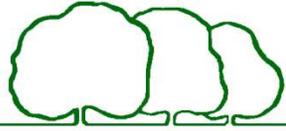


# PRUDLER SUBDIVISION PROJECT

YOLO RESIDENTIAL INVESTORS, LLC

CITY OF WOODLAND  
PLANNING COMMISSION . APRIL 7, 2016





# GENERAL PLAN



## General Plan Land Use

### Land Use Designations

#### Residential

- Rural (0.0 – 2.0 dwelling units/gross acre)
- Very Low Density (1.0 – 4.0 du/gross ac)
- Low Density (3.0 – 8.0 du/gross ac)
- Medium Low Density (5.0 – 12.0 du/gross ac)
- Neighborhood Preservation (3.0 – 8.0 du/gross ac)
- Medium Density (8.0 – 15.0 du/gross ac)
- High Density (16.0 – 25.0 du/gross ac)
- Planned Neighborhood (1.0 – 25.0 du/gross ac)

#### Commercial

- Neighborhood Commercial
- Central Commercial
- General Commercial
- Highway Commercial
- Service Commercial
- Mixed Use

#### Industrial

- Business Park
- Industrial

#### Other

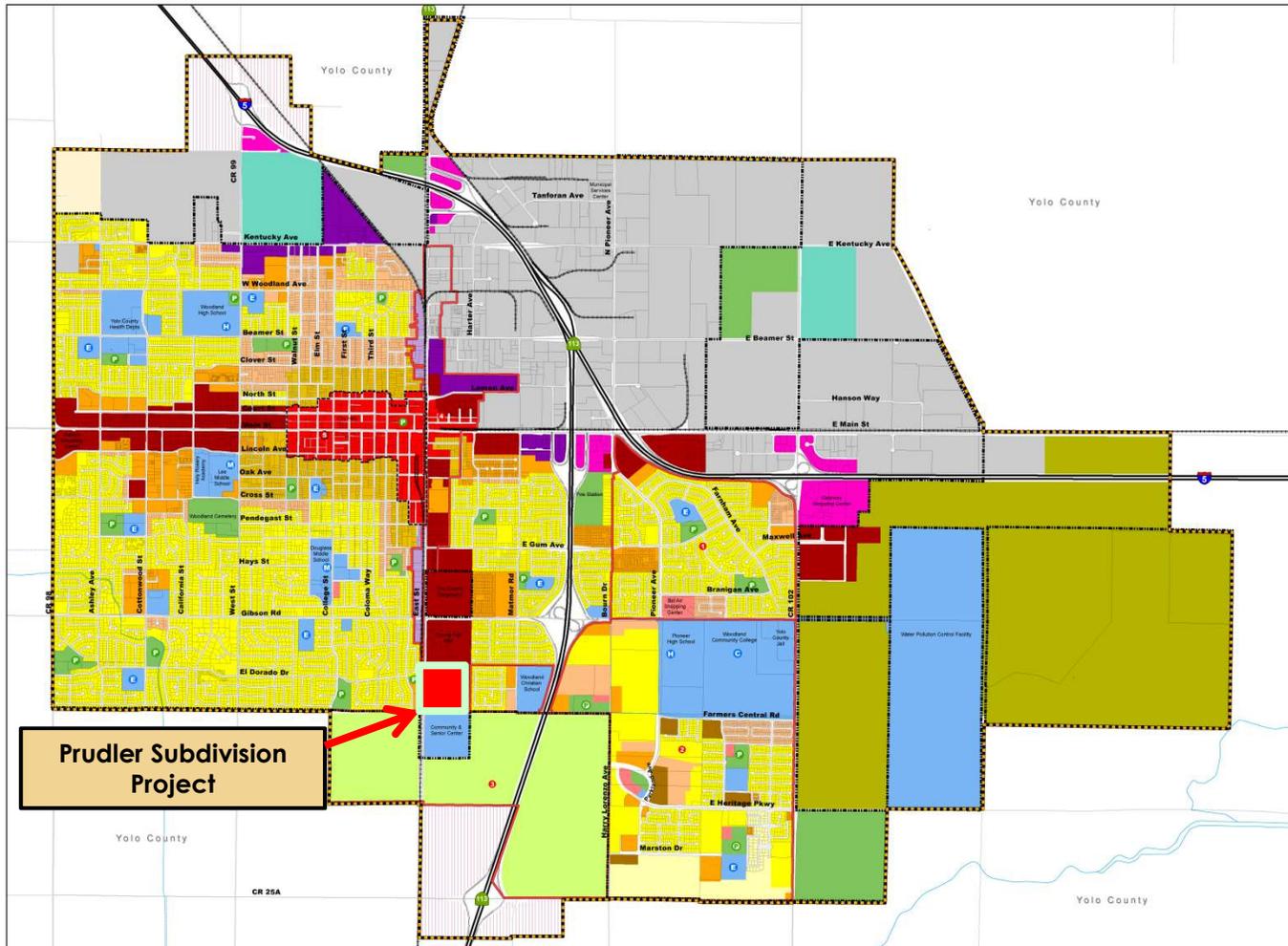
- Open Space
- Public Service
- Urban Reserve
- Undesignated

- City Boundary
- Urban Limit Line
- Specific Plan Boundary
- Downtown Specific Plan
- Highway
- Street
- Railroad
- Waterway
- Schools
  - Elementary School
  - Middle School
  - High School
  - College
- Specific Plans
  - Southeast Area
  - Spring Lake
  - Spring Lake Master Plan Remainder
  - East Street
  - Downtown
  - Park
  - Proposed Park

0 0.1 0.2 0.4 0.6 0.8 1 Miles

1:15,840 1 in = 0.25 miles

This map includes all lands within the voter approved Urban Limit Line.  
 City of Woodland, March 2013  
 Technology Services GIS  
 Source: Woodland Planning Dept.



