downtown Mixed Use land use designation does not have any ceiling on residential density at all. Areas in the Downtown Mixed Use land use designation are currently zoned CBD, which, as noted earlier, has a density limit of 12 units per acre. The zoning update that will follow the 2035 General Plan adoption would substantially increase allowable residential density for the approximately 50 acres of land area that is included in the Downtown Mixed Use land use designation.

Finally, the 2002 General Plan HDR land use designation allowed residential development at a gross density of between 16 and 25 units per acre and the 2035 General Plan proposes

[4] According to the General Plan, lower densities may be allowed in areas abutting existing low-density residential development.

densities for the same designation of between 20 and 40 units per acre. Please see Figure E-3 for an illustration of vacant and underutilized sites that will accommodate higher-density housing under the 2035 General Plan and Table A.2 in the Appendix for a summary of these sites.

Figure E-3: Vacant and Underutilized Higher-Density Housing Sites, 2035 General Plan



Source: City of Woodland 2016

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Land Available for Other Types of Housing and Shelter

State law (Government Code Section 65583(c)(a)) requires that local land use regulations accommodate a range of housing types, as well as facilities for people in need of emergency shelter and transitional housing. The following is a brief analysis of the availability of land for other types of housing.

Manufactured Housing

Manufactured homes on permanent foundations are allowed in all residential zoning districts and the A-1 and CBD zones. Mobile home parks are allowed in all residential zoning districts and the A-1 zone. The Zoning Ordinance establishes standards for mobile homes in Section 25-21-50.

In November 2001, Woodland voters approved a mobile home rent control ordinance (Measure T). Under the ordinance current rents were rolled back to 1996 levels and then increased by adding 3 percent per year, or 75 percent of the annual increase in the Consumer Price Index (CPI), whichever is lower. The measure restricts annual rent increases to the CPI or a cap of 3 percent.

Transitional Housing

The City amended its zoning code in March 2013 to treat transitional housing as a residential use, subject to the same requirements as a similar residential development.

The City's transitional housing facilities are listed below. Woodland also provides funding or has provided funds for several programs (listed in the "Programs Section") that help the homeless as well as low-income families.

Summer House – (CDBG) The City allocated $11,000 in CDBG funds during Fiscal 2010-2011. The funding was used to construct an ADA accessible entrance. Summer House serves adults with traumatic brain injuries.

Safe Harbor House – (CDBG) A total of $180,000 in CDBG funds were allocated for Safe Harbor House from 2001 to 2003. The project added 15 new low-income "supportive housing" apartments for adults with mental illness. Additional CDBG funds, in the amount of $38,683, were allocated to help complete the project during 2006 to 2007.

Cache Creek Lodge Women's Residential Treatment and Housing Facility – (CDBG) During 2004 to 2005, the City committed $90,000 in CDBG funds for Phase I of the Cache Creek Lodge Women's Residential Treatment and Housing Facility. Phase I included the demolition of three structures and construction of a 6,000 square foot building to house services for women, and a 5-plex to house those undergoing drug/alcohol treatment at the facility.

New Dimension Supportive Housing – (CDBG current planning period) The City provided funds for the operations of the New Dimension Supportive Housing project.

Family Transitional Housing – This facility provides transitional housing for families.

Emergency Shelters

The City amended the East Street Corridor Specific Plan in March 2013 to add emergency shelters as permitted uses in Areas C and E. In these two zones alone (Areas E and C), there are six vacant parcels and 10 vacant and substantially underutilized parcels (where at least 80% of the site or two acres is undeveloped). There is more than seven acres of vacant land available in these Specific Plan zones (7.017 acres) and almost 13 acres of substantially underutilized land (12.88 acres). In addition, the City amended its zoning code to include emergency shelters as a conditional use in the Multiple Family Residential (R-M) Zone.

The City's emergency shelters are listed below. Woodland also provides funding or has provided funds for several programs (listed in the "Programs Section") that help the homeless as well as low-income families.

Friends of the Mission – (CDBG) During 2003 to 2005, a total of $89,450 in CDBG funds were allocated to Friends of the Mission for the construction of a year-round homeless shelter (Yolo Wayfarer Center) in Woodland. The City provided an additional $90,000 in CDBG funds for the program in Fiscal Year 2005-2006. The homeless shelter project also received $65,992 in CDBG funds in Fiscal Year 2006-2007. Construction of the shelter was completed in Fall 2006. The shelter features a 5,000 plus square foot facility with a cold weather shelter area/dining room for over 100 homeless individuals.

Yolo Wayfarer Center Homeless Shelter (cold weather shelter services): (CDBG) The facility is licensed for 73 beds, but is funded for only 50 beds. The City has provided CDBG funds for the operation of the shelter on multiple occasions during the period of Fiscal Years 2008-2009 through 2012-2013. The City has also received Continuum of Care (CoC) transitional housing grant funds from HUD to support the Wayfarer Center. The City received a $165,920 grant award for 2012.

Wallace and Vannucci Domestic Violence Shelter (Sexual Assault and Domestic Violence Center) – (CDBG) This shelter opened in 1999, to provide domestic violence shelter services for women and children. Emergency shelter includes 98 days of comprehensive programs for battered women and their children. The facility currently has 25 beds. The City has provided CDBG funds for the operation of the shelter on two occasions during the period of Fiscal Years 2008 – 2009 through 2012-2013.

Shelter Home – The facility contains 10 beds and provides emergency housing for young male victims of abuse and abandonment. .

Programs

The City supports and funds an array of special services for the homeless. The City has partnered with the other cities in Yolo County and the County since July 1996 to support the countywide Homeless Services Coordinator and Cold Weather Shelter Program. The project contracts for a coordinator to seek State, Federal, and private grants for countywide homeless services and provides funding assistance for the Yolo Wayfarer Center's cold weather shelter for the homeless. City programs for homeless services include the following:

1. Yolo Wayfarer Center: The City sponsored the Day Services Program at the Friends of the Mission Yolo Wayfarer Center to serve the homeless population of Woodland.

2. Crossroads House and the Shelter Home: This program is operated by Woodland Youth Services and provides shelter services to children who are temporarily homeless after being abandoned, neglected, or abused. The Crossroad House provides services for females and can house up to 6 individuals. Shelter Home provides services for males and can house up to 10 individuals.

3. Short Term Emergency Aid Committee (STEAC): This organization provides a Rental Assistance Program, an Emergency Shelter Program, and an Eviction Prevention Program. STEAC offers several other services including Free Food and Clothing Programs.

4. Countywide Homeless Coordinator: The City provides funds to support the activities of the Homeless Coordinator.

Second Units

The City permits second units in all of the General Plan residential land use designations and in the following zoning districts:

- Single Family Residential Zone (R-1)
- Duplex Residential Zone (R-2)
- Neighborhood Preservation Zone (N-P)
- Multiple Family Residential Zone (R-M)

Second attached residential units are also allowed in the A and C Zones of the East Street Specific Plan at a maximum of 10% of the existing living area.

Sites Suitable for Redevelopment for Residential Use

As described previously, the analysis of developable land includes both vacant land and land that is classified as "underdeveloped" and is available for redevelopment for residential uses.

Adequacy of Public Facilities and Infrastructure

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 2020 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.

The City is in the process of updating its 1998 Master Plan with its update of the General Plan. The Master Plan uses revised traffic counts to update the traffic model, which projects future traffic patterns based on buildout land use estimates and resulting level of service (LOS), and develops a future project list and evaluates policy considerations and project priority.

Water

The City of Woodland is the only provider of water for domestic, commercial, and industrial use within the city limits with groundwater as the City's sole source of water supply. There are a total of 19 groundwater wells located throughout the City, and an elevated water tank is located at Beamer and Walnut Streets. According to the Woodland Public Works Department, the City pumped approximately 4.535 billion gallons of groundwater (or 13,921 acre-feet) in 2010. In 2000, the City pumped approximately 5.376 billion gallons of groundwater (or 16,500 acre-feet). As new development has occurred new wells have been drilled to provide capacity for growth. However, as existing wells have failed, replacement wells have not been provided.

While the City's groundwater currently meets State requirements, its decreasing water quality will soon require major improvements to several wells, the drilling of new wells, use of storage tanks with booster pumps, and/or nitrate treatment to stay in compliance. Similar actions are also caused by the aging of wells. The Davis/Woodland Water Supply project will provide treated surface water from the Sacramento River to the Woodland and Davis communities and UC Davis. In November 2007, the City Council adopted and certified the EIR for the Water Supply Project (after the Davis City Council adopted and certified the EIR in October 2007). In 2009, the City entered into a Joint Powers Authority named the Woodland-Davis Clean Water Agency; with the City of Davis as a partner and UC Davis as a participating agency. The new JPA will finalize planning, and design, construct, own and operate the new water supply.

Phase 3 Water Meter Project is scheduled to begin in April 2013. Phase 3 will install approximately 300 ¾-inch to 2-inch meters and several 3-inch and 8-inch meters. This is the final phase of the water meter installation project and will mostly include a number of condominium communities and several meter installations that were missed during Phases 1 & 2 of the project. This will complete the City's water meter installation project and bring the City into compliance with the State's water usage requirements, Water development fees, including fees for the surface water project were updated in 2011. 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 maintains the collection system facilities that distribute wastewater to the City's wastewater treatment plant (WWTP), which is located in the southeastern portion

of Woodland. The wastewater collection system consists of pipelines ranging from 6 to 48 inches in diameter. There are three main collection systems controlled by gravity flow to the Woodland WWTP: the Kentucky Trunk System, Beamer Trunk System, and Gibson Trunk System. The Beamer Trunk sewer system has adequate capacity until the City reaches buildout in 2020. According to the Wastewater Collection System Master Plan Report, while the Kentucky and Gibson Trunk Systems had adequate capacity as of 2000, these systems may reach capacity in the future because of new development occurring on the City edges.

The City completed the WWTP Stage 2 Expansion, Tertiary Treatment Improvements, and Flood Protection Projects in 2008 at a construction cost of more than $27 million. The expansion project increased the average dry weather flow capacity of the WWTP from 7.8 million gallons per day (mgd) to 10.4 mgd, the tertiary treatment improvements included the installation of a ultraviolet disinfection system and new cloth-disc filters, and the flood protection work resulted in the construction of levees around the WWTP Mechanical Plant site and Overflow Pond to provide flood protection from a 100-year Cache Creek flood event as well as the improvement of levees around the remaining ponds to protect against a localized 100-year flood event. Development impact fees funded all of the work associated with the WWTP expansion in order to address new growth. Woodland has adequate existing and approved wastewater conveyance and treatment infrastructure to meet the needs of the additional housing units identified in the RHNA.

The City is currently lining and replacing existing sewer lines, which will delay the need for increased capacity in the downtown area. The City plans to relieve current capacity constraints in the Beamer Trunk Line, which serves the downtown area, with a line to the Kentucky Trunk Line, which runs underneath Kentucky Avenue and has additional capacity.

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 development impact fee is updated periodically to ensure that sufficient funds are generated to finance new development's share of the CIP.

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.

INVENTORY OF LOCAL, STATE, AND FEDERAL HOUSING AND FINANCING PROGRAMS

Current Programs

The City of Woodland utilizes local, State, and federal funds to implement its housing strategy. Because of the high cost of new construction, more than one source of public funds is required to construct an affordable housing development. The City does not act as a developer in the production of affordable units, but relies upon the private sector to develop new units with the assistance of various funding sources.

As an entitlement community under the Community Development Block Grant (CDBG), the City of Woodland receives an annual grant from HUD to use to meet the objectives of the CDBG program. Between 2009 and 2012, the City received approximately $2.15 million in CDBG funds.[5] These funds are used to fund a variety of housing and community development related activities. The City does not have entitlement status under the HOME, ESG, and HOPWA programs. However, in the past the City has applied for and received HOME grants from the State. These funds have been used to fund the construction of affordable multi-family housing projects as well as to assist first-time homebuyers purchase single-family homes.

The Woodland Redevelopment Agency and Successor Agency were historically an important source of funds for the City's housing programs. In the absence of Redevelopment funding, the City will have to consider a more limited scope of housing programs that can be achieved with available funds. The City currently funds or has funded a number of housing programs that are summarized below:

- HOME, First Time Homebuyer Program – In 2011, the City received a grant of $800,000 and to date has closed four loans for low-income households.
- HOME, First Time Homebuyer Program – In 2007, the City received a grant of $800,000 and closed 26 loans for low-income households.
- HOME, Multi-Family Construction – In 2005, the City received a HOME grant in the amount of $4,000,000 and used the grant and $189,000 in HOME Program Income funds for the Terracina Spring Lake Family Apartments project. The project resulted in the construction of a 156-unit multi-family development with 85 units for very low- and 71 units for low-income households. The City received a $4,000,000 HOME grant in 2007 for the 44-unit Rochdale Grange multi-family development. The project includes 43 units for very low-income households. Terracina and Rochdale are located in the Spring Lake Specific Plan area.
- CalHome, First Time Homebuyer Program – In 2007, the City received $600,000 in first time homebuyer funds. The City closed 21 loans for low-income households with the CalHome funds.

[5] http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/about/budget

- CDBG Housing Rehabilitation Program – The City offers assistance to low-income households to rehabilitate existing single-family units. This program, which is funded by CDBG funds, is designed to correct health and safety hazards in deteriorated owner-occupied units. The maximum loan amount for the program is $75,000 per housing unit. Over the past decade the City has approved and conducted over 85 housing rehabilitation loan projects for qualified households. The source of funding for the housing rehabilitation loans comes from program income generated through the repayment of these loans as well as through direct funding from the CDBG program. In 2009-2010, the City dedicated $88,988 to three housing rehabilitation loans.
- Fair Housing Services – CDBG funds are used to contract with Legal Services of Northern California to provide fair housing services, including counseling related to tenant/landlord rights and responsibilities, fair housing complaint process, investigation and referral, and fair housing workshops. While the fair housing services are available to residents of all income categories, the majority of Legal Services' fair housing clients are from low-income households.
- Homeless Prevention Program – The Short Term Emergency Aid Committee received CDBG funds from the City of Woodland in Fiscal Year 2008-2009 for rental payment assistance to low-income households.
- Emergency Shelters – The City provided CDBG funds this planning period for operations of the Yolo Wayfarer Center and Sexual Assault and Domestic Violence Center.
- BEGIN Program – In January 2008, the City identified 18 units in the Spring Lake Specific Plan area that met the BEGIN Criteria and received $540,000 for homebuyer activities. To date, the City has committed funding for thirteen loans in the amount of $390,000 for low and moderate-income households.
- Spring Lake Specific Plan Inclusionary Units Production (Single-Family) – To date, 62 units have been closed with deeds of trust totaling $4,408,917 (silent seconds) for low- income households in Spring Lake and the Stonehaven and Starlyn Park Subdivisions which are located in the Southeast Area Special Plan as a result of the City's Inclusionary Housing Program.
- Mutual Housing at Spring Lake Project – The City in 2013 approved a $910,000 loan through the Spring Lake Affordable Housing Fund for the 101-unit multi-family project that will include 100 units for lower-income households. Previously, in 2011, the City approved a $350,000 pre-development loan for the project and to date nearly all the loan funds have been disbursed. To date, 62 of the 101units have been constructed and the final phase qualified for loan and rental assistance through the U.S. Department of Agriculture.

Woodland residents may benefit from affordable housing programs administered by YCH, which are funded by the United States Department of Housing and Urban Development (HUD). The Housing Choice Voucher Program (formerly known as Section 8) provides rental assistance through private landlords. As of March 1, 2013, 500 households in

Woodland were receiving rental assistance from this program. As of April 24, 2013, there were 4,429 households on the waiting list throughout Yolo County for these units which range in size from one to six bedrooms.

YCH owns and operates three affordable housing developments in Woodland: Yolano Village (60 units), Donnelly Circle (72 units), Cottonwood Meadows (47 units), and Crosswood Apartments (48 units). Yolano Village, Donnelly Circle, and Crosswood provide family housing while Cottonwood is for senior citizens. YCH also owns and operates 4 transitional housing units.

YCH has used $727,977 in CDBG and other funds for rehabilitation at Yolano Village, Donnelly Circle, and Cottonwood, including window and HVAC improvements, new playgrounds, and ADA site improvements at Yolano Village and Donnelly Circle in 2009 and 2010; and ADA bridge, sidewalk, and driveway repairs at Cottonwood in 2013.

Assisted/Affordable Housing Projects

In June 2004, the City adopted an amendment to its citywide inclusionary housing ordinance (Chapter 6A. Affordable Housing). This amendment requires any new housing project, for-sale or rental, produced anywhere in the City to provide affordable units, thereby implementing a "scattered sites" (affordable units shall be located (scattered) throughout the plan area to the greatest feasible extent) policy citywide. In the Spring Lake Specific Plan area, a Scattered Site Program also requires the development of each market rate unit to pay an "offsite" fee of $1,100 per market rate unit. This fee will be used to assist with an additional 74 units of affordable housing.

Subsidized housing projects in Woodland, except those operated by YCH, are summarized in Table E-34.

Other Funding Programs

There are several local, State, and federal funding programs that can be used to assist first-time homebuyers, build affordable housing, and help special needs groups. Because of the high cost of new construction, more than one source of funds is usually required to construct an affordable housing development. Funds provided may be low-interest loans, or in some instances, grants are provided that do not require repayment.

In most cases other entities, including for-profit and non-profit developers, apply for funds or other program benefits. For example, developers apply directly to HUD for Section 202 and Section 811 loans or to the California Tax Credit Allocation Committee (TCAC) for low-income housing tax credits. The City of Woodland does not act as a developer in the production of affordable units, but relies on the private sector to develop new units with the assistance of these various funding sources, such as the Rochdale Grange affordable housing project, which received low income housing tax credits and a $4,000,000 HOME loan from the City.

The City can help sponsor grant and loan applications, provide matching funds, or furnish land at below-market cost. However, there are also programs, such as CalHFA's HELP

program, to which the City applies directly. Finally, there are a few programs, such as the Mortgage Credit Certificate (MCC) Program or the Lease Purchase Program which is available directly to households. City funding may help satisfy a local match requirement for a funding program. Or, in other instances such as the awarding of low income housing tax credits through TCAC, the City's assistance may be counted as local leverage and enhance the competitive advantage of a funding application.

ENERGY CONSERVATION OPPORTUNITIES

State housing element law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and many times must choose between basic needs such as shelter, food, and energy.

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 that include the following:

- 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.
- 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.

All new buildings in California must meet the standards contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations were established in 1978 and most recently updated in 2010, including CalGreen standards to increase energy efficiency and water conservation. The City adopted the 2010 California Building Standards Code and the 2010 California Green Building Code. Energy efficiency requirements are enforced by local governments through the building plan check and inspection process. All new construction must comply with the standards in effect on the date a building permit application is submitted.

Solar Access

The California Subdivision Map Act (Government Code Sections 66473-66498) allows local governments to provide for solar access as follows:

> 66475.3. For divisions of land for which a tentative map is required pursuant to Section 66426, the legislative body of a city or county may by ordinance require, as a condition of the approval of a tentative map, the dedication of easements for the purpose of assuring that each parcel or unit in the subdivision for which approval is sought shall have the right to receive sunlight across adjacent parcels or units in the subdivision for which approval is sought for any solar energy system, provided that such ordinance contains all of the following:
>
> (1) Specifies the standards for determining the exact dimensions and locations of such easements.
>
> (2) Specifies any restrictions on vegetation, buildings and other objects, which would obstruct the passage of sunlight through the easement.
>
> (3) Specifies the terms or conditions, if any, under which an easement may be revised or terminated.
>
> (4) Specifies that in establishing such easements consideration shall be given to feasibility, contour, configuration of the parcel to be divided, and cost, and that such easements shall not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or a structure under applicable planning and zoning in force at the time such tentative map is filed.
>
> (5) Specifies that the ordinance is not applicable to condominium projects, which consist of the subdivision of airspace in an existing building where no new structures are added.

As previously mentioned, the City adopted the 2010 California Green Building Code. Fees for Solar projects have been reduced and plan review times have been shortened.

The Rochdale Grange project was completed in 2011 and includes solar panels on the Community Center to help supply energy to the complex. New homes built by Standard Pacific in Spring Lake are required to have a minimum of 5 percent of their homes utilizing solar panels. The Pulte development in the Southeast Area offers solar on all of its 79 homes.

