



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: March 16, 2010

SUBJECT: General Plan Annual Progress Report Required by the State of
California, Reporting Period July 1, 2008 – June 30, 2009

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 (City Council), 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 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.

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 April 1 of each year. 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.

While new housing construction slowed significantly during the reporting period, July 1, 2008 – June 30, 2009, significant progress was made in a number of areas toward facilitation, to the extent possible through City action, new development as well as the provision of affordable housing. Actions included adopting updates to the Spring Lake Infrastructure Fees (SLIF) and Major Projects Financing Program Fees (MPFP) in December 2008 which included a 20% reduction in development impact fees in recognition of the impact of the regional housing market. In addition, a

fee deferral ordinance was approved at the same time. These initiatives required a focused collaborative effort with the Spring Lake development group and representatives of the Building Industry Association. Staff has continued this collaboration by working on a “pay as you go” financing methodology to find a way to fund required infrastructure necessary as a result of the inability of development to obtain bond financing to allow the second release of Building Unit Allocations (BUA).

In Fiscal year 2008- 2009 a total of 247 residential building permits were approved, of which 25 units were affordable to low-income households. The City’s Redevelopment Agency, in collaboration with USA Properties, completed acquisition and rehabilitation of the Fair Plaza East apartment project, which resulted in the preservation of 14 very low-income and 54 low-income age restricted units. Through Redevelopment 20 Percent Set-aside and CDBG funds, \$132,863 in first time homebuyer loans was funded.

Other significant City projects underway in the FY 2008-09, include progress on the Davis-Woodland Water Supply project, including approving consultant services for phase 1A of the project, preparation of an update to the Streets Master Plan, and initiation of construction on the Spring Lake Neighborhood Park.

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. The City issued certificates of occupancies for 25 new affordable housing units (for low-income households) during the reporting period as well as the preservation of 68 affordable units in the Fair Plaza East project.
2. Agency Initiated Planning Applications July 1, 2008 – June 30, 2009: The EIR for the Davis- Woodland Surface Water project was completed and consultant services for Phase 1A of the project was approved. The City began a major update to the Streets Master Plan which is anticipated to be approved in spring 2010. The Sports Park Phase 1 Project was completed in November 2008 and resulted in synthetic multi-use soccer/softball fields with lighting to house the softball leagues and baseball tournaments that utilized Dubach Park which has now become part of the City Storm Drain Master Plan. The City Council approved the Collaborative Planning Principals for the City of Woodland and Yolo County and directed the City Manager to work with the County to develop a renegotiated Master Tax Sharing Agreement.
3. General Plan Amendments: The City Council approved a General Plan Amendment on March 24, 2009 to update the Housing Element section of the General Plan. The Planning Commission accepted a petition on December 4, 2008 to consider a General Plan

Amendment to change the land use designation on a 38.97 acre site located west of County Road 102, south of East Main Street and north of Interstate 5 from Industrial to General Commercial.

4. Priorities for Land Use Decision Making (Financial Implementation of the General Plan): Budget impacts were significant in this fiscal year and continue to be a challenge. A revenue shortfall was experienced at the mid-year budget. Shortfalls in funding will continue into the next year. Major Citywide capital expenditures included the Community Sports Park Phase I, the Community/Senior Center Phase II improvements, upgrades of irrigation systems at existing park facilities, and construction of a chemical handling facility at the Water Pollution Control Facility.
5. Other Projects during the Reporting Period: Although the City has experienced a slowdown in residential development, major progress was made in the economic development area with the continued construction of Woodland Gateway, a regional commercial center. Target, the second anchor tenant, opened in July. Stores that opened in spring of 2009 include Best Buy, Michaels, Pet Extreme and In-N-Out Burger. (Note: Target vacated its County Fair Mall store in order to move into a larger location at Woodland Gateway while Burlington Coat Factory, an anchor tenant, now occupies Target's previous location after remodeling the site.) The Capital Hotel and Saloon, renovation of a significant Downtown historic building, completed the first floor renovation in spring 2009. The Planning Commission approved the Fairfield Inn hotel in September 2008 and the Woodland Davis Innovation Technology Park in March 2009. Construction began in July on the Spring Lake Neighborhood Park and completion of the TANA/Hispanic Arts and Culture Center was completed in June 2009.
6. Implementation Program Status Review: This separate table provides a summary status on more than 90 General Plan Implementation Programs.

While the City has been successful in the implementation of its General Plan goals and policies, there remains a need to prepare a focused General Plan Update to address key issues such as incorporating the voter-approved (June 2006) Urban Limit Line into the General Plan, future development of the areas north of Kentucky Avenue and the Woodland Park properties (Northeast Woodland), police and fire response standards, and park development requirements.

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

The Annual Report was reviewed by the Planning Commission at their March 4, 2010 meeting. A public hearing notice for this item was published on March 6, 2010 in the *Daily Democrat* and the item included as a posting for the City Council agenda for March 16, 2010. Public comment and input is required pursuant to Government Code Section 65400(a) 2B.

Commission Recommendation

The Planning Commission at its March 4, 2010 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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Attachments

Attachment 1: General Plan Annual Progress Report, Reporting Period July 1, 2007 – June 30, 2008
Attachment 2: Implementation Program Status Review Table

GENERAL PLAN ANNUAL PROGRESS REPORT JULY 1, 2008 THROUGH JUNE 30, 2009

PURPOSE AND CONTENT OF REPORT

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 four basic purposes of the annual report are as follows:

- To provide information to assess progress on implementation of the general plan in accordance with the stated goals, policies and implementation measures.
- To provide information to identify necessary course adjustments or modifications to the general plan as a means to improve implementation.
- To provide a clear correlation between land use decisions made during the reporting period, and the goals, policies and implementation measures in the general plan.
- To provide information regarding local agency progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing.

This report covers the period from July 1, 2008 through June 30, 2009, and contains the following sections:

- Assessment of Regional Housing Needs and Efforts to Remove Governmental Constraints – Annual Housing Element Progress Report (Only a brief summary of the “Annual Progress Report on Implementation of the Housing Element” is included in this report.)
- Agency Initiated Planning Applications
- General Plan Amendments
- Priorities for Land Use Decision Making (Financial Implementation of the General Plan)
- Other Projects During the Reporting Period
- Implementation Program Status Review

REGIONAL HOUSING NEEDS AND REMOVAL OF GOVERNMENTAL CONSTRAINTS

Regional Housing Needs

The Sacramento Area Council of Governments (SACOG) issued its Final Regional Housing Needs Plan on February 21, 2008 in which the City was allocated its “fair share” of the region's projected housing needs by household income group over the planning period from January 1, 2006 through June 30, 2013, a 7 ½ year planning period.

The following table provides an assessment of the City's progress toward meeting its allocation through June 30, 2009.

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Woodland Regional Housing Need Allocation Addressed Through June 30, 2009

Housing Period	Very Low-Income	Low-Income	Moderate-Income	Combined-VL, L & M	Above Moderate	Total Units
1Jan06 – 30Jun06	0	7	0	7	222	229
1Jul06 – 30Jun07	0	0	13	13	45	58
1July07 – 30Jun08	85	71	0	156	57	213
1Jul08 – 30June09	14*	79*	0	93	222	315
Total	99	157	13	269	546	815
RHN Allocation	425	266	238	929	942	1871
% of Need Met	23.3%	59%	5.5%	29%	57.9%	43.6%

Based on the Assessors Report of Finaled Units.

*14 Very Low and 54 Low-Income income units are the result of a substantial rehabilitation of the Fair Plaza East project. A total of 247 new units finalized.

Units Substantially Rehabilitated converted from non-affordable to affordable by acquisition and preserved.

Fair Plaza East Senior Apartments.

The City of Woodland, in partnership with USA Properties, used an acquisition and rehabilitation approach to create a valuable source of senior affordable housing for the city located at 35 West Clover Street. When the project was constructed in the 1970s the owners obtained construction financing through a HUD loan. Because of this financing, the project had affordability restrictions until 2002. With the City's assistance, USA properties was able to purchase Fair Plaza East Apartments and convert the now market rate property back into affordable housing. Low-income housing tax credits and tax exempt bonds were used to provide the major portion of financing needed to purchase the property. To provide the necessary financial assistance to purchase Fair Plaza East Apartments, the City of Woodland is requesting a \$1,250,000 HELP loan from CalHFA. This loan will contribute to the acquisition of the property for the conversion of 68 existing market rate housing units into affordable units, as well as securing the long-term affordability of the entire project. The Redevelopment agency contributed \$91,000 toward the project and secured a 55-year affordability covenant. The project has become 100% affordable to 14 very-low and 54 low-income households.

Mitigation of Governmental Constraints:

Land Use Controls – General Plan, Zoning and Municipal Code Amendments

The City Council approved an amendment to its Municipal Code on October 21, 2008 in order to update its subdivision ordinance. The ordinance governs the entitlement process for the subdivision of land with the City and was revised and updated to reflect current practices and policies. The ordinance established a number of requirements for mobile home park conversions. A subdivider filing a tentative subdivision or parcel map to convert a mobile home park to resident ownership would be required to file a report on the impact of the conversion upon displaced residents and must take certain measures to avoid economic displacement of all nonpurchasing residents.

Growth Controls/Growth Management

No changes occurred in this area.