**Prudler Subdivision Project**

## Prudler Subdivision Project (PLNG – 14-00090)

### The Project Proposal includes the following:

- General Plan Amendment
  - Land use Diagram
  - Circulation Diagram
- Spring Lake Specific Plan Amendment
  - East Street Cross section Design
- Rezone and Planned Development
- Conditional Use Permit
- Tentative Subdivision Map 4856
- Development Agreement



**County  
Fair Mall**

**Project  
Location**

**Parkside at  
Spring Lake**

**Forrest Property**

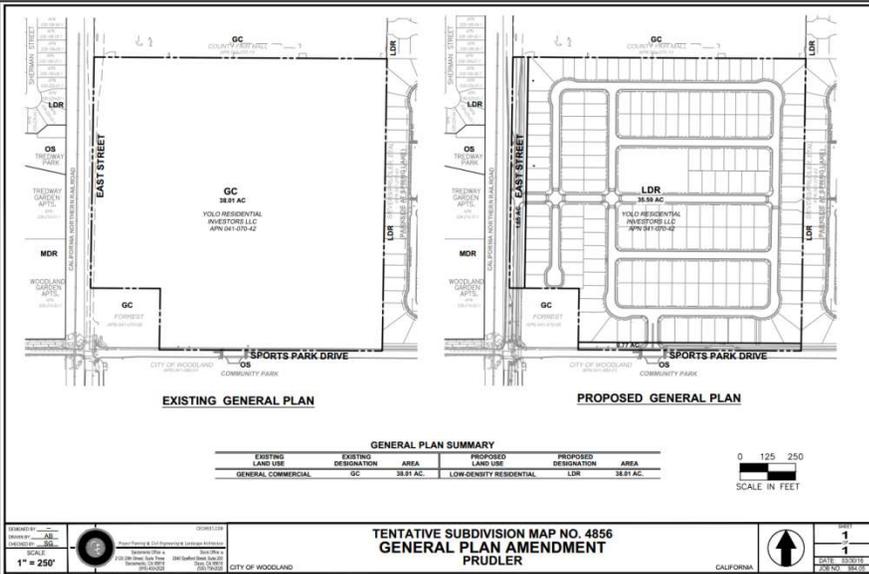
**Community/  
Senior Center**

**Sports Complex**



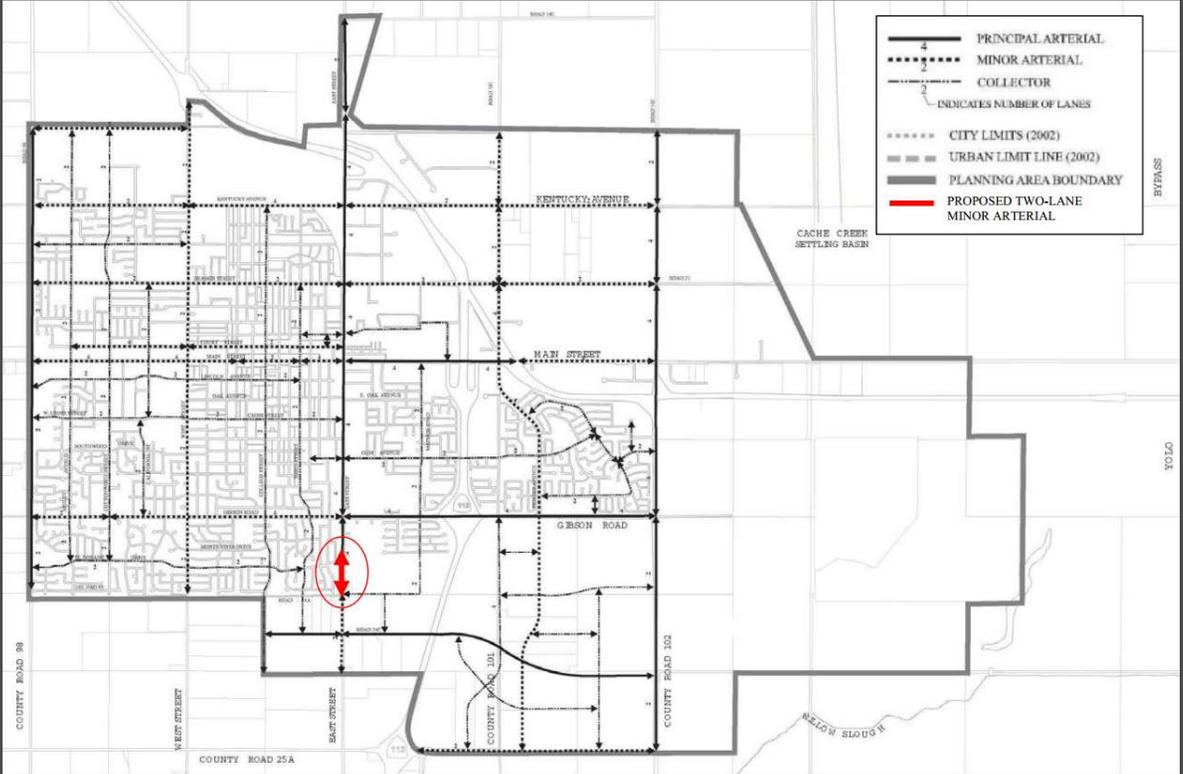
## **Background:**

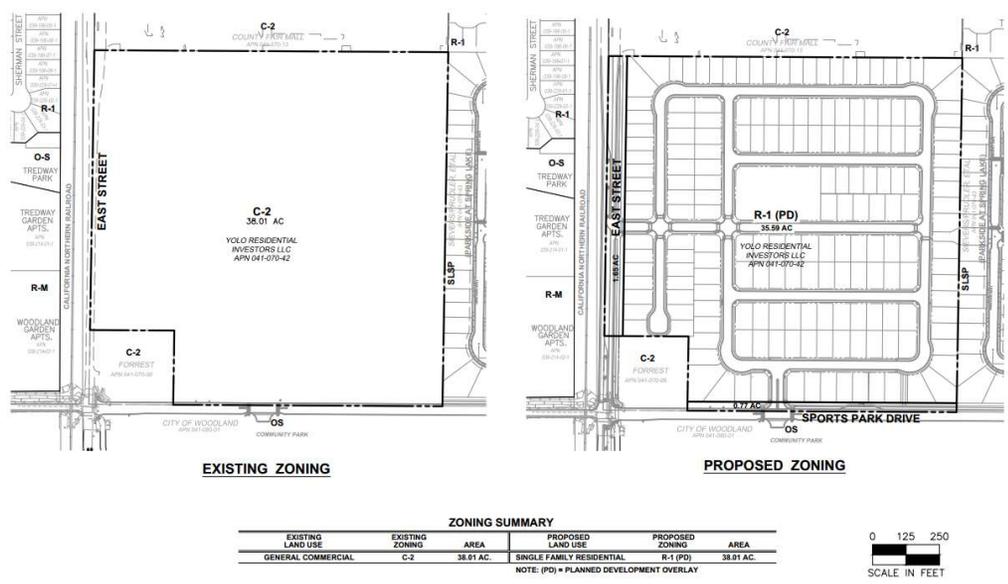
- **Previous applications for development on this site since 2005**
- **Review by Parks and Recreation Commission and Urban Forest Subcommittee, September 13, 2006**
  
- **Most recent Application submittal received January 18, 2013**