Planning and Land Use Energy Conservation

The City's Community Design Standards address site planning for new residential development and modifications to existing buildings, as well as provide standards for landscaping and screening techniques to enhance the streetscapes. The intent of the Design Standards is to create better neighborhoods, reduce emphasis on the automobile and encourage alternative modes of transportation. The Spring Lake Specific Plan (SLSP) area development design guidelines are patterned around the Neo-Traditional neighborhood. The SLSP also allows for residential compact development, requires that the maximum number of residential dwelling units to be oriented in a north or south direction (within 30 degrees), and provides for the installation of roof-mounted photovoltaic energy or alternative energy systems for a portion of the residential units. The landscaping requirements stipulate the use of drought tolerant plant species and the planting of a shade tree canopy for all streets within the SLSP.

Opportunities for Energy Conservation

The City is currently preparing a Climate Action Plan (CAP), which will include a more comprehensive program for residential energy efficiency. The following list details the draft strategies and actions from the CAP:

- Reduce per capita energy consumption and overall energy demand
  - Require that natural factors, such as cross ventilation, solar access, wind protection, and shade, be considered in site and building design for new construction.
  - Promote participation in Energy Upgrade California, Yolo Energy Watch, and other state, federal, and PG&E incentive programs for improving home energy efficiency, including lighting, appliance, insulation, roof, and other energy efficiency upgrades.
  - With other local jurisdictions, establish and/or promote a local turn-key PACE program, group purchasing discount programs such as Energy Benefits Yolo, and other available financing programs that can be used by homeowners for affordable residential energy efficiency retrofits.
  - Promote energy efficiency upgrades for historical structures that are consistent with maintaining historical integrity.
  - Conduct and support educational outreach on the energy-saving benefits of new lighting technologies such as CFLs, LEDs, and solar tubes, and support the establishment of improved industry standards for lighting technologies.
  - Provide targeted outreach and continue City rebates for the planting of shade trees that help reduce energy demand, and provide information to support proper tree maintenance.

  - Provide new homeowners with information on energy and water efficiency tips and assistance programs.
- Increase renewable energy generation and procurement
  - Increase the percentage of homes in new development that are solar ready and/or that have solar water heaters.
  - Encourage builders to install EV charging stations in new developments.
  - Promote participation in state, federal, and PG&E financing, incentive, and rebate programs for solar installations.
  - With other local jurisdictions, establish and/or promote a local turn-key PACE program, group purchasing discount programs such as Energy Benefits Yolo, and other available financing programs that can be used by homeowners for affordable solar PV installations.
  - Support the establishment of community solar opportunities to expand access to solar power for renters, those with shaded roofs, and those who choose not to install a residential system on their home for financial or other reasons.
- Reduce per capita water demand
  - Continue to promote water conservation through targeted leak-detection assistance, landscape water reduction guidance, rebates and incentives, workshops, and additional education and outreach programs.
  - Provide new homeowners with information on energy and water efficiency tips and assistance programs.
  - Continue to provide information on water use patterns and comparative water use in utility bills to help water users understand consumption patterns and adjust water use.
- Reduce the number of vehicle miles travelled within and outside of Woodland
  - Encourage pedestrian and bicycle-oriented design in the allocation of space, building size and placement, site enhancement, open space design, connection to pedestrian/bikeways and site amenities such as plazas, courtyards, and breezeways.
  - Design new neighborhoods so that daily shopping errands can generally be completed within easy walking and biking distances.
  - Encourage telecommuting and live/work arrangements to reduce commuting through policies and regulations that allow home occupations, home offices, and live/work uses, provided they are compatible with surrounding neighborhood uses and do not cause significant negative impacts.
- Promote infill development, adaptive reuse, and densification where possible
- Promote a mix of uses in new development and redevelopment projects
  - Promote mixed use of commercial areas – including upstairs spaces in the downtown area (e.g., uses including retail, entertainment, services, and residential).

- Encourage the redevelopment of vacant or underutilized lots with buildings including second stories for retail, residential, or office uses.

In addition, the City will consider additional actions, some of which would be included in the CAP:

- Apply for or support applications for affordable housing funds from agencies that reward and incentivize good planning. Examples include the HCD's Multifamily Housing Program (MHP) and California Tax Credit Allocation Committee resources which provide competitive advantage for affordable infill housing and affordable housing built close to jobs, transportation, and amenities.
- Promote Location Efficient Mortgage (LEM) and Energy Efficient Mortgage (EEM) programs. These programs provide homeowners with affordable mortgage assistance if they purchase a home in specified location efficient areas or by meeting certain energy conservation standards.
- Promote broad public outreach, including educational programs and the marketing of energy-saving incentives.
- Target local funds, including CDBG, to assist affordable housing developers incorporate energy efficient designs and features.

A CAP, or similar strategy, can serve as a mitigation strategy under CEQA for GHG/climate change impacts associated with a proposed project. A suite of greenhouse gas reduction strategies, including strategies for energy efficiency, and a framework for implementation will be finalized in the adopted CAP.

E.4 Potential Housing Constraints

POTENTIAL GOVERNMENTAL CONSTRAINTS

Land Use Controls – General Plan Land Use Designations and Zoning

Permitted Uses and Development Standards

By definition, local land use controls constrain housing development by restricting housing to certain sections of the City and by limiting the number of housing units that can be built on a given parcel of land. The City of Woodland General Plan establishes land use designations for all land within the City's boundaries. These designations specify the type of development that the City will permit. The General Plan includes seven designations that permit a range of residential development types (see Table E-40), from Rural Residential development (density of 2 units per acre) up to High Density Residential (density of 16 to 25 units per acre).

Table E-42 lists which housing types Woodland's zoning districts allow. The Planning Commission considers uses that require a Conditional Use Permit (CUP).

Special Needs Housing

City Municipal Code Section 25-3-10 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 twenty-four-hour basis. The City currently allows "Residential Care Homes" in the R-1, R-2, N-P, and R-M zones as a permitted use without further discretionary entitlements.

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, and ESD zones with a conditional use permit (CUP). To remove this constraint, the City will need to amend the zoning ordinance to permit a "Residential Care Home" that allows more than six guests in its R-M zone.

Table E-40: City General Plan Residential Land Use Designations

General Plan Designation	*Description*
Rural Residential (RR)	Single family detached homes and second units at a maximum density of 2 units per acre.
Very Low Density Residential (VLDR)	Single family detached homes and second units with a density range of 1 to 4 units per acre.
Low Density Residential (LDR)	Single family detached and attached homes and second units with a density range of 3 to 8 units per acre.
Neighborhood Preservation (NP)	Single family detached and attached homes, duplexes, triplexes and fourplexes, existing multi-family units (as of 1979), with a density range of 3 to 8 units per acre.
Medium-Low Density Residential (MLDR)	Single family detached and attached homes and second units with a density range of 5 to 12 units per acre.
Medium Density Residential (MDR)	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 to 15 units per acre.
High Density Residential (HDR)	Triplexes, fourplexes, multi-family units, and group quarters with a density range of 16 to 25 units per acre.
Planned Neighborhood (PN)	Single family detached and attached homes, multi-family units, and second units at a maximum density of 7 units per acre.

Source: City of Woodland General Plan.

Table E-41: City Zoning Designations

	Zoning Designation outlined within section 25.4.10 Table 1													*Specific Plans*		
	A-1	*O-S*	*R-1*	*R-2*	*N-P*	*R-M*	*C-1*	*CBD*	*C-2*	*ESD*	*C-3*	*C-H*	*I*	*Down-town*	*Spring lake*	*East Street Corridor*
Requires a Use Permit for Residential	No	N/A*	No	No	No	No	N/A*	Yes(m)	Yes(l)	Yes(n)	Yes(1)	N/A*	N/A	****	No	****
Minimum Lot Width																
Corner Lot	-	-	60’	60’	60’	60’	-	-	-	-	-	-	-	-	-	-
Interior Lot	125	-	50’	50’	50’	-	-	-	-	-	-	-	-	-	-	-
Min. Lot Area/Unit Corner/interior	2 1/2 acres	-	6000 5,000	6000 5,000	6000 5,000	6,000/ 1,500 per unit	-	-	-	***	-	-	-	-	-	-

* Residential use not permitted.

*** Requirement depends on zone within the specific plan

**** Permitted within certain zones within the specific plan; see Specific Plan

Note: The following special conditions apply to those land uses indicated by corresponding letter in Table

(a) Existing uses in 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 conditional use permit;

(b) Conditional use permit required if for more than six guests or persons;

(c) Permitted on corner lots only. Each entrance must front on a separate street;

(d) Conditional use permit required;

(e) Accessory use, incidental to principal use;

(f) See Section 25-7-50;

(g) Conditional use permit subject to Section 25-21-30;

(h) Subject to Section 25-21-50;

(i) Residence must be located in the building of the use. If use is open storage that has no buildings, a mobile home is permitted;

(j) Office must be converted to residences when sales activity ceases;

	Zoning Designation outlined within section 25.4.10 Table 1													*Specific Plans*		
	A-1	*O-S*	*R-1*	*R-2*	*N-P*	*R-M*	*C-1*	*CBD*	*C-2*	*ESD*	*C-3*	*C-H*	*I*	*Down-town*	*Spring lake*	*East Street Corridor*

(k) Conditional use permit required. Only allowed in neighborhood preservation/transitional overlay zone (NP/T);

(l) Zoning administrator permit required;

(m) Refer to downtown specific plan and the land use area matrix contained in Article 14.5;

(n) Conditional use permit required and subject to the following restrictions:

(1) Such use must be located more than one thousand feet from any other such use.

(o) Refer to East Street corridor specific plan and the land use area matrix contained in Article 15.5;

(p) Permitted use if in compliance with zoning requirements and community design standards, site plan and design review by the planning commission is required. (Ord. No. 1024, § 2; Ord. No. 1050, § 1; Ord. No. 1147, § 10; Ord. 1157, § 1 (part); Ord. No. 1180, § 2; Ord. No. 1238, § 1 (part); Ord. No. 1254, § 4; Ord. No. 1314, § 4; Ord. No. 1372, § 2; Ord. No. 1394, § 3 (part).)

Table E-42: Housing Types Permitted by Zoning District

Residential Use	*Zone*								
Conditional Use = C *Permitted Use =X*	*A-1*	*R-1(1)*	*R-2(2)*	*N-P*	*R-M(3)*	*CBD*	*C-2*	*ESD*	*C-3*
Single-Family/Duplex (4)	X	X	X	X	X	(5)	(6)	(7)	(8)
3 + DU	-	-	-	(9)	X	(10)	C	(11)	C
Residential Care <6P	-	X	X	X	X	-	-	(12)	-
Residential Care >6P		C	C	C	C	-	-	(13)	-
Emergency Shelter	-	-	-	-	-	C	-	(14)	-
Manufactured Homes/Mobile-Homes on Permanent Foundations	X	X	X	X	X	X	-	(15)	-
Mobile Home Parks	X	X	X	X	X			(16)	
Transitional Housing	(17)	(17)	(17)	(17)	(17)	(17)	(17)	(17)	(17)
Farm Worker Housing (18)	-	-	-	-	-	-	-	-	-
Supportive Housing	(17)	(17)	(17)	(17)	(17)	(17)	(17)	(17)	(17)
2nd Unit	X	X	X	X	X	-		X	-

Notes:

(1) This Zone District is consistent with Land Use Categories R-4, R-5, and R-8 in the Spring Lake Specific Plan.

(2) This Zone District is consistent with Land Use Categories R-5, R-8, R-15, R-20, and R-25 in the Spring Lake Specific Plan.

(3) This Zone District is consistent with Land Use Categories R-15, R-20, and R-25 in the Spring Lake Specific Plan.

(4) Duplexes not permitted in A-1, permitted on corner lots of R-1.

(5) Permitted use in District C (of CBD) and permitted use in Districts D and E (portion of district). If performance standards cannot be met, conditional use in Districts D and E.

(6) Zoning Administrator Permit (ZAP) required.

(7) Permitted use in Zone A (of ESD) and ZAP required for Zones C – F.

(8) ZAP required.

(9) Existing uses as of December 6, 1979 are permitted. 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 CUP.

(10) Permitted use in Districts A, B, D, and E if minimum standards met. Otherwise, CUP required.

(11) Existing uses as of December 6, 1979 are permitted in Zone A. These uses may be replaced or expanded with CUP. Conditional use in Zone C.

(12) Permitted use in Zone A.

(13) Conditional use in Zone A.

(14) Emergency shelters are allowed by right in Zones C and E.

(15) Permitted use in Zones A and B.

(16) Permitted use in Zone A and ZAP required for Zone B.

(17) Transitional Housing and Supportive Housing are defined as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone

(18) Currently, the City has no public farm worker housing.

Source: City of Woodland, 2013.

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.

Farm worker housing is not permitted in any zone district. This represents a constraint to the provision of housing for this special needs group, and is addressed through Program 2.A.10, which requires that the City propose an amendment to the Zoning Code to permit farm worker housing.

Supportive housing and transitional housing are defined in the code, and permitted as a typical residential use. Emergency shelters are permitted in the CBD and R-M zone with a use permit, or by right in Zones C and E of the East Street Corridor Plan subject to development standards defined in the code. The development standards applied to emergency shelters include:

- At least 300 feet from an existing emergency shelter
- Maximum of 40 beds
- 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.
- 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.
- On-site management must be present at all times during operation. Annual management plans must be filed with the City.
- Maximum stay is six months in a 12 month period.
- 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.

As of 2013, sheltered and transitional housing are available in the City of Woodland as described in the discussion of the Homeless special needs group in Section B.6.

Development Standards

Through its Zoning Ordinance, the City enforces minimum site development standards for new residential uses. These include: maximum number of dwelling units, minimum lot size, lot width, setbacks, and lot coverage; maximum building height; and minimum parking standards. These standards are comparable to those in other communities, and do not pose undue constraints on the development of housing in Woodland. Tables E-43 through E-45 below summarize the basic standards for the City's residential zoning districts.

Table E-43: City of Woodland Zoning Ordinance Development Standards

Zone Description	*Zone*	*Setbacks (Front/Rear/Side) (ft.)*	*Coverage*	*Height (ft.)*	*Parking (spaces per unit)*
Single Family Residential	R-1	25/20/5	50%	30	2 approved off-street
Duplex Residential	R-2	25/20/5	50%	30	2 approved off-street
Neighborhood Preservation	N-P	25/20/5	50%	40	2 approved off-street
Multiple Family Residential	R-M	20/20/7.5	50%	4 stories/40 feet	1.5 spaces/unit + 1 space per every 5

Note: Front yard setbacks of 20 ft. are permitted in the R-1, R-2, and N-P zones when the garage is equipped with roll-up doors and under other conditions.

Source: City of Woodland, Community Development Department.

Table E-44: City of Woodland Southeast Area Specific Plan Development Guidelines

Zone Description	*Land Use Category*	*Setbacks (Front/Rear/Side) (ft.)*	*Coverage*	*Open Space*	*Height (ft.)*
Single Family Residential	LDR-4	20/20/5	50%	-	30
Single Family Residential	LDR-5	20/20/5	50%	-	30
Single Family Residential	LDR-7	20/20/5	50%	-	30
Multiple Family Residential	MDR-20	20/20/10	-	25%	40

Source: City of Woodland, Community Development Department.

Table E-45: City of Woodland Spring Lake Specific Plan Development Guidelines

Zone Description	*Land Use Category*	*Setbacks (Front/Rear/Side) (ft.)*	*Height (ft.)*
Single Family Residential	R-3	20/25/5	35
Single Family Residential	R-4	17/20/5	35
Single Family Residential	R-5	15/20/5	35
Single Family Residential	R-8	12/15/5	35
Multiple Family Residential	R-15	10/10/5	35
Multiple Family Residential	R-20	10/20/5	35
Multiple Family Residential	R-25	10/20/5	35

Source: City of Woodland.

Development standards are similar across all residential zoning districts. One exception to note is that 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. That is the R-1 front yard is 25 feet while the R-M zone required front setback is reduced to 20 feet. 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 maximum building height for all residential zoning districts is between 30 to 40 feet. This allows for development to exceed two stories in all zones for all residential housing types. The zoning code also contains a provision for exceeding the maximum height limit for architectural features and projections such as domes and cupolas. Parapet walls can extend four feet above the maximum height limit.

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 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 code 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 encourage and promote mix-use in the downtown. The ordinance reduced parking standards (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.

While all of the base residential development standards are listed above, the City's zoning code contains other provisions that provide flexibility for many of the base standards, which 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 code also allows 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.

The City's residential development standards—including setbacks, minimum lot sizes, building height limits, and parking requirements—have not served as constraint to the provision of housing as a number of residential housing projects, ranging in size from smaller 3-unit developments in the R-3 zone to the 156-unit Terracina multi-family development located in the Spring Lake Specific Plan Area, have achieved the maximum permitted densities.

The City of Woodland has adopted numerous provisions in its Zoning Ordinance that facilitate a range of residential developments types and encourage affordable housing:

Density Bonus

The City's Bonus Density Ordinance is consistent with Government Code Section 65915. 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:

a. Ten percent of the total units of a housing development for lower income households as defined by Health and Safety Code Section 50079.5; or

b. Five percent of the total units of a housing development for very low income households; or

c. A senior citizen housing development as defined in Sections 51.3 and 51.12 of the Civil Code; or

d. Ten percent of the total dwelling units in a common interest development (condominium) for persons and families of moderate income.

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 generally ranges from 20-35 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting. The incentives are offered:

a. Use of federal, state or local affordable housing funds to subsidize the cost of the qualifying project;

b. Waiver or reduction of city building permit, plan check and inspection fees (excluding re-inspection fees);

c. Waiver and/or deferral of city impact fees until issuance of a certificate of occupancy for the qualifying project;

d. 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;

e. 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;

f. 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. For projects that are composed exclusively of affordable housing units, averaging of development impact fees due for the number of units permitted prior to calculation of the density bonus and such fees are averaged over the total number of units in the project including both the original units and the density bonus units;

h. Other regulatory incentives or concessions proposed by the developer or the city that result in identifiable, financially sufficient and actual cost reductions.

Inclusionary Zoning

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, defined as Phase I and all other areas. Phase I is the area within the city limits at the time of adoption of the ordinance, including the Southeast Area. The ordinance applies to projects of eight or more for-sale units and at least ten units for multi-family rental projects.

The Affordable Housing Ordinance requires that 10 percent of all multi-family rental units shall be affordable to low-income households and 20 percent shall be affordable to very low-income households; or 25 percent of the units shall be affordable to very low-income households. These requirements apply to all multi-family rental projects of at least 10 units. The Affordable Housing Ordinance has a separate requirement for for-sale residential units. Under the Ordinance, ten percent of all units in new subdivisions of eight units or greater need to be set aside for low- or moderate-income households.

The City requires that all inclusionary units must be built on the site of the residential project, unless approved otherwise by the City Council and Planning Commission. Where the City determines that a development is not suitable for inclusionary units because of various factors, the developer may contribute in-lieu fees or dedicate land that may be suitable for development of inclusionary units.

The City of Woodland has had its 10 percent inclusionary requirement in place since the mid-1990s, and the requirement has not served as constraint to development. The City's ordinance provides an effective mechanism to integrate affordable units within market rate

developments. The City grants density bonuses, regulatory relief, and/or other financial incentives for projects to meet their inclusionary requirements. Since 2004, 456 multi-family rental units have been built or existing units preserved for people with very low- and low-incomes. Included in this total is 43 very low-income units constructed at the Rochdale Grange development. More than 60 owner-occupied units have been constructed for low-income households since 2004.

In December of 2007, the Woodland City Council approved revisions to the Affordable Housing Ordinance allowing for the affordable low-income units to be sold to households earning median income (100% AMI) as well as moderate-income (120% AMI) if the City was not able to identify low-income households within 90 days of the units being made available for sale. If the City is not able to identify a buyer after 210 days of the unit being available, the developer is then allowed to sell the unit on the open market and is seen as meeting their requirements under the Plan and/or Ordinance.

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 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: 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.

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. Development standards for small lot development are summarized in Table E-46.

Table E-46: Small Lot Development Standards

Specific Plan Land Use	*Minimum Lot Size (Gross)*	*Lot Dimensions*	*Front Setback House/Garage*	*Side Setback Interior/Street*	*Rear Yard Setback*	*Height*
R-15	2,904	40 x76	10'/20'	5'/10'	10'	35'
R-20/R-25	2,178	30 x 62	6'/6'	3.5'/10'	10'	35'

Source: City of Woodland, Community Development Department.

