City of Woodland

COUNCIL COMMUNICATION

AGENDA ITEM 2.

SUBJECT: Public Hearing - General Plan Update

DATE: December 17, 2002

4-0-1

PREPARED BY: Phillip L. Marler, Community Development Director

RECOMMENDED ACTION: That the City Council:
(1) continue its Public Hearing on the proposed update to the City's General Plan;
(2) adopt Resolution Number 4404, certifying the Negative Declaration and adopting the amendments to the City of Woodland General Plan.

BACKGROUND INFORMATION: Every city in California must adopt a General Plan. The General Plan is a legal document that serves as a city's constitution for land use and development. The City of Woodland's General Plan was last adopted in February 1996. Included in its chapter on Administration and Implementation is Policy 10.A.3 which requires that the General Plan receive a major review every five years and that it be revised as deemed necessary.

In August, the Public Review Draft of the City of Woodland General Plan Five-Year Review and Update Amendment was released. This Draft update has had significant public review. The Planning Commission held three Public Hearings (September 5, October 3, and October 17), the City Council held a joint session with the Planning Commission on October 15, and the City Council held a public hearings on November 19, 2002 and December 3, 2002. A Negative Declaration on the update was completed and filed with the state clearing house on September25; the comment period closed with no significant comments.

Much of the update can be characterized as a technical revision, correcting and updating elements and instituting new ones such as an Energy Element. In addition to this update of the General Plan, there are two additional General Plan reviews running parallel to it. The Housing Element update is running a concurrent course to this General Plan update, and the General Plan will need to be amended to incorporate the new FEMA flood maps and their impacts into the General Plan.

APPROVED BY: Richard Kirkwood

Richard Kirkwood
City Manager

PUBLIC HEARING NOVEMBER 19, 2002:
On November 19, 2002, the City Council received a staff report on the General Plan and held a public hearing on the proposed amendments to the General Plan. As a result of that public hearing, the Council voted to make the following changes to the update of the General Plan:

1. Replaced the proposed update of the Economic Development chapter with the original General Plan language. This was because the proposed update essentially imported the Economic Development Strategic Plan and Council agreed that it would better serve the City as a separate plan and not be encumbered by General Plan processes.
2. Insertion of mandatory design guidelines in historic neighborhoods that would affect new residential construction, additions, repairs and remodeling. This was recommended by the Planning Commission.
3. Inclusion of the "Regional Commercial" land use designation that redefines the 55 acre auto mall area at I-5 and CR 102 to permit large-scale regional commercial uses. The Planning Commission had recommended Regional Commercial be eliminated from the General Plan.

A majority vote of the City Council approved the General Plan amendments as modified by the Council. The next step in the process was for the City Council to adopt a resolution which would formally adopt the General Plan amendments and certify its Negative Declaration. Those documents were to be considered by the City Council at its December 3, 2002, meeting, and the Council had also decided to continue the public hearing on December 3.

PUBLIC HEARING DECEMBER 3, 2002:
On December 3, 2002, the City Council continued its consideration of the General Plan update. Following a staff and consultant report, the City Council continued the public hearing. From that public hearing, three areas required additional focus by the City:

(1) Regional Commercial designation for the land identified in the General Plan as the auto mall
(2) Historic neighborhood design ***guidelines*** or design ***standards***
(3) Tax sharing agreement with Yolo County for the Auto Mall

At the conclusion of the Public Hearing, the City Council decided to not take any action on the General Plan until December 17 when Council Member Peart would be in attendance. The Council also decided to continue the Public Hearing to that date as well.

RECOMMENDED CHANGES TO FINAL GENERAL PLAN UPDATE:
Following are updated staff input on the three issues stemming from the December 3, 2002 public hearing:

(1) Auto Mall. The City Council is requested to approve the General Plan update but with the exclusion of the Regional Commercial designation. Staff now suggests, as the Planning Commission had earlier recommended, that the Regional Commercial land use be entirely removed from the General Plan. However, the City Council is requested to approve a change in the language in section 1.E.10.

