

RESOLUTION NO. 7367

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND AMENDING THE GENERAL PLAN LAND USE
DIAGRAM FOR THE PIONEER VILLAGE PROJECT**

WHEREAS, Article 5 of Chapter 3 of Division 1 of Title 7 (commencing with section 65300) of the Government Code requires the City to prepare and adopt a comprehensive, long-term General Plan for the physical development of the City; and

WHEREAS, in May of 2017, the City of Woodland (“City”) adopted its 2035 General Plan, and when applicable can be amended from time to time; and

WHEREAS, the General Plan contains the General Plan Land Use Diagram (Figure 2-5), which designates that certain real property consisting of one parcel located in the City of Woodland, California, which comprise approximately 55.45 acres and is more commonly known as Yolo County Assessor’s Parcel Number 042-580-068 (“Pioneer Village Property”) as Medium Density Residential (MDR), and Low Density Residential (LDR); and

WHEREAS, the applicant, Pioneer-Woodland LLC., filed Planning Application # PLNG 19-00010, requesting that the General Plan Land Use Diagram be amended to re-designate .20 acres of the Pioneer Village Property from Low Density Residential (.20 acres of R-5) to Medium Density Residential R-20 and relocate the entire 4.11 acres of the R-20 Multi-family within the development area to be closer to services; and

WHEREAS, on October 17, 2019, the Planning Commission of the City of Woodland (“Planning Commission”) held a duly noticed public hearing at which all persons wishing to testify in connection with the General Plan Amendment were heard, and the General Plan Amendment and all other relevant information contained in the record were comprehensively reviewed by the Planning Commission; and

WHEREAS, at the conclusion of the public hearing before the Planning Commission, the Planning Commission voted unanimously (5-0) to recommend to the City Council that the General Plan Amendment be approved; and

WHEREAS, on November 5, 2019 the City Council of the City of Woodland (“City Council”) held a duly noticed public hearing at which all persons wishing to testify in connection with the General Plan Amendment were heard, and the General Plan Amendment and all other relevant information contained in the record were comprehensively reviewed by the City Council; and

WHEREAS, at the conclusion of the public hearing before the City Council, the City Council by resolution adopted Addendum #17 to the Turn of the Century Specific Plan Environmental Impact Report for the Pioneer Village Project; and

WHEREAS, this will be the first amendment of the General Plan in the calendar year 2019; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland that:

1. Based on the entire record before the City Council, all written and oral evidence presented to the City Council, and the findings made in this Resolution, the City Council hereby approves the General Plan Amendment, hereby amending the General Plan Land Use Map and Land Use Designation of the Pioneer Village Project as depicted in Exhibit 1, attached hereto and incorporated herein by this reference, and as follows:

- a) Relocate the Multifamily 4.11 acre, R-20 Multifamily (Medium Density Residential) site within the development area to be closer to services; and
- b) Re-designation of the .20 acre, R-5/Single Family (Low Density Residential) site to .20 acres of R-20/Multi-family (Medium-Low Density Residential).

2. Based on the entire record before the City Council and all written and oral evidence presented, the City Council hereby makes the following findings:

A. The General Plan Amendment is integrated and compatible with the Land Use and Community Design Element of the General Plan in that it supports infill development and reuse of underutilized parcels in a manner compatible with the surrounding character.

B. The General Plan Amendment is integrated and compatible with the Economic Development Element of the General Plan in that it allows for economic development within the City while maintaining orderly and well-planned for steady growth to prevent urban sprawl.

C. The General Plan Amendment promotes the goals and objectives of the General Plan and each element thereof and leaves the General Plan a compatible, integrated, and internally consistent statement of policies.

3. The City Council has determined that the General Plan Amendment is in the public interest because the change in general plan designation is in compliance with General Plan Policy 1.B.1 as the City supports residential development at a manageable pace to achieve its fair share of regional housing needs and Policy 1.C.1 as the City promotes new residential development in a range of residential densities.

4. The General Plan Amendment was reviewed, studied, and found to comply with the California Environmental Quality Act and, based on the foregoing, the City has

determined that the environmental impacts of the General Plan Amendment are insignificant and has adopted an Addendum to the Turn of the Century Specific Plan Environmental Impact Report for the Pioneer Village Project.

PASSED AND ADOPTED by the City Council this 5th day of November, 2019, by the following vote:

AYES: Barajas, Lansburgh and Rodriguez
NOES: None
ABSENT: Fernandez and Stallard
ABSTAIN: None



Xóchitl Rodriguez, Mayor

ATTEST:



Ana B. Gonzalez, City Clerk

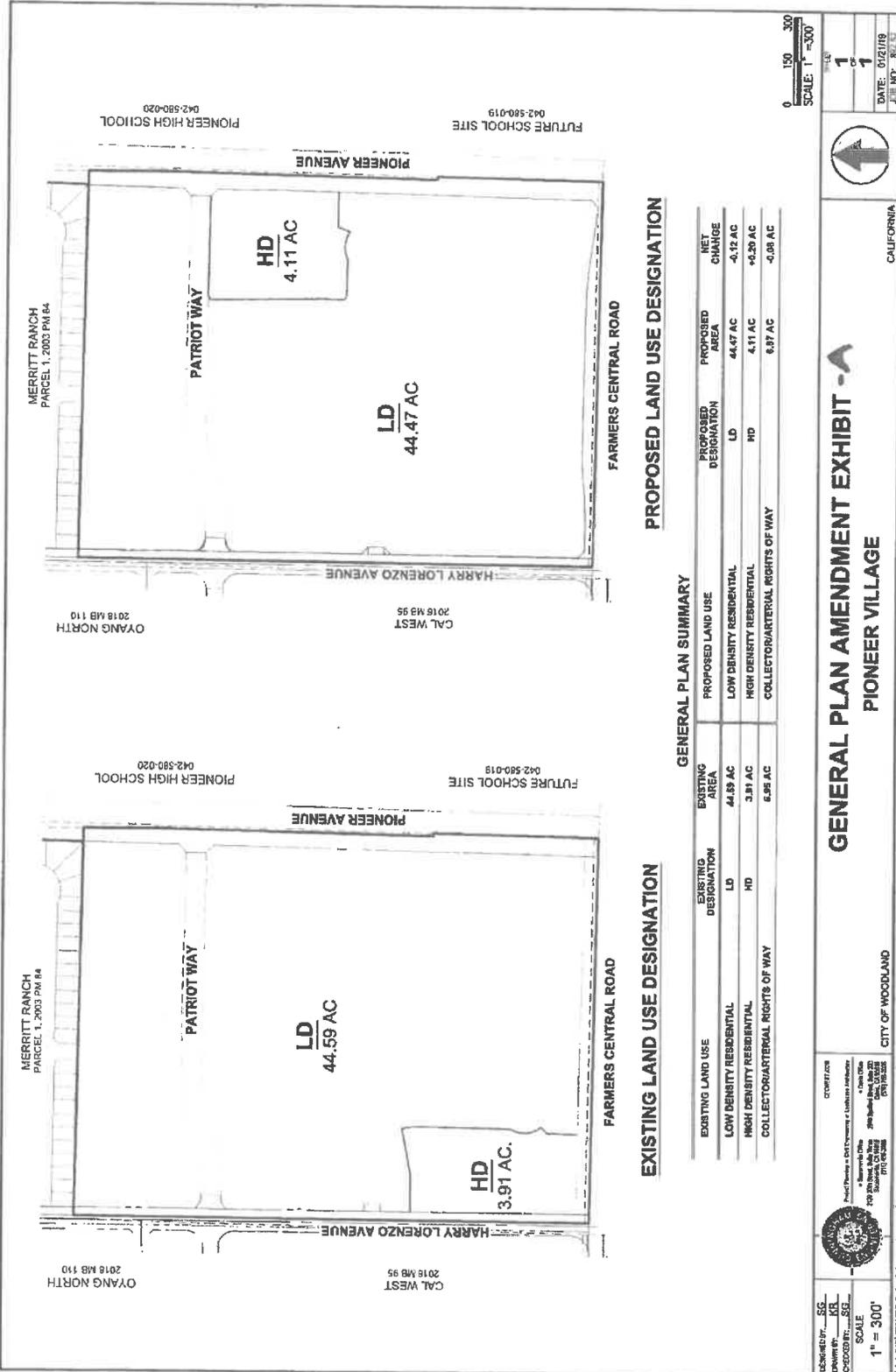
APPROVED AS TO FORM:



Kara K. Ueda, City Attorney

Exhibit 1 General Plan Land Use Amendment Diagram

Exhibit 1



EXISTING LAND USE DESIGNATION

GENERAL PLAN SUMMARY

EXISTING LAND USE	EXISTING DESIGNATION	EXISTING AREA	PROPOSED LAND USE	PROPOSED DESIGNATION	PROPOSED AREA	NET CHANGE
LOW DENSITY RESIDENTIAL	LD	44.59 AC	LOW DENSITY RESIDENTIAL	LD	44.47 AC	-0.12 AC
HIGH DENSITY RESIDENTIAL	HD	3.91 AC	HIGH DENSITY RESIDENTIAL	HD	4.11 AC	+0.20 AC
COLLECTOR/ARTERIAL RIGHTS OF WAY		6.98 AC	COLLECTOR/ARTERIAL RIGHTS OF WAY		6.87 AC	-0.08 AC

PROPOSED LAND USE DESIGNATION

DESIGNED BY: **SSC**
 DRAWN BY: **KR**
 CHECKED BY: **SSC**
 SCALE: **1" = 300'**

CITY OF WOODLAND
 1721/2019 - 1.07% Petition by Applicant

GENERAL PLAN AMENDMENT EXHIBIT - A
PIONEER VILLAGE
 CALIFORNIA

DATE: 06/21/19
 SHEET NO.: 8 OF 13

SCALE: 1" = 300'
 0 150 300