On/Off Site Improvement Requirements

No changes occurred in this area,

Development Fees

Spring Lake Specific Plan Development Fee Reduction and Update

On December 16, 2008, the City Council adopted updates to the Spring Lake Infrastructure Fee (SLIF) and the Major Projects Financing Plan (MPFP) in order to reduce the overall development impact fees paid by residential and non-residential development within the Spring Lake Specific Plan area and in other areas of the City. For example, the MPFP fee for a multi-family residence in Spring Lake was reduced from \$20,450 to \$14,736, a reduction of 27.9 percent. For a single-family residence in Spring Lake, the MPFP was reduced from \$26,116 to \$19,168, a reduction of 26.6 percent. For SLIF, which is only applicable to Spring Lake, the fee for a multi-family residence was reduced from \$27,719 to \$23,295, a reduction of 16 percent. The fee for a single-family residence under SLIF was reduced from \$43,362 to \$35,295, a reduction of 18.6 percent. The MPFP and SLIF updates became effective in January 2009.

The Spring Lake Specific Plan (SLSP) was designed to limit single family construction to three distinct releases as outlined in the City's Building Unit Allocation (BUA) Ordinance. This ordinance was approved at a time when it seemed necessary to regulate to ensure paced growth. The second release was due to occur in June 2007. However, the economic downturn has resulted in the infeasibility of issuing further bonds. Staff worked with the Spring Lake development community for over a year and a half to find ways to facilitate development, despite the unavailability of bond financing. Staff believes that a "pay as you go" methodology is the best alternative to allow the second release to occur. A major factor in evaluation of this methodology is ensuring that key public facilities and offsite infrastructure be funded adequately. On January 19, 2010, the City Council approved a revision to the SLIF that will allow a modification to the Financing Plan to a "pay as you go" concept and facilitate continued development in Spring Lake. The updated fees result in an increased SLIF for a single family home of \$809. The fee amendment was approved by adoption of an urgency resolution on January 19, 2010 and was permanently adopted on February 16, 2010.

Citywide Fee Deferral

At the same meeting, December 16, 2008, the City Council approved an urgency ordinance to allow the deferral of development impact fees (MPFP fees) for residential and non-residential projects. The ordinance is effective through June 30, 2011 and for residential projects allows the City to defer General City, Library, Police, Water, Roads, Administration, and Storm Drain development impact fees 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.

Affordable projects as well as the affordable units in market rate projects that contain a minimum amount of affordable housing are eligible for a deferral of City Development Impact fees. Bonus density projects are eligible also for the deferral of Development Impact fees and additionally they are eligible for the waiver of Building Permit and Plan Check fees.

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The City Council at its meeting of April 21, 2009 approved the deferral of MPFP (development impact) and SLIF (Spring Lake Infrastructure Fees) fees of approximately \$1,800,000 until the issuance of the certificate of occupancy for the 44-unit very low income Rochdale Grange project located in Spring Lake. The deferral is contingent on a commitment from IndyMac Bank and/or its representative to provide fee credits up to \$810,128 to fill any financing gap.

Processing and Permit Procedures

No changes occurred in this area.

Persons with Disabilities

The City designated a CDD staff to be the Americans with Disabilities Act (ADA) Coordinator for the City and begun work on a transition plan that will address curb ramps, City facilities, and City programs and services. The City also started the process of establishing a Disabled Access Commission.

The City's Building Division staff worked with other cities to put together an ADA Civil Rights Seminar that was held on January 15, 2009 at the Sacramento Convention Center to celebrate the 50th Anniversary of the Fair Employment and Housing Act (FEHA) and provide information on ADA-related issues. Panel discussions held at the seminar included question and answer sessions with representatives of the State Department of Justice and the Fair Employment and the role of an ADA coordinator. Information on the seminar was advertised locally by the Building Division.

It should be noted that the City's Municipal Code (Section 25-21-85) already contains a Reasonable Accommodation for Persons with Disabilities provision. The provision sets forth a process and set of criteria for reviewing reasonable accommodation requests for persons with disabilities.

Infill Development

On December 16, 2008, the City Council adopted an update to the Major Projects Financing Plan (MPFP) in order to reduce the overall development impact fees paid by residential and non-residential development within the Spring Lake Specific Plan area and in other areas of the City. For example, the MPFP fee for a multi-family residential unit outside of Spring Lake was reduced from \$23,427 to \$16,994, a reduction of 27.5 percent. The MPFP fee for a downtown single-family unit was reduced from \$30,401 to \$20,570, a reduction of 32.3 percent. The downtown retail MPFP fee was reduced from \$13.64 per square foot to \$11.44 per square foot, a reduction of 16.1 percent. The MPFP update became effective in January 2009.

At the same meeting, December 16, 2008, the City Council approved an urgency ordinance to allow the deferral of development impact fees (MPFP fees) for residential and non-residential projects. The ordinance is effective through June 30, 2011 and for residential projects allows the City to defer General City, Library, Police, Water, Roads, Administration, and Storm Drain development impact fees 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.

AGENCY INITIATED PLANNING APPLICATIONS JULY 1, 2008 – JUNE 30, 2009

The following is a list of projects undertaken by the City toward implementation of policies and actions in the General Plan. Most of the projects involve studies, plan updates or construction of new community facilities that are either complete or in progress.

Davis-Woodland Water Supply Project (DWWSP)

The project would provide treated surface water from the Sacramento River to the Woodland and Davis communities and UC Davis. Woodland continues to work with its project partners and a joint Woodland-Davis Council Workshop for the project was held on July 28, 2009. In spring 2009, the Woodland City Council approved a consultant services agreement with West Yost Associates for Phase 1A of the Water Supply Project. West Yost will coordinate, consolidate and oversee water right permitting, engineering, right-of-way, legal and associated sub-consultant activities.

Street Improvement Master Plan

The current Master Plan is from 1998, and a major update is in process with anticipated completion in winter 2010. The Master Plan uses revised traffic counts to update the traffic model, which projects future traffic patterns based on 2020 land use estimates and resulting level of service (LOS), and develops a future project list and evaluates policy considerations.

Community and Senior Center, Sports Park Facilities

The Sports Park Phase 1 Project was completed in November 2008 and resulted in the construction of four synthetic multi-use soccer/softball fields east of the Community and Senior Center. The softball fields replace the softball programs that occupied Dubach Park and the new facility hosted the Senior Softball USA tournament in August 2009. The tournament drew several hundred players from outside of Woodland and provided an economic benefit for the City's hotels, restaurants, and other retail businesses. Construction on the 8,000 square foot dance/aerobics fitness center was completed in early 2009. The center is an addition to the Community and Senior Center and provides a facility for dance, aerobics, and fitness activities.

Collaborative Planning Principles

The City Council on May 19, 2009 approved the Collaborative Planning Principles for the City of Woodland and Yolo County and directed the City Manager to work with the County Administrator and the City/County 2 x 2 representatives to facilitate approval of the Principles by the County Board of Supervisors. The Collaborative Planning Principles statement is intended to commit both local governments to formal discussion of issues that will facilitate economic development and address potential areas of concern associated with annexations, including fiscal impact, environmental mitigation and governance in advance of a project or annexation application. Most specifically, the Principles would facilitate development of a Memorandum of Agreement that would establish the process for implementation of development proposals within annexation lands and a renegotiated Master Tax Sharing Agreement.

Yolo County NCCP/HCP Joint Powers Agency (JPA)

The JPA acquires Swainson's hawk habitat conservation easements and serves as the lead agency for the preparation of a countywide Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP). The countywide HCP/NCCP (also known as the Yolo Natural Heritage Plan) is in development and the current project schedule anticipates that the plan will be

approved in 2010. The City continues to participate in the Joint Powers Agency formed for completion of the HCP/NCCP and acquisition of Swainson's hawk habitat conservation easements.

GENERAL PLAN AMENDMENTS

Agency Initiated:

2008 Housing Element Update – The City Council approved a General Plan Amendment (GPA) on March 24, 2009 to update the Housing Element section of the General Plan.

Applicant Initiated:

No actions occurred in this area.

Petitions Accepted:

East Main Street Commercial

The Planning Commission accepted a petition on December 4, 2008 to consider a General Plan Amendment (GPA) to change the land use designation of a 38.97-acre area east of the Home Depot site, west of County Road 102, south of East Main Street, and north of Interstate 5 from Industrial (I) to General Commercial (GC) in order to facilitate commercial development.

PRIORITIES FOR LAND USE DECISION MAKING (FINANCIAL IMPLEMENTATION OF THE GENERAL PLAN)

The public projects in the General Plan are financed through the City's annual budget and multi-year capital financing plan.

City's Operations and Maintenance Budget

The budget serves as the City's primary financial document to guide the City Council and staff through the coming fiscal year. It outlines the major priorities and projects that the City will undertake. It reflects staff time for city programs and services, contracts for maintenance and major construction projects, as well as needed materials and supplies. The City's operational expenses were budgeted at \$97.2 million for Fiscal Year 2008 – 09; this included a general fund operating budget of \$43.5 million. On February 17, 2009, the City Council approved mid-year budget adjustments of \$2,727,811 to address a general fund revenue shortfall in the same amount. The revenue shortfall was addressed through net operational savings, the use of contingency funds, staff reductions in the Community Development Department, and use of general fund reserves. A substantial portion of the revenue shortfall was recessionary-related as evidenced by reductions in sales tax, property tax, and transient occupancy tax receipts by the City in the amount of \$1,831,973.