That current General Plan language reads as follows:

> 1.E.10 The commercial area designated east of County Road 102 and south of I-5 is designated Highway Commercial with the express intention of permitting and encouraging an auto mall (auto dealerships and related facilities). A maximum of five acres of the property may be used for general highway commercial uses subject to the preparation and approval of a site-specific plan.

The proposed change to the General Plan language would read as follows:

> 1.E.10 The commercial area designated east of County Road 102 and south of I-5 is designated Highway Commercial with the express intention of permitting and encouraging an auto mall; development of other Highway Commercial uses shall also be allowed to achieve a mixed retail project. The development of the 55 acres shall be subject to an approved development agreement. Prior to approval of the development agreement, the applicant shall fund a City-prepared economic impact study to assess the effects of the development on the city.

The important element in this proposed change is that the original Highway Commercial (HC) zone designation remain, but the ability to include other HC uses not be arbitrarily confined by acreage. The most important element in this proposed change is that any development would be subject to a Development Agreement. It is through such a Development Agreement that the City would ensure appropriate uses, design and quality standards, mitigation of impacts, etc. Therefore, staff no longer believes that the creation of a new land use, as was proposed with the Regional Commercial land use designation is necessary.

(2) Historic Neighborhood Design Guidelines/Standards.

When the City Council first took action on the General Plan update, the primary focus and discussion was devoted to the topic of the Regional Commercial land use designation. However, when the General Plan update was returned for final action on December 3, 2002, Vice Mayor Rexroad expressed reservations concerning the inclusion of "mandatory" design guidelines in historic neighborhoods. He felt that this could be a constriction of private property rights since these guidelines would be imposed on those already living in these neighborhoods. In so doing, he felt that such a restriction could be contrary to their expectations when they first moved into the neighborhood. Staff was requested to work with the Planning Commission to develop alternative approaches and alternative language.

Vice Mayor Rexroad met with staff and the Planning Commission Architectural sub-committee on December 12. As a result of that meeting, a consensus of suggested language change was developed.

Following is the proposed language with changes indicated by strike-out (deletions) and underlining (additions):

6.C.8 The City shall adopt and implement ~~mandatory~~ design guidelines and/or design standards for historic neighborhoods to help assure that new residential construction, additions, repairs, and remodels preserve the historic nature of the structure and neighborhood and prevent the intrusion of inappropriate architectural design. In addition, the City shall develop programs, such as the development of a Voluntary Historic Register of Homes, which would serve to further protect our historic neighborhoods.

The actual implementation of this policy, which is found in the Historic Residential Neighborhood chapter of the General Plan, would consider ways encourage voluntary compliance with "guidelines" for current owners, implementation of design standards for new owners, and methods to address and retain those homes that are at risk of being demolished in adjoining neighborhoods. Such guidelines and standards would require subsequent Planning Commission and Historic Preservation Commission reviews and approvals.

(3) Tax Sharing Agreement with Yolo County.
During the Public Hearing on December 3, 2002, the City Council discussed if there would be a requirement to reopen the tax sharing agreement with Yolo County should the land use designation of the auto mall site be changed.

The City Manager reported that our records show that the "Lasher Annexation" was approved by Council Resolution No. 3512 as amended by Resolution No. 3516. The Master Property Tax Agreement No. 80-416 was approved. Tax Agreement No. 80-416 does not contain a 'reopener' clause that would require the City and County to meet to consider any change in property or other tax revenues as a result of a jurisdictional change contemplated by the General Plan update.

While the City Manager has been working with the County Administrative Officer to clarify the County's position on this matter, the discussion may be a moot point should the City Council retain the Highway Commercial designation of that area as recommended above.

At the time this staff report is being prepared, we were still awaiting a response from the County. It is most likely that the City Manager will provide a verbal update on the issue to the City Council during its meeting on December 17th.