- **December 17, 2014 – Notice of Draft EIR**
- **January 8, 2015 – Public Scoping meeting held**
- **DEIR circulated for 45 day review – Sept 8 – October 23, 2015**
- **October 1, 2015 – Public Comment meeting on the Draft EIR**



**General Plan Land Use Diagram Amendment**  
From Neighborhood Commercial to Low Density Residential (LDR 3-8 du/ac)

**General Plan Circulation Diagram Amendment**  
From a 4-lane Principal Arterial to a 2-lane Minor Arterial





**Rezone  
From General Commercial to  
Single Family R-1**

**ZONING SUMMARY**

EXISTING LAND USE	EXISTING ZONING	AREA	PROPOSED LAND USE	PROPOSED ZONING	AREA
GENERAL COMMERCIAL	C-2	38.01 AC.	SINGLE FAMILY RESIDENTIAL	R-1 (PD)	38.01 AC.

NOTE: (PD) = PLANNED DEVELOPMENT OVERLAY



DESIGNED BY: [Logo]  
 DRAWN BY: AB  
 CHECKED BY: SC  
 SCALE: 1" = 250'  
 City of Woodland  
 Planning & Development Department  
 2100 State Blvd, 1st Floor  
 Woodland, CA 95694  
 (916) 862-2000