Citywide Capital Budget

Citywide capital expenditures were budgeted at \$51 million for Fiscal Year 2008 – 09. Because of a significant decline in building permit activity and the resulting reduction in the collection of development impact fees, the City made mid-year budget adjustments for the capital budget. On January 20, 2009, the City Council reduced the FY 2008-09 capital budget to \$37.4 million. At the same meeting, the Council also reduced the FY 2009-10 and 2010-11 capital expenditures to \$21.5 and \$13.5 million, respectively. FY 2008-09 expenditures included the Community Sports Park Phase I, the Community/Senior Center Phase II improvements, upgrades of irrigation

systems at existing park facilities, and the construction of a chemical handling facility at the Water Pollution Control Facility.

OTHER PROJECTS DURING THE REPORTING PERIOD

Other projects during this reporting period have implemented policies and actions in the General Plan. Similar to other communities through the state, the City continued to experience a slowdown in residential development as construction activity was very limited. The majority of land available for subdivision based residential development is currently in the Spring Lake Specific Plan area. At this time, at least two builders with significant land holdings in the plan area have gone bankrupt and their properties are either held by a bank or receiver. While it is difficult to predict when the residential development sector will recover there is hope that the City's efforts to develop a pay as you go financing system will open up and facilitate development.

For the last year developers have been seeking "finished lots" which have minimal associated infrastructure costs. Meritage Homes purchased the remaining 28 finished lots in the Heidrick Phase I Subdivision in the Spring Lake Specific Plan. There are sixteen lots in the Hanson Ranch subdivision which are in finished lot status. Home builders Centex and Kaufman and Broad pulled the last of their permits and are nearing completion of construction of those units.

Commercial development which had been mostly limited to the Woodland Gateway regional commercial center began to wind down at the end of the July 1, 2008 – June 30, 2009 report period. However, a number of new businesses opened or will be opening.

- Woodland Gateway – The 525,000 square foot freeway oriented commercial center on 55-acre site is located at the southeast corner of CR 102 and I-5 approved in 2005. Target, the second anchor store at Gateway, opened on July 22, 2008. Stores that opened in spring 2009 include Best Buy, Michaels, Famous Footwear, In-N-Out Burger, Pet Extreme, and Mathews Mattress.
- County Fair Mall – The mall lost three anchor tenants when Target transferred its location to Woodland Gateway and Mervyn's (December 2008) and Gottschalks (Summer 2009) closed their stores as a result of bankruptcies. However, the former Target site was remodeled and is now occupied by the Burlington Coat Factory.
- Capital Hotel and Saloon – Construction of the mixed-use project located at the northeast corner of the Main Street and First Street intersection was completed in spring 2009. The first floor restaurant opened in spring 2009. The second floor consists of office suites while the third floor is residential with five lofts. Tenants are expected to occupy the second and third floors in Fall/Winters 2009. The City's Redevelopment Agency assisted the project by funding façade improvements and off-site infrastructure with \$90,000 in grant funds.
- Opera House Expansion – The City Council approved a 5,740 square foot expansion to add a children's black box theater on July 15, 2008. City assistance for the project includes a grant of approximately \$2,800,000 in Measure E funds and a separate loan guarantee. (*Note, this project is on hold at the moment due to budget issues*)
- Fairfield Inn – The Planning Commission approved the project at its September 18, 2008 meeting. The project will result in the construction of a 105-room hotel located on Freeway Drive. This hotel and another one approved by the Planning Commission in April 2008 will double the number of hotels on Freeway Drive and increase the total number of rooms to 303.

The City’s emerging hotel corridor on Freeway Drive is strategically located because of its proximity to Interstate 5 on- and off-ramps and the short distance to the Sacramento International Airport.

- Casa Del Sol Rehabilitation – Construction of a 15,000 square foot community center and a playground were completed in Spring 2009 at the site located on the east side of East Street between East Oak Avenue and Pendegast Street. Construction was started in spring 2009 on the Casa Del Sol off-site improvements. This project is being funded through a \$494,000 grant awarded the City from SACOG’s Community Design Funding Program. The grant will fund construction of a bus stop, shelter, and turnout for an existing bus route in front of Casa Del Sol. The Community Design work also includes the installation of sidewalk, curb, gutter, and streetscape improvements.
- Spring Lake Neighborhood Park – The City Council awarded a construction contract in June 2009 for the first neighborhood park located in the Spring Lake Specific Plan area. Construction of the eight-acre park located at the northeast corner of Meikle and Ortiz Avenues began in July 2009
- Water Enterprise System Capital Projects – Site work for the construction of a 400,000 gallon elevated water tank began in summer 2009 and construction is expected to be completed in 2010. The new water tank will replace an existing 300,000 gallon elevated water tank located at Chrisitansen Park on Beamer Street. Drilling of a replacement well for Well 15 at Klenhard Park on East Gum Avenue began in summer 2009. The water tank and well projects are being funded with water revenue issued by the City in fall 2008. The bonds are secured through the City’s Water Enterprise Fund.
- Woodland-Davis Innovation Technology Park – The Planning Commission approved the project at its March 5, 2009 meeting. The Technology Park is proposed as a research and development facility for small start up enterprises and incubator companies. Located at 1001 Sixth Street, the project would provide more than 56,000 square feet of office space and more than 10,000 square feet of warehouse space at a former industrial site.
- TANA/Hispanic Arts and Culture Center – Located on Lemen Avenue, the project was funded through the City’s Community Development Block Grant (CDBG) program and resulted in the rehabilitation of a building for a Hispanic arts educational program for disadvantaged youth. Construction began in March and was completed in June 2009.

IMPLEMENTATION PROGRAM STATUS REVIEW

The attached table summarizes the City’s efforts in carrying out General Plan implementation programs. The City continues to make progress in carrying out the goals and policies and implementation of the General Plan. Some key actions include the following:

Implementation Program	Description	Status
Program 1.9	City to promote development of a community based tree group	The City endorses the Green print plan, works with the local Woodland Tree Foundation, and has completed a comprehensive GIS inventory of all City owned trees, as well as an in-depth analysis of our urban forest.
Program 1.16	City to seek funding to enhance and expand tree planting in the Downtown area.	Woodland Tree Foundation, in association with the Urban Forestry group actively locates available sites to plant tress in the downtown. In 2010 the City received a SACOG Community Design Program Grant which will allow the City to improve the streetscape along Main Street, including tree planting.

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Program 1.18	City shall enforce provisions of the Downtown Specific Plan.	The City continues implementation of the policies and standards in the Downtown Specific Plan, including planning efforts to encourage the location of a multi-plex theater in the downtown
Program 2.5	The Planning Commission shall hold a meeting to review the Housing monitoring report and report to the City Council.	The City monitored over 800 housing units during the reporting period.
Program 2.7	City to seek assistance from RDA 20% set aside to provide financing to assist housing construction of very low-income, low-income, and moderate income units that serve families and special needs groups.	During the reporting period the Redevelopment Agency allocated over \$120,000 for First Time Homebuyer loans. All of the funds were committed and the units closed in the 2009-2010 year
Program 2.8	City shall allocate funds for the provision of extremely low-income, very low-income, low-income, and moderate –income housing units.	In FY 08-09, CDBG funded one first time homebuyer loan in the amount of \$12,863 and two housing rehabilitation loans in the amount of \$118,329
Program 2.13	City shall continue to contract for the services of Yolo County's Homeless Coordinator.	CDBG funds were granted for early literacy activities for children at the Wayfarer Center.
Program 2.26	City shall commit assistance to the renovation and rehabilitation of existing mobile home parks in the East Street corridor.	In FY 08-09, \$11 million of the \$16 million funding for the Casa Del Sol project was released and construction started at the site
Program 2.30	City shall affirmatively further fair housing by contracting with a Fair Housing Hotline.	In FY 08-0, 194 Woodland residents were assisted with housing issues, including claims of housing discrimination.
Program 3.1	City shall update and maintain the Street Master Plan.	The City is in the process of updating the Streets Master Plan with completion anticipated in Spring 2010
Programs 3.3 & 3.4	City to update roads portion of the Major Projects Financing Plan (MPFP) and road development impact fees.	The City completed an update to the Major Projects Financing Plan in December 2008.
Program 4.18	City to develop and expand telecommunications program at the Library.	Eighteen free public access computers are available.
Program 4.2 & 4.4	City shall annually review the Major Project Financing Plan (MPFP) and maintain development fee schedules consistent with the MPFP.	A major update to the MPFP was completed in December 2008; an annual inflation adjustment was completed in January 2010.
Program 4.5	City to conduct a study of future water supply alternatives to determine the most appropriate long term water supply to serve Woodland.	Completed in 2009. The City completed its studies of water supply alternatives and adopted and certified an EIR in 2007 that identifies the environmentally superior solution. The solution focuses on conjunctive use through finalization of a 1994 water rights application and the adding and blending of higher quality surface water from the Sacramento River. As a result, 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 facilities.
Program 4.8	Investigate nuisance and operational changes to the wastewater treatment plant	An odor study is being prepared as part of the Gateway II EIR. At this time the north nine ponds have been taken out of service in preparation for conversion to storm water treatment ponds.
Program 4.9	Study the feasibility of reclaimed water through the wastewater treatment plant.	Due to the high level of salts and boron, the reclaimed water option will not be a viable option, until the new surface water treatment plant is brought online est. May 2017.
Program 4.15	City continue to implement	The Fire Department has begun updating the Fire Master Plan

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	recommendations of the Fire Master Plan adopted January 16, 2001.	(adopted 2001) to be incorporated with the next General Plan update. Key areas of consideration will include implementation of a fifth engine company and construction of Fire Station #5 in Spring Lake to lower our fire response times closer to the 4-minute standard adopted in 4.I.3.
Program 5.10	City shall allocate resources to provide encouragement and support for youth activities by local libraries and community facilities.	In FY08-09 8,216 of the 27,640 registered card holders were 14 years or younger. 4,358 participants attended one or more of the 197 sessions of story time/book club for children. In addition, 1,525 children attended one or more of the special programming activities, and 4,331 attended offsite programs conducted by Library staff. Expenditures for library materials for children and teens during FY 08-09 were \$58,849.
Program 6.6	Redevelopment Agency to provide technical assistance for rehabilitation of historic structures in the Downtown	In FY 08-09, \$85,000 in funds were disbursed for two storefront façade improvements, matched by \$326,653 in private funds.
Program 7.1	City to monitor any activities that may degrade the aquifers of Cache Creek as it affects city water supply.	Public Works staff is continuing to work with Yolo County Flood Control and Water Conservation District on Cache Creek water quality and aquifer management.
Program 8.1	The City shall revise the floodplain ordinance.	New information has been developed on floodplain depth and velocity relationships that may be used in development of the new ordinance. City is seeking a revised FEMA approved 100-year floodplain map.