RECOMMENDATION:
The final action to update the General Plan is to adopt the resolution which certifies the negative declaration and approves the amendments to the General Plan. In addition to adopting that resolution, it is recommended that Council direct what changes, if any, concerning the auto mall and historic neighborhoods. Recommended language changes are included above

Respectfully Submitted,

Phillip L. Marler
Assistant City Manager / Community Development Director

Attachments:

1. Resolution of the City Council of the City of Woodland Approving Amendments to the General Plan
2. Negative Declaration for General Plan Amendment and Housing Element Update
3. Replacement Pages incorporating Council Action of November 19, 2002, to Update of the General Plan

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING WOODLAND GENERAL PLAN FIVE-YEAR REVIEW AND UPDATE AMENDMENT

WHEREAS, the City Council of the City of Woodland adopted the existing Woodland General Plan on February 27, 1996; and

WHEREAS, staff and consultants of the City of Woodland have prepared for City Council consideration the Woodland General Plan Five-Year Review and Update Amendment, which was published in draft form and released for public review August 26, 2002; and

WHEREAS, the General Plan Five-Year Review and Update Amendment consists of revisions to the General Plan Policy Document, new background information and policies for energy production and conservation, and an update addendum to the General Plan Background Report; and

WHEREAS, the City prepared an initial study for the Draft Five-Year Review and Update Amendment and, based on it, published a Negative Declaration on September 25, 2002; and

WHEREAS, the Woodland Planning Commission held noticed public hearings on September 5, October 3, and October 17, 2002, to consider the Draft Five-Year Review and Update Amendment, and on October 17, 2002, made recommendations concerning the proposed amendment to the City Council; and

WHEREAS, the City Council conducted a study session on October 22, 2002, to review the Draft Five-Year Review and Update Amendment and the Planning Commission's recommendations, as well as a joint session with the Planning Commission on October 15; and

WHEREAS, the City Council conducted noticed public hearings on November 19, December 3, and December 17, 2002, to consider the Draft Five-Year Review and Update Amendment, the Planning Commission's recommendations, and the Negative Declaration.

NOW, THEREFORE BE IT RESOLVED, the City Council hereby adopts the Negative Declaration and adopts the General Plan Five-Year Review and Update Amendment as presented at its regular meeting of December 17, 2002.

PASSED AND ADOPTED this day 17th of December, 2002, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
David Flory, Mayor

ATTEST:

_____
Sue Vannucci, City Clerk

APPROVED AS TO FORM:

_____
Jeffrey A. Mitchell, City Attorney

Initial Study/ Negative Declaration for City of Woodland Comprehensive Planning Projects

General Plan Amendment
Housing Element Update

prepared for:

City of Woodland
300 First Street
Woodland, CA 95695
www.cityofwoodland.org
(530) 661-5820

prepared by:

BRW
1415 20th Street
Sacramento, CA 95814

September 25, 2002

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1. INTRODUCTION

This initial study has been prepared to identify and assess the anticipated environmental impacts associated with a General Plan Amendment and Housing Element Update. The purpose of this initial study is to address impacts that may result from implementing these plans. The applicant for this project is the City of Woodland.

CEQA Requirements

This document has been prepared to satisfy the requirements of the California Environmental Quality Act (CEQA) (Pub. Res. Code Section 21000 et seq.) and the State CEQA Guidelines (14 California Code of Regulations [CCR] 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before they approve or implement those projects.

An initial study is a public document that is used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. The findings of an initial study may result in the following possible outcomes:

- If the agency finds no substantial evidence that the project or any of its aspects may cause a significant impact on the environment, a negative declaration shall be prepared.
- If the project is found to have a significant impact on the environment that, with specific mitigation measures, can be reduced to a less-than-significant level, a mitigated negative declaration shall be prepared.
- If the lead agency finds substantial evidence that any aspect of the project, either alone or in combination with other projects, may have a significant effect on the environment, that agency is required to prepare an environmental impact report (EIR), a supplement to a previously prepared EIR, or a subsequent EIR to analyze the project at hand.