Growth Controls/Growth Management

The City of Woodland manages growth primarily through the specific plan process and the requirement for development to be consistent with General Plan goals and policies. In addition, the General Plan defines an urban limit line where urban development can occur. The City does not have a specific growth control ordinance which could serve as a constraint to affordable housing. The City's 2002 General Plan policy 1.A.7 states that residential growth shall occur at an even and reasonable pace so that single-family residential construction in new planned residential neighborhoods does not exceed 5,000 houses by the year 2020 per approved Specific Plans. The intent is to encourage growth to progress at a reasonable and even pace, but not to limit infill and multi-family development. A balance of 3,056 units remains until the cap of 5,000 is reached. Through the fiscal year 2020, this results in a possible annual unit rate of 382. New multi-family homes and infill units are exempted from the cap. The General Plan Update anticipates growth of up to 7,000 new residential units through 2035 and no growth cap is proposed as part of the 2035 General Plan Update. The growth policy, therefore, does not represent a constraint on Woodland meeting its RHNP housing allocation.

Building Codes and Enforcement

New construction in Woodland including additions must comply with the 2010 California Building Codes (CBC) and the City of Woodland Floodplain Ordinance. The City of Woodland adopted the 2010 CBC with no major revisions, meaning that there are no extraordinary building regulations that would 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.

On/Off Site Improvement Requirements

The City of Woodland requires that developers complete certain minimum site improvements in conjunction with new housing development (Table E-47). 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. These standards are typical of many communities and do not adversely affect the provision of affordable housing in Woodland.

Table E-47: 2008 Lot Improvement Costs for the City of Woodland

Lot Width	*Curb & Gutter*	*Side-walk*	*Water (lot)*	*Water (st)*	*Storm Drain (st)*	*Sewer (lot)*	*Sewer (st)*	*Street Lights*	*Land-scape*	*Road*	*Total*
30'(1)	916	999	400	1243	1709	400	1320	983	750	1130	$9850
50'	1527	1665	667	1243	1709	667	1320	1639	1250	1884	$13,571
60'	1832	1998	800	1243	1709	800	1320	1967	1500	2261	$15,430
70'	2137	2331	933	1243	1709	933	1320	2295	1750	2638	$17,289

Notes: Cost data is derived from the Beeghly Ranch Subdivision which is located in the Spring Lake Specific Plan area and is assumed to represent the average lot improvement costs for a detached single-family development. Costs assume a front setback of 25 feet and a street width of 35 feet.

(1) Small lot product.

(2) Includes easements.

Source: City of Woodland (Standard Specifications and Details 2007), 2008.

Development Fees and Other Exactions Required of Developers

Table E-48 indicates the development impact fees for a typical 1,200 square foot single-family home outside of the Spring Lake Specific Plan area, while Table E-49 shows what it would cost inside the SLSP area. A 1,200 square foot home was used for comparison as an example of a modestly-sized three-bedroom home, more likely to be affordable to a wider range of income levels and suitable to a range of household types. The City Council approved an urgency ordinance in December 2008 to allow the deferral of development impact fees (MPFP fees) for residential and non-residential projects and extended through June 30, 2013 for residential projects. 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 12 months. The City Council may extend the deferral period. For residential projects, the deferred fees are due at final inspection, but no later than the maximum deferral period, whichever occurs first. Residential deferrals do not incur interest charges. The City Council on May 7, 2013 will consider a City staff recommendation to extend the deferral program for an additional two years.

A comparison of the fees shows a $37,887 difference between the SLSP area and non-SLSP locations for a typical 1,200 square foot single-family home. This difference is attributable to the payment of the Spring Lake Infrastructure Fee (SLIF) and a Fiscal Deficit Fee at building permit issuance. The comparison of fees does not include the payment of other Spring Lake-related fees (fire operations & maintenance fund fee, habitat education fee, offsite affordable housing fee, and public transit fee), a total of $2,170, which are due at final map. In addition, the comparison does not include the payment of the Storm Drainage Fee 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. 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% 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 E-48: Development Impact Fees Outside of Spring Lake Specific Plan Area

City Development Impact Fees for Single-Family Unit	
General City	$794
Fire	$1,224
Library	$49
Police	$1,047
Wastewater	$5,744
Water	$527
Parks & Recreational Facilities	$6,594
Roads	$5,292
Major Projects Financing Plan Administration Fee	$160
Surface Water	$2,742
Surface Water Administration Fee	$21
Total Fees Due at Building Permit Issuance	**$24,194**
Non-City Development Impact Fees	
Yolo County Facilities & Services Authorization Fee	$3,141.60
Woodland Joint Unified School District Fees (based on 1,200 square foot home)	
Southeast Area Specific Plan Area	$6,946.21
All other areas of City (not including Spring Lake Specific Plan Area)	$3,840

Notes: Total does not include the Storm Drain Facilities Impact Fee which ranges from $1,487 to $8,347 per acre for single-family development. Plan Check and Building Inspection Fees not included in table.

Table E-49: Development Impact Fees for Spring Lake Specific Plan Area

City Development Impact Fees for Single Family Unit	
General City	$794
Fire	$1,224
Library	$49
Police	$1,047
Wastewater	$5,744
Water	$527
Parks & Recreational Facilities	$3,627
Roads	$5,292
Surface Water	$2,742
Major Projects Financing Plan Administration Fee	$158
Total Development Impact Fees	**$21,204**
Spring Lake Infrastructure Fees (SLIF) (Due at Building Permit Issuance)	
Roadway*	$15,601
Water*	$2,157
Sewer*	$3,359
Drainage*	$10,157
Parks	$6,591
On-going Administration Costs	$1,512
Total SLIF Fees	**$39,377**
Fiscal Deficit Fee (Due at Building Permit Issuance)	$1,500
Total Fees Dues at Building Permit Issuance	**$62,081**
Fees Due at Final Map	
Fire Operations & Maintenance Fund Fee (per unit)	$771
Habitat Education Fee (per unit)	$56
Offsite Affordable Housing Fee (applies only to market-rate single family)	$1,100
Public Transit Fee (per unit)	$243
Total Fees Due at Final Map (per unit)	**$2,170**
Non-City Development Impact Fees	
Yolo County Facilities & Services Authorization Fee	$3,141.60
Woodland Joint Unified School District Fees (based on 1,200 square foot home)	$5,688

Notes: *Allowed to be used for SLIF credits. No Storm Drain Development Impact Fees for Spring Lake. Plan Check and Building Inspection Fees not included in table.

Table E-50 lists the development impacts fees for construction of a multi-family development. Similar to fees for single-family developments (Tables E-48 and E-49), the cost is higher within the Spring Lake Specific Plan Area. The total development impact fees within Spring Lake are $41,653, while those outside are $18,110. 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. 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 does not include 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 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 E-50: Development Impact Fees for Multi-Family Development

City Development Impact Fees for a Multi-Family Unit in Spring Lake Specific Plan Area	
General City (per unit)	$662
Fire (per unit)	$917
Library (per unit)	$41
Police (per unit)	$873
Wastewater (per unit)	$4,788
Water (per unit)	$323
Parks & Recreational Facilities (per unit)	$3,022
Roads (per unit)	$3,862
Surface Water	per project
Major Projects Financing Plan Administration Fee (per unit)	$127
Storm Drainage Facilities Fee (per unit)	$0
Spring Lake Infrastructure Fee (per unit)	$25,988
Fiscal Deficit Fee (per unit)	$1,050
Total Fees Due at Building Permit Issuance (Spring Lake Specific Plan Area)	$41,653
Fees Due at Final Map	
Fire Operations & Maintenance Fund Fee (per unit)	$540
Habitat Education Fee (per unit)	$40
Public Transit Fee (per unit)	$170
Total Fees Due at Final Map (Spring Lake Specific Plan Area)	**$750**
City Development Impact Fees for a Multi-Family Unit outside of Spring Lake Specific Plan Area	
General City (per unit)	$662
Fire (per unit)	$917
Library (per unit)	$41
Police (per unit)	$873
Wastewater (per unit)	$4,788
Water (per unit)	$323
Parks & Recreational Facilities (per unit)	$5,494
Roads (per unit)	$3,862

Table E-50: Development Impact Fees for Multi-Family Development

Major Projects Financing Plan Administration Fee (per unit)	$127
Surface Water Fee	See below
Surface Water Administration Fee	See below
Storm Drainage Facilities Fee (per acre)	$2,231 - $12,521
Total Fees Due At Building Permit Issuance (Outside Of Spring Lake Specific Plan Area, Doesn't Include Storm Drainage Facilities Fee, Surface Water Fee, and Surface Water Administration Fee)	**$17,087**
Non-City Development Impact Fees	
Yolo County Facilities & Services Authorization Fee (per unit)	$2,307.80
Woodland Joint Unified School District Fees	
Areas Outside of Southeast Area Specific Plan & Spring Lake Specific Plan Area (per square foot)	$3.20
Southeast Area Specific Plan (per unit)	$2,911.13
Spring Lake Specific Plan Area (per square foot)	$4.74

Table E-51 identifies the estimated fees and development costs per unit that would be collected for a new 1,200 square foot home and a 156 unit multi-family complex. The single-family home is counted as one unit for comparison. In 2007, the Terracina at Spring Lake Family Apartments development was completed at a cost of $32 million. The 156unit development provides 85 units for very low-income and 71 units for low-income households.

The total estimated development impact fees per unit for a single-family home inside the Spring Lake area is $62,801 and the typical estimated cost of development per unit is $267,318. The estimated development impact fee per a multi-family unit in the Spring Lake Area is $41,653, and the typical estimated cost of development per unit is $205,128 (based on the Terracina at Spring Lake Family Apartments). The overall cost of developing a multi-family unit is $83,338 less than a single-family unit.

Table E-51: Impact Fees and Development Costs Per Unit for Single-Family and Multi-family Developments in the Spring Lake Area

Development Cost for a Typical Unit	*New Single-Family*	*New Multi-family*
Total estimated development impact fees per unit	$62,801	$41,653
Typical estimated cost of development per unit	$267,318[1]	$205,128[2]
Estimated proportion of fee cost to overall development cost (development impact fees and construction costs) per unit	17.6%	16.3%

Note: Total estimated development impact fees per unit were taken from the total development impact fees due at building permit issuance (Tables E-48 to E-50).

[1] Typical estimated cost of development per unit for New Single-Family was derived from taking $330,119 from Table E-55 (inside the Spring Lake area), subtracting estimated fees per unit ($62,801) = $267,318.

[2] Typical estimated cost of development per unit for the new multi-family is based on the development cost for Terracina at Spring Lake Family Apartments (2007).

Source: City of Woodland, 2013.

Table E-52 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.

Table E-52: City of Woodland Planning Fees, 2012

Permits/Entitlements	
Conditional Use Permit	$3,807
General Plan Petition	$588
General Plan Amendment	$5,540
Variance	$2,075
Zone Change	$5,340
Site Plan Review (Multi-family)	$2,287
Design Review (Multi-family)	$1,186
Design Review (Single Family)	$363
Design Review (Subdivision >10 units)	$2,528
Environmental	
Categorical Exemption	$514
Initial Study	$6,155
Negative Declaration	$1,922
Mitigated Negative Declaration	$3,974
Land Division	
Certificate of Compliance	$276
Lot Line Adjustment	$651
Lot Merger	$942
Tentative Parcel Map	$3,353
Tentative Subdivision Map	$8,014 + $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 Community Development Department, 2013.

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. With the economic downturn however, the strategy is not working and has become an impediment to growth.

The City worked with the Spring Lake development community to find ways to facilitate development despite the unavailability of bond financing. To that end, the City Council has approved modifications of the building unit allocation for Spring Lake to facilitate continued

development in Spring Lake. However, cost of infrastructure improvements and the building unit allocation in Spring Lake has functioned as a constraint in the past. 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.

Processing and Permit Procedures

Permit Processing

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 E-53 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%.

Table E-53: Timelines for Permit Procedures (Estimates)

Type of Approval or Permit	*Processing Time*	*Reviewing Body*
Site Plan Review	2 - 6 weeks	City Staff (Planning Commission if CUP required and then 8 to 12 weeks)
Zoning Administrator Permit	6 - 8 weeks	Community Development Director
Conditional Use Permit	8 - 12 weeks	Planning Commission
Variance	8 - 12 weeks	Planning Commission
Zone Change	12 - 24 weeks	City Council
General Plan Amendment	12 - 24 weeks	City Council
Architectural/Design Review – minor	2 - 6 weeks	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.

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 Community Development Director. Minor use permit hearings are publicly noticed and take place at the discretion of the Community Development Director. 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 because of the close working relationship between City staff, developers, and the decision-making body. Table E-54 outlines typical approval requirements for a 30-unit subdivision and a 50-unit multi-family project.

Table E-54: Typical Processing 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.

Second-Unit Ordinance

Woodland's Second-Unit Ordinance includes guidelines for residents who wish to construct a second-unit on their property. In accordance with State law, applications are reviewed ministerially, and approved at the staff level. The ordinance set forth criteria for the application of second units including the definition of a second-unit, the maximum allowable square footage, and the development standards for these units. Criteria for second units include:

- No more than one additional dwelling unit is allowed on any one legal lot or parcel.
- Second units must conform to setback requirements of the zoning district applicable to primary residence.
- The second dwelling unit shall incorporate the same or similar architectural features as the primary residence.
- One on-site parking spot (uncovered) is required per unit.

These criteria are comparable to the requirements for other residential uses, and do not represent a constraint on the production of second units.

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 E-4 and E-5 illustrate the City's design review process. Figure E-4 lists the steps for projects that require a discretionary permit, such as a conditional use permit. Figure E-5 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.

The guidelines include objective parameters for both single-family and multi-family projects including emphasizing entryways, deemphasized garages, using appropriate window forms, varying 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.

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.

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 25-21-85, "Reasonable Accommodation for Persons with Disabilities." The Code establishes a process and provides criteria for reviewing reasonable accommodation requests for persons with disabilities. Section 25-21-85 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."

Woodland implements and enforces Chapter 11, of the 2010 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.

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.

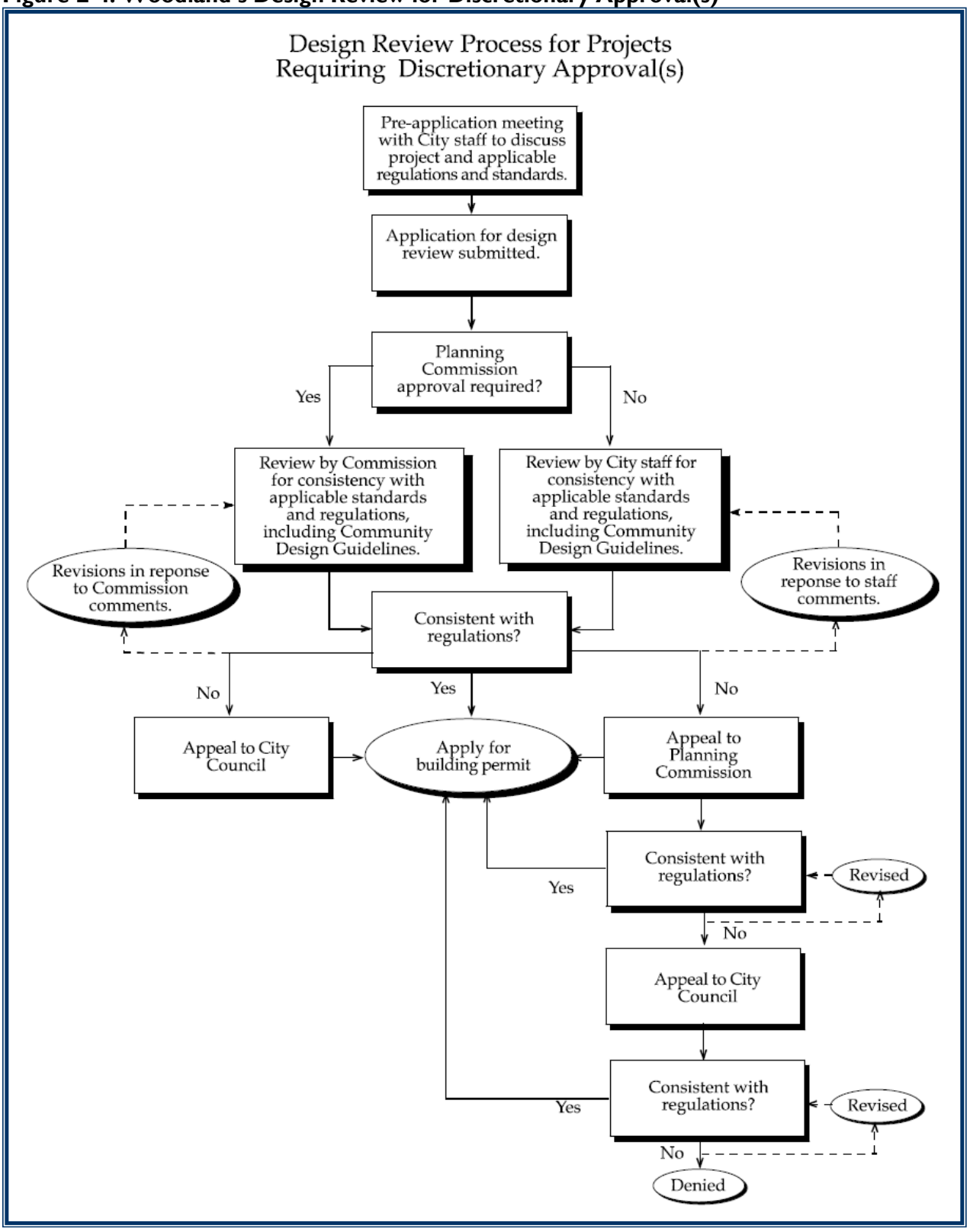
The City permits housing for special needs groups—which includes the disabled—without regard to distances between such uses or the number of uses in any part of the City. The Land Use Element of the General Plan does not restrict the siting of special needs housing.

The Woodland Zoning Ordinance provides the following definition of "family."

> ***One (1) 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.***

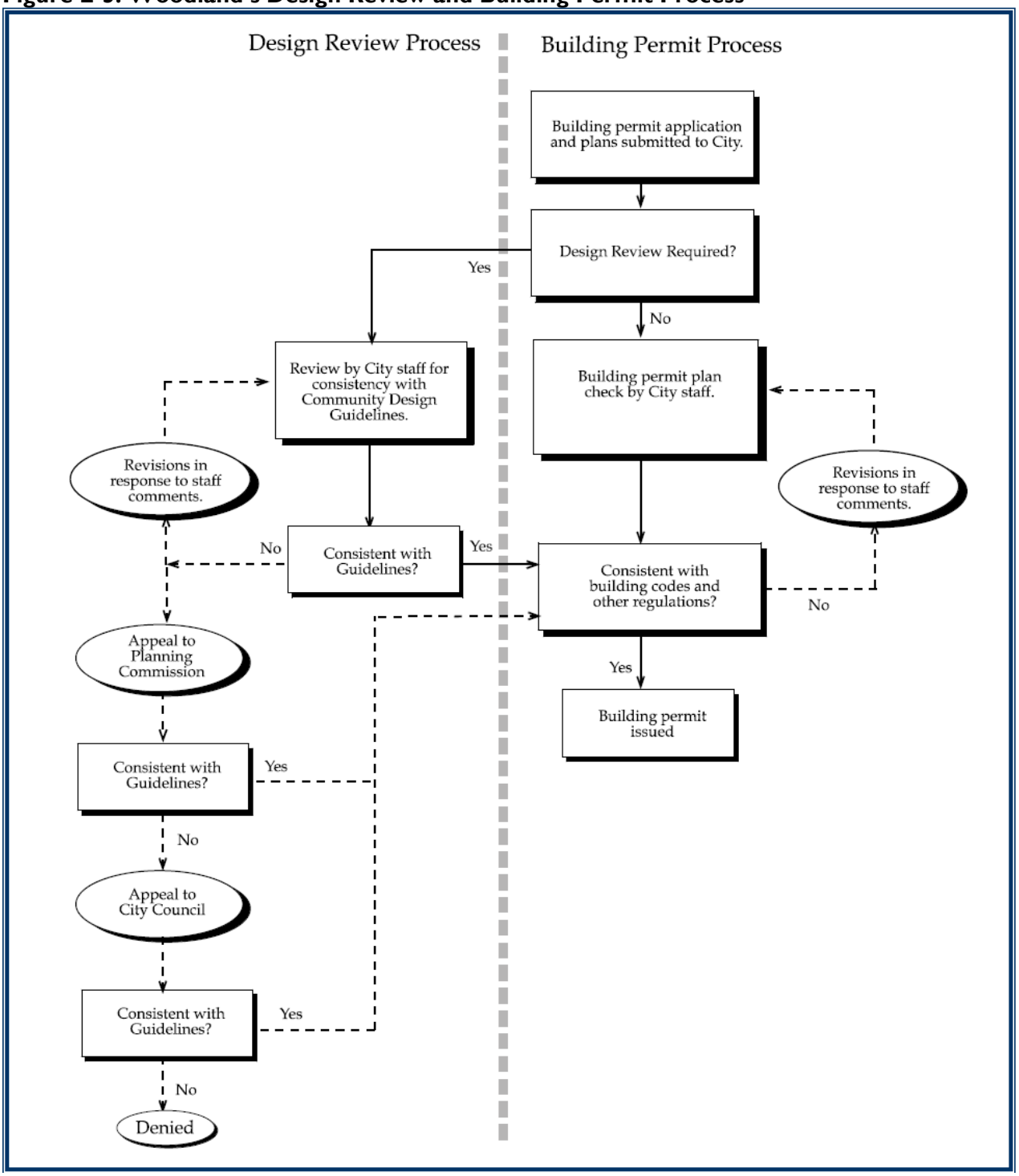
The Zoning Ordinance's definition of family does not constrain housing for persons with disabilities.