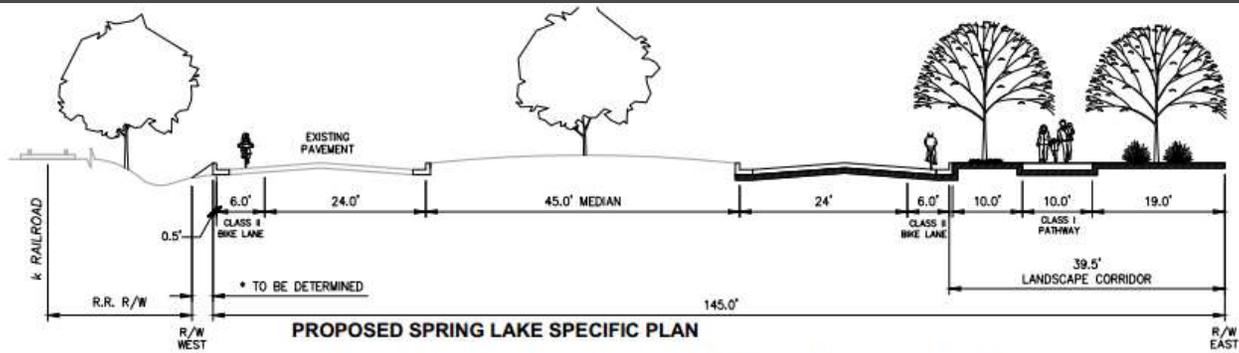
**TENTATIVE SUBDIVISION MAP NO. 4856  
RE-ZONE EXHIBIT  
PRUDLER**



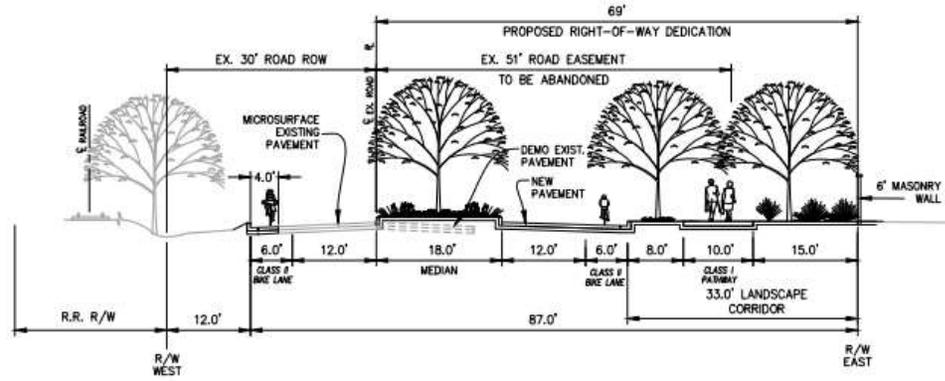
**PLANNED DEVELOPMENT STANDARDS**

FEATURES	PROPOSED DIMENSIONS	
	PHASE 1	PHASE 2
AVG. LOT AREA . . . . .	6,464 sq. ft.	5,476 sq. ft.
MIN. LOT AREA . . . . .	5,604 sq. ft.	4,562 sq. ft.
AVG. WIDTH AT SETBACK . . . . .	61'	53'
MIN. WIDTH AT SETBACK . . . . .	41'	49'
AVG. LOT DEPTH . . . . .	102'	100'
MIN. LOT DEPTH . . . . .	91'	86'
MIN. CORNER LOT WIDTH . . . . .	65'	55'
MIN. FRONTAGE AT FRONT PROPERTY LINE . . . . .	34'	38'
LOT COVERAGE (MAX %) . . . . .	50%	50%
MIN. FRONT SETBACK TO HOUSE . . . . .	15'	12'
MIN. FRONT SETBACK TO GARAGE . . . . .	22'	20'
MIN. SETBACK OF GARAGE FROM HOUSE FRONT . . . . .	3'	3'
CORNER SIDE SETBACK . . . . .	10'	10'
INTERIOR SIDE SETBACK . . . . .	5'	5'
REAR SETBACK . . . . .	20'	15'
HEIGHT LIMITATIONS . . . . .	30'	30'
MIN. DRIVEWAY LENGTH . . . . .	22'	20'

**Adoption of Planned  
Development Overlay and  
Standards  
Consistent with the Standards for  
Spring Lake R-5 and R-8 product**