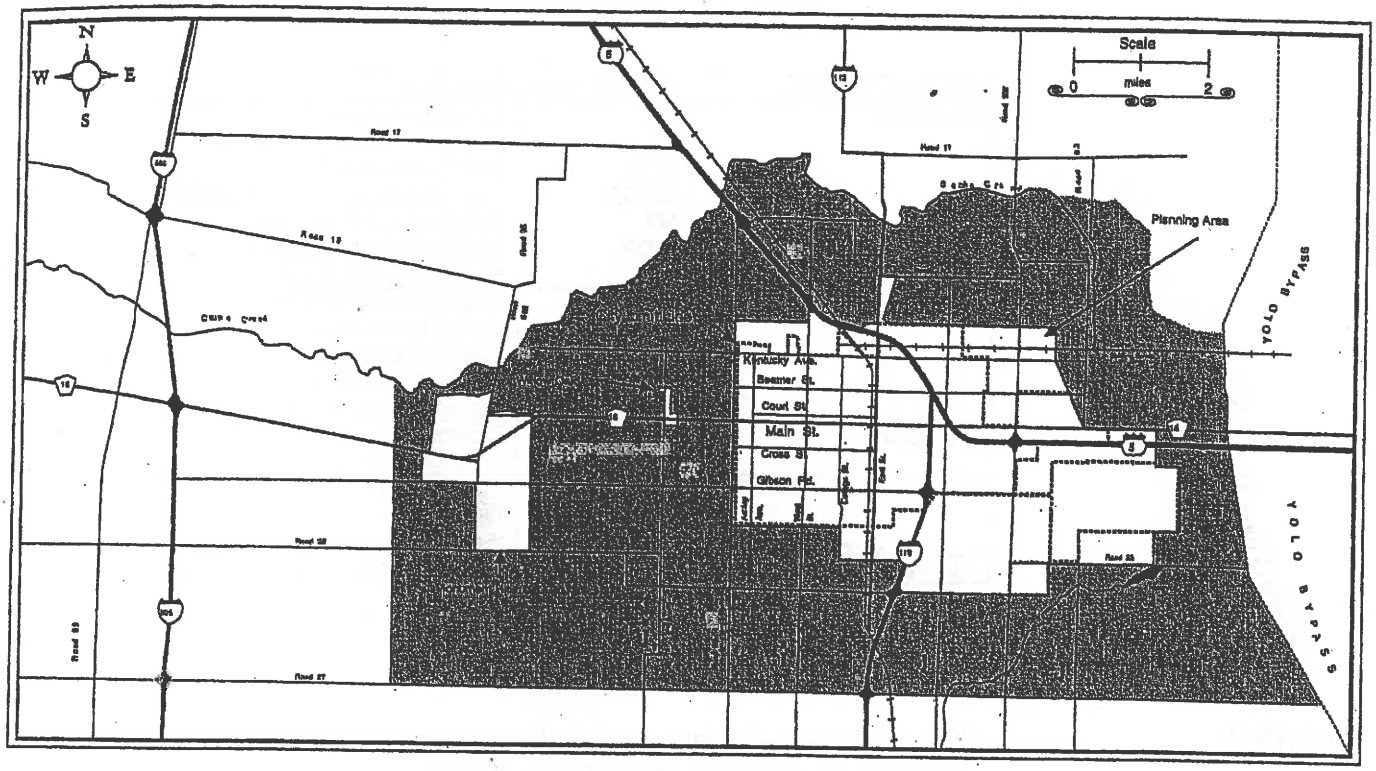
The conclusions of this initial study indicate that there is no substantial evidence that the project or any of its aspects may cause a significant impact on the environment. Therefore, a negative declaration is the only necessary document that has been prepared.

For the purposes of CEQA, the impacts of each of the projects (General Plan Amendment and the Housing Element Update) are identified collectively as the "proposed project" for CEQA purposes. The conclusion statement and impact finding found in the Environmental Checklist (Chapter 4) of this document is based upon the impacts that the projects would have as a whole rather than as separate actions. However, the discussion found in Chapter 4 does provide information on impacts and impact levels of each individual project.