Figure E-4: Woodland's Design Review for Discretionary Approval(s)



Source: City of Woodland.

Figure E-5: Woodland's Design Review and Building Permit Process



Source: City of Woodland.

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. To remove this constraint, the City will need to amend its zoning code to permit a "Residential Care Home" that allows more than six guests in its R-M zone.

POTENTIAL NON-GOVERNMENTAL CONSTRAINTS

Availability of Financing[6]

The availability of financing for residential development and home mortgages in Woodland is partly a function of local conditions but mostly dependent on the nationalized home mortgage market. Since the start of the Great Recession in October 2008, the federal government has largely assumed responsibility for the American home mortgage market. Banks and other for-profit financial services companies lend money to homeowners, but mostly based on guarantees and other support the government provides through Fannie Mae, Freddie Mac, and other government institutions. During the turmoil of 2009 – 2010, home loans were difficult to obtain as lenders tightened credit requirements. Refinancing was even more difficult for homeowners with high interest fixed loans or adjustable / indexed rates. This credit tightening contributed to the home foreclosure crisis.

Fannie Mae and Freddie Mac guaranteed nearly 70 percent of new mortgages in 2012, accounting for $5 trillion, or about half, of the nation's mortgage market. Most of the balance (21 percent) is financed by the Federal Housing Authority and the Department of Veteran's Affairs. The large presence of these federal agencies, in combination with the Federal Reserve's ongoing efforts to keep interest rates low, means that home mortgage rates have been at historic lows for several years, reaching the mid-3 percent range in late 2012 and early 2013 for 30-year fixed home loans to buyers with good credit ratings and significant down payments. Homebuyers with good credit and the ability to make a down payment have better access to home loans compared to the period between 2008 and 2011.

On the homebuilding side of finance, the near collapse of the nation's financial system in 2008 meant that commercial credit for residential construction nearly shut down. The greatest barrier to increased commercial lending for residential development in recovering markets is that banks, because of federal restrictions, are limited in their ability to lend money for land development. These restrictions have impacted small and medium-sized builders that depend on commercial credit in contrast to larger, publicly held companies that raise funds in equity markets.

Nevertheless, financing for home builders is slowly improving. During the timeframe of this Housing Element, both home loans and commercial lending for residential development is

[6] Sources for this section include Jesse Eisinger, We've Nationalized the Home Mortgage Market. Now What? ProPublica, Dec. 18, 2012; and CNBC at www.cnbc.com/id/48690097/US_Home_Builders_Begin_to_See_Credit_Thaw

expected to become more readily available but will remain an impediment to accommodating the region's housing needs.

Land Costs

A search of residential land for sale in late March 2013 found a range parcel sizes and costs. The cost of undivided land for a five-acre parcel zoned residential was $290,000 ($58,000 / acre). Another lot of 0.45 acres was listed for $300,000. Buildable lots subdivided for single-family homes with stubbed out utilities ranged in cost from $59,000 to $99,000 for lots sizes ranging from 7,000 square foot to quarter-acre parcels. Individual lots of approximately one acre ranged in cost from $118,800 to $122,400.[7]

Development Costs

Required Site Improvement Costs (Finished Lots)

Upon securing the raw land, a residential developer would have to make certain site improvements to "finish" the lot before a home could actually be built on the property. Such improvements would include the installation of water mains, fire hydrants, sewer mains, storm drainage mains, and street lights and the construction of streets, curbs, gutters, and sidewalks. In addition, the developer is required to provide a deposit for street trees pursuant to the City fee schedule for a lot's street frontage. Site improvement costs for a single-family lot in Woodland are estimated at $25,000 to $30,000. This estimate does not include the cost of land.

Construction Costs

According to the City, construction costs in the region have increased over the past several months due to increases in building materials costs. However, labor costs in general have actually remained stable. In 2013, construction costs (including materials and labor) range from $100 to $150 per square foot ($120,000 - $180,000) for a typical 1,200 square foot single-family home in Woodland.

Total Housing Development Costs

As shown in Table E-55, the total of all housing development costs discussed above for a typical entry-level single-family home (1,200 square feet), including land, site improvements, construction costs, fees and permits (as shown in Tables E-48 to E-50). This figure does not include developer profit, marketing, or financing costs.

[7] Source: http://template.metrolistmls.com/sacramentobee, March 24, 2013 search.

Table E-55: Estimated Single-Family Housing Development Costs

[1]Finished Lot Price	$25,000 - $30,000
Land Costs Spring Lake Specific Plan Area	$86,667
Land Costs Remaining Areas	$61,667 - $66,667
Total Construction Cost	$150,000 - $180,000
Total Development Impact Fees Spring Lake Specific Plan Area +Yolo County Development Impact Fees	$62,801 + 3,141.60 = $65,942.60
Total Development Impact Fees Remaining Areas + Yolo County Development Impact Fees	$24,194 + 3,141.60 = $27,335.60
Permit Fees (Plan Check & Building Inspection)	$2,592
Developer Fees (School) Spring Lake Specific Plan Area	$5,688
Developer Fees (School) Southeast Specific Plan Area	$6,946.21
Developer Fees (School) All Other Areas of City	$3,840
Spring Lake Area Total Development Cost	**$335,890 - $370,890**
Southeast Area Total Development Cost	**$273,541 - $313,541**
Remaining Areas Total Development Cost	**$270,435 - $310,435**

Notes: Prices based on a new 1,200 square foot single-family residence with 450 square foot garage. Total Housing Development Costs for the Southeast Specific Plan Area and other areas of the City do not include the Storm Drainage Fee which ranges from $1,487 to $8,347 per acre for single-family development; the Spring Lake Specific Plan Area does not pay the fee.

1 Finished Lot Price does not include cost of land.

2 Total numbers have been rounded off to the nearest dollar.

Source: City of Woodland Community Development Department, Remax Reality.

E.5 Evaluation of Existing Programs

EFFECTIVENESS OF THE ELEMENT

The following section reviews and evaluates the City's progress in implementing the 2009 Housing Element. Table E-56 presents the difference between projected housing need and actual housing production. Table E-57 contains a review of the results and effectiveness of programs, policies, and objectives from the previous Housing Element planning period which covered the period of 2008 to 2013.

Table E-56: Woodland Progress towards RHNA 2006-2013

	Very Low	*Low*	*Moderate*	*Combined Very Low, Low, and Moderate*	*Above Moderate*	*Total*
Total RHNA Allocation (2006-2013)	**425**	**266**	**238**	**929**	**942**	**1,871**
Units Built/Under Construction	85	71	0	156	44	200
Approved/On-Line Units	278	245	23	546	1,224	1,770
Total Units Built or Approved	363	316	23	702	1,268	1,970

Source: City of Woodland Community Development (March 5, 2013)

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Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

Program	*Action*	*Responsibility*	*Timeframe*	*Objective (quantified/qualified)*	*Result*	*Evaluation*	*Should the City Continue As-Is, Modify, or Remove this Program and Why?*
2.1	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: zero lot lines, cluster development, private streets, higher densities, mixed uses, parking and setback variations and other innovative approaches. The City shall establish guidelines to promote alternative land use development.	Community Development Department, City Manager, Planning Commission, City Council	Ongoing		The City continues to work with developers on the use of Planned Development Overlay Zones to reduce housing costs.	While residential construction slowed significantly during the planning period, and the overall program success cannot be measured, the City continues to work with developers on this program.	The City should continue this program. During the General Plan update, guidelines to promote alternative land use development will be established to encourage innovative designs to reduce overall housing development costs. Established Guidelines will enhance and improve the program.
2.2	The City shall continue to cooperate with and advise developers in the use of the City's Density Bonus Incentive Program as contained in §25-21-25 of the Zoning Ordinance. Bonus incentives are available to developers for including lower income units in their projects. Housing projects with 5 or more units are eligible by reserving 10 percent of the total number of proposed units for lower-income households; 5 percent of the total number of proposed units for very low-income households; a senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code; or at least 10 percent of the total dwelling units in a condominium project as defined in subdivision (f) of the Civil Code Section 1351 or in a planned development as defined in subdivision (k) of Civil Code Section 1351, for persons and families of moderate, and defined in Health and Safety Code Section 50093.	Community Development Department, City Manager, Planning Commission, City Council	Ongoing		No additional bonus incentive projects have been constructed since the Terracina Spring Lake Family Apartments in 2008.	While no additional bonus incentive projects have been constructed since Terracina in 2008, it is a viable option for the development of affordable units.	The City should continue this program and provide a one page fact-sheet to advise developers regarding its availability and applicability.
2.3	The City shall continue to cooperate with Yolo County, other cities in the County, developers and builders and with financial institutions to secure tax-exempt mortgage revenue bonds.	Community Development Department, City Council, Planning Commission	Ongoing		No projects were funded with tax-exempt mortgage revenue bonds this housing period. The City continues to work with developers on the use of this funding option for the delivery of affordable housing units.	Residential construction slowed significantly during the planning period and the overall program success should not be measured as a failure due to the housing collapse. Several affordable projects were partially funded with tax-exempt mortgage revenue bonds during the previous cycle and bonds are considered a viable financing option.	This program has been successful in providing funding for affordable rental housing projects in the past. The City should continue this program and actively work with affordable housing developers interested in multi-family housing bonds.

Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

Program	*Action*	*Responsibility*	*Timeframe*	*Objective (quantified/qualified)*	*Result*	*Evaluation*	*Should the City Continue As-Is, Modify, or Remove this Program and Why?*
2.4	The City shall annually review its eligibility for various federal and state programs that will provide rehabilitation and maintenance assistance for 258 low-income units and special needs groups. The City shall submit applications for programs for which the City is eligible, as appropriate.	Community Development Department	Annually		City of Woodland CDBG funding allocations during the period of FY 2008-2009 through FY 2012-2013 have included the City's First Time Homebuyer Assistance Program for low-income households, a foreclosure prevention program with Legal Services of Northern California (LSNC), the City's CDBG Owner-Occupied Rehabilitation Program, the Fair Housing Hotline operated by LSNC (multiple funding years), the Yolo Wayfarer Center emergency shelter (multiple funding years), New Dimensions Supportive Housing for mentally ill adults (multiple funding years), the Sexual Assault and Domestic Violence Center emergency shelter (multiple funding years), Short Term Emergency Aid Committee (homeless prevention), Yolo County Care Continuum supportive housing rehabilitation (mentally ill adults), Habitat for Humanity Yolo County's Heidrick Ranch duplex build (payment of development fees), and Summer House accessible entrance (developmentally disabled adults). Quantified results are listed below in other program accomplishments.	The program has been effective to support rehabilitation and maintenance assistance for existing affordable housing stock.	The City should continue this program and will submit applications for funding programs as appropriate.
2.5	The Planning Commission shall hold a meeting each year to review the Housing Monitoring Report and make a report to the City Council.	Community Development Department, Planning Commission, City Council	Annually		Housing staff continues to monitor affordable projects and has produced semi-annual reports for the Planning Commission and City Council. Due to limitation of staff availability there have been gaps in formal annual Housing Monitoring Reports. Formal reports for two public meetings are a challenge to prepare annually with staff constraints.	An annual report with two public meetings may be too onerous for the City staff. The housing report information can be conveyed by a less time consuming method such as a staff memorandum or "report card".	The City should continue the annual evaluation component of this program, but the program should be modified to allow for flexibility of how the information is presented. Staff can prepare a report or memo to the Planning Commission and the City Council on an annual basis.

Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

Program	*Action*	*Responsibility*	*Timeframe*	*Objective (quantified/qualified)*	*Result*	*Evaluation*	*Should the City Continue As-Is, Modify, or Remove this Program and Why?*
2.6	The City shall accommodate development of at least an additional 34 units at densities that will facilitate production of housing affordable to moderate-income households by redesignating sufficient vacant land as Medium Density Residential (MDR: 8-16 units/gross acre). If, at any time, the supply of sites zoned for multi-family housing falls below the quantity of land required to accommodate the City's remaining need for sites to accommodate higher density multi-family housing during the Housing Element planning period, the City shall initiate redesignations and rezonings to provide additional land. The City shall ensure that future sites designated for higher-density housing are large enough to provide for economies of scale in construction and are located near transit stops or arterial streets by maintaining an inventory of potential sites that meet those criteria. Procedures to increase residential densities in the Spring Lake Specific Plan shall be reviewed for possible city-wide application. The Redevelopment Agency will also consider rezones from commercial districts to mixed-use districts to allow for residential densities. Where feasible and appropriate, the City shall also consider the redesignation of vacant land as High Density Residential (HDR: 16-25 units/gross acre).	Community Development Department, Redevelopment Agency, Planning Commission, City Council	Ongoing Monitoring of Availability of Sites	Accommodate development of at least an additional 34 units at densities that will facilitate production of affordable to moderate-income households by redesignating sufficient vacant land as MDR 8-16 units per acre.	City has sufficient amount of vacant land zoned for moderate-income housing with 32.7 acres of R-15 sites in Spring Lake, providing capacity to accommodate 34 moderate-income households. The City has sufficient multi-family zoning in the Spring lake Specific Plan area to meet its remaining RHNA need during the Housing Element planning period.	Due to the slowdown in development during this housing period, the supply of sites for multi-family did not fall below the quantity of land needed to accommodate the City's RHNA. The Spring Lake Specific Plan project contains vacant land at densities that can accommodate production of 34 moderate-income units. The program has been an effective safeguard to facilitate accommodation.	The specific rezoning portion of this program has been completed. This program should continue, with modifications to reflect the revised land inventory for the 2013-2021 RHNA period.
2.7	The City shall seek financial assistance from and cooperation with the City of Woodland Redevelopment Agency to provide financing to assist housing construction of very low-income units, low-income units, and moderate-income units that serve families and special needs groups using its 20 percent housing set-aside funds, HOME, CalHome, and other Federal and State funding sources.	Community Development Department, City Manager, City Council, Redevelopment Agency Board of Directors	Annually	21 very low-income units, 27 low-income units, and 5 moderate-income units	The Redevelopment Agency was dissolved by February 2012 and associated RDA housing funds are no longer available. RDA low-moderate incoming housing funds were not used in FY 2010-11. The City actively pursues applications to augment the affordable housing stock of Woodland. The program has contributed to: • 29 VLI units in Casa Del Sol Mobile Home Park • YCH Crosswood Apartment acquisition of48 affordable units • 43 VLI and LI units in the Rochdale Grange housing project (completed in 2011). The City was award an $800,000 HOME grant in 2011 to assist lower income first time homebuyers	Program will be less effective because the RDA has been dissolved and the 20 percent RDA funds are no longer available. The City will not be able to provide staff resources to fill the role of the former Redevelopment Agency and therefore the scope of the program should be smaller during the 2013-2021 planning period.	The City should modify this program to remove references to the Redevelopment Agency and associated funding, but should continue to submit applications for appropriate programs as staff time permits.

Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

Program	*Action*	*Responsibility*	*Timeframe*	*Objective (quantified/qualified)*	*Result*	*Evaluation*	*Should the City Continue As-Is, Modify, or Remove this Program and Why?*
2.8	The City shall allocate CDBG funds for the provision of extremely low-income, very low-income units, low-income units, and moderate-income housing units. The City shall support the Redevelopment Agency in the identification of sites, the establishment of partnerships, and the pursuit of CDBG funds.	Community Development Department, Redevelopment Agency, City Manager, City Council	Annually	8 extremely low-units, 8 very low-income units, 7 low-income units, and 3 moderate-income units	29 VLI units at Casa Del Sol were added using in part CDBG funds. The City allocated CBDG funds for First Time Homebuyer loans in the amount of $19,900 and three housing rehabilitation loans in the amount of $88,988.	The CDBG funds contributed to construction of 29 VLI units and funded two different housing loan programs during this housing period. The program currently references provision of units which does not reflect the flexibility the City needs to address its housing program needs and/or funding availability year to year.	The City should continue this program with modifications to remove references to the Redevelopment Agency. The City should continue to allocate CDBG funds for the provision of ELI, VLI, LI, and moderate-income housing units or to fund housing programs.
2.9	The City shall allocate funds for transitional housing and other special-needs housing.	Community Development Department, City Council	Ongoing	7 low-income units	The City provided CDBG funds for operations of the New Dimension Supportive Housing, for the purchase of an emergency generator to serve the St. John's Retirement Village, and for the operations of the Sexual Assault and Domestic Violence Center's Shelter program.	The City was able to provide improvements to existing housing programs, but it did not meet the goal of providing 7 additional low-income units with this program. The program currently references funding transitional housing or special-needs housing which does not reflect the flexibility the City needs to address its housing program needs and/or funding availability year to year.	The City should continue this program, with modifications to include funding for transitional housing and other special-needs housing programs in addition to funding units serving these populations.
2.10	The City shall continue to implement §6A-3-30 (Affordable Housing - Incentives) of its Municipal Code that states that the City Council may, after review by the Planning Commission, grant incentives to developers of affordable housing that it deems appropriate, including but not limited to the following: 1) waiver and/or deferral of all or a portion of City development fees; 2) waiver or modification of City development standards; or 3) assistance in obtaining such federal, state, or local financing and/or subsidies.	Community Development Department, City Council, Planning Commission	Ongoing on a case-by-case basis		In July 2011, the City Council approved up to $910,000 in funding assistance through its Spring Lake Affordable Housing fund for the Mutual Housing at Spring Lake affordable housing project. The project will result in 101 rental units for very low and low income households. To date, 62 of the101 units have been constructed. During this planning period, 156 units have been built or existing units preserved for people with very low- and low-incomes.	The affordable Housing Incentives provide a menu of possible inducements to meet inclusionary housing requirements which has successfully facilitated the construction of affordable units. The success of the program is limited by the development of market rate units.	The City should continue this program.
2.11	The City shall continue to facilitate the provision of emergency shelter beds 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 has maintained its contract with the Yolo County Homeless Coordinator. The City participates in events hosted by the Homeless Coordinator, such as the annual Yolo County Homeless Summit and semiannual homeless count that is	The program has been successful in terms of efficiently sharing resources and services with Yolo County.	The City should continue this program.

Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

Program	*Action*	*Responsibility*	*Timeframe*	*Objective (quantified/qualified)*	*Result*	*Evaluation*	*Should the City Continue As-Is, Modify, or Remove this Program and Why?*
					required by HUD for Continuum of Care assistance. Along, with Yolo County, the City has adopted the "One at a Time: Ending and Preventing Homelessness in Yolo County (2010-2020)" 10-year plan to end homelessness.		
2.12	The City shall review the HUD Section 8 voucher program administered by Yolo County Housing and encourage the Housing Authority to raise its payment standard to 110 percent of HUD Fair Market Rent (FMR)	Community Development Department	Ongoing		No action was taken.	With CDD staff positions eliminated due to budget cuts, staff time was not available to address the work program. It is unlikely that staff will have time to champion this program during the next planning cycle.	The City should not continue this program.
2.13	The City shall continue to contract for the services of Yolo County's Homeless Coordinator. Program to be funded through the General Fund and Housing Monitoring Funds.	Homeless Coordinator, Redevelopment Agency, City Council	Ongoing		The City has maintained its contract with the Yolo County Homeless Coordinator. The City participates in events hosted by the Homeless Coordinator, such as the annual Yolo County Homeless Summit and semiannual homeless count that is required by HUD for Continuum of Care assistance. Along, with Yolo County, the City has adopted the "One at a Time: Ending and Preventing Homelessness in Yolo County (2010-2020)" 10-year plan to end homelessness. CDBG funds were allocated for early literacy activities for children at Wayfarer Center.	General Fund funding as a funding source is not absolute, but the City recognizes the benefit of the program and its success in terms of efficiently sharing resources and services with Yolo County.	The City should continue this program and modify the reference that the funding source may include, but is not limited to General Fund and Housing Monitoring Funds.
2.14	The City shall require relocation assistance in compliance with State law to tenants relocated as a result of removal of housing by the City or the RDA.	Community Development Director, Redevelopment Agency	Ongoing as needed		N/A	No housing was removed by the City (or Redevelopment Agency).	The program should continue, but should be modified to remove the reference to RDA.
2.15	The City shall continue to enforce the provisions of its Affordable Housing Ordinance (Chapter 6A of the Municipal Code) that require that 10 percent of all new for-sale units in any residential project consisting of eight or more units shall be affordable to low-income households. For multi-family rental projects with ten or more units, 10 percent of all new units shall be affordable to low-income households, and an additional 20 percent shall be affordable to very low-income households. In the alternative, a developer may elect to make 25 percent of the multi-family rental units affordable to very low-income households. The City shall continue to enforce the	Community Development Department	Ongoing	155 very low-income units, 177 low-income units, and 91 moderate-income units	The Spring Lake "offsite" fee of $1,100 per market rate unit has yielded 74 affordable units dispersed throughout the City. Approved Standard Pacific and Pulte Homes subdivisions will yield 20 low income and 4 moderate units of which 3 low income have been provided.	This program has made progress in implementing this program, but has not reached the quantified objective because the success of the program is limited by the development of market rate units, and housing development occurred at a slower rate than projected. The program yields affordable units when new housing	The City should continue to implement this program.

Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

Program	*Action*	*Responsibility*	*Timeframe*	*Objective (quantified/qualified)*	*Result*	*Evaluation*	*Should the City Continue As-Is, Modify, or Remove this Program and Why?*
	provisions of the Southeast Area Specific Plan that require corner lots to provide split-lot duplex housing with an overall goal of providing 10 percent of the for-sale units affordable to moderate-income households. 25 percent of multi-family units shall be affordable to low-income households with 10 percent reserved for very low-income households. To the extent the affordable housing requirements in the Southeast Area Specific Plan differ from the requirements of Chapter 6A, the provisions of the specific plan shall govern. The City shall enforce the provisions of the Spring Lake Specific Plan that require that 10 percent of the units in a for-sale residential project shall be affordable to low-income households. For multi-family rental projects, 20 percent of the units shall be affordable to very-low income households, and 10 percent of the units shall be affordable to low-income households. In the alternative, a developer may make 25 percent of the units affordable to very-low income households. To the extent the affordable housing requirements in the Spring Lake Specific Plan differ from the requirements of Chapter 6A, the provisions of the specific plan shall govern.					development occurs.	
2.16	The City shall amend Chapter 25 of the Municipal Code to permit transitional and supportive housing as a residential use and only subject to those requirements that apply to other residential uses of the same type in the same zone as required by Senate Bill 2, which took effect in 2008.	Community Development Director, Planning Commission, City Council	Within one-year of Housing Element Certification		On March 3, 2013, the City Council approved a zoning amendment to the Woodland Municipal Code to include transitional and supportive housing as residential uses, only subject to those restrictions that apply to other residential uses of the same type in the same zone.	Program was completed successfully.	The objective of this program has been achieved. The program should not be continued.
2.17	The City shall amend East Street Specific Plan to allow emergency shelters as a permitted use in the Mixed Use Residential/Commercial (Area C) and the General Commercial (Area E) Areas of the East Street Corridor Specific Plan (ESCSP). Emergency shelters will be subject to the same development and management standards as other permitted uses in the Areas C and E of the ESCSP. Sufficient land is available for at least 1 emergency shelter and objective standards to regulate emergency shelters shall be developed as provided for under SB 2.	Community Development Director, Planning Commission, City Council	Within one-year of Housing Element Certification		On March 3, 2013, the City Council approved a zoning amendment to the East Street Corridor Specific Plan to allow Emergency Shelters as permitted uses in Areas C and E. Sufficient land is available for at least 1 emergency shelter and objective standards are provided to regulate emergency shelters.	Program was completed successfully.	The objective of this program has been achieved. The program should not be continued.
2.18	The City shall contact non-profit builders and agricultural stakeholders to identify suitable and available sites for the development of migrant and seasonal farm worker housing in the Multiple-Family Residential Zone (R-M), the Duplex Residential Zone (R-2), and the Agricultural Zone (A-1). In addition, the City shall amend zoning consistent with Health and Safety Code Section 17021.5 and 17021.6 to further facilitate housing for farm workers. Other programs to facilitate the development of affordable housing may include fee waivers and reduced development standards.	Redevelopment Agency	Annually		The City Council approved funding of up to $910,000 for the Mutual Housing at Spring Lake affordable rental project on July 20, 2011. The project also received funding through the Serna Farm worker Housing Grant Program and will include units reserved for households employed as agricultural workers. To date, 62 of	The program has had moderate success and provides opportunity for the development of farm worker housing. In addition, new FEMA floodplain maps were issued in 2011 that have removed a large section of the City out of the floodplain making additional land available for the possibility of farm	The City should continue this program, with modifications to propose an amendment to the zoning code to make the code consistent with Health and Safety Code Sections 17021.5 and 17021.6 during the comprehensive zoning update.

Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

Program	*Action*	*Responsibility*	*Timeframe*	*Objective (quantified/qualified)*	*Result*	*Evaluation*	*Should the City Continue As-Is, Modify, or Remove this Program and Why?*
	Financial and technical assistance will be sought from HCD's Office of Migrant Services, the Joe Serna Jr. Farm worker Housing Grant Program, the California Tax Credit-Allocation Committee's Farm worker Housing Assistance Program, and the USDA Rural Development Program.				the units have been constructed.	worker housing at the time the of the General Plan and comprehensive zoning update. The zoning code was not amended to be consistent with Health and Safety Code Sections 17021.5 and 17021.6 due to limited staff availability.	
2.19	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).	Community Development Director, Planning Commission, City Council	Within one-year of Housing Element Certification		No action.	Due to staff decreases and budget reductions, the City will address this program at the time of the General Plan and comprehensive zoning update in 2013-2014. The program cannot be evaluated at this time.	The program should continue, but should be modified to indicate that the City will address this objective during the on-going General Plan and comprehensive zoning update.
2.20	The City shall amend Chapter 25 of the Municipal Code to allow single-room occupancy (SRO) in the A2, A3, and E2 Districts of Downtown Specific Plan (DSP). Development standards will be established that will allow and encourage the construction of new SROs.	Community Development Director, Planning Commission, City Council	Within one-year of Housing Element Certification		No action.	Due to staff decreases and budget reductions, the City will address this program at the time of the General Plan and comprehensive zoning update in 2013-2014. The program cannot be evaluated at this time.	The substance of this program should be addressed during the on-going General Plan and comprehensive zoning update, but the program should be revised to include a focus on pursuing funding for this type of housing, also known as "efficiency units," as well as compliance with the Land Use and Community Design Element policies.
2.21	The City shall provide flexibility on the identification of sites for accommodating its Regional Housing Needs Plan (RHNP) Allocation. A rezone request of a site 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.	Community Development Director, Planning Commission, City Council	Ongoing as needed		N/A	No rezone actions governed by this program were undertaken. The program effectiveness cannot be evaluated at this time.	The program should continue, with modifications to reflect the new RHNA allocation sites and the General Plan and comprehensive zoning update in process.
2.22	The City shall continue rehabilitation and replacement (where required) of substandard residential units using the CDBG program and other available government programs, continue to provide information to all residents regarding available home rehabilitation programs, and increase public awareness of self-help and rehabilitation programs through outreach programs.	Redevelopment Agency	Ongoing	12 extremely low, 12 very low, and 20 low-income units	The City provided CDBG funds for two housing rehabilitation projects in FY 2008 – 09.	The City provided funding for housing rehabilitation, but did not meet the quantified objective of 12 ELI, 12 VLI, and 20 LI units.	This program should be continued, with modifications to reflect the absence of redevelopment funding.
2.23	The City shall continue to include funds in its operating budget for building code and blight enforcement programs.	Community Development Department, City	Ongoing		The City has a half-time code enforcement officer. Code enforcement actions have been	The City continues to include operating funds for code	The City is implementing this program. The program should

Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

Program	*Action*	*Responsibility*	*Timeframe*	*Objective (quantified/qualified)*	*Result*	*Evaluation*	*Should the City Continue As-Is, Modify, or Remove this Program and Why?*
		Council			reduced as a result of staff budget reductions. The Community Development Department has requested funding as part of the FY 2013-14 budget to increase code enforcement to a full-time position.	enforcement, but at a lower level.	continue.
2.24	The City shall review its eligibility for Federal and State home repair, renovation, and replacement programs annually and apply for programs, as appropriate.	Community Development Department	Ongoing		The City provided CDBG funds for two housing rehabilitation projects in FY 2008 – 09.	The City continues to fund repair, renovation, and replacement programs.	The City is implementing this program. The program should continue.
2.25	The City shall continue to periodically update the status of housing conditions to determine the need for housing rehabilitation and the removal of unsafe units.	Community Development Department, Code Enforcement, Building Inspection	Ongoing		The City employs a half-time code compliance officer. A housing conditions study was prepared as part of the 2008 Housing Element Update.	The City continues to include operating funds for code enforcement to monitor housing conditions, but at a lower level.	The City is implementing this program. The program should continue.
2.26	The City will commit assistance to the renovation and rehabilitation of existing mobile home parks in the East Street Corridor through a rezone to eliminate their non-conforming status, for the purposes of preservation and maintenance of affordable housing for very low-, low-, and moderate-income households.	Community Development Department	Ongoing		The City has completed the rehabilitation/renovation and the rezoning of the 156-unit Casa del Sol mobile home park. The City worked closely with the Community Housing Opportunities Corporation (CHOC) to close the final financing for the project. The final funding for the project, a HOME loan, was approved for CHOC in 2011 and 30 new coaches (residential units) were installed during the same year. To date, the new coaches have been rented to lower income houses with the exception of manager's unit and two coaches that remain vacant.	The City has successfully completed this program.	This program should not be continued.
2.27	The City will contact property owners of units at-risk of converting to market rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing. Participation from agencies interested in purchasing and/or managing units at-risk will be sought. Funding assistance, which can be leveraged with outside sources by the non-profit or for-profit developer to either transfer ownership, or provide rent subsidies to maintain affordability, shall utilize all available federal, state, and local financing sources. Property owners are required to give a nine-month notice of their intent to opt out of low-income use restrictions. The City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.	Community Development Department, Redevelopment Agency	Ongoing	144 extremely low, 145 very low-income units	The City continues to monitor affordable housing projects at-risk of converting to market rate housing and offer assistance to maintain the projects as affordable. The City continues to review HUD's information on potential opt-outs and attempt to preserve them. In August 2010, the City Council approved a HOME application for an expiring Section 8 project. While the application was not successful, the City continues to work with Yolo County Housing on preserving	287 units in Woodland have been preserved since 2009. YCH preserved affordability at Crosswood Apartments. Cherry Glen is being preserved by another party, Greenery has been preserved with the use Tax Credits and LMSA funding. Another project, New Dimensions, is considered low-risk because it is owned and managed by the nonprofit Community Housing Opportunities Corporation of Davis and is	This program should be continued, but modified to reflect the absence of redevelopment funding.

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Program	*Action*	*Responsibility*	*Timeframe*	*Objective (quantified/qualified)*	*Result*	*Evaluation*	*Should the City Continue As-Is, Modify, or Remove this Program and Why?*
					affordable units.	dedicated to maintaining the affordability of the project.	
2.28	The City shall continue to strive for greater energy conservation in residential development. Through the Redevelopment Agency, CDBG monies are available for energy efficiency work through their housing rehabilitation program for lower-income households. Additionally, the City will continue to provide information to all residents regarding available home rehabilitation programs, and increase public awareness of self-help and rehabilitation programs through outreach programs.	Redevelopment Agency	Ongoing		The Rochdale Grange project was completed in 2011 and includes solar panels on the Community Center to help supply energy to the complex. Also through the City's CDBG housing rehab program, energy efficiency upgrades are encouraged. These include installing dual paned windows, new insulation and other items that can positively affect energy consumption. The new homes being built by Standard Pacific in Spring Lake are required to have a minimum of 5% of their homes have solar. The Pulte development of 79 homes which is under construction intends to offer solar on 100% of their homes.	The City is making progress in implementing this program.	This program should continue, but should be modified to reflect the absence of redevelopment funding.
2.29	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.	Fair Housing Specialist	Ongoing		Information such as Fair Housing brochures are published in English and Spanish and are on display at the Fair Housing kiosk located at the City's Community Development Department office.	The City is making progress in implementing this program.	This program should continue.
2.30	The City shall affirmatively further fair housing by contracting with the Fair Housing Hotline Project provided through Legal Services of Northern California	Community Development Department, City Council	Ongoing		Legal Services of Northern California is contracted by the City to provide the Fair Housing Hotline Project. Quarterly updates are reported by Legal Services of Northern California.	The City is making progress in implementing this program.	This program should continue.
2.31	The City shall facilitate 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.	Community Development Department	Ongoing		Legal Services of Northern California, Yolo County Housing, and the City jointly held a Fair Housing Workshop in April 19, 2012. Speakers from Legal Services and California Department of Fair Employment and Housing provided an overview of State fair housing laws, disability discrimination, reasonable accommodations and modifications, and legal rights for	The City has participated in an open house, in 2012.	This program should continue.

Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

Program	*Action*	*Responsibility*	*Timeframe*	*Objective (quantified/qualified)*	*Result*	*Evaluation*	*Should the City Continue As-Is, Modify, or Remove this Program and Why?*
					victims of domestic violence and stalking in voucher housing to housing tenants, landlords, and other interested individuals and organizations.		
2.32	The Community Development Department 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 are referred to the Fair Housing Hotline Project for housing.	The City is making progress in implementing this program.	This program should continue.
2.33	The City shall initiate a change to the General Plan and Zoning Ordinance to allow for additional mobile home units to be located in a mobile home park.	Community Development Department, Planning Commission, City Council	Ongoing		No action was taken in FY 2010-11.	No actions governed by this program were undertaken. The program effectiveness cannot be evaluated at this time.	The program should continue, with modifications to reflect the new General Plan and comprehensive zoning update in process.
2.34	The City shall affirmatively further fair housing by contracting with the Fair Housing Hotline Project provided through Legal Services of Northern California	Community Development Director, City Council	Ongoing		Legal Services of Northern California is contracted by the City to provide the Fair Housing Hotline Project. Quarterly updates are reported by Legal Services of Northern California.	The City is making progress in implementing this program.	This program should continue.
2.35	The City shall review and amend its Municipal Code as necessary to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The purpose of this is to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City.	Community Development Department, City Council	Ongoing		Reasonable Accommodation for Persons with Disabilities was added to the Municipal Code in 2004 (§25.21.85).	The City is making progress in implementing this program.	This program should continue.
2.36	The City shall develop measures to encourage developers to use barrier-free design in new housing developments. Such measures could include density bonuses, fee reductions or other incentives. The City shall develop and make available information showing recommended barrier-free design features for residential projects.	Community Development Department, City Council	FY 2009		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. Construction of the Rochdale Grange affordable housing project was completed in 2011 and a number of the first floor units include accessible features. The City Council approved up to $910,000 in funding for the Mutual Housing at Spring Lake affordable housing project on July 20, 2010. A number of the first floor units planned for the project will include accessible features,	The City is making progress in implementing this program.	This program should continue.

Table E-57: Evaluation of Existing City of Woodland Housing Element Policies

Program	*Action*	*Responsibility*	*Timeframe*	*Objective (quantified/qualified)*	*Result*	*Evaluation*	*Should the City Continue As-Is, Modify, or Remove this Program and Why?*
2.37	The City shall increase its educational outreach efforts by assuring that all flyers are available in both English and Spanish regarding fair housing issues as related to migrant and seasonal farm workers. Financial and technical assistance may be sought from California Rural Legal Assistance, the Farm worker Justice Fund, the USDA Rural Development Program, and HCD's Office of Migrant Services	Community Development Department	Ongoing		Fair Housing brochures are published in English and Spanish and are on display at the Fair Housing kiosk located at the City's Community Development Department office. In addition, the Fair Housing Hotline Project can accommodate Spanish speakers.	The City is making progress in implementing this program.	This program should continue.
2.38	The City shall enforce Title 24 provisions of the California Administrative Code for residential energy conservation measures.	Community Development Department	Ongoing		The City adopted the 2010 California Building Standards Code and the 2010 California Green Building Code. Fees for Solar projects have been reduced and plan review times have been streamlined.	The City is making progress in implementing this program.	This program should continue.
2.39	The City shall encourage the continued affordability of both rental and ownership housing by encouraging energy conservation in all existing development. The City will make available an informational fact sheet for distribution that will describe the measures that can be instituted in homes for little cost and will save energy and utility expenses.	Community Development Director, Building Division	Ongoing		No action was taken during FY 2010-11.	No actions governed by this program were undertaken. The program effectiveness cannot be evaluated at this time.	The program should continue, with modifications to reflect the new CAP, General Plan and comprehensive zoning update in process.
2.40	The City shall apply its energy conservation policies in the Spring Lake Specific Plan citywide. 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.	Community Development Director, Public Works Director, Building Division	FY 2009		No action was taken in FY 2010 – 11; however, it should be noted that the California Building Standards Commission approved a "green" building code in July 2008. The code imposes new, increased requirements in the areas of energy efficiency, water conservation, indoor air quality, and moisture control. The code will be phased in between 2009 and 2011 for cities and counties. The requirements of the code are similar to if not more stringent than the energy efficiency provisions of the Spring Lake Specific Plan.	The City has not taken action to implement this program; however, changes in the California Building Code accomplish the goals of this program without action required on the part of the City.	This program should be continued.

PROGRESS TOWARDS RHNA

Table E-56 shows the previous RHNA allocation by income and the units built and under construction in Woodland from January 1, 2006 through June 2013 under the 2009 Housing Element Planning period 2006-2013. A total of 85 units built since 2006 fall into the very low-category, 71 units fall into the low-category, and 44 units fall into the above-moderate category.

In addition, in 2015, the first phase of the Spring Lake Sacramento Mutual Housing project was constructed, which resulted in a total of 62 units – 45 reserved for very low-income households and 16 for low-income households (with 1 manager's unit) and the and the final phase qualified for loan and rental assistance through the U.S. Department of Agriculture. Also, the City approved the Mercy Housing project, located near the intersection of Beemer and Cottonwood streets, in March of 2016. This approval changed the zoning from R-1 to HDR in order to 35 units will be for very low-income households, 44 units will be for low-income households, and 1 unit will be for an on-site manager. The City has had two rehabilitation projects with affordability covenants since adoption of the 2013 Housing Element. Cherry Glen Apartments would have expired in 2014 and was renewed for 55 years to provide 5 extremely low-income units, 20 very low-income units, and 18 low-income units. Crosswood Apartments was also at risk of converting, but recorded a new 55-year covenant in 2015 to provide 5 extremely low-income units, 31 very low-income units, and 11 low-income units.

E.6 Other Requirements

PUBLIC PARTICIPATION

State law requires cities and counties to make a "diligent effort" to achieve participation by all segments of the community in preparing a housing element (Section 65583 (c) (6) of the California Government Code). This diligent effort translates into local jurisdictions doing more than issue the customary public notices and conduct standard public hearings prior to adopting a housing element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and minority households that might otherwise not participate in the process. The City continued to solicit public input throughout the update process, beginning with City Council awarding the contract for preparation of the Housing Element, during the development of the Draft Element, during public review of the Draft Element, and during the adoption process.

During preparation of the Woodland Housing Element, the City decided to solicit input early in the process during preparation of the Draft Element. This was done in order to identify issues upfront and then include solutions, policies, and programs in the Draft Element that would address the citizens and stakeholders concerns. Opportunities for public input included the following meetings:

- Feb 7/8, 2013 Stakeholder interviews
- Feb 11, 2013 General Plan website launch

- Feb 21, 2013 Planning Commission #1 (kick-off meeting)
- Mar 7, 2013 Community Housing Forum
- Mar 21, 2013 Community-wide household survey mail-out
- Apr 11, 2013 Community Workshop #1 (community vision)
- Apr 13, 2013 Community Workshop #2 (community vision)
- Apr 30, 2013 General Plan Steering Committee #2 (Housing Element)
- May 16, 2013 Planning Commission hearing on draft Housing Element
- May 21, 2013 City Council hearing on draft Housing Element
- Jun 4, 2013 City Council hearing to direct staff to submit draft to HCD
- June 11, 2013 Joint City Council and Planning Commission Workshop
- Sep, 19, 2013 Planning Commission hearing on the final Housing Element
- Oct 15, 2013 City Council meeting concerning growth alternatives and adoption of the CEQA Negative Declaration and the Housing Element
- Apr 7, 2014 General Plan Steering Committee #3 on growth scenarios
- Apr 27, 2015 General Plan Steering Committee #4 to discussion scenario options
- Jun 9, 2015 General Plan Steering Committee #5 to discussion policy direction
- Jul 16, 2015 Planning Commission hearing #1 concerning development scenarios and growth options
- Jul 23, 2015 Planning Commission hearing #2 concerning development scenarios and recommendations concerning growth amount and location
- Oct 26, 2015 Planning Commission hearing concerning growth amount and location
- Nov 3, 2015 City Council hearing concerning growth amount and location
- May 4, 2016 General Plan Steering Committee #6 on draft general plan goals and policies

The stakeholder interviews and Community Housing Forum included participation by a range of community-based organizations that serve special needs groups and lower-income households, housing developers (including affordable housing developers), the business community (including real estate and finance), and others with an interest in housing policy issues and supportive services for special needs and lower-income populations. The City also distributed a community survey to solicit public input a wide variety of topics, including housing, and created a webpage (Woodland General Plan 2035) to allow the public to stay

informed and provide input during the General Plan Update process (including the Housing Element update).

