



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: April 15, 2008

SUBJECT: General Plan Annual Progress Report Required by the State of
California, Reporting Period July 1, 2005 – June 30, 2007

Report in Brief

Section 65400(b) of the State of California Government Code requires planning agencies to provide an annual report to their legislative body, the Governor's Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD) on the status of the General Plan and progress in its implementation. The City made significant progress in implementation of its General Plan during the reporting period, July 1, 2005 – June 30, 2007, particularly in the economic development and affordable housing areas. For example, the City permitted the construction of the 525,000 square foot Woodland Gateway commercial center, issued certificate of occupancies for 142 new affordable housing units (for very low-, low-, and moderate-income families), and permitted the construction of the 156-unit Terracina Spring Lake Family Apartments (for very low- and low-income families). Terracina was completed in December 2007 and fully occupied earlier this year.

Staff recommends that the City Council accept the General Plan Annual Progress Report required by the State of California and direct staff to forward the Report to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) for filing.

Background

The City's annual report on the status of the General Plan and its progress in implementation is due on or before October 1 of each year; however, the City was unable to meet the deadline as a result of staffing constraints. As a result, City's report covers a period of two years (July 1, 2005 – June 30, 2007). The intent of the State of California Government Code Statute on General Plan reporting is to ensure that the General Plan remains an effective guide for the future development of the City. The report shows that the City continues to make substantial progress toward implementation of General Plan goals and policies and that the Plan continues to function as the relevant community constitution for land use and development.

The report provides an overview of regional housing needs and efforts to remove government constraints in providing affordable housing, a summary of agency initiated planning applications, general plan amendments, financial implementation of the General Plan, and a detailed status review of the General Plan implementation programs.

Discussion

The attached General Plan Annual Progress Report follows a format established by OPR and is divided into six sections.

1. Regional Housing Needs and Removal of Governmental Constraints: This section is broken down into two areas – Regional Housing and Mitigation of Governmental Constraints. As noted earlier, the City issued certificates of occupancies for 142 new affordable housing units (for very low-, low-, and moderate-income families) and permitted the construction of the 156-unit Terracina Spring Lake Family Apartments (for very low- and low-income families).
2. Agency Initiated Planning Applications July 1, 2005 – June 30, 2007: The City continued to make progress in its joint efforts with Davis and U.C. Davis to obtain a surface water supply and the City Council adopted and certified the EIR for the Davis/Woodland Water Supply Project in November 2007.
3. General Plan Amendments: Although no General Plan Amendments were approved during the reporting period (July 1, 2005 – June 30, 2007), voters approved an initiative in June 2006 that sets an urban growth boundary (urban limit line).
4. Priorities for Land Use Decision Making (Financial Implementation of the General Plan): Major Citywide capital expenditures included the Community and Senior Center construction as well as the Wastewater Treatment Plant expansion and upgrade to tertiary level treatment.
5. Other Projects during the Reporting Period: Many of the projects focused on economic development and two of the notable ones included Woodland Gateway and completion of the 65-room Hampton Inn & Suites.
6. Implementation Program Status Review: This separate table provides a summary status on more than 90 General Plan Implementation Programs.

Fiscal Impact

The City will not incur a fiscal impact other than the staff time expended to prepare the General Plan Annual Progress Report.

Public Contact

Posting of the City Council agenda.

Commission Recommendation

The Planning Commission at its March 20, 2008 meeting recommended that this report be forwarded to the City Council for review.

Recommendation for Action

Staff recommends that the City Council accept the General Plan Annual Progress Report required by the State of California and direct staff to forward the Report to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) for filing.

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Attachment

General Plan Annual Progress Report, Reporting Period July 1, 2005 – June 30, 2007