2. ENVIRONMENTAL CHECKLIST FORM

PROJECT TITLE:	Initial Study/Negative Declaration for the City of Woodland Comprehensive Planning Projects: General Plan Amendment and Housing Element Update.
PROJECT LOCATION:	The General Plan Amendment and Housing Element Update all encompass the General Plan Area boundaries. Although the General Plan Area covers an area outside the existing city limits, this area is referred to as the "City of Woodland" in the remainder of this document for practical purposes. As shown in Figure 1, the General Plan Area is bordered by Cache Creek on the north, County Road 27 on the south, County Road 93 on the west, and the Yolo Bypass on the east.
ASSESSOR PARCEL NUMBERS:	Multiple parcel numbers.
DATE:	September 3, 2002
PROJECT APPLICANT:	City of Woodland
PROJECT OWNER:	Not applicable
LEAD AGENCY:	City of Woodland
LEAD AGENCY CONTACT PERSON:	Philip Marler, Acting Community Development Director City of Woodland Community Development Department 300 First Street Woodland, CA 95695 (530) 661-5820

Figure 1. Project Vicinity and General Plan Area



GENERAL PLAN DESIGNATION:

The following General Plan designations apply to the General Plan Amendment and Housing Element Update:

Land Use Category	General Plan Designations	
Residential	RR	Rural Residential
	VLDR	Very Low Density Residential
	LDR	Low Density Residential
	MLDR	Medium-Low Density Residential
	NP	Neighborhood Preservation
	MDR	Medium Density Residential
	PN	Planned Neighborhood
Commercial	NC	Neighborhood Commercial
	CC	Central Commercial
	GC	General Commercial
	SC	Service Commercial
	HC	Highway Commercial
Industrial	I	Industrial
	BP	Business Park
Public and Open Space	PS	Public Service
	OS	Open Space
	A	Agriculture
Reserve	UR	Urban Reserve

ZONING:

The following Zoning designations apply to the General Plan Amendment and Housing Element Update:

Land Use Category	Zoning Designations	
Residential	R-1	Single Family
	R-2	Duplex
	R-M	Multiple Family
Commercial	CBD	Central Business District
	C-1	Neighborhood Commercial
	C-2	General Commercial
	C-3	Service Commercial
	C-H	Highway Commercial
Industrial	I	Industrial
Open Space	O-S	Open Space
Agriculture	A-1	Agricultural
Other	T	Transition Overlay
	P-D	Planned Development Overlay
	N-P	Neighborhood Preservation
	ESC	East Street District

USGS TOPOGRAPHIC REFERENCE:

Woodland 7.5' Quadrangle

3. DESCRIPTION OF PROJECT

GENERAL PLAN AMENDMENT

The Woodland General Plan, adopted in February 1996, calls for a periodic review and updating as necessary every five years (see Policy 10.A.3). The proposed General Plan Amendment is the result of the first comprehensive review since the current General Plan was adopted in 1996.

The primary purpose of the General Plan Amendment is to update the General Plan to reflect current conditions and changes in federal, state, and local policies and programs that have occurred since the General Plan was adopted in 1996. As a result, the General Plan Amendment includes several revisions, additions, and deletions of General Plan goals, policies, and implementation programs. One of the major changes to the General Plan includes the addition of policies addressing energy conservation and production.

The General Plan Amendment, in its entirety, includes two components:

1. An addendum to the General Plan Background Report
2. A revised General Plan Policy Document

General Plan Background Report Addendum

The Background Report Addendum (Addendum) is designed to update key information concerning existing conditions and trends in Woodland. The purpose of the Background Report is to provide a context and factual basis for General Plan policies and programs. The Addendum provides updated information in the following five chapters:

- Chapter 1: Land Use, Community Design, and Economic Development
- Chapter 3: Transportation/Circulation
- Chapter 4: Public Facilities and Services
- Chapter 5:Recreational, Educational, and Community Services
- Chapter 7: Environmental Resources

The Addendum also includes a summary of changes in state law relevant to issues addressed in the General Plan.