In addition to these opportunities for community participation in the update to the Housing Element update, the City conducted several public forums during preparation of a technical report[8] that will inform the adoption of a Climate Action Plan and strategies related to housing, neighborhoods, healthy communities, energy and water conservation, and greater access to community services within a walkable and transit-supportive environment. These strategies will be important to the successful implementation of the Housing Element. Through a webpage created by the City for the Climate Action Plan, the public was invited to provide suggestions for climate action plan strategies. The City also conducted public forums in 2012, including a community-wide public "visioning" workshop on June 12 to introduce the project and gather community input and a Public Strategies Workshop on August 8.

Summary comments from the Housing Forum, subsequent meetings, and other forms of public outreach are included in Appendix B.

A summary of comments from public participation during the early stages of the Climate Action Plan related to housing, neighborhoods, and community health are included in Appendix C.

In addition, the City maintains a list of contacts for community-based organizations whose mission relates to housing and special needs groups, including affordable housing developers and advocates, and has directly provided notification of the revised 2016 Housing Element in order to encourage review and comment. The City will also be holding joint and individual workshops and hearings before the Planning Commission and City Council for the entire 2035 General Plan, including the Housing Element.

The City will pursue a comprehensive zoning code update following adoption of the 2035 General Plan and part of this update is intended to implement Program 2.A.2 of the Housing Element. Public engagement for the zoning code update will build on the comprehensive General Plan Update community participation program. Public outreach for the zoning code update will include a public workshop on the proposed zoning changes and how they implement the General Plan; public notification through multiple means to ensure that property owners, business owners, and residents in the proposed Downtown and Corridor Mixed Use areas, where changes in development capacity are proposed, are notified and provided ample opportunity to comment on the proposed zoning changes; and public hearings before the Planning Commission and City Council.

[8] City of Woodland Climate Action Plan Technical Report, December 2012.

CONSISTENCY WITH GENERAL PLAN AND POLICIES

State Law requires that the Housing Element be consistent with other elements of the City of Woodland's General Plan. Policies and programs were developed subject to the constraints of the policies and programs contained in the other General Plan elements. Of all the other General Plan elements, the Housing Element is most closely related to the Land Use and Community Design Element in the General Plan because the Land Use and Community Design Element specifies the lands within the City that may be utilized for housing development.

Areas available for residential development along with the range of allowable densities and direction on appropriate housing types are designated through the Land Use Diagram and the land use definitions in the Land Use and Community Design Element, thereby laying the foundation for all other goals, policies, and programs related to the provision of housing. The Land Use and Community Design Element also provides further detail in the implementation of many Housing Element policies. The policies and implementation programs contained under the "Residential Development" and "New Residential Neighborhoods" sections of the Land Use and Community Design Element discuss providing a variety of housing types and encouraging infill development, while preserving the quality and character of existing neighborhoods.

Other elements in the General Plan also discuss policy directions for residential development. For example, the Economic Development Element states "it is crucial that economic development be balanced with adequate housing for city resident workers and that it contributes to the character and quality of life in Woodland." Policy 9.C.4 in the Economic Development Element calls for the City to "actively pursue the creation of significant new housing opportunities within the Downtown Central Business District."

The expression of the community's goals and objectives regarding housing production are embodied in this document. This Housing Element provides an effective framework to address the housing needs and demands for future housing development, rehabilitation, and conservation through its policies and programs.

Relationship to Other City Plans and Policies

The Housing Element identifies priority goals, objectives, policies and action programs for the next eight years that directly address the housing needs of Woodland. The Housing Element goals, objectives, and policies are implemented through other plans and policies as summarized below, including the City's Municipal Code and Specific Plans.

Woodland Municipal Code

The Woodland Municipal Code (WMC) consists of all the regulatory ordinances and certain administrative ordinances of the City, codified pursuant to the provisions of Sections 50022.1 through 50022.8 and 50022.10 of the Government Code. The WMC includes the City's Subdivision Ordinance and Zoning Ordinance.

Specific Plans

Specific plans are customized regulatory documents that provide focused guidance and regulations for a particular area. They generally include a land use plan, circulation plan, infrastructure plan, zoning classifications, development standards, design guidelines, phasing plan, financing plan, and implementation plan. Woodland has four approved specific plans. The specific plan is designed to allow for development in a manner that is compatible with surrounding areas, and the general character of the City of Woodland. These plans are listed below:

- Downtown Specific Plan
- Spring Lake Specific Plan and Design Standards
- East Street Corridor Specific Plan
- Southeast Area Specific Plan

SB 162 and SB 244

SB 162 requires cities and counties to address flood protection issues in their updated Land use, Conservation, Safety, and Housing Element updates. The City is currently undertaking a comprehensive update to its general plan, including its Conservation and Safety Elements. The updated General Plan will meet the requirements of SB 162 related to flood protection and approval of new housing units.

SB 244 requires cities and counties to review and update the elements of their general plans to include data and analysis, goals, and implementation measures regarding unincorporated island, fringe, or legacy communities. Woodland does not have any disadvantaged island, fringe, or legacy communities in the nearby unincorporated area.

PRIORITY FOR WATER AND SEWER

Per Chapter 727, Statues of 2004 (SB 1087), upon completion of an amended or adopted housing element, a local government is responsible for immediately distributing a copy of the element to area water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Chapter 727 was enacted to improve the effectiveness of the law in facilitating housing development for lower-income families and workers.

Local public and/or private water and sewer providers must adopt written policies and procedures that grant a priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing. In addition, the law prohibits water and sewer providers from denying, conditioning the approval, or reducing the amount of service for an application for development that includes housing affordable to lower-income households, unless specific written findings are made.

As mentioned in the Adequacy of Public Facilities and Infrastructure section, the City of Woodland provides water and sewer services for the area.

E.7 Resources

LIST OF AGENCIES AND ORGANIZATIONS CONTACTED OR CITED

Alta Regional Center

California Housing Partnership Corporation

City of Woodland

Department of Housing and Community Development (HCD)

Department of Housing and Urban Development (HUD)

Elderly Nutrition Program

Legal Services of Northern California, Yolo County Office

Remax Realty

Rural Communities Assistance Corporation

Sexual Assault & Domestic Violence Center of Yolo County

Woodland Joint Unified School District

Woodland Senior Center

Woodland Youth Services

Yolo County Homeless Coordinator

Yolo County Housing

Yolo County Adult Protective Services, In-Home Support Services (IHSS)

Appendix E-1: Parcel Inventory

Table E-1-1: Infill Housing Development Capacity for Sites Where Existing Zoning Allows Housing (Not Including Spring Lake Specific Plan Area – Only Used in Calculating Total Potential Housing Development Capacity, not the Sites Inventory for this Housing Element)

Address	*Acres*	*APN*	*Existing Land Use*	*Zoning*	*Maximum Density under Existing Zoning*	*Status*	*Capacity*	*2035 General Plan LU Designation*	*Maximum Density*	*2035 General Plan Capacity*
NO ADDRESS	0.46	005-705-007-000	Vacant with utilities	C-1	n/a	Vacant		Corridor Mixed Use	40	14.65
518 #4 CALIFORNIA ST	0.01	065-290-027-000	Condominium	C-2	n/a	Vacant		Medium Density Residential	19.9	0.23
419 GRAND AVE & 419 1/2 GRAND AVE	0.21	006-024-001-000	Vacant with utilities	C-2	n/a	Vacant		Corridor Mixed Use	40	6.65
NO ADDRESS	0.48	065-280-023-000	Vacant with utilities	C-2	n/a	Vacant		Corridor Mixed Use	40	15.38
60 W LINCOLN AVE	1.20	065-250-057-000	Vacant with utilities	C-2	n/a	Vacant		Corridor Mixed Use	40	38.28
384-392 W MAIN ST & CR 98	4.29	064-170-006-000	Parking lot	C-2	n/a	Redevelopable		Corridor Mixed Use	40	137.15
310 W MAIN ST	5.82	064-170-049-000	Vacant	C-2	n/a	Vacant		Corridor Mixed Use	40	186.4
275 CR 98	4.81	064-170-048-000	Retail sales or service	C-2	n/a	Redevelopable		Corridor Mixed Use	40	153.80
326 N WALNUT ST	0.51	005-703-004-000	Vacant with utilities	C-3	n/a	Vacant		Corridor Mixed Use	40	16.21
1225 E OAK AVE	1.17	066-021-027-000	Warehousing	ESD	25	Redevelopable	23.43	Corridor Mixed Use	40	37.49
145 EAST ST	1.25	063-060-010-000	Small food storre	ESD	25	Redevelopable	24.97	Corridor Mixed Use	40	39.96
119-123 EAST ST	1.40	063-060-001-000	Light industrial	ESD	25	Redevelopable	27.97	Corridor Mixed Use	40	44.76
1237 E OAK AVE	1.52	066-021-028-000	Commercial	ESD	25	Redevelopable	30.49	Corridor Mixed Use	40	48.78
534 JOHNSTON ST	2.14	066-021-004-000	Single-family residence	ESD	25	Redevelopable	42.78	Corridor Mixed Use	40	68.45

1285 LEMEN AVE	4.36	063-060-005-000	Miscellaneous County property	ESD	25	Redevelopable	87.19	Corridor Mixed Use	40	139.50
148 FIFTH ST	0.25	005-162-045-000	Vacant with utilities	N-P	8	Redevelopable	1.57	Low Density Residential	8	1.57
527 WALNUT ST	0.34	006-582-007-000	Non-conforming single-family residence	N-P	8	Redevelopable	2.17	Low Density Residential	8	2.17
1005 COTTONWOOD ST	0.16	065-175-021-000	Single-family residence	R-1	12	Redevelopable	1.51	Low Density Residential	8	1.01
505 CHAPMAN CIR	0.16	065-211-022-000	Single-family residence	R-1	12	Redevelopable	1.58	Low Density Residential	8	1.05
1021 WEST ST	0.27	006-281-030-000	Single-family residence	R-1	12	Redevelopable	2.55	Low Density Residential	8	1.70
10 AMHERST PL	0.33	039-361-005-000	Vacant with utilities	R-1	12	Vacant	3.20	Low Density Residential	8	2.14
882 W SOUTHWOOD DR	0.35	065-370-006-000	Vacant with utilities	R-1	12	Vacant	3.34	Low Density Residential	8	2.23
315 WOODLAND AVE	0.13	005-716-009-000	Single-family residence	R-2	16	Vacant	1.65	Medium Density Residential	19.9	2.06
203 N COLLEGE ST	0.13	005-716-010-000	Single-family residence	R-2	16	Vacant	1.65	Medium Density Residential	19.9	2.06
NO ADDRESS	0.21	005-615-017-000	Vacant with utilities	R-2	16	Vacant	2.68	Medium Density Residential	19.9	3.33
267 PALM AVE	0.22	005-692-061-000	Vacant with utilities	R-2	16	Vacant	2.81	Medium Density Residential	19.9	3.49
269 PALM AVE & 808 KENTUCKY AVE	0.27	005-692-059-000	Vacant	R-2	16	Vacant	3.48	Medium Density Residential	19.9	4.33
NO ADDRESS	0.43	005-540-029-000	Vacant with utilities	R-2	16	Vacant	5.47	Medium Density Residential	19.9	6.81
317 BEAMER ST	0.52	005-604-006-000	Vacant with utilities	R-2	16	Vacant	6.61	Medium Density Residential	19.9	8.22
NO ADDRESS	1.09	066-030-033-000	Vacant	R-M	25	Vacant	21.88	Community Commercial	n/a	n/a
TOTAL	**34.47**						**299.01**			**989.86**

Table E-1-2: Infill Housing Development Capacity, Vacant and Underutilized Sites, 2035 General Plan Downtown Mixed Use and Corridor Mixed Use Land Use Designations

Address	*APN*	*Acres*	*Status*	*2035 General Plan LU Designation*	*Assumed Residential Density*	*Percent Residential*	*Capacity*
NO ADDRESS	006-143-099-000	0.86	Redevelopable	Downtown Mixed Use	40	0.5	17
NO ADDRESS	006-143-099-000	0.75	Redevelopable	Downtown Mixed Use	40	0.5	17
902-908 COURT ST	005-645-001-000	0.13	Redevelopable	Downtown Mixed Use	80	0.5	4
910 COURT ST	005-645-002-000	0.06	Redevelopable	Downtown Mixed Use	80	0.5	2
317-321 COURT ST	005-182-016-000	0.20	Redevelopable	Downtown Mixed Use	40	0.8	5
436 COLLEGE ST	006-607-010-000	0.20	Redevelopable	Downtown Mixed Use	50	0.8	6
639 FIFTH ST	006-222-014-000	0.17	Redevelopable	Downtown Mixed Use	40	0.8	4
317 ELM ST	005-652-001-000	0.12	Redevelopable	Downtown Mixed Use	80	0.5	4
300 FIRST ST / 520-532 COURT ST	005-211-028-000	1.73	Redevelopable	Downtown Mixed Use	80	1	27
416 COURT ST	005-652-004-000	0.10	Redevelopable	Downtown Mixed Use	80	0.5	3
420 COURT ST	005-652-005-000	0.10	Redevelopable	Downtown Mixed Use	80	0.5	3
327 COURT ST	005-182-015-000	0.20	Redevelopable	Downtown Mixed Use	40	0.8	5
349 COURT ST	005-182-013-000	0.19	Redevelopable	Downtown Mixed Use	40	0.8	5
929 COURT ST	005-642-013-000	0.26	Redevelopable	Downtown Mixed Use	40	0.5	4
NO ADDRESS	006-260-099-000	1.83	Redevelopable	Downtown Mixed Use	40	0.5	28
427-433 COLLEGE ST	006-561-021-000	0.53	Redevelopable	Downtown Mixed Use	80	0.5	16
523 BUSH ST	006-561-020-000	0.32	Redevelopable	Downtown Mixed Use	80	0.5	10
423 WALNUT ST	006-603-001-000	0.12	Redevelopable	Downtown Mixed Use	80	0.6	4
635 FIFTH ST	006-222-009-000	0.14	Redevelopable	Downtown Mixed Use	40	0.8	3
NO ADDRESS	005-651-005-000	0.08	Redevelopable	Downtown Mixed Use	80	0.5	2
1111 PENDEGAST ST	006-264-002-000	0.83	Redevelopable	Downtown Mixed Use	40	0.5	12
659-661 FIFTH ST	006-222-002-000	0.14	Redevelopable	Downtown Mixed Use	40	0.8	3
NO ADDRESS	005-312-004-000	0.17	Redevelopable	Downtown Mixed Use	80	0.5	5
440 COLLEGE ST, A-D	006-607-011-000	0.24	Redevelopable	Downtown Mixed Use	50	0.8	7

Table E-1-2: Infill Housing Development Capacity, Vacant and Underutilized Sites, 2035 General Plan Downtown Mixed Use and Corridor Mixed Use Land Use Designations

Address	*APN*	*Acres*	*Status*	*2035 General Plan LU Designation*	*Assumed Residential Density*	*Percent Residential*	*Capacity*
435 FOURTH ST	006-572-012-000	0.12	Redevelopable	Downtown Mixed Use	80	0.5	4
456 FIFTH ST	006-572-009-000	0.83	Redevelopable	Downtown Mixed Use	80	0.5	25
446 FIFTH ST	006-572-018-000	0.22	Redevelopable	Downtown Mixed Use	80	0.5	6
317 FOURTH ST	005-645-004-000	0.23	Redevelopable	Downtown Mixed Use	80	0.5	7
916 MAIN ST	006-572-002-000	0.24	Redevelopable	Downtown Mixed Use	80	0.5	7
414-416 MAIN ST	006-607-016-000	0.16	Redevelopable	Downtown Mixed Use	80	0.5	5
605 EAST ST	066-021-030-000	0.40	Redevelopable	Corridor Mixed Use	40	0.3	4
117-131 W MAIN ST	065-280-065-000	2.32	Redevelopable	Corridor Mixed Use	40	0.3	21
641 FIFTH ST	006-222-013-000	0.17	Redevelopable	Downtown Mixed Use	40	0.8	4
439 FOURTH ST	006-572-011-000	0.12	Redevelopable	Downtown Mixed Use	80	0.5	4
1120 LINCOLN AVE	006-143-004-000	0.77	Redevelopable	Downtown Mixed Use	40	0.5	12
917 MAIN ST & 917 1/2 MAIN ST	005-645-008-000	0.52	Redevelopable	Downtown Mixed Use	80	0.5	15
927 MAIN ST	005-645-009-000	0.25	Redevelopable	Downtown Mixed Use	80	0.5	8
1033 MAIN ST	005-645-013-000	0.45	Redevelopable	Downtown Mixed Use	50	0.3	5
339 MAIN ST	005-654-003-000	0.25	Redevelopable	Downtown Mixed Use	80	0.5	7
311 MAIN ST	005-313-001-000	0.80	Redevelopable	Downtown Mixed Use	80	0.5	24
401 MAIN ST	005-653-001-000	0.26	Redevelopable	Downtown Mixed Use	80	0.5	8
413 THIRD ST	006-571-017-000	0.09	Redevelopable	Downtown Mixed Use	80	0.5	3
436 MARTIN WAY & 441 WALNUT ST, A-B	006-603-004-000	0.17	Redevelopable	Downtown Mixed Use	80	0.6	6
316 ELM ST	005-651-008-000	0.10	Redevelopable	Downtown Mixed Use	80	0.5	3
425-429 THIRD ST	006-571-015-000	0.24	Redevelopable	Downtown Mixed Use	80	0.5	7
1101 LINCOLN AVE	006-122-002-000	0.61	Redevelopable	Downtown Mixed Use	50	0.5	11
NO ADDRESS	066-021-026-000	0.28	Redevelopable	Corridor Mixed Use	40	0.3	3
823 PACIFIC ST	006-534-005-000	0.14	Redevelopable	Corridor Mixed Use	40	0.3	1

Table E-1-2: Infill Housing Development Capacity, Vacant and Underutilized Sites, 2035 General Plan Downtown Mixed Use and Corridor Mixed Use Land Use Designations

Address	*APN*	*Acres*	*Status*	*2035 General Plan LU Designation*	*Assumed Residential Density*	*Percent Residential*	*Capacity*
326 COURT ST	005-312-005-000	0.17	Redevelopable	Downtown Mixed Use	80	0.5	5
NO ADDRESS	005-651-001-000	0.26	Redevelopable	Downtown Mixed Use	80	0.5	8
NO ADDRESS	005-651-002-000	0.09	Redevelopable	Downtown Mixed Use	80	0.5	3
350 COURT ST	005-651-007-000	0.25	Redevelopable	Downtown Mixed Use	80	0.5	7
309 ELM ST	005-652-002-000	0.19	Redevelopable	Downtown Mixed Use	80	0.5	6
438 FIFTH ST	006-572-017-000	0.11	Redevelopable	Downtown Mixed Use	80	0.5	3
443 ELM ST	006-607-008-000	0.13	Redevelopable	Downtown Mixed Use	80	0.5	4
504-506 NORTH ST	005-206-002-000	0.13	Redevelopable	Downtown Mixed Use	50	1	5
1042 NORTH ST	005-643-005-000	0.12	Redevelopable	Downtown Mixed Use	40	1	4
607 EAST ST	066-021-029-000	0.40	Redevelopable	Corridor Mixed Use	40	0.3	4
1225 E OAK AVE	066-021-027-000	1.17	Redevelopable	Corridor Mixed Use	40	0.3	11
1237 E OAK AVE	066-021-028-000	1.52	Redevelopable	Corridor Mixed Use	40	0.3	14
311 C ST	063-072-005-000	0.14	Redevelopable	Corridor Mixed Use	40	0.5	2
213 THIRD ST & 814 NORTH ST	005-204-023-000	2.55	Redevelopable	Downtown Mixed Use	40	0.6	46
NO ADDRESS	006-220-099-000	5.31	Redevelopable	Downtown Mixed Use	40	0.5	80
543 SIXTH ST	006-143-005-000	0.80	Redevelopable	Downtown Mixed Use	40	0.5	12
660 SIXTH ST	006-222-012-000	1.66	Redevelopable	Downtown Mixed Use	40	0.8	40
1060 OAK AVE	006-222-011-000	0.67	Redevelopable	Downtown Mixed Use	40	0.8	16
NO ADDRESS	006-143-099-000	1.15	Redevelopable	Downtown Mixed Use	40	0.5	17
NO ADDRESS	006-143-099-000	1.84	Redevelopable	Downtown Mixed Use	40	0.5	17
617 EAST ST	066-024-017-000	0.37	Redevelopable	Corridor Mixed Use	40	0.3	3
301 SIXTH ST	005-644-017-000	0.63	Approved Major Development Projects	Downtown Mixed Use	50	0.3	7
NO ADDRESS	065-280-043-000	0.24	Underutilized	Corridor Mixed Use	30	0.3	2
154 W MAIN ST	064-140-011-000	2.78	Underutilized	Corridor Mixed Use	40	0.3	25