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Growth and Development			
1.1- The City shall undertake a study to identify the location of a permanent urban limit line for the east and south. The study shall also identify funding sources for implementing a permanent urban limit line; including mitigation fees for development on Agricultural land.	Community Development Department Planning Commission City Council	FY 02-03	The City began studies of the proposed Urban Limit Line boundaries and Agricultural Mitigation for new development areas, but the City Council decided to end work on the ULL in October 2005. Voters in June 2006 approved a ULL that sets an urban growth boundary.
1.2- The City shall formally request Yolo County to revise the Woodland Area General Plan Urban Development Policy consistent with the adopted Woodland General Plan.	City Council	FY 02-03	Coordinate with Yolo County on their General Plan update effort. Will likely occur in FY 09-10.
1.3- The City shall monitor housing growth and regional growth projections and report annually to the City Council regarding the need to take any action on limiting single-family construction in new residential neighborhoods so as not to exceed the growth and housing projections Policy 1.A.7.	Community Development Department	Annually	The City's Growth policy was amended in May 2005. New language added a growth cap of 5000 dwelling units by 2020 in new development areas. Infill development is excluded from the cap. Annual review of growth will be included in this annual report. For 2008, it is anticipated that the growth cap will be minimally affected because of the limited residential growth occurring.
Residential Development			
1.4 – The City shall monitor available residential land supply and development proposals to ensure that an adequate supply of land in a range of densities is maintained.	Community Development Department City Council	Ongoing	Included in the 2008 Housing Element Update.
1.5 – The City shall review and amend the Zoning Ordinance to reflect the multi-family development guidelines included in Policy	Community Development Department City Council	FY 02-03	Multi-family design criteria were included in the Design Standards update approved on April 6, 2004.

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1.B.8.			
New Residential Neighborhoods			
1.6 – The City shall prepare residential design guidelines to promote walking, bicycling, and transit use and access	Community Development Department	Completed 2001	The City adopted citywide design standards in April 2004 and design standards for the Spring Lake Specific Plan on 9/22/03. Both policies remain in effect and promote walking, bicycling, and transit use and access.
Neighborhood Conservation and Enhancement			
1.7 – The City shall continue to implement the Woodland Improving Neighborhoods (WIN) neighborhood services team to provide for better communication with existing neighborhoods and create an institutional framework for directly responding to neighborhood concerns.	WIN Neighborhood Services Team City Council Police Department	Ongoing	This is a multi-departmental proactive program that targets identified areas in the City to address physical Code Issues/ Public Improvements/ and Crime. The three departments working together on effort include Police, Code Enforcement, and Redevelopment.
1.8 – The City shall provide continuing education, within available resources and in cooperation with local nurseries, for residents regarding tree care and maintenance, particularly for trees with special requirements and problems (e.g. oaks, elms).	Public Works Department	Ongoing	City Urban Forestry Group meets with residents when there are questions and may refer them to local nurseries.
1.9 – The City shall promote the development of a community based tree group that promotes citizen action and environmental stewardship through planting and caring for trees.	Public Works Department	Ongoing	The City endorses the Green print Plan, works with the local Woodland Tree Foundation, and has completed a comprehensive GIS inventory of all City owned trees, as well as an in depth analysis of our urban forest. The inventory and analysis are key elements toward full development of the City’s

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			Urban Forest Master Plan.
1.10 – The City shall institute a sidewalk repair program to identify funding sources for ongoing sidewalk repair and maintenance.	Public Works Department Finance Department	Completed 1998	Sidewalk Repair, Maintenance and ADA Improvements are addressed in every development and capital project. CDBG funds are used to implement sidewalk repair in low income neighborhoods.
1.11 – The City shall investigate methods of enhancing funding sources for ongoing street tree replacements and maintenance.	Public Works Department Finance Department	Ongoing	New City developments are required to form Landscape and Lighting districts, which provide a funding source for City maintained trees.
1.12 – The City shall reinstitute Annual Cleanup Day, whereby the City will provide for free bulk waste collection.	Public Works Department City Council	Completed 1997	The City negotiated a new franchise agreement with Waste Management that covers the period of July 1, 2007 through December 31, 2015. The agreement requires Waste Management to host a free annual Bulky Waste, Universal Waste, and Household Hazardous Waste event for the duration of the agreement. As in past years, this year’s event, on April 18, 2008, was held at the Yolo County Fairgrounds in Woodland. The agreement also enables residents to request curbside bulky waste collection from Waste Management for a fee.
1.13 – In conjunction with local organizations, the City shall conduct Arbor Day programs.	Public Works Department Tree Commission	Annually	City Urban Forestry Group holds an annual tree planting clinic followed by tree plantings in various locations throughout the City in an effort to support Arbor Day
1.14 – the City shall develop and maintain a street tree planting list and planting	Public Works Department	Ongoing	As part of the Spring Lakes Specific Plan, a comprehensive street tree list and

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guidelines. Specific plans and development improvement plans will be generally consistent with the street tree planting list and guidelines and formally approved jointly by the Community Development Department and Public Works Department.	Community Development Department Parks, Recreation, and Community Services		planting guidelines were prepared. And is continually updated by the Urban Forestry Group and CDD. The City's Standard Specifications include tree and shrub planting details. The City has a Master Street Tree Planting List that can be found on the City's web site
Commercial Land Use			
1.15 – The City shall prepare commercial development design guidelines to promote walking, bicycling, and transit use and access.	Community Development Department City Council	Completed 2001	The standards were adopted in April 2004.
Downtown			
1.16 – The City shall seek funding sources to enhance and expand tree planting and landscaping in the Downtown Area.	Community Development Department Public Works Department Redevelopment Agency	Ongoing	The Woodland Tree Foundation, in association with the Urban Forestry Group actively locates available sites and plant trees in the downtown area. In 2010, the City received a SACOG Community Design Program grant which will allow the City to improve the streetscape along Main Street, including tree planting.
1.17 – The City shall develop and implement an overall downtown parking strategy, consistent with the <i>Downtown Specific Plan</i> .	Downtown Parking Committee Public Works Department Traffic Safety Committee Community Development Department Redevelopment Agency	FY 07-08	The City revised its downtown parking standards by approving Ordinance No. 1493 on April 15, 2008 to add Section 25-23-15 to the Woodland Municipal Code. The downtown parking standards now use an urban-based model and are intended to encourage and promote investment and the re-use and renovation of historic buildings, enhance the vitality, and encourage mixed

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			use in the downtown. The ordinance reduced parking ratios and the City Council established a parking in-lieu fee on April 1, 2008 through the adoption of Resolution No. 4905.
1.18 – The City shall implement and enforce the provisions of the Downtown Specific Plan.	Community Development Department Public Works Department Redevelopment Agency Woodland Downtown Improvement Association Economic Development	Ongoing	The City continues implementation of policies and standards in the Downtown Specific Plan. Major planning efforts include locating a site with sufficient parking for a multiplex theater.
1.19 – The City shall develop and implement an overall safety program for Downtown.	Woodland Downtown Improvement Assn Police Department Community Development Department City Council Redevelopment Agency Economic Development	FY 03-04	Project on hold as the Property Based Improvement District (PBID) was presented to the City Council in August 2007, but it failed to gain approval. However, the City continues to provide baseline service.
East Street Corridor			
1.20 – The City shall prepare and maintain a specific plan for the East Street Corridor to implement the goals and policies of the General Plan and Redevelopment Agency and promote economic development in Woodland.	Community Development Department City Council Redevelopment Agency.	Adopted 1998 Ongoing	Update of East Street Corridor plan on hold because of budgetary issues.
Landscape			
1.21 – The City shall continue to seek ways	City Manager	Ongoing	New development areas are required to

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to enhance permanent funding sources for the maintenance of street trees and other landscaping.	City Council Finance Department Parks and Recreation Department Public Works Department		form Landscape and Lighting districts for ongoing maintenance.
Development of Housing			
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 Director City Manager Planning Commission City Council	Ongoing	While residential construction slowed significantly in FY 2008 – 09, the City continues to work with developers on the use of Planned Development Overlay Zones to reduce housing costs.
2.2 – The City shall continue to cooperate with and advise developers in the use of the City’s 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 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	Community Development Director City Manager Planning Commission City Council	Ongoing	The Bonus Incentives Ordinance was amended in 2005 in compliance with SB 1818. The Bonus Incentives program assisted with the financial feasibility of the 156-unit Terracina Spring Lake Family Apartments affordable housing project. The project was constructed in the Spring Lake area in 2007. No bonus incentive projects were constructed in FY 2008 – 09.