Chapter 1: Land Use, Community Design, and Economic Development. The Addendum provides updated information on the history of planning in Woodland, recent annexations and General Plan amendments, recently adopted specific plans, and housing and population updates. A new figure has been added to show annexations and General Plan amendments adopted since 1996 and proposed land use changes.

Chapter 3: Transportation/Circulation. The Addendum includes updated figures showing current road classifications and the Bikeway Master Plan.

Chapter 4: Public Facilities and Services. The Addendum provides updated information on water, the water supply system, sewer, and storm drainage.

Chapter 7: Environmental Resources. The Addendum provides updated information on water resources and biological resources.

General Plan Policy Document

Updates to the General Plan Policy Document are scattered throughout the General Plan. The General Plan is organized as follows:

1. Part I: General Plan Summary
2. Part II: Goals, Policies, and Implementation Programs
    - Chapter 1: Land Use and Community Design
    - Chapter 2: Housing
    - Chapter 3: Transportation and Circulation
    - Chapter 4: Public Facilities and Services
    - Chapter 5: Recreational, Educational, and Community Services
    - Chapter 6: Historic Preservation
    - Chapter 7: Environmental Resources
    - Chapter 8: Health and Safety
    - Chapter 9: Economic Development
    - Chapter 10: Administration
3. Appendices

Part I: General Plan Summary. The Summary provides general background for Part II of the General Plan Policy Document and does not establish any policy. The primary revisions to the Summary include updates to the history of planning in Woodland. The most substantial changes to the Summary reflect changes to individual chapters discussed below.

Part II: Goals, Policies, and Implementation Programs Introduction. Revisions to the goals, policies, and programs of the General Plan are based on a detailed review of the General Plan by City departments and reflect current conditions and changes in federal, state, and local policies and programs that have occurred since the General Plan was adopted in 1996. The sources of most of the changes are identified in the text as follows:

- [SR]: General Plan Status Report (February 2001)
- [CDD]: Community Development Department
- [DPW]: Department of Public Works
- [FD]: Fire Department
- [PD]: Police Department

- [FIN]: Finance Department
- [PRCS]: Park, Recreation and Community Services Department
- [JLM]: Mintier & Associates

For ease of review, substantive changes to goals, policies, and implementations are shown using a strikeout (deleted text) and underline (new text) format.

Chapter 1: Land Use and Community Design. The most significant revisions to the Land Use chapter include the following:

- The land use diagram is modified to reflect adopted and proposed land use designations.
- A new High Density Residential (HDR) land use designation is created from the top end of the existing Medium Density Residential (MDR) density range. The new MDR density range is 8.0 to 16.0 dwelling units per acre. The HDR density range is 16.0 to 25.0 units per acre.
- The Commercial/Residential Mixed Use (MU) land use designation, which was established with the adoption of the East Street Corridor Specific Plan, is added to encourage compatible, transition land uses in selected areas.
- A new Regional Commercial (RC) land use designation is created to accommodate such uses as the auto mall at I-5 and County Road 102.
- A new Implementation Program 1.14 is included to establish street tree planting guidelines.

  1.14 The City shall develop and maintain a street tree planting list and planting 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 the Public Works Department.

  Responsibility: Public Works Department
  Community Development Department
  Parks, Recreation, and Community Services
  Time Frame: ~~—~~Completed **[DPW]**

- Policy 1.E.10 is revised to provide policy guidelines for development of the area redesignated Regional Commercial at I-5 and County Road 102.