Table E-1-2: Infill Housing Development Capacity, Vacant and Underutilized Sites, 2035 General Plan Downtown Mixed Use and Corridor Mixed Use Land Use Designations

Address	*APN*	*Acres*	*Status*	*2035 General Plan LU Designation*	*Assumed Residential Density*	*Percent Residential*	*Capacity*
101 W COURT ST	064-140-006-000	0.54	Underutilized	Corridor Mixed Use	40	0.3	5
315 CR 98	064-170-005-000	0.91	Underutilized	Corridor Mixed Use	30	0.5	10
384-392 W MAIN ST & CR 98	064-170-006-000	4.29	Underutilized	Corridor Mixed Use	30	0.5	48
209 W MAIN ST	065-010-013-000	0.98	Underutilized	Corridor Mixed Use	30	0.3	7
296 W MAIN ST	064-310-026-000	0.56	Underutilized	Corridor Mixed Use	30	0.3	4
300 WEST ST	064-130-035-000	0.45	Underutilized	Corridor Mixed Use	40	0.3	4
9 MAIN ST	005-670-008-000	0.65	Underutilized	Corridor Mixed Use	40	0.3	6
128 COURT ST	005-670-030-000	0.59	Underutilized	Corridor Mixed Use	40	0.3	5
130 COURT ST	005-670-025-000	0.38	Underutilized	Corridor Mixed Use	40	0.3	3
134 COURT ST	005-670-024-000	0.20	Underutilized	Corridor Mixed Use	40	0.3	2
201 W COURT ST	064-310-004-000	0.95	Underutilized	Corridor Mixed Use	30	0.3	6
286 W MAIN ST	064-310-019-000	0.68	Underutilized	Corridor Mixed Use	30	0.3	5
205 W MAIN ST	065-010-014-000	1.73	Underutilized	Corridor Mixed Use	30	0.3	12
49 W MAIN ST	065-250-008-000	0.31	Underutilized	Corridor Mixed Use	40	0.3	3
29 W MAIN ST	065-250-034-000	0.29	Underutilized	Corridor Mixed Use	40	0.3	3
5 W MAIN ST	065-250-035-000	0.45	Underutilized	Corridor Mixed Use	40	0.3	4
647 FIFTH ST	006-222-006-000	0.17	Underutilized	Downtown Mixed Use	40	0.8	4
427 WALNUT ST	006-603-002-000	0.22	Underutilized	Downtown Mixed Use	80	0.6	8
313 FOURTH ST	005-645-003-000	0.28	Underutilized	Downtown Mixed Use	80	0.5	8
920 COURT ST	005-645-005-000	0.28	Underutilized	Downtown Mixed Use	80	0.5	8
926 COURT ST	005-645-006-000	0.28	Underutilized	Downtown Mixed Use	80	0.5	8
937 COURT ST & 937 1/2 COURT ST	005-642-014-000	0.32	Underutilized	Downtown Mixed Use	40	0.5	5
649 FIFTH ST UNIT A	006-222-003-000	0.08	Underutilized	Downtown Mixed Use	40	0.8	2
649 FIFTH ST UNIT B	006-222-004-000	0.08	Underutilized	Downtown Mixed Use	40	0.8	2

Table E-1-2: Infill Housing Development Capacity, Vacant and Underutilized Sites, 2035 General Plan Downtown Mixed Use and Corridor Mixed Use Land Use Designations

Address	*APN*	*Acres*	*Status*	*2035 General Plan LU Designation*	*Assumed Residential Density*	*Percent Residential*	*Capacity*
649 FIFTH ST	006-222-005-000	0.00	Underutilized	Downtown Mixed Use	40	0.8	0
421 THIRD ST	006-571-016-000	0.11	Underutilized	Downtown Mixed Use	80	0.5	3
400 COURT ST & 301 ELM ST	005-652-003-000	0.21	Underutilized	Downtown Mixed Use	80	0.5	6
431 MARTIN WAY	006-604-001-000	0.32	Underutilized	Downtown Mixed Use	80	0.6	12
432 ELM ST	006-605-001-000	0.44	Underutilized	Downtown Mixed Use	80	0.6	16
913 COURT ST	005-642-002-000	0.26	Underutilized	Downtown Mixed Use	40	0.5	4
NO ADDRESS	005-642-012-000	0.26	Underutilized	Downtown Mixed Use	40	0.5	4
509 LINCOLN AVE	006-562-007-000	0.36	Underutilized	Downtown Mixed Use	50	0.5	7
317 CLEVELAND ST	005-311-002-000	0.22	Underutilized	Downtown Mixed Use	40	1	7
415 FOURTH ST	006-572-016-000	0.21	Underutilized	Downtown Mixed Use	80	0.5	6
637 FIFTH ST	006-222-008-000	0.14	Underutilized	Downtown Mixed Use	40	0.8	3
400 MAIN ST & 419 ELM ST	006-607-015-000	0.48	Underutilized	Downtown Mixed Use	80	0.5	14
1023 CLOVER ST	005-124-031-000	0.18	Underutilized	Corridor Mixed Use	30	1	4
96 RAILROAD ST	005-163-009-000	0.58	Underutilized	Corridor Mixed Use	30	1	13
13 FIFTH ST	005-124-007-000	0.86	Underutilized	Corridor Mixed Use	30	1	19
1230 E MAIN ST	066-011-004-000	0.20	Underutilized	Corridor Mixed Use	40	0.3	2
1245 ARMFIELD AVE	063-074-002-000	0.11	Underutilized	Corridor Mixed Use	40	0.5	2
945 1/2 SIXTH ST	006-551-012-000	0.67	Underutilized	Corridor Mixed Use	40	0.3	6
1239 ARMFIELD AV & 1239 1/2 ARMFIELD AVE	063-075-003-000	0.13	Underutilized	Corridor Mixed Use	40	0.5	2
1225 ARMFIELD AVE	063-076-001-000	0.53	Underutilized	Corridor Mixed Use	40	0.5	8
308 B ST	063-071-010-000	0.14	Underutilized	Corridor Mixed Use	40	0.5	2
309 A ST	063-071-018-000	0.14	Underutilized	Corridor Mixed Use	40	0.5	2
275 CR 98	064-170-048-000	4.81	Underutilized	Corridor Mixed Use	30	0.5	54
450 COTTONWOOD ST	065-010-040-000	0.59	Underutilized	Corridor Mixed Use	30	0.3	4

Table E-1-2: Infill Housing Development Capacity, Vacant and Underutilized Sites, 2035 General Plan Downtown Mixed Use and Corridor Mixed Use Land Use Designations

Address	*APN*	*Acres*	*Status*	*2035 General Plan LU Designation*	*Assumed Residential Density*	*Percent Residential*	*Capacity*
183 W MAIN ST	065-280-037-000	2.28	Underutilized	Corridor Mixed Use	30	0.3	15
171 W MAIN ST	065-280-011-000	0.31	Underutilized	Corridor Mixed Use	30	0.3	2
103 W MAIN ST	065-280-047-000	0.59	Underutilized	Corridor Mixed Use	40	0.3	5
217 W MAIN ST	065-010-012-000	0.62	Underutilized	Corridor Mixed Use	30	0.3	4
80 W MAIN ST	064-130-020-000	0.42	Underutilized	Corridor Mixed Use	40	0.3	4
70 W MAIN ST	064-130-019-000	0.45	Underutilized	Corridor Mixed Use	40	0.3	4
420 COMMUNITY LN	065-280-006-000	0.67	Underutilized	Corridor Mixed Use	30	0.3	4
274-278 W MAIN ST	064-310-018-000	0.60	Underutilized	Corridor Mixed Use	30	0.3	4
1264 E GIBSON RD	041-130-007-000	7.28	Underutilized	Corridor Mixed Use	30	0.3	49
1250 E GIBSON RD	041-130-008-000	4.94	Underutilized	Corridor Mixed Use	30	0.3	33
1495 EAST ST	041-130-020-000	0.79	Underutilized	Corridor Mixed Use	30	0.3	5
663 FIFTH ST	006-222-001-000	0.15	Underutilized	Downtown Mixed Use	40	0.8	4
440-444 ELM ST	006-605-003-000	0.22	Underutilized	Downtown Mixed Use	80	0.6	8
901 MAIN ST	005-645-007-000	0.38	Underutilized	Downtown Mixed Use	80	0.5	11
325 MAIN ST	005-313-002-000	0.54	Underutilized	Downtown Mixed Use	80	0.5	16
333 MAIN ST	005-654-001-000	0.26	Underutilized	Downtown Mixed Use	80	0.5	8
405 MAIN ST	005-653-002-000	0.09	Underutilized	Downtown Mixed Use	80	0.5	3
437 FIRST ST	006-563-015-000	0.33	Underutilized	Downtown Mixed Use	50	0.5	6
414-436 FOURTH ST	006-571-006-000	1.18	Underutilized	Downtown Mixed Use	80	0.5	36
201 COLLEGE ST	005-206-001-000	0.14	Underutilized	Downtown Mixed Use	50	1	5
1044 NORTH ST UNIT A & B	005-643-006-000	0.12	Underutilized	Downtown Mixed Use	40	1	4
1046 NORTH ST	005-643-007-000	0.12	Underutilized	Downtown Mixed Use	40	1	4
435-437 WALNUT ST	006-603-003-000	0.22	Underutilized	Downtown Mixed Use	80	0.6	8
443 WALNUT ST	006-603-014-000	0.17	Underutilized	Downtown Mixed Use	80	0.6	6

Table E-1-2: Infill Housing Development Capacity, Vacant and Underutilized Sites, 2035 General Plan Downtown Mixed Use and Corridor Mixed Use Land Use Designations

Address	*APN*	*Acres*	*Status*	*2035 General Plan LU Designation*	*Assumed Residential Density*	*Percent Residential*	*Capacity*
454 COLLEGE ST	006-607-012-000	0.37	Underutilized	Downtown Mixed Use	50	0.8	11
436 ELM ST	006-605-002-000	0.22	Underutilized	Downtown Mixed Use	80	0.6	8
418-422 MAIN ST	006-607-003-000	0.24	Underutilized	Downtown Mixed Use	80	0.5	7
1109 PENDEGAST ST	006-263-022-000	0.15	Underutilized	Downtown Mixed Use	40	1	4
745 SIXTH ST	006-263-019-000	0.17	Underutilized	Downtown Mixed Use	40	1	5
1219 ARMFIELD AVE	063-077-004-000	0.13	Underutilized	Corridor Mixed Use	40	0.5	2
1236 E MAIN ST	066-011-005-000	0.39	Underutilized	Corridor Mixed Use	40	0.3	3
1238 E MAIN ST	066-011-006-000	0.19	Underutilized	Corridor Mixed Use	40	0.3	2
1006 EAST ST	006-551-014-000	0.89	Underutilized	Corridor Mixed Use	40	0.3	8
313 D ST	063-073-003-000	0.21	Underutilized	Corridor Mixed Use	40	0.5	3
310 D ST	063-072-008-000	0.59	Underutilized	Corridor Mixed Use	40	0.5	9
145 EAST ST	063-060-010-000	1.25	Underutilized	Corridor Mixed Use	40	0.5	19
125 EAST ST	063-060-014-000	1.05	Underutilized	Corridor Mixed Use	40	0.5	16
1032 CLOVER ST	005-163-008-000	0.33	Underutilized	Corridor Mixed Use	30	1	7
565T #A-D, 2-11 & 1223-1225 EAST ST	066-012-022-000	1.20	Underutilized	Corridor Mixed Use	40	0.3	11
801-805 EAST ST	066-111-027-000	4.79	Underutilized	Corridor Mixed Use	40	0.3	43
835 PACIFIC ST	006-534-007-000	0.33	Underutilized	Corridor Mixed Use	40	0.3	3
NO ADDRESS	006-551-015-000	0.89	Underutilized	Corridor Mixed Use	40	0.3	8
1121 A/B-1123 GUM AVE	006-534-008-000	0.62	Underutilized	Corridor Mixed Use	40	0.3	6
302 C ST	063-071-015-000	2.46	Underutilized	Corridor Mixed Use	40	0.5	37
102 EAST ST UNIT B	005-163-017-000	0.60	Underutilized	Corridor Mixed Use	30	1	13
615 EAST ST	066-024-007-000	0.35	Underutilized	Corridor Mixed Use	40	0.3	3
1268 E GIBSON RD	041-130-015-000	1.66	Underutilized	Corridor Mixed Use	30	0.3	11
1280 E GIBSON RD	041-130-006-000	6.40	Underutilized	Corridor Mixed Use	30	0.3	43

Table E-1-2: Infill Housing Development Capacity, Vacant and Underutilized Sites, 2035 General Plan Downtown Mixed Use and Corridor Mixed Use Land Use Designations

Address	*APN*	*Acres*	*Status*	*2035 General Plan LU Designation*	*Assumed Residential Density*	*Percent Residential*	*Capacity*
1527 EAST ST	041-130-021-000	0.68	Underutilized	Corridor Mixed Use	30	0.3	5
236-238 W MAIN ST	064-310-009-000	0.83	Underutilized	Corridor Mixed Use	30	0.3	6
231 W MAIN ST	065-010-010-000	0.51	Underutilized	Corridor Mixed Use	30	0.3	3
NO ADDRESS	006-025-015-000	0.79	Underutilized	Corridor Mixed Use	40	0.3	7
305 CALIFORNIA ST	064-130-001-000	0.16	Underutilized	Corridor Mixed Use	40	0.3	1
221-225 W MAIN ST	065-010-011-000	0.49	Underutilized	Corridor Mixed Use	30	0.3	3
1224 E GIBSON RD	041-130-002-000	0.75	Underutilized	Corridor Mixed Use	30	0.3	5
1260 E GIBSON RD	041-130-004-000	3.09	Underutilized	Corridor Mixed Use	30	0.3	21
433 ELM ST & 433 1/2 ELM ST	006-607-007-000	0.13	Underutilized	Downtown Mixed Use	80	0.5	4
1040 NORTH ST	005-643-004-000	0.10	Underutilized	Downtown Mixed Use	40	1	3
1107-1111 GIBSON RD	006-462-023-000	0.92	Underutilized	Corridor Mixed Use	40	0.3	8
315 EAST ST	063-078-001-000	0.13	Underutilized	Corridor Mixed Use	40	0.5	2
307 A ST	063-071-017-000	0.14	Underutilized	Corridor Mixed Use	40	0.5	2
306 A ST	063-071-007-000	0.14	Underutilized	Corridor Mixed Use	40	0.5	2
301 EAST ST	063-071-004-000	0.14	Underutilized	Corridor Mixed Use	40	0.5	2
306 C ST	063-071-013-000	0.14	Underutilized	Corridor Mixed Use	40	0.5	2
609 EAST ST	066-021-022-000	0.38	Underutilized	Corridor Mixed Use	40	0.3	3
91-97 W MAIN ST	065-250-032-000	0.67	Underutilized	Corridor Mixed Use	40	0.3	6
210 MAIN ST	006-601-027-000	0.56	Underutilized	Downtown Mixed Use	80	0.5	17
1007 & 1007 1/2 COURT ST	005-643-010-000	0.22	Underutilized	Downtown Mixed Use	40	1	7
1001-075 EAST ST & 1121 EAST ST	066-160-019-000	1.42	Underutilized	Corridor Mixed Use	40	0.3	13
39 FIFTH ST	005-124-037-000	0.70	Underutilized	Corridor Mixed Use	30	1	16
949 SIXTH ST	006-551-016-000	0.82	Underutilized	Corridor Mixed Use	40	0.3	7
310 W MAIN ST	064-170-049-000	5.82	Vacant	Corridor Mixed Use	40	0.8	140

Table E-1-2: Infill Housing Development Capacity, Vacant and Underutilized Sites, 2035 General Plan Downtown Mixed Use and Corridor Mixed Use Land Use Designations

Address	*APN*	*Acres*	*Status*	*2035 General Plan LU Designation*	*Assumed Residential Density*	*Percent Residential*	*Capacity*
419 GRAND AVE & 419 1/2 GRAND AVE	006-024-001-000	0.21	Vacant	Corridor Mixed Use	40	0.3	2
NO ADDRESS	065-280-023-000	0.48	Vacant	Corridor Mixed Use	40	0.3	4
448 CALIFORNIA ST	065-280-067-000	0.29	Vacant	Corridor Mixed Use	40	0.3	3
335 COURT ST	005-182-014-000	0.19	Vacant	Downtown Mixed Use	40	0.8	5
NO ADDRESS	006-572-005-000	0.05	Vacant	Downtown Mixed Use	80	0.5	2
NO ADDRESS	006-572-006-000	0.22	Vacant	Downtown Mixed Use	80	0.5	7
406 FOURTH ST	006-571-005-000	0.23	Vacant	Downtown Mixed Use	80	0.5	7
613 EAST ST	066-021-025-000	0.28	Vacant	Corridor Mixed Use	40	0.3	3
1237 ARMFIELD AVE	063-075-002-000	0.13	Vacant	Corridor Mixed Use	40	0.5	2
1211 ARMFIELD AVE	063-077-001-000	0.26	Vacant	Corridor Mixed Use	40	0.5	4
417 WEST ST	006-022-001-000	0.21	Vacant	Corridor Mixed Use	40	0.3	2
60 W LINCOLN AVE	065-250-057-000	1.20	Vacant	Corridor Mixed Use	40	0.3	11
407 MAIN ST	005-653-003-000	0.17	Vacant	Downtown Mixed Use	80	0.5	5
819 MAIN ST	005-223-002-000	0.26	Vacant	Downtown Mixed Use	80	0.5	8
823 MAIN ST	005-223-003-000	0.26	Vacant	Downtown Mixed Use	80	0.5	8
435 THIRD ST	006-571-014-000	0.21	Vacant	Downtown Mixed Use	80	0.5	6
433 MARTIN WAY	006-604-002-000	0.16	Vacant	Downtown Mixed Use	80	0.6	6
301 C ST	063-072-001-000	0.10	Vacant	Corridor Mixed Use	40	0.5	2
NO ADDRESS	063-060-006-000	3.03	Vacant	Corridor Mixed Use	40	0.5	45
NO ADDRESS	063-060-012-000	0.94	Vacant	Corridor Mixed Use	40	0.5	14
821 PACIFIC ST	006-534-004-000	0.14	Vacant	Corridor Mixed Use	40	0.3	1
845 EAST ST	066-111-029-000	0.49	Vacant	Corridor Mixed Use	40	0.3	4
116 MAIN ST	006-025-003-000	0.21	Vacant	Corridor Mixed Use	40	0.3	2
428 WALNUT ST	006-601-014-000	0.19	Vacant	Downtown Mixed Use	80	0.5	6

Table E-1-2: Infill Housing Development Capacity, Vacant and Underutilized Sites, 2035 General Plan Downtown Mixed Use and Corridor Mixed Use Land Use Designations

Address	*APN*	*Acres*	*Status*	*2035 General Plan LU Designation*	*Assumed Residential Density*	*Percent Residential*	*Capacity*
437 MARTIN WAY	006-604-003-000	0.16	Vacant	Downtown Mixed Use	80	0.6	6
441 MARTIN WAY	006-604-004-000	0.16	Vacant	Downtown Mixed Use	80	0.6	6
315 1/2 D ST	063-073-004-000	0.10	Vacant	Corridor Mixed Use	40	0.5	2
309 C ST	063-072-004-000	0.14	Vacant	Corridor Mixed Use	40	0.5	2
NO ADDRESS	005-720-027-000	3.68	Vacant	Corridor Mixed Use	40	1	110
421 CLEVELAND ST	006-601-029-000	0.60	Vacant	Downtown Mixed Use	80	0.5	18
NO ADDRESS	005-644-011-000	0.04	Vacant	Downtown Mixed Use	50	0.3	0
321-327 SIXTH ST & 1119 MAIN ST	005-644-016-000	1.28	Vacant	Downtown Mixed Use	50	0.3	14
601-609 FIFTH ST	006-222-010-000	0.68	Vacant	Downtown Mixed Use	40	0.8	16
TOTAL		**154**					**2,257**