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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 income, as defined in Health and Safety Code Section 50093.			
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	Mortgage Revenue Bonds were a primary funding source for the developers of the Terracina Spring Lake Family Apartments. City and Redevelopment Agency staff actively work with affordable housing developers interested in multi-family housing bonds.
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	The City actively pursues applications to augment the affordable housing stock of Woodland. HOME funds have been awarded for the Rochdale Grange project, which will result in the construction of 43 very low income units.
2.5 – The Planning Commission shall hold a meeting each year to review the Housing Monitoring Report and made a report to the City Council.	Community Development Department Planning Commission City Council	Annually	Redevelopment staff continue to monitor affordable projects funded with HOME grants, the for-sale affordable units constructed in the Spring Lake Specific Plan area, and senior citizen projects that received reduced parking standards. Over 800 units were monitored last year.
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	Community Development Department Redevelopment Agency Planning Commission	Ongoing monitoring of availability of sites	As of 2009, the City had a sufficient amount of vacant land zoned for multifamily housing to meet its remaining need during the Housing Element planning

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<p>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 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).</p>	<p>City Council</p>		<p>period.</p>
<p>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</p>	<p>Community Development Department City Manager City Council Redevelopment Agency Board of Directors</p>	<p>Annually</p>	<p>Revenue received by the Redevelopment Agency in 20% housing set-aside funds is leveraged with other local, State, and Federal funds to assist with the advancement of affordable housing not only in Redevelopment Project Areas but</p>

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families and special needs groups using its 20 percent housing set-aside funds, HOME, CalHome, and other Federal and State funding sources.			throughout the City as well. In 2008-2009, The RDA allocated \$120,000 for First Time Homebuyer loans. All of these funds were committed and the units closed in the 2009-2010 year.
2.8 – The City shall allocate CDBG funds for the provision of extremely low-income, very low-income, low-income, 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	Each April the City Council makes funding decisions as to how the CDBG funds will be allocated. Allocations were made to the City’s Housing Rehabilitation Program in FY 2008 – 09. In 08-09, CDBG funded one First Time Homebuyer loan in the amount of \$ 12,863 and two housing rehabilitation loans in the amount of \$118,329
2.9 – The City shall allocate funds for transitional housing and other special-needs housing.	Community Development Department City Council	Ongoing	The City provided CDBG funds for the 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.
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	Community Development Department City Council Planning Commission	Ongoing on a case-by-case basis	The City continues to grant density bonuses, regulatory relief, and/or other financial incentives for project meeting inclusionary housing requirements. In April 2009, the City Council approved a fee deferral for the Rochdale Grange affordable house project. The Council’s action deferred the development impact fees and the Spring Lake Infrastructure Fee

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or modification of City development standards; or 3) assistance in obtaining such federal, state, or local financing and/or subsidies.			for Rochdale until the certificate of occupancy issuance for the project.
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 required by HUD for Continuum of Care assistance. The City continues to work with other Yolo County jurisdictions on a ten-year plan to end homelessness and the plan is expected to be completed by the end of 2009.
2.12 – The City shall review the HUD Section 8 voucher program administered by the Yolo County Housing Authority 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 in FY 2008 – 09.
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 Library Services	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. CDBG funds were granted for early literacy activities for children

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			at Wayfarer Center
<p>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.</p>	<p>Community Development Agency Redevelopment Agency</p>	<p>Ongoing as needed</p>	<p>Housing was not removed by the City or the Redevelopment Agency during FY 2008 – 09.</p>
<p>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 multifamily 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 multifamily rental units affordable to very low-income households.</p> <p>The City shall continue to enforce the 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</p>	<p>Community Development Department</p>	<p>Ongoing</p>	<p>Since 2004, the City adopted an amendment to its citywide inclusionary housing ordinance (Chapter 6A. Affordable Housing). This amendment essentially applied the same inclusionary housing requirements being implemented in the Spring Lake area to the remainder of the City. Any new housing project, for-sale or rental, provide affordable units, thereby implementing the “scattered sites” policy citywide. The Spring Lake Specific Plan 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 is to be used to assist an additional 74 units of affordable housing anywhere in the City, including Spring Lake as long as the parcels meet the affordability requirements under the Spring Lake Specific Plan and the Spring Lake Affordable Housing Plan.</p>

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<p>housing requirements in the Southeast Area Specific Plan differ from the requirements of Chapter 6A, the provisions of the specific plan shall govern.</p> <p>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 multifamily 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.</p>			
<p>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.</p>	<p>Community Development Director Planning Commission City Council</p>	<p>Within one-year of Housing Element certification</p>	<p>No action was taken during FY 2008-09; the Housing Element was certified by the Department of Housing and Community Development on June 3, 2009. The City plans to prepare a comprehensive update of the Zoning Ordinance (Municipal Code Chapter 25) that will address this and other subjects.</p>

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<p>2.17 – The City shall amend the 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.</p>	<p>Community Development Director Planning Commission City Council</p>	<p>Within one-year of Housing Element certification</p>	<p>No action was taken during FY 2008-09; the Housing Element was certified by the Department of Housing and Community Development on June 3, 2009. The City plans to prepare a comprehensive update of the Zoning Ordinance (Municipal Code Chapter 25) that will address this and other subjects.</p>
<p>2.18 – The City shall contact non-profit 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 Sections 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. Financial and technical assistance will be sought from HCD’s Office of Migrant Services, the Joe Serna Jr. Farm worker</p>	<p>Redevelopment Agency</p>	<p>Annually</p>	<p>No action was taken during FY 2008-09; the Housing Element was certified by the Department of Housing and Community Development on June 3, 2009.</p>

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Housing Grant Program, the Californian Tax Credit Allocation Committee’s Farm worker Housing Assistance Program, and the USDA Rural Development Program.			
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	Consideration of this issue is expected to occur during a comprehensive update of the City’s Zoning Ordinance.
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 was taken during FY 2008-09; the Housing Element was certified by the Department of Housing and Community Development on June 3, 2009. The City plans to prepare a comprehensive update of the Zoning Ordinance (Municipal Code Chapter 25) that will address this and other subjects.
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	No action was taken during FY 2008 -09.
Maintenance of Housing			

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<p>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.</p>	<p>Redevelopment Agency</p>	<p>Ongoing</p>	<p>The City provided CDBG funds for two housing rehabilitation projects in FY 2008 – 09.</p>
<p>2.23 – The City shall continue to include funds in its operating budget for building code and blight enforcement programs.</p>	<p>Community Development Department City Council</p>	<p>Ongoing</p>	<p>The City employs a full-time code compliance officer.</p>
<p>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.</p>	<p>Community Development Department</p>	<p>Ongoing</p>	<p>The City applied for a CalHome grant in order to fund owner-occupied rehabilitation loans but was not approved for funding. As noted in Implementation Program 2.22, the City has used CDBG funds for housing rehabilitation projects in FY 2008 – 09.</p>
<p>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.</p>	<p>Community Development Department Code Enforcement Building Inspection</p>	<p>Ongoing</p>	<p>The City employs a full-time code compliance officer. A housing conditions study was prepared as part of the 2008 Housing Element Update.</p>
<p>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.</p>	<p>Community Development Department</p>	<p>Ongoing</p>	<p>The City continues to work closely with the Community Housing Opportunities Corporation (CHOC) on the Casa Del Sol Mobile Home Park project on East Street. In FY 2008-09, \$11 million of the \$16 million funding for the Casa del Sol project was released and construction started at the site.</p>

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<p>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 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.</p>	<p>Community Development Department Redevelopment Agency</p>	<p>Ongoing</p>	<p>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.</p>
<p>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 programs 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.</p>	<p>Redevelopment Agency</p>	<p>Ongoing</p>	<p>The City provided CDBG funds for two housing rehabilitation projects in FY 2008 – 09.</p>

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<p>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.</p>	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.
<p>2.30 – The City shall affirmatively further fair housing by contracting with the Fair Housing Hotline Project provided through Legal Services of Northern California.</p>	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. Last year, 194 Woodland residents were assisted with housing issues, including claims of housing discrimination.
Equal Opportunity in Housing			
<p>2.31 – The City shall facilitate an Annual Fair Housing Open House for rental property owners and various social service organizations and agencies to discuss mechanisms to evaluate tenant applications according to fair housing law.</p>	Community Development Department	Ongoing	Legal Services of Northern California, the Yolo County Housing Authority, and the City jointly held a Fair Housing Workshop on April 30, 2009. 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

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			legal rights for 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.
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 2008-09.
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.
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).

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<p>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.</p>	Community Development Department City Council	FY 2009	No action was taken during FY 2008-09.
<p>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.</p>	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.
<p>2.38 – The City shall enforce Title 24 provisions of the California Administrative Code for residential energy conservation measures.</p>	Community Development Department	Ongoing	The City adopted the 2007 California Building Standards Code including Title 24, Part 6 – Energy in November 2007.
Energy Conservation			
<p>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</p>	Community Development Director Building Division	Ongoing	No action was taken during FY 2008-09.