  1.E.1. The ~~commercial area designated east of~~ 55-acre parcel located at the southeast corner of the intersection of County Road 102 and ~~south of~~ I-5 is designated ~~Highway~~ Regional Commercial with the express intention of permitting and encouraging an auto mall (auto dealerships and related facilities) and large–scale regional commercial uses. ~~A maximum of five acres of the property may be used for general highway commercial uses subject to the preparation and approval of a site-specific plan.~~ A minimum of 20 acres of the subject property shall be developed for auto dealerships and related facilities. The remaining acreage shall be developed primarily with large-scale retail uses, but may also allow a limited amount of smaller-scale commercial uses. All development on the 55 acres shall be subject to an approved development agreement. Prior to rezoning the property for Regional Commercial and/or approval of the development agreement, the applicant shall fund a City-prepared economic impact study to assess the effects of the development of the property on Downtown and other commercial areas of the city.

Chapter 2: Housing. The Housing chapter is being updated separately but concurrently with the General Plan Amendment (changes are described later in this chapter).

Chapter 3: Transportation and Circulation. The most significant revisions to the Transportation and Circulation chapter include the following:

- Policy 3.C.1 is modified to include an in lieu fee option for Downtown locations that cannot provide on-site parking.

  3.C.1. The City shall require provision of adequate off-street parking in conjunction with new development. Parking shall be located convenient to new development and shall be easily accessibly from the street system. The adequacy and appropriateness of parking requirements in the *Zoning Ordinance* shall be periodically reevaluated. The City shall pursue an in lieu fee option for the Downtown area for those locations where providing on-site parking is infeasible. **[DPW]**

- Policy 3.C.3 is modified to include new parking supply standards.

  3.C.2. The City shall continue to implement the provisions of the *Downtown Specific Plan* and *Downtown Parking Management Plan* to develop an integrated parking system for the Downtown that balances the needs of shoppers, tenants, and employees, while ensuring sufficient land for future building construction. The City shall strive to maintain short-term occupancy Downtown at a minimum of 60 percent and maximum of 75 percent and maintain long-term parking Downtown at a maximum occupancy of 85 percent. **[DPW]**

- Policy 3.E.10 regarding trip reduction and employer benefits for commuter bicyclists is deleted.

  ~~3.E.3. The City shall encourage employers to provide benefits/ bonuses to commuter bicyclists. To this end, the City will continue to implement the *Trip Reduction Ordinance* as required by law.~~ **[DPW]**

- Figure 3-1, Circulation Diagram and Figure 3-2, Bikeway Routes are updated to reflect current designations.

Chapter 4: Public Facilities and Services. The most significant revisions to the Public Facilities and Services chapter include the following:

- Several water supply and delivery policies (4.C.1, .2, .3, .4, .6, .8, .9, and .10) are revised or deleted to reflect changes in state law or current City policy.

  4.C.1. The City shall protect the groundwater basin from overdraft ~~from City use of groundwater~~ due to City pumpage. ~~To this end, t~~The City shall study~~, working closely with other public and private entities as deemed appropriate, the safe yield of~~ the groundwater basin and the ~~possibility~~ feasibility of using surface water supplies (e.g., obtaining water rights, transfers, or exchanges) for domestic and/or agricultural use within the Woodland area. Water management programs such as conjunctive use and recharge programs will also be considered. The City shall use this

information to determine the most appropriate long-term water supply to serve Woodland. **[DPW]**

4.C.2. ~~If the studies in Policy 4.C.1 indicate an imbalance between safe groundwater yield and projected water requirements, the City shall develop a response plan to address the imbalance. This response plan will include an appropriate mix of water conservation measures, reuse, surface water supplements, and other water management techniques.~~ The City shall study groundwater basin quality and seek to maintain or enhance the quality of the basin supply or of delivered potable water or both. **[DPW]**

~~4.C.3. Prior to determination of the safe groundwater yield (Policy 4.C.1) and/or development of the response plan (if necessary) in Policy 4.C.2 , the City shall require major new development projects and/or specific plans to include measures that maintain annual average water use, averaged over all land in the proposal, at 80 percent or less than the following water duties by land use designation:~~

~~Exceptions will be allowed if no feasible mitigation measures are available to reduce the on-site use of water and if water use can be mitigated through other measures off site.~~ **[DPW]**