Table E-1-3: Land Inventory (Spring Lake Specific Plan Area)

Land Use Category	*Reference Name*	*Maximum Density*	*Acres*	*Capacity*	*APN*
R-15		15	0.86	13	042-561-004-000
R-15		15	5.02	75	042-574-001-000
R-15		15	0.04	1	042-580-012-000
R-15		15	3.79	57	041-231-028-000
R-15		15	6.04	91	041-070-037-000
R-15		15	7.54	113	042-030-032-000

Table E-1-3: Land Inventory (Spring Lake Specific Plan Area)

Land Use Category	*Reference Name*	*Maximum Density*	*Acres*	*Capacity*	*APN*
R-20	Merrit Murphy	20	4.17	83	042-580-002-000
R-25	Woodland Spring Lake Partnership	25	3.17	79	042-580-046-000
R-25		25	4.81	120	042-030-034-000
R-25	Woodland Spring Lake Partnership	25	1.65	41	042-580-046-000
R-25	Woodland Spring Lake Partnership	25	1.63	41	042-580-046-000
R-25	Woodland Spring Lake Partnership	25	1.18	29	042-580-043-000
R-25	Woodland Spring Lake Partnership	25	1.07	27	042-580-046-000
R-3		3	0.24	1	042-391-007-000
R-3		3	0.22	1	042-391-008-000
R-3		3	0.22	1	042-392-003-000
R-3		3	0.23	1	042-391-003-000
R-3		3	0.22	1	042-391-004-000
R-3		3	0.23	1	042-391-005-000
R-3		3	0.22	1	042-392-002-000
R-3		3	0.22	1	042-391-002-000
R-3		3	0.22	1	042-391-006-000
R-3		3	0.22	1	042-392-001-000
R-3		3	0.24	1	042-391-001-000
R-3		3	0.24	1	042-392-006-000
R-3		3	0.25	1	042-392-007-000
R-3		3	0.22	1	042-363-001-000
R-3		3	0.24	1	042-363-005-000
R-3		3	0.25	1	042-362-007-000
R-3		3	0.20	1	042-362-006-000
R-3		3	46.21	139	042-030-034-000

Table E-1-3: Land Inventory (Spring Lake Specific Plan Area)

Land Use Category	*Reference Name*	*Maximum Density*	*Acres*	*Capacity*	*APN*
R-3		3	16.09	48	042-030-034-000
R-4	Woodland Spring Lake Partnership	4	11.18	45	042-580-038-000
R-4	Woodland Spring Lake Partnership	4	6.26	25	042-580-037-000
R-4	Woodland Spring Lake Partnership	4	6.26	25	042-580-040-000
R-4	Woodland Spring Lake Partnership	4	4.37	17	042-580-037-000
R-4	Woodland Spring Lake Partnership	4	0.66	3	042-580-040-000
R-4		4	8.52	34	042-030-032-000
R-4	Woodland Spring Lake Partnership	4	0.52	2	042-580-037-000
R-4	Woodland Spring Lake Partnership	4	3.15	13	042-580-037-000
R-4		4	8.86	35	042-030-032-000
R-4		4	0.68	3	042-030-032-000
R-4		4	3.01	12	042-030-032-000
R-4		4	3.88	16	042-030-032-000
R-5		5	0.66	3	042-580-008-000
R-5	Woodland Spring Lake Partnership	5	6.08	30	042-580-044-000
R-5		5	16.36	82	042-580-001-000
R-5	Merrit Murphy	5	36.14	181	042-580-002-000
R-5		5	21.74	109	041-070-037-000
R-5	Woodland Spring Lake Partnership	5	4.48	22	042-580-046-000
R-5	Woodland Spring Lake Partnership	5	2.92	15	042-580-044-000
R-5	Woodland Spring Lake Partnership	5	3.80	19	042-580-041-000
R-5	Woodland Spring Lake Partnership	5	0.93	5	042-580-041-000
R-5	Merrit Murphy	5	11.53	58	042-580-002-000
R-5	Woodland Spring Lake Partnership	5	7.62	38	042-580-041-000
R-5	Woodland Spring Lake Partnership	5	6.78	34	042-580-046-000

Table E-1-3: Land Inventory (Spring Lake Specific Plan Area)

Land Use Category	*Reference Name*	*Maximum Density*	*Acres*	*Capacity*	*APN*
R-8		8	3.51	28	041-243-002-000
R-8	Woodland Spring Lake Partnership	8	7.62	61	042-580-041-000
R-8	Cal West Subdivision	8*	19.65	119	041-070-051-000
R-8		8	8.91	71	042-580-001-000
R-8	Cal West Subdivision	8*	6.43	39	041-070-051-000
R-8	Cal West Subdivision	8*	11.14	67	041-070-052-000
R-8	Woodland Spring Lake Partnership	8	6.78	54	042-580-046-000
R-8	Woodland Spring Lake Partnership	8	5.58	45	042-580-046-000
R-8	Woodland Spring Lake Partnership	8	4.17	33	042-580-044-000
R-8	Woodland Spring Lake Partnership	8	1.31	10	042-580-041-000
R-8	Woodland Spring Lake Partnership	8	6.08	49	042-580-044-000
TOTAL			**364.73**	**2,370**	

*Note: APN 042-533-001-000 accommodated the construction of 62 high-density units and is approved for another 39, which are accounted for elsewhere and not on this tabular summary of available sites in the Spring Lake Specific Plan Area. *The Cal West Subdivision properties are approved and the estimate of capacity uses the actual approved number of units, rather than an estimate based on allowable density.*

Appendix E-2: Comment Summary

Housing Forum

March 7, 2013, 4:00-6:00 PM | Woodland City Council Chambers, 300 1st Street

TRENDS AND HOUSING NEEDS

Senior Housing

- Housing is needed to allow Woodland residents to "age in place," which would allow seniors to stay in the community and would also provide fiscal benefits to City by retaining the tax base.
- Stand-alone, age-restricted housing is needed, stand-along senior housing is needed, and "active adult" housing is needed (City only has one facility currently).
- Smaller dwelling units with reduced yards are needed for seniors, easier to maintain.
- Senior housing could include townhomes and condominiums, particularly single-story units.
- Active adult housing is also needed (not assisted living). Similar to Heritage Park in Natomas but smaller.

Single Farmworker Housing

- There are family options, but not option for singles (smaller, affordable units, studio apartments, for example).
- Based on the growing season, the need is for year-round, as opposed to seasonal.
- Need locations close to place of work.

Extremely Low-Income Housing

- This type of housing is a need.
- Accommodate those living on Supplemental Security Income (SSI) income, especially individuals.
- The City should also consider ownership opportunities for low income households/individuals.

Entry Level Housing

- Smaller units can help households build equity.

Types of Housing Needed – Compact Housing, Second Units

- Townhomes and condos are needed.
- Compact housing helps to accommodate needs of seniors and lower income households/individuals.
- Need to index housing to income.
- Second units ("in-law" units) could fulfill some of the housing needs (affordable, senior), in particular on properties with larger backyards.
- Mixing: different housing types should be mixed with a fine grain.

Amenities and Housing

- Bike paths, trails, walking paths are needed in areas with housing so people can travel without a car.
- Should have green space near housing – in both existing communities and new developments.
- Higher-density housing is better and more accepted if it has green spaces – could be nearby (not necessarily on-site).
- Parks: linear, especially allows people to walk near home.
- Senior apartments and other apartments should have nearby community gardens.
- City should buffer large roads from homes with open space.
- Recreation: 91% prefer walking near home. Should promote multi-use open space.
- Be smarter about drainage (use naturalized drainage) and also provide in same area walking and habitat. Includes these concepts in both streetside and residential drainage.
- City should have a greenbelt around Woodland for walking.
- Dog parks, swimming, wheelchair and disability accessible; open space should have water. Areas for children to explore and play are important, as well.
- Creating a good place to raise a family results in economic development value because businesses and employees desire those amenities.

Special Needs

- Need supportive housing for people with disabilities

- Need programs paired with housing to serve people with disabilities.
- Transitional Housing is a need and will be in the future. HUD is moving away from transitional to permanent supportive housing.

Larger Family Housing

- There is a limited availability of large family housing. Need some with six bedrooms.

Examples

- Margaret Manor in West Sacramento as an example; income/deed restricted housing project.
- Rossmoor
- Lafayette
- Natomas – Heritage Park
- Metro Square – 25 units per acre – good design; same project in West Sacramento.

Opportunities, Locations for Compact Housing

Downtown

- Downtown housing is a good opportunity. Second-story units above retail.
- Second story units could share parking with retail. Peak periods for residential and nonresidential downtown would not overlap, so this would be an opportunity to make more efficient use of parking. Parking should be considered to avoid major capacity problems.
- Live/work units are another opportunity downtown.
- Living downtown near services has many benefits.

West Main Street

- There are opportunities to repurpose low-performing commercial properties into residential uses. Main Street west of downtown, for example.

Repurposing other commercial areas for compact housing

- Warehouses could also provide residential re-use opportunities.

Spring Lake Specific Plan Area and other new growth areas

- Look for areas throughout the City to include in higher-density housing.

Fees/Funding

- Impact fees: have increased the last 5 years. City should consider fee deferrals until later phases, not just waiving. This could help incentivize development in Woodland vis-à-vis elsewhere.
- Bank financing is an issue.
- Loss of redevelopment eliminates a key method for developing affordable housing. City could consider non-profit entity to do similar actions to RDA; perhaps look at Roseville model. This was funded through multiple millions of dollars, however.
- Local non-profits can help. Local banks may be willing to donate foreclosed properties to non-profits to rehabilitate for low income housing.

Constraints

- City should ensure that zoning code requirements do not inhibit the development of live/work units downtown.
- City should remove regulatory barriers to downtown housing and live/work units.
- Difficult to provide affordable housing when income is $800 per month.
- City should ensure that process to entitle mixed-use development (housing and commercial) is simple and quick.
- City should ensure process for easements is simple and quick.

Density

- Higher densities need open space and park areas. Include community gardens.
- Mixed densities work well.
- Allow/encourage second units. Especially on the back of long lots with alley access.
- Explore old bungalow courts.
- Consider third stories – need architectural control.
- Allow higher density on blighted or vacant parcels
- Don't concentrate density in one area – spread around city.
- Include linear greenway connections.
- Possible locations for new 30 du/ac default density:
- Old Willow Springs school site
- East Street corridor

- Vacant commercial
- Lincoln, Grand, Main Streets area
- County Fair Mall
- County Fairgrounds
- City surplus properties
- Near community center
- Country Oaks site (old tennis court site)
- Woodhaven Lanes (between West Main and Court Streets)
- Ashley near CR 98
- Current County courthouse site

Miscellaneous

- City should look to decrease VMT throughout the City.
- General Plan Update: should look at a Blueprint Alternative.
- City should also be looking at range of housing in areas outside City limits. Consider a separate housing element for the land between the City limits and the Urban Limit Line (ULL).

Need to avoid segregating housing of various types/incomes. Interspersed housing is the best model.

Comments Received after Housing Forum

- **Compact Housing.** Support for smaller-scale housing (including detached, ownership) with a reduced amount of square footage. Smaller-scale housing should start at approximately 400 square feet, with a good design approach. The City should consider whether there are any zoning code constraints, such as those related to lot coverage or allowable land uses, which would adversely affect smaller-scale housing construction.
- **Land Trusts.** Support for the use of land trusts to promote housing development. One approach could be to place land into rotating, long-term, capped-cost leases, which revert to a land trust, under certain conditions. It is possible that there could be tax benefits for this approach and it is possible that some of the low-income housing providers already use such techniques.
- **Senior Housing.** Support for the development of senior housing, including affordable "Del Webb" style senior developments.

- **Second Units.** The City should allow existing property owners to build second units (otherwise known as "in-law" units, "granny" units).
- **Locate Compact Housing near Services.** The City should promote the development of compact housing in areas close to services.
- **Downtown Development.** Mixed-use development should be promoted in the Downtown core, along with bed & breakfast uses (in order to promote tourism).
- **Affordability.** Affordable housing and market-rate housing should be provided with the appropriate balance. Housing should be available both to households and individuals with low incomes, as well as those with high incomes and everything in between. The City should accommodate housing that is affordable to young people.
- **Agricultural Land.** Prime agricultural land should be preserved as the City develops.
- **Sustainable Development.** Both new developments and reuse projects should incorporate principles of conservation and "sustainability."
- **Zoning.** The City's zoning ordinance should clearly outline what uses are, and what uses are not allowed in each zoning district. The appeals process should be uniform and streamlined. The City should facilitate review and approval of development applications.

Housing Forum Attendees

- Karen Hulbert (Coldwell Banker)
- Ken Konecny (Coldwell Banker)
- John Murphy
- Liz Johnson
- David Storer (Knaggs Commercial Properties)
- Al Aldrete
- Rodney B Higgins
- Larry Love
- Debbie Bruno
- Chris Holt
- Roger Ashton
- Alysa Meyer
- Marianne Krager (Yolo County Housing)
- Michael Clifford
- Jan Gillette

Stakeholders / Participants

Stakeholders who participated in the General Plan Update stakeholder process on February 7/8 included local affordable housing professionals, Mercy Housing, local business owners, local real estate and housing finance, experts, members of the City's Sustainability Committee and Historic Preservation Commission, a social justice activist, and community residents.

Appendix E-3: Public Comment during Development of the Climate Action Plan

Energy

NEW CONSTRUCTION

- Require greater energy efficiency in new development, including Title 24 building code requirements, site planning, and building orientation.
- Promote greater use of solar energy (solar panels, water heaters, etc.) in new construction.

RETROFITS

- Require older homes to become more energy efficient and consider low-interest loans for upgrades.
- Consider a voluntary assessment district approach to help fund energy efficiency upgrades in older homes.
- Encourage use of trained volunteers and community-based organizations to assist with providing information and education to property owners on energy efficiency upgrades.
- Assist with identifying affordable financing for solar energy installation.

Transportation

WALKING AND BIKING

- Improve bicycle / pedestrian path system.
- Make streets more walkable and bikable (safe routes to school, bike friendly streets, better bicycle and pedestrian connections).

TRANSIT

- Improve transit service to connect homes, schools, shopping, and jobs.
- Improve transit connections to regional systems (Amtrak, Light Rail, etc.).
- Increase transit availability to special needs populations that rely more on transit.

LAND USE

- More mixed-use development where possible and increased development densities (including residential), particularly along major transit routes and in the downtown area.
- Revise commercial zoning to encourage development where residents get "what they need" nearer to home.
- Incentivize high-density residential development in the General Plan Housing Element.
- Encourage infill / redevelopment / centralization—both commercial and housing.
- Create Priority Areas for infill, mixed-use and higher density development within ½-mile walking distance to transit (including housing).

Landscaping and Tree Canopy

- Work with Woodland Tree Foundation to promote the City tree rebate program to increase the number of street trees.
- Be proactive in encouraging homeowners to plant trees in planting strips.
- Require all new home construction to include 2 shade trees per home on the east, west, or south face of the home to provide the most energy savings.
- Focus on maintenance of mature trees that already provide energy benefits vs. planting new trees that will provide no benefit for many years.
- Allow people to remove large, grassy lawns and replace with appropriate low-water using plants and shrubs.
- In all new construction, allow less landscaping to be grass.
- Reduce water usage and energy associated with water by emphasizing native landscaping (drought-tolerant) at city-owned property.

Stakeholders / Participants

An informal "stakeholders planning group" was formed at project initiation to help build community awareness of and participation in the plan development effort and to ensure input from key community groups. Included are the members of the Sustainability Committee and representatives of the Woodland Planning and Historical Preservation Commissions, the Water Utility Advisory Committee, the Chamber of Commerce, the North Valley Hispanic Chamber of Commerce, Historic Woodland Downtown Business Association, Yolo County Board of Realtors, Pacific Coast Producers, Dignity Healthcare, Woodland Community College, Woodland Joint Unified School District, Supervisors Chamberlain and Rexroad, Yolo County Health Council, the League of Women Voters, Tuleyome, Woodland Tree Foundation, and the Springlake Homeowners group.

Appendix E-4: Lower-Income Projects at Less than 30 Units per Acre

Terracina at Spring Lake Apartments

The Terracina at Spring Lake project was completed in 2007 and includes 156 dwelling units on 6.25 acres at 1620 Miekle Avenue, in the R-20 Zone of the Spring Lake Specific Plan Area. Of the 156 units, 85 units are rent-restricted to very low income households for 55 years. The remaining 71 units are rent-restricted to low income households for 55 years.

Table E-4-1: Summary Statistics for Terracina at Spring Lake Apartments

Spring Lake Specific Plan:	Multi-Family Residential (20 units per acre)
Zoning:	R-20 (20 units per acre)
Acres:	6.25
Total Units:	156
Type:	Type V construction of two- and three-story garden style apartments with surface parking.
Year Built:	2007
Actual Density:	25 (Note – project received bonus density)
% of Max. Density:	125%
Affordability:	85 units (<50% AMI) 71 units (51 – 80% AMI)
Land Assemblage:	Master developer HTW West Ventures dedicated the land to the City of Woodland via Affordable Housing Land Dedication Agreement. The City subsequently dedicated the land to USA Properties Fund, the owner of Terracina at Spring Lake Apartments.
Land to Development Cost Ratio:	3.1%
*Per-unit Gap Financing:	$33,263

**Per-unit Gap Financing represents the City subsidies (HOME grant and HOME program income) and master developer subsidy (land dedication) divided by the number of units.*
Source: City of Woodland 2013

Rochdale Grange Apartments

The Rochdale Grange project was completed in 2011 and includes 44 units on 2.73 acres at 2090 Heritage Parkway, in the R-15 Zone of the Spring Lake Specific Plan Area. Of the 44 units, 43 units are rent-restricted to very low income households for 55 years.

Table E-4-2 Summary Statistics for Rochdale Grange Apartments

Spring Lake Specific Plan:	Multi Family Residential (15 units per acre)
Zoning:	R-15 (15 units per acre)
Acres:	2.73
Total Units:	44
Type:	Type V construction of two-story garden style apartments with surface parking.
Year Built:	2011
Actual Density:	16
% of Max. Density:	107%
Affordability:	43 units (<50% AMI) 1 unit (manager)
Land Assemblage:	The property was sold by One West Bank to the project owner, Neighborhood Partners, LLC, for the amount of $1.
Land to Development Cost Ratio:	Not applicable, Neighborhood Partners, LLC valued the property at $0 in its project pro forma.
*Per-unit Gap Financing:	$90,909

**Per-unit Gap Financing represents the City subsidies (HOME grant and HOME program income) divided by the number of units.*
Source: City of Woodland 2013

Mutual at Spring Lake Apartments

The Mutual at Spring Lake project was awarded tax credits in June and construction of the first 62 units will start this year and be completed by 2015. The project includes 101 dwelling units on 5 acres at the southeast corner of Farmers Central Road and Pioneer Avenue, in the R-25 Zone of the Spring Lake Specific Plan Area. Of the 101 units, a total of 100 units will be rent- restricted to very low and low income households for 55 years. At least 32 of the 100 units will be rent-restricted to very low income households for 55 years.

Table E-4-3 Summary Statistics for Mutual at Spring Lake Apartments

Spring Lake Specific Plan:	Multi Family Residential (25 units per acre)
Zoning:	R-25 (25 units per acre)
Acres:	5
Total Units:	101
Type:	Type V construction of two- and three-story story garden style apartments with surface parking.
Year Built:	2015 (for first 62 units)
Actual Density:	20
% of Max. Density:	80%
Affordability:	32 units (<50% AMI) 68 units (51 – 80% AMI) 1 unit (manager)
Land Assemblage:	Mutual Housing Associates purchased the project site from Pioneer Investors LLC for the amount of $1,100,000.
Land to Development Cost Ratio:	3.7% (based on construction of initial 62 units)
*Per-unit Gap Financing:	$9,010 (based on buildout of 101 units)

**Per-unit Gap Financing represents the City subsidy (loan from Spring Lake Off-Site Affordable Housing Fund) divided by the number of units at buildout.*
Source: City of Woodland 2013

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