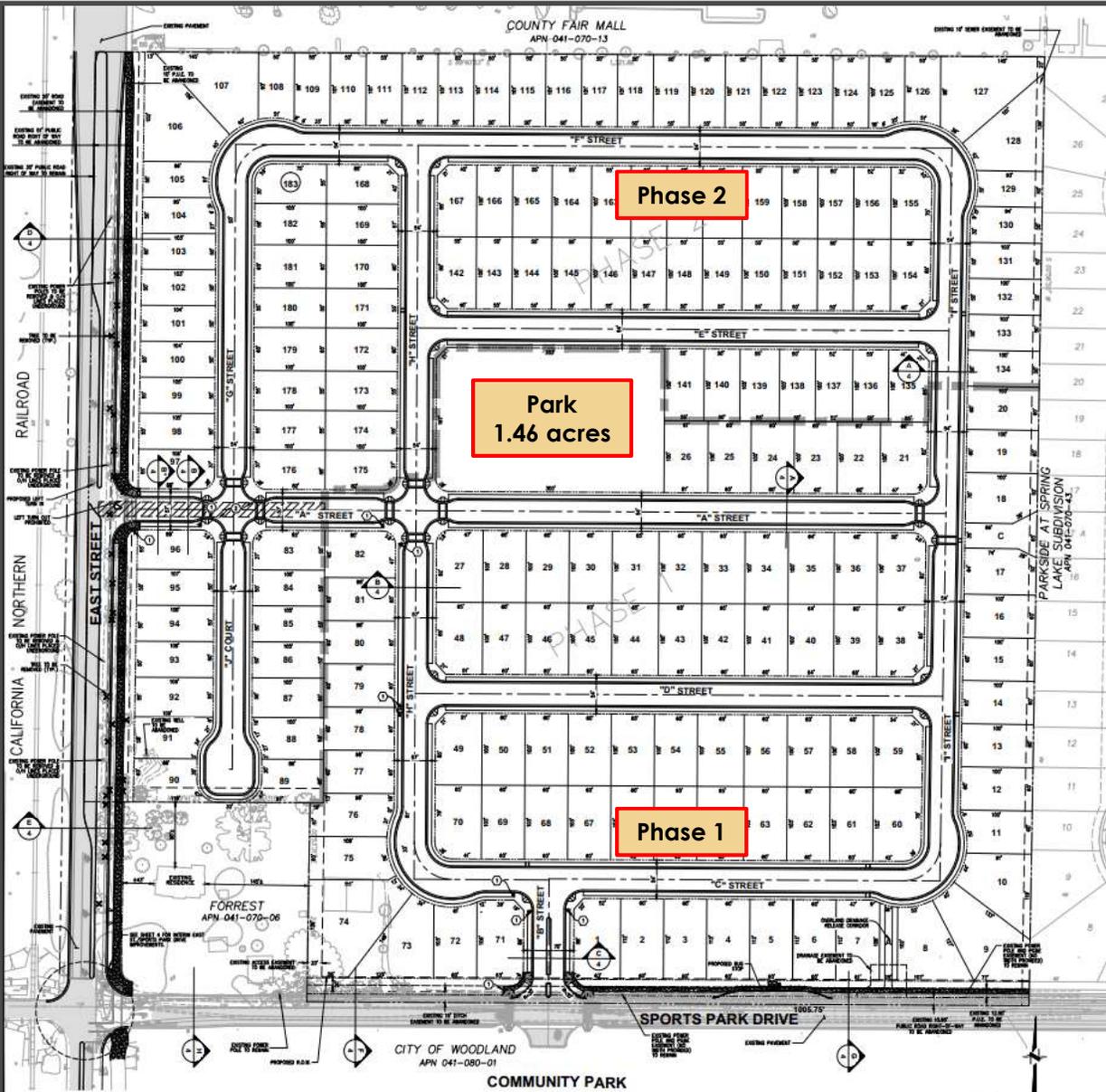
**PROPOSED SPRING LAKE SPECIFIC PLAN**  
**EAST STREET NORTH OF SPORTS PARK DRIVE**  
 NTS



**EAST STREET NORTH OF SPORTS PARK DRIVE**  
 NTS

**Spring Lake Specific Plan  
 Amendment – East Street  
 Cross section**

- Originally a 145 foot wide right of way – 45 foot median-
- Proposed 87 foot wide right of way – 18 foot median



**Tentative Subdivision  
Map #4856**  
183 lots  
Phase 1 – 82 lots (R-5)  
Phase 2 – 101 lots (R-8)

**LAND USE SUMMARY**

USE	ACRES	UNITS	DENSITY
SINGLE FAMILY DETACHED - PHASE 1	16.87	82	4.86 du / ac
SINGLE FAMILY DETACHED - PHASE 2	17.26	101	5.85 du / ac
EAST STREET / SPORTS PARK DRIVE	2.42		
PARK	1.46		
<b>TOTAL:</b>	<b>38.01</b>	<b>183</b>	<b>5.36 du / ac*</b>

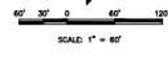
\*OVERALL DENSITY IS EQUAL TO TOTAL NUMBER OF LOTS DIVIDED BY SUM OF PHASE 1 AND PHASE 2 ACRES (EXCLUDES SPORTS PARK DRIVE / EAST STREET DEDICATIONS AND PARK AREAS).

**KEYNOTES:**

- 1. RESTRICTIONS TO EAST STREET OR WESTERN AVENUE (SEE SHEET 4 FOR DETAILS)
- 2. TEMPORARY ALL-WEATHER EMBANKMENT SPACE ACCESS SHALL BE MAINTAINED WITH PHASE 1 IMPROVEMENTS, PER THE ALL-WEATHER EMBANKMENT BIDDING AND SPECIFICATIONS.