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save energy and utility expenses.			
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 2008 – 09; 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.
Street and Roadway System			
3.1 – The City shall update and maintain the <i>Street Master Plan</i> consistent with the updated General Plan.	Community Development Department City Council Traffic Safety Commission	Completed 1998 Ongoing Maintenance	Major update currently in process with completion anticipated in Spring 2010...
3.2 – The City shall complete a study of alternatives for completing the SR 113 to I-5 connection, consistent with the updated General Plan.	Community Development Department City Council	Completed 1998	Primary funds for this project will be State and Federal. Caltrans is responsible for the design which has been completed. Caltrans is in process for right-of-way acquisition. The current project would result in a Northbound I-5/Southbound SR 113 freeway to freeway connector.
3.3 – The City shall update the roads portion of the <i>Major Projects Financing Plan</i> .	Community Development Department, Finance	Completed 2002	An update to the MPFP was completed in December 2008.

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	Department, Traffic Safety Commission, City Council		
3.4 – The City shall update its road development impact fees consistent with the updated <i>Major Project Financing Plan</i> .	Community Development Department, Finance Department, Traffic Safety Commission, City Council	Completed 2001	An update to the MPFP was completed in December 2008.
Residential Streets			
3.5 – As part of the <i>Street Master Plan</i> update process, the City shall conduct a review of local street widths in connection with planning for major new residential areas to identify the circumstances under which the street width within the existing right-of-way may be reduced to promote a more aesthetic and pedestrian friendly residential environment.	Traffic Safety Commission Community Development Department	Completed 1998	Design work on residential street widths were completed as part of the Spring Lake Specific Plan.
3.6 – The City shall investigate methods of providing for street and sidewalk maintenance in existing neighborhoods.	Public Works Department, Community Development Department, Finance Department, Traffic Safety Commission, City Council	Completed 2000	As part of the sales tax initiative, H1 funds were allocated for street maintenance and repair. Measure E will continue that funding with approximately 45% of the revenue allocated towards roads. CDBG funds are utilized for sidewalk repair and ADA curb ramps throughout the City.
3.7 – A part of the <i>Street Master Plan</i> update process, the City shall conduct a review of street design standards and determine the appropriateness of incorporating traffic calming methods into these standards.	Public Works Department Community Development Department	Completed 1999	A Traffic Calming program for residential neighborhoods has been adopted.

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Automobile Parking			
3.8 – The City shall work with private property owners and business owners to develop a public-private mechanism for financing the development and maintenance of public parking facilities.	Redevelopment Agency Community Development Department Public Works Department	FY 02-03	The City Council adopted revised downtown parking standards that reduced parking ratios and established a parking in-lieu fee of \$5,000 per space in April 2008.
Non-Motorized Transportation			
3.9 – The City shall revise the <i>Zoning Ordinance</i> to incorporate bicycle parking standards into its parking requirements.	Community Development Department Planning Commission Traffic Safety Commission	FY 02-03	This element will be included as part of a zoning ordinance update. The City has an adopted bikeway Master Plan.
General Public Facilities and Services			
4.1- The City shall maintain and periodically update the <i>Water Master Plan</i> , <i>Wastewater Master Plan</i> and <i>Storm Drainage Master Plan</i> , based on the updated General Plan.	Public Works Department Planning Commission City Council	As required; Ongoing	Dated updated WMP: 1999 WWMP: 2000 SDMP: 2006
4.2 – The City shall annually review the Major Projects Financing Plan and shall update it every five years.	Finance Department, in conjunction with all departments	Annually; major update every five years.	MPFP update scheduled for Fall 2008; last update occurred in May 2006.
Public Facilities and Services Funding			
4.3 – The City shall maintain and periodically update the <i>Major Projects Financing Plan</i> and update water, sewer, and drainage master plans.	Public Works Department Finance Department City Council	Ongoing	See status for Implementation Programs 4.1 and 4.2.
4.4 – The City will maintain development fee schedules consistent with its updated <i>Master Projects Financing Plan</i> .	Community Development Department Finance Department City Council	Ongoing	The <i>Master Projects Financing Plan</i> was last updated in January 2008.
Water Supply and Delivery			

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<p>4.5 – The City shall conduct a study of future water supply alternatives to determine the most appropriate long-term water supply to serve Woodland. This study will include the following components, as deemed appropriate to implement Policy 4.C.1.</p> <p style="padding-left: 20px;">a. Examination of the costs and feasibility of various surface water supplies (e.g. obtaining water rights, transfers, or exchanges) for domestic and/or agricultural use within the Woodland area.</p> <p style="padding-left: 20px;">b. Consideration of water management programs such as conjunctive use and recharge.</p>	Public Works Department		Completed in 2009. The City completed its studies of water supply alternatives and adopted and certified an EIR in 2007 that identifies the environmentally superior solution. The solution focuses on conjunctive use through finalization of a 1994 water rights application and the adding and blending of higher quality surface water from the Sacramento River. As a result, 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.
<p>4.6 – The City shall update the <i>Urban Water Management Plan</i> to include water conservation and management measures, as required by state law. The City shall endeavor to implement projects that have a benefit to cost ratio greater than 1:1. The City shall strive to measure the results of water conservation and management measures that are implemented.</p>	City Council Public Works Department	Completed 2000, next update due 7/1/11, then.	Completed the Urban Water Management Plan in 2005. The City is working toward implementing water conservation measures. Have determined that additional funding will be required to fully implement further water conservation measures.
<p>4.7 – The City shall complete a source water assessment that is consistent with State regulations.</p>	Public Works Department	FY 02-03 with updates when conditions change	Done in FY 02-03
Wastewater Collection, Treatment,			

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Disposal, and Reuse			
<p>4.8 – In connection with the <i>Wastewater Treatment and Disposal Master Plan</i> update, the City will investigate potential nuisance associated with odor at the plant, and will identify and implement buffer zone requirements or operational changes at the plant to address these issues including alternative disinfection procedures.</p>	Public Works Department	FY 01-02 to 04-05	<p>Being done in conjunction with the treatment plant expansion – upgrades to a tertiary system.</p> <p>The City has changed its disinfection process to a UV system rather than chlorination. The odor study will also be included in the Gateway 2 Environmental Impact Report. Also, the north nine ponds are taken out of service in preparation for conversion to storm water treatment ponds.</p> <p>It has also been found that the tomato processing plant located next to the treatment plan may be contributing to the odors.</p>
<p>4.9 – The City will undertake a study of the feasibility of the use of reclaimed water through the Wastewater Treatment and Disposal Program.</p>	Public Works Department	FY 01-02 to 04-05	<p>The study has been put on hold and may be considered as part of a future update of the Wastewater Master Plan. The City adopted a Storm Water Ordinance in 2003. Due to the high level of salts and boron, the reclaimed water option will not be a viable option, until the new surface water treatment plant is brought online est. May 2017.</p>
Storm Water Drainage			
<p>4.10 – The City shall implement NPDES Phase II storm water regulations.</p>	Public Works Department Community Development Department Planning Commission	FY 01-02	<p>The City continues to implement the requirements of its Storm Water Management Program to ensure compliance with the NPDES Phase II Municipal Storm Water Permit issued by</p>

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	City Council		the State Water Resources Control Board. Year 6 of the program implementation (2008/09) was implemented successfully without any notices of violation of water quality standards.
4.11 – The City shall identify illicit and unapproved discharges and implement corrective measures to comply with state and federal regulations.	Public Works Department Community Development Department	Ongoing	The City continues to identify illicit and illegal discharges to the storm water conveyance system as outlined in the City’s Storm Water Management Plan. Identification of illicit discharges is done by visual inspections of the storm water conveyance system. A process to trace illicit discharges has also been established and is adhered to when such discharges are detected.
4.12 – The City shall prepare and adopt a comprehensive storm water ordinance to implement the updated <i>Storm Drainage Master Plan</i> to address the quality and quantity of storm water runoff.	Public Works Department Planning Commission City Council	FY 02-03 to 03-04	The Storm Water Master Plan was completed in 2006. The City adopted a Storm Water Ordinance in 2003.
Solid Waste Collection and Disposal			
4.13 – The City shall periodically review and update the Source Reduction and Recycling Element and evaluate progress in achieving stated source reduction goals.	Public Works Department	Ongoing	The City evaluates progress toward meeting reduction goals by compiling annual totals of solid waste disposal and diversion documented through its Construction and Demolition Debris Recycling Program and by Waste Management and regional landfills. These data are submitted in an annual diversion report to the State pursuant to AB 939 and is reviewed with staff of the

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			California Department of Resources Recycling and Recovery.
Law Enforcement			
4.14 – The City shall update the plan for police services based on future development trends. The City shall incorporate necessary service equipment and facilities into the Major Projects Financing Plan.	Police Department Finance Department	Ongoing	Developing funding for radio upgrades as part of the YECA (Yolo Emergency Communications Agency) strategic plan. Additional projects for new/upgraded equipment have been added to the Major Projects Financing Plan.
4.15 – The City shall continue to offer youth service programs.	Police Department	Ongoing	Youth service programs include Drug Abuse Resistance Education, School Resource Officer Program, Youth Services Diversion Program, and Gang Prevention.
Fire Protection			
4.15a – The City shall continue to implement the recommendations in the <i>City of Woodland Fire Department Organizational Assessment and Master Plan</i> adopted by the City Council on January 16, 2001. The City shall incorporate necessary service equipment and facilities into the <i>Major Projects Financing Plan</i> .	Fire Department Finance Department	FY 08-09	The Fire Department has begun updating the Fire MP (adopted 2001) to be incorporated with the General Plan update. Key areas of consideration will include implementation of a fifth engine company and construction of Fire Station #5 in Spring Lake to lower our response times closer to the 4-minute standard adopted in 4.I.3. Development and implementation of the Fire Training Center at Fire Station #3, and the upgrade/replacement of various components in the Fire Department’s fleet and facilities will also be considered.

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Information Technology			
<p>4.16 – The City shall designate, within a City department or agency, technology coordination function with responsibility for oversight over communitywide information technology infrastructure development. This department or agency should have sufficient authority to conduct standards planning and enforcement.</p>	<p>City Council City Manager Finance Department Library Board</p>	<p>Ongoing</p>	<p>A Technology Services division has been established under the Finance Department. Payments for City services will be made available online to citizens through the replacement of current financial systems and enrollment in recreational activities provided through the City’s Parks and Recreation Department will be made available online also. Anticipated completion of both online projects is July 2009.</p>
<p>4.17 – The City shall study the use of City right-of-way to foster development of a “public utility” telecommunications infrastructure to provide high-speed networking throughout the community, and to make the community attractive to information based businesses.</p>	<p>Public Works Department Administrative Services – Information Services Community Development Department City Manager</p>	<p>Completed 2002</p>	<p>The establishment of a Technology Steering Committee to coordinate efforts in this area has not occurred.</p>
<p>4.18 – The City shall continue to develop and expand the telecommunications program at the Library.</p>	<p>Library Services Department Library Board City Council</p>	<p>Ongoing</p>	<p>The Library’s public access network has been expanded to include access to a vast number of databases and information sites. Its online library catalog allows users to search for materials at the Library as well as the public libraries for Sacramento, Folsom, Colusa, and Sutter. Eighteen free public access computers are available, and free wireless internet access is available throughout the Library and the Leake Community Room.</p>

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Parks and Recreation Development Framework			
<p>5.1 – The City shall prepare and maintain a Park and Recreation Master Plan 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 provision for the development of new parks in connection with new development and the development of parks to address existing deficiencies.</p>	<p>City Council Parks, Recreation and Community Services Commission Parks, Recreation and Community Service Department</p>	<p>Completed 1998; update every five years.</p>	<p>Parks and Recreation Master Plan adopted in September 2004. An update of the Master Plan is anticipated to occur in 2009.</p>
<p>5.2 – The City shall adopt the Quimby Act Ordinance which will require developers to dedicate a minimum of five acres of acceptable parkland per 1,000 residents.</p>	<p>Parks, Recreation and Community Services Department Parks, Recreation and Community Services Commission City Council</p>	<p>FY 02-03</p>	<p>The City’s Parks and Recreation Master Plan has a stated goal of 6 acres per 1000 residents by 2020. The Master Plan indicated that an additional 277.62 acres are required to meet this goal.</p>
Diversity in Recreation			
<p>5.3 – The City shall conduct regular surveys to determine specific recreation needs of all age groups, the physically and mentally challenged, and special interest groups.</p>	<p>Parks, Recreation and Community Services Department Parks, Recreation and Community Services Commission</p>	<p>Ongoing</p>	<p>A survey was completed as part of the Parks, Recreation and Community Services Master Plan five year update.</p>
Community Senior Centers			
<p>5.4 – The City shall develop a multipurpose community/senior center.</p>	<p>Parks, Recreation and Community Services</p>	<p>FY 01-02 to 06-07</p>	<p>Work started this year on the Community Center Phase 2 Project which includes the</p>

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	Department City Council		construction of an 8,000 square foot building for dance, aerobics, and fitness activities. (The existing 52,500 square foot Community and Senior Center opened in March 2007.)
Child Care Supply and Quality			
5.5 – The City shall review and revise as necessary Zoning Ordinance provisions affecting child care facilities to ensure that they do not pose unnecessary hindrances to the development of child care facilities and to allow on-site child care at commercial and industrial locations when the location is safe for children.	Community Development Department Parks, Recreation, and Community Services Commission	FY 96-97	While a zoning ordinance update has not occurred, to date there are no identified hindrances to provision of child care services in commercial and industrial locations.
Arts and Culture			
5.6 – The City shall develop and adopt an “Art in Public Places” ordinance.	Parks, Recreation and Community Services Department City Council Yolo County Arts Council	FY 03-04	The Community Design Standards require public art in commercial and industrial developments. An Art in Public Places ordinance has been drafted and is expected to be considered by the City Council in Fall 2008.
Community Involvement and Participation			
5.7 – The City shall hold periodic “youth sessions” where issues related to youth are discussed, including participation by the youth in the development of the agendas for these sessions.	City Council	Ongoing	The item was discussed, but specific actions, such as appointment of a “student council” member has not occurred.
Community Diversity			
5.8 – The City shall review all policies to	Personnel Board	Ongoing	Ongoing.

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ensure compliance with the open door policy.	Assistant City Manager City Council		
Family and Youth			
5.9 – The City shall continue to hold annual joint City Council Woodland Joint Unified School Board roundtable meetings to allow presentation and discussion of educational issues and concerns.	City Council School Board	Annually	The City Council holds regular 3x2 meetings with the school board.
5.10 – The City shall allocate human and/or financial resources from time to time to provide encouragement and support for learning activities offered to the youth of the whole community by local libraries, museums, youth groups, educational facilities, recreational facilities, and learning centers.	Library Services Department Library Board City Council	Ongoing as needed.	In FY 08-09, , there were 8,216 of the 27, 640 registered cardholders were 14 years or younger 4,358 participants attended one or more of the 197 sessions of story time/book club for children. In addition, 1,525 children attended one or more of the special programming activities (music, puppetry, museums, holiday parties, etc.), and 4,331 attended off-site programs conducted by library staff. 730 children visited the library for open house/tours. 98 young adults attended one or more of the 27 regularly scheduled activities (teen advisory group, teen volunteers, Dance Revolution and/or Guitar Hero practice). In addition, 95 teens attended special programming activities. Expenditures for library materials for children and teens during FY 08-09 were \$58,849.

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Historic Preservation General			
6.1 – The City shall update the Historic Preservation Ordinance to conform to state and federal guidelines for establishing a preservation ordinance.	Historic Preservation Commission Community Development Department City Council	FY 02-03	Historical Preservation Commission discussed the process for updating the Historic Preservation Ordinance at its August 20, 2008 meeting.
6.2 – The City shall apply for Certified Local Government status so as to enter into agreement with the State Historic Preservation Office (SHPO) in order to have local authority to designate local historic districts, structures, and sites and become more competitive for SHPO grants.	Historic Preservation Commission City Council	FY 03-04	CDD staff met with staff from the State Office of Historic Preservation in July 2008 to discuss Certified Local Government status. It is anticipated that the City will receive Certified Local Government status in 2009.
6.3 – The City shall complete the Historic Resources Inventory for all historically and architecturally significant buildings within the redevelopment area.	Historic Preservation Commission Redevelopment Agency	Completed January 1998	A historic resources inventory has been completed for downtown, but a more comprehensive survey of residential neighborhoods is required. Grant funding assistance may be needed to complete an update of the historic resources inventory.
Economic Incentives for Historic Preservation			
6.4 – The City shall establish a Downtown Historic Preservation District and nominate the District for listing on the National Register of Historic Places. The Secretary of the Interior’s <i>Standards for Historic Rehabilitation</i> will serve as the governing design guidelines for preservation projects within the District. The City shall encourage property owners to rehabilitate historic buildings within the District and capture the	Community Development Department Historic Preservation Commission City Council	Completed 1999	Ongoing, the Historic district is included within the Downtown Specific Plan.

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special tax incentives through Federal Preservation Tax Credit program.			
6.5 – The City shall pursue development of a revolving loan fund to assist private commercial property owners with the seismic upgrade of unreinforced masonry (URM) buildings.	Community Development Department Historic Preservation Commission Redevelopment Agency	Ongoing	Assistance for URM masonry assistance is considered on a case by case basis. New second floor rehabilitation financing program now in place. City Council allocated \$600,000 for the program on July 31, 2007.
6.6 – The Redevelopment Agency shall develop funding sources to assist in the provision of technical assistance for the rehabilitation of historic properties in the Redevelopment District.	Community Development Department Redevelopment Agency		The Redevelopment Agency designed a new façade grant program providing up to \$30,000 per storefront for exterior renovation. In 08-09, \$85,000 funds were disbursed for two storefronts, matched by \$326,653 in private funds. <u>Projects which have been approved by the HPC include façade and window changes to the Porter Building, K & M floral Design, and Western Family Clothing.</u>
6.7 – The City shall establish and maintain a roster of local architects and design professionals who have an interest in historic preservation and would be willing to provide technical assistance to the community as a public service.	Historic Preservation Commission Community Development Department	Ongoing	This is an ongoing process.
Historic Residential Neighborhoods			
6.8 – The City shall review the Zoning Ordinance text and map to consider the relationship of zoning districts to the boundaries of historic neighborhoods. As necessary, the City will revise R-1 and NP zone boundaries for protection of historic	Community Development Department Historic Preservation Commission Planning Commission City Council	FY 02-03	Development of the Historic Design Guidelines has not occurred. Consideration of appropriate zoning will be included in an update of the zoning ordinance.