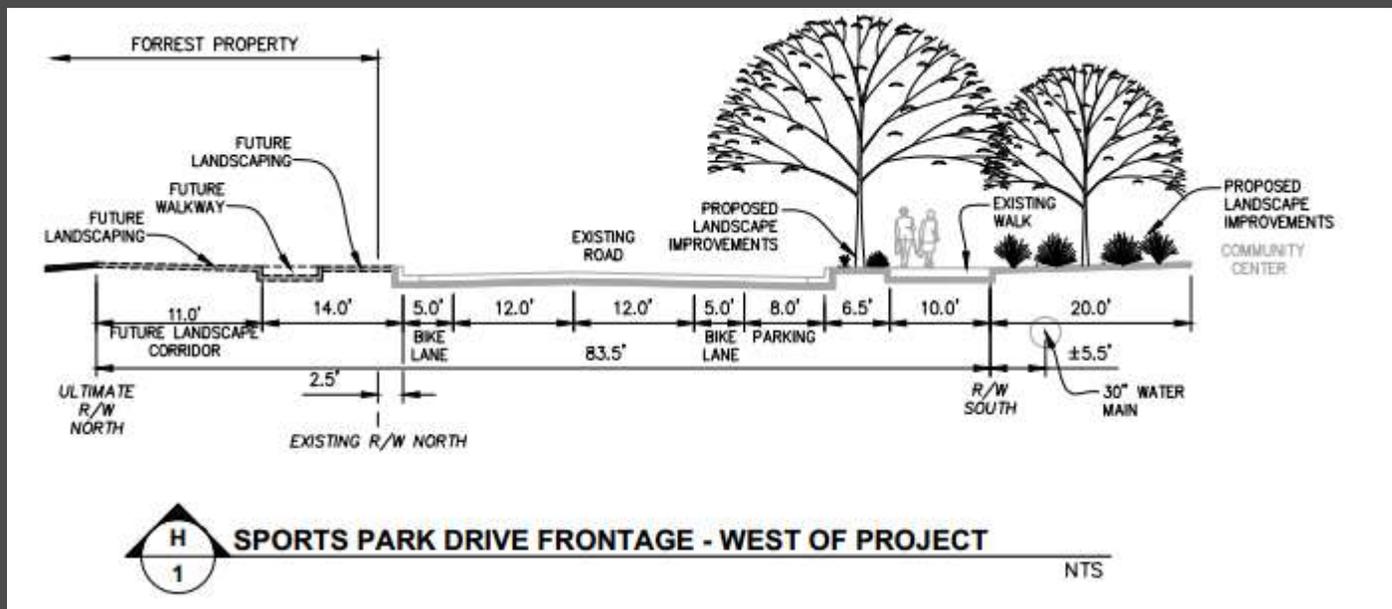
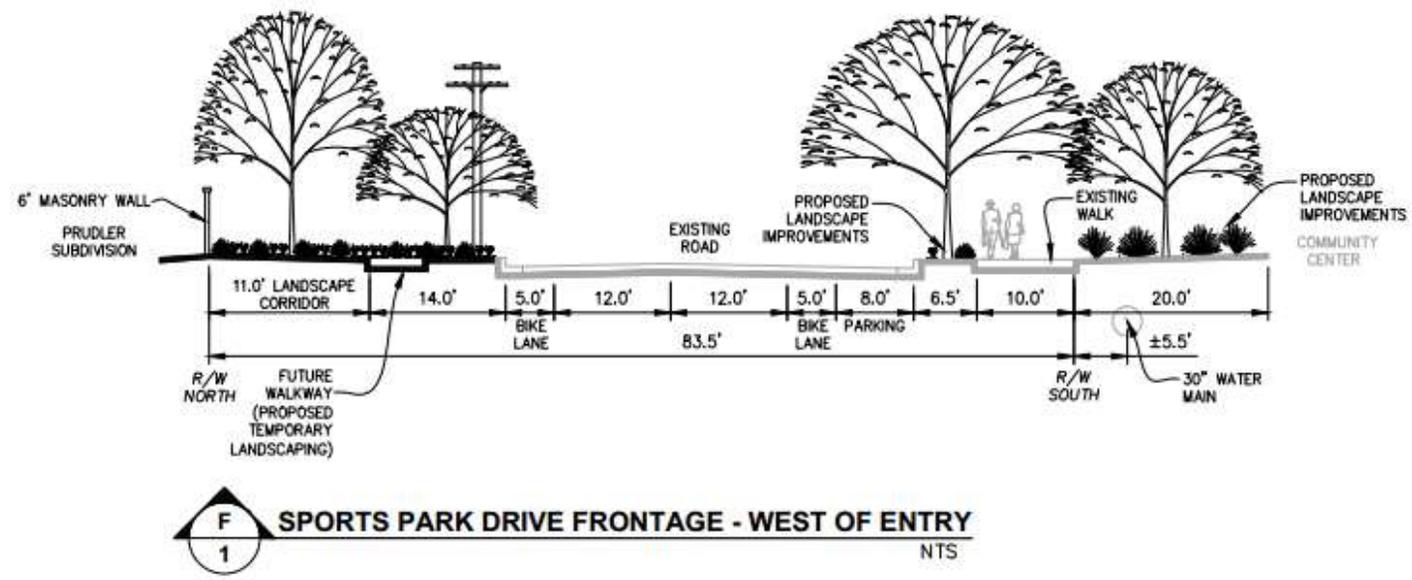
**EASEMENTS TO BE ABANDONED:**