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neighborhoods. If warranted, the City will downzone in certain residential and transitional areas to protect historic resources.			
Coordination of Historic Preservation Efforts			
6.9 – The City shall designate a Historic Preservation Officer within the Community Development Department who shall coordinate the review of city preservation projects, as necessary, at the local, state, and federal level, and act as staff to the Historic Preservation Commission.	Community Development Department Historic Preservation Commission City Council	Ongoing	The existing code does not designate a Historic Preservation Officer. Evaluation will be considered with review of Certified Local Government provisions. A CDD staff person serves as staff to the HPC.
6.10 – The Historic Preservation Commission shall meet at least once annually with the City Council at a study session to discuss historic preservation progress and goals.	Historic Preservation Commission City Council	Annually	HPC provides an annual report to the City Council.
Historic Education and Awareness			
6.11 – The City shall expand and update the <i>Walking Tour</i> booklet of historic neighborhoods for publication as a community educational resource.	Historic Preservation Commission Community Development Department	Completed; Update FY 02-03	The Walking Tour booklet was updated again in FY 06-07. <u>The “Explore Historic Woodland” walking tour book was updated in FY07 and was awarded the 2008 Governor’s Award for demonstrating outstanding commitment to excellence in the field of historic preservation.</u>
6.12 – The City shall establish and maintain an archive of historical and architectural works and documents relevant to preservation in Woodland.	Historic Preservation Commission Community Development Department	Partially completed; Ongoing.	The City does not have a facility that satisfies the criteria for storing historical and architectural works. As a result, City staff is working with the Yolo County Archives.
6.13 – The City shall continue to update the	Historic Preservation	Ongoing	Ongoing.

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"Historic Preservation Scrapbook" at the Woodland Public Library.	Commission		
6.14 – The City shall actively participate with other local volunteers in the annual Woodland "Stroll Through History".	Historic Preservation Commission	Annually	<u>Each year the City and HPC sponsor a booth at the Stroll Through History to promote the sale of the "Explore Historic Woodland" walking tour book and encourage citizens to actively participate in the local preservation of homes. Ongoing.</u>
6.15 – The City shall prepare an annual newsletter regarding historic preservation efforts and activities and benefits to be sent to owners of historically-designated properties and others with an interest in historic preservation.	Historic Preservation Commission	Annually	The City now publishes an electronic newsletter and provides information on historic preservation efforts and activities in the newsletter.
Water Resources			
7.1 – The City shall monitor any activities that may degrade the aquifers of Cache Creek as it affects City water supplies. City will persue Sacramento River water supplies to diversify and improve the water quality of our water supply	Public Works Department	Ongoing	Ongoing. Public Works Staff is continuing to work with Yolo County Flood Control & Water Conservation District on Cache Creek water quality and aquifer management.
Fish and Wildlife Habitat			
7.2 – In conjunction with Yolo County and other cities in the county, the City shall adopt the countywide Habitat Conservation Plan/Natural Communities Conservation Plan to mitigate the impacts of projected growth on plant and wildlife habitats in the Woodland area.	Community Development Department Planning Commission City Council	FY 02-03	The countywide HCP/NCCP is in development and the current project schedule anticipates that the plan will be approved in December 2009. The City continues to participate in the Joint Powers Agency formed for completion of the HCP/NCCP and acquisition of Swanson's hawk habitat conservation easements.

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Flood Hazard and Protection			
8.1 – The City shall revise the Floodplain Ordinance.	Community Development Department City Council	FY 02-03	Flood modeling is being conducted and the data will be used for the update of the Floodplain Ordinance. New information has been developed on floodplain depth and velocity relationships that may be used in development of the new ordinance...
Fire Hazards			
8.2 – The City shall revise and update its Fire Prevention Code every three years.	Fire Department	FY 10-11	City Council adopted Fire Code update in January 2008.
Hazardous Materials			
8.3 – The City of Woodland Fire Department shall perform quarterly exercises with the County of Yolo Hazardous Materials Team to maintain proficiency in hazardous materials response.	Fire Department	Annually	The City has a Hazardous Materials Coordinator and coordinates the WFD involvement in one countywide training exercise annually as well as monthly training in-house. The department continues to develop its hazardous materials response program and integrate it with West Sacramento, Davis, UC Davis, and Yolo County.
Emergency Response			
8.4 – The City shall <i>conduct Emergency Response Plan</i> training exercises at the management and operational levels on an annual basis to ensure that an adequate plan and program can be activated in the event of an emergency. These training exercises shall be designed to coincide with the beginning of the risk period for known community	All City Departments	Annually	New exercise date needs to be scheduled. Staff currently certified in ICS-100 (Introduction to the Incident Command System) and ICS-700 (National Incident Management System) and certain personnel trained in ICS-200 (ICS for Single Resources and Initial Action Incidents) and ICS-300 (Intermediate ICS

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hazards.			for Expanding Incidents). A limited number of staff trained in ICS-400 (Advanced ICS Command and General Staff – Complex Incidents) and ICS-800 (National Response Plan).
Economic Development and Business Retention/Expansion			
9.1 – The City shall implement the specific actions listed in the <i>Economic Development Strategic Plan</i> for the Retention and Expansion program.	Economic Development Division	Ongoing	Development of Economic Development webpages and related links. Staff is fielding leads for expanding businesses and responding to business retention also. City staff have developed a business retention and expansion program, whereby staff meeting with businesses throughout the community as an exercise in getting to know business, address issues and concerns and assist business with these needs.
9.2 – The City and Chamber of Commerce shall continue its monthly visits with businesses to assess the business climate in Woodland.	City Council Economic Development Division Woodland Chamber of Commerce	Ongoing	The City has continued “Business Appreciation” program for regular visits to businesses throughout the City to identify areas for improvement and assess the overall business climate. Annual Business Walk was successful.
9.3 – The City shall develop a business expansion and retention program on an industry-by-industry basis to open lines of communication between business and local government, market public and private employment training programs, and business assistance services, gather data and identify	Community Development Department	Ongoing	Current programs include partnering with real estate brokers and use of Woodlandbiz.org/woodlandprospector.com website (Woodland Business Prospector), a GIS-based site selection website link. A new program will include Business Appreciation, which is being established

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market gaps that can be filled by new or existing local businesses.			through the ED Manager position.
Business Attraction and Formation			
9.4 – The City shall implement the specific actions listed in Economic Development for the Business Attraction Program.	Economic Development Division Chamber of Commerce	Ongoing	See the status provided in Implementation Program 9.3.
9.5 – The City shall prepare an inventory of vacant industrially and commercially – zoned or potentially redevelopable parcels fronting on major arterial roads and identify areas where industrial or commercial nodes would be appropriate.	Economic Development Division	Ongoing	See Implementation program 9.3 Development of Economic Development webpages and appropriate links. Continue to work on shopping center inventory to look at underutilized sites for reuse.
9.6 – The City shall annually evaluate its progress in its economic development efforts and make plans for additional actions for updating and implementing the <i>Economic Development Strategic Plan</i> .	Economic Development Division	Annually	Business Assistance website (www.toolsforsuccess.com) to assist existing and new businesses and employees. Through Performance Based Budgeting, City is establishing its economic development priorities.
Downtown Economic Development			
9.7 – the City shall implement the specific actions listed in the <i>Economic Development Strategic Plan</i> for the Downtown program. Including specific uses such as entertainment-related businesses.	Economic Development Division	FY Ongoing	Multiple efforts including the Economic Development Plan, Redevelopment Implementation Plan and Budget address the Downtown, as well as the Downtown Specific Plan. Redevelopment staff is working with a major cinema operator to develop a 10-12 screen theater complex.
9.8 – The City shall implement a retail recruitment and management program for the City’s central business district to maintain a	Economic Development Division Chamber of Commerce	Ongoing	Establishment of PBID failed in 2007. ED Manager continues find sources to assist with the serving businesses with the

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competitive Downtown and to retain existing and attract new businesses.			downtown baseline services.
Tourism			
9.9 – The City shall implement the specific actions listed in the <i>Economic Development Strategic Plan</i> for the tourism Development Program.	Economic Development Division Yolo County Visitor’s Bureau Chamber of Commerce	Ongoing	The City partners with the Yolo County Visitors Bureau (YCVB). Annually, Visitor Attraction District (Hotel Business Improvement District) is renewed and hotel guests are assessed an added 1%- funds go to YCVB activities.
Administration and Implementation			
10.1 – The Planning Commission shall review the General Plan annually, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the Plan. The Planning Commission’s report to the City Council shall include, as the Commission deems appropriate, recommendations for amendments to the <i>General Plan</i> . This review shall also be used to satisfy the requirements of Public Resources Code 21081.6 for a mitigation monitoring program.	Community Development Department Planning Commission	Annually	The Planning Commission reviewed the General Plan Annual Progress Report (for the period of July 1, 2007 – June 30, 2008).
10.2 – The City shall conduct a major review of the <i>General Plan Policy Document</i> and Background Report, beginning every five years from the date of final approval of this <i>General Plan</i> , and shall revise it as deemed necessary.	Community Development Department City Boards and Commissions Planning Commission City Council	FY 01-02; Every five years.	Review expected to occur as part of 10-year General Plan.
10.3 – The City shall investigate and implement, as appropriate, the mechanisms to	Community Development	Ongoing	General Plan update has been included as a project in the Major Projects Financing

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be used for funding five-year update of the General Plan.	Finance Department City Manager		Plan to receive partial funding from development.
10.4 – The City shall review and amend, as necessary, applicable ordinances and regulations referenced herein to ensure consistency with the General Plan. These shall include the following: a. Zoning Ordinance b. Subdivision Ordinance c. Building Code	Community Development Department City Council	FY as necessary; Ongoing	Revised Subdivision Ordinance was approved by the City Council in September 2008. The Building Code was updated in November 2007. Zoning Ordinance amendment updates are proposed for FY09-10.
10.5 – The City shall implement the provisions of this General Plan through its ongoing project review process.	Community Development Planning Commission City Council	Ongoing	Ongoing. The City continues to review merits of General Plan requests through the Petition Review process.