- 1. 10' PUBLIC UTILITY EASEMENT FOR 100' W. OF THE EXISTING DEDICATION, PER THE CITY OF WOODLAND GENERAL ORDINANCE AS INCORPORATED BY THE CITY COUNCIL RESOLUTION 2008-0008 AS INCORPORATED BY THE CITY COUNCIL RESOLUTION 2008-0009.
- 2. 30' BODILY EASEMENT FOR 170' W. OF THE EXISTING DEDICATION, PER THE CITY OF WOODLAND GENERAL ORDINANCE AS INCORPORATED BY THE CITY COUNCIL RESOLUTION 2008-0008 AS INCORPORATED BY THE CITY COUNCIL RESOLUTION 2008-0009.
- 3. 30' BODILY EASEMENT FOR 100' W. OF THE EXISTING DEDICATION, PER THE CITY OF WOODLAND GENERAL ORDINANCE AS INCORPORATED BY THE CITY COUNCIL RESOLUTION 2008-0008 AS INCORPORATED BY THE CITY COUNCIL RESOLUTION 2008-0009.
- 4. 10' PUBLIC UTILITY EASEMENT FOR 100' W. OF THE EXISTING DEDICATION, PER THE CITY OF WOODLAND GENERAL ORDINANCE AS INCORPORATED BY THE CITY COUNCIL RESOLUTION 2008-0008 AS INCORPORATED BY THE CITY COUNCIL RESOLUTION 2008-0009.
- 5. 10' BODILY EASEMENT FOR 100' W. OF THE EXISTING DEDICATION, PER THE CITY OF WOODLAND GENERAL ORDINANCE AS INCORPORATED BY THE CITY COUNCIL RESOLUTION 2008-0008 AS INCORPORATED BY THE CITY COUNCIL RESOLUTION 2008-0009.
- 6. 10' PUBLIC ROAD RIGHT OF WAY FOR 100' W. OF THE EXISTING DEDICATION, PER THE CITY OF WOODLAND GENERAL ORDINANCE AS INCORPORATED BY THE CITY COUNCIL RESOLUTION 2008-0008 AS INCORPORATED BY THE CITY COUNCIL RESOLUTION 2008-0009.
- 7. 10' BODILY EASEMENT FOR 100' W. OF THE EXISTING DEDICATION, PER THE CITY OF WOODLAND GENERAL ORDINANCE AS INCORPORATED BY THE CITY COUNCIL RESOLUTION 2008-0008 AS INCORPORATED BY THE CITY COUNCIL RESOLUTION 2008-0009.
- 8. 10' PUBLIC UTILITY EASEMENT FOR 100' W. OF THE EXISTING DEDICATION, PER THE CITY OF WOODLAND GENERAL ORDINANCE AS INCORPORATED BY THE CITY COUNCIL RESOLUTION 2008-0008 AS INCORPORATED BY THE CITY COUNCIL RESOLUTION 2008-0009.
- 9. DRAINAGE EASEMENT FOR 100' W. OF THE EXISTING DEDICATION, PER THE CITY OF WOODLAND GENERAL ORDINANCE AS INCORPORATED BY THE CITY COUNCIL RESOLUTION 2008-0008 AS INCORPORATED BY THE CITY COUNCIL RESOLUTION 2008-0009.

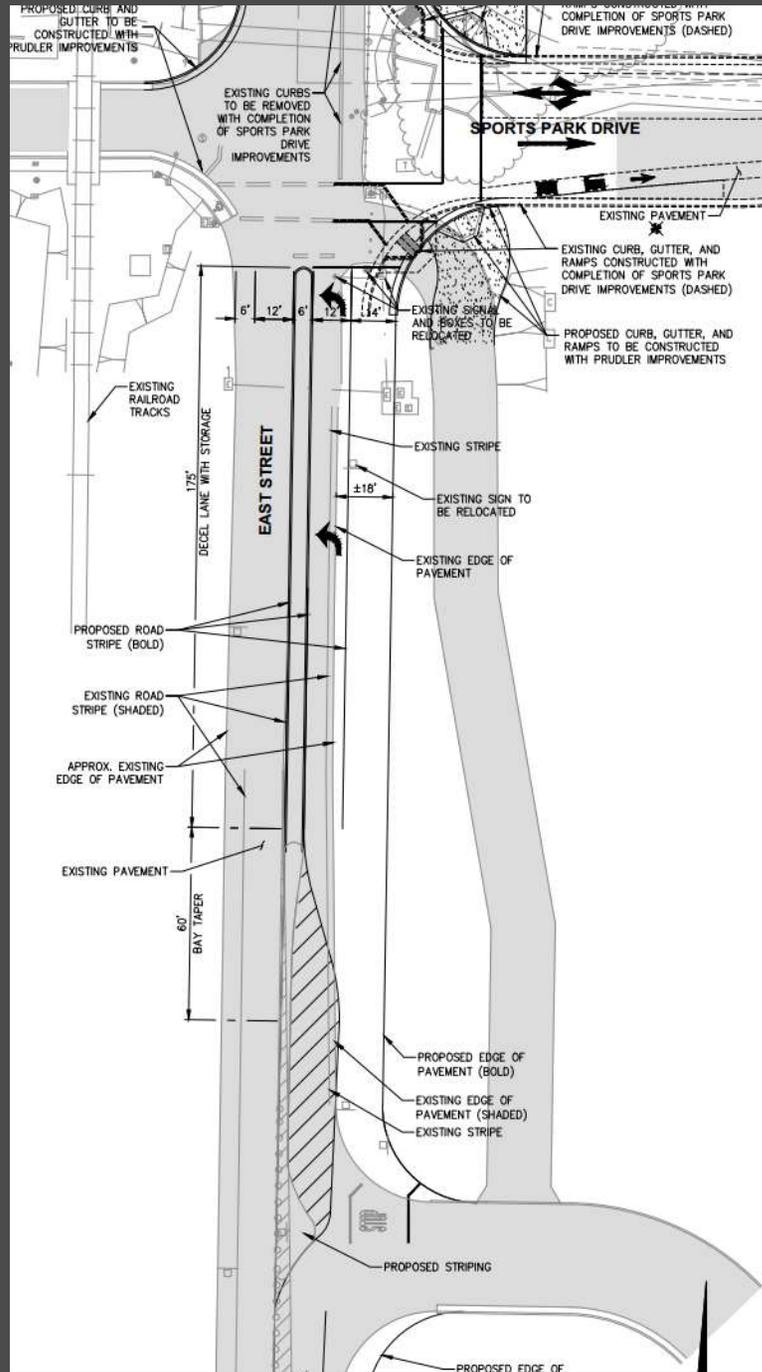






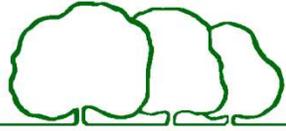


## East Street Transition south of Sports Park Drive



- Pavement to be widened by 18 feet east.
- Existing signal and boxes to be relocated
- Turn lane north bound





# DEVELOPMENT AGREEMENT

**Allows an initial 10 year term, option for two (2) 2-year extensions**

**Other Provisions:**

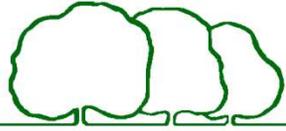
- Fees and Public Benefit Improvements
  - Two Community Facilities Districts (CFDs)
  - Affordable Housing In Lieu Fee
- 
- **A minimum of 10% of the units shall be affordable to low income households**
  - **City recommends payment of in-lieu fee rather than construction of units.**
  - **Proposed in-lieu fee of \$620,000 or \$3,388 per unit**

## Affordable Housing In-Lieu Fee Proposal

- A minimum of 10% of the units shall be affordable to low income households
- City recommends payment of in-lieu fee rather than construction of units.
- Proposed in-lieu fee of \$620,000 or \$3,388 per unit

### Reasons/Findings:

- Provides greater certainty
- Allows the City to focus resources on individuals and households with the greatest need.
- Allows the City the ability to develop an independent fund source
- Allows the City the ability to target and support projects that best meet infill, sustainability, compact development goals, use land use resources most efficiently, and those sites that are located close to transit and infrastructure and amenities.



# ENVIRONMENTAL REVIEW

## **Project Environmental Review Has Been Conducted which included the following:**

- A project Initial Study was completed
- Focused Draft Environmental Impact Report Prepared
- Final Environmental Impact Report and Response to Comments Prepared

The project site is considered a qualified Infill site.

### **Environmental Review on the project Included:**

- December 17, 2014 – Notice of Preparation (NOP) of a Draft EIR
- January 8, 2015 – Public Scoping meeting held
- DEIR circulated for 45 day review – Sept 8 – October 23, 2015
- October 1, 2015 – Public Comment meeting on the Draft EIR

**Based upon the conclusions of the Initial Study, the Draft EIR included analyses of Air Quality and Greenhouse Gas Emissions, as well as Transportation and Circulation.**

**Using existing LOS requirements – the following traffic impacts were identified:**

- Matmor Rd and Gibson Rd intersection
- East Street and Gibson Rd Intersection
- Southbound East Street segment (Gibson to Sports Park Drive)
- Northbound East Street segment (Sports Park Drive to Gibson)

*Widening or mitigation is not feasible due to right of way constraints.*

### **Statement of Overriding Considerations**

**Allows an agency to find the impacts as acceptable based on a determination of benefits, or overriding considerations.**

## Final EIR and Responses to Comments

### Increased Density Alternative (IDA)/Analysis

#### Evaluated in direct Response to comments – Comment 2-5

- Evaluated a hypothetical high density alternative – maximum unit count could be 950 du/ac
- IDA could result in up to 4,729 trips/day vs. 2,024 trips/ day for the proposed project, increased impacts to roadways/circulation
- Increased demand for public services and utilities
- Increase in noise and air quality impacts

## Final EIR and Responses to Comments, continued

### Housing Element and Affordable Housing

Table 2.39 Housing Element

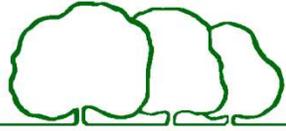
	VL	L	M	AM	Total
RHNA	390	274	349	864	1877
Capacity	217	217	605	2028	3066
	<b>(173)</b>	<b>(57)</b>	256	1164	1290

173+57 = 230 unit shortfall

#### Meeting the Shortfall:

- Mercy Housing entitlement (GPA/Rezone) provided 35VL and 44 L units (4.49 acres) – resulting in a modified shortfall of 138 VL and 13L units (151 total remaining shortfall)
- Spring Lake Central rezoned 9.3 acres of land to R-25, providing approximately 150 to 186 units

**For all intents and purposes the City has met the requirements of Program 2.A.2 and addressed the shortfall capacity**



# RECOMMENDATION

**Staff recommends the following action by the Planning Commission:**

**Move that the Planning Commission**

Adopt Resolution No. PC16-\_\_\_\_\_ recommending to the City Council certification of the EIR and adoption of the Mitigation Monitoring and Reporting Plan (MMRP), approval of amendments to the General Plan and Spring Lake Specific Plan, the rezone of the site and adoption of Planned Development Designation, a Conditional Use Permit for development criteria within the Planned Development, a Development Agreement and approval of the Tentative Subdivision Map No. 4856 to subdivide the 38-acre site into 183 residential lots and a park site, based upon the Findings of Fact and subject to Conditions of Approval.