4.C.4. The City shall promote efficient water use ~~and reduced water demand~~ by:

a. Requiring water-~~conserving~~ efficient building design and pumping devices ~~equipment~~ in new construction that comply with State and Federal laws;
b. Encouraging the use of water-~~conserving~~ efficient landscaping ~~and other conservation measures~~; and
c. Encouraging the retrofitting of existing development with water-~~conserving~~ efficient plumbing devices. **[DPW]**

~~More stringent water conservation~~ Other measures will be ~~required~~ adopted, as appropriate, based on the findings of the studies in Policy 4.C.1. **[DPW]**

4.C.5. The City shall ~~promote watershed, aquifer, and wellhead protection programs~~ complete an assessment of its water source(s) (quality, well head protections, etc) ~~a source water assessment~~ as required by current State law. **[DPW]**

4.C.6. The City shall work closely with Yolo County and other public agencies in countywide watershed management efforts. Based upon these efforts, the City will develop a water transfer policy. In the interim, the City will oppose long-term water transfers from Yolo County ~~to areas outside the county~~. **[DPW]**

4.C.7. The City shall work with other agencies to promote efficient water use ~~conservation measures~~ countywide ~~for both urban and agricultural uses~~. **[DPW]**

4.C.8. The City shall reduce ~~currently~~ "unaccounted for" water losses. ~~by metering public facilities and substantial construction water use, and by developing and implementing a leak detection and repair program.~~ **[DPW]**

4.C.9. The City shall ~~only~~ approve new development only where ~~that relies on~~ an adequate City water supply can be delivered and an adequate funding source is in place to finance system development and~~delivery system~~ maintenance. **[DPW]**

- Implementation Programs 4.6 and 4.7 regarding water conservation response and awareness programs are deleted.

~~4.6. If the studies from Program 4.5 indicate an imbalance between safe yield of groundwater and projected water requirements, the City shall develop a response plan that will include an appropriate mix of water conservation measures, reuse, surface water supplements, and other water management techniques.~~

~~Responsibility: Public Works Department~~
~~City Council~~

~~Time Frame: FY 00-01 or as needed.~~ **[DPW]**

~~4.7 The City shall continue to implement a City water awareness program on water conservation.~~

~~Responsibility: Public Works Department~~

~~Time Frame: Ongoing~~ **[DPW]**

- A new Implementation Program 4.7 regarding water source assessment is added.

4.7 The City shall complete a source water assessment that is consistent with State regulations.

Time Frame: FY 02-03 **[DPW]**

Responsibility: Public Works Department

- Two new implementation programs (4.9 and 4.10) related to storm water discharge are added.

4.9 The City shall implement NPDES Phase II stormwater regulations.

Responsibility: Public Works Department
Planning Commission
City Council

Time Frame: FY 01-02 **[DPW]**

4.10 The City shall identify ~~address~~ illicit and unapproved discharges~~,~~ and implement~~ing~~ corrective measures to comply with state and federal regulations.

Responsibility: Public Works Department

Time Frame: Ongoing **[DPW]**

- Policies 4.H.1 and 4.H.3 related to police staffing ratios and crime rates are deleted.

~~4.H.1. Within the City's overall budgetary constraints, the City shall strive to maintain a staffing ratio of 2.0 personnel per 1,000 residents (0.5 non-sworn and 1.5 sworn).~~ **[PD]**

~~4.H.3. The City shall strive to maintain conditions in the city so that "major eight" crimes (homicide, aggravated assault, rape, robbery, burglary, grand theft (over $400), vehicle theft, and arson) do not exceed 30 crimes per 1,000 population annually.~~ [PD]

- New Policy 4.H.1 related to police staffing ratios and personnel assignment is added.

4.H.~~2~~1.The City shall, through adequate staffing ~~and patrol~~ arrangements, ~~endeavor to maintain the minimum feasible response times for police calls. The following are the goals for average response times for calls for service:~~ endeavor to maintain a high level of police service to the community. Determination of adequate staffing levels shall consider the number of calls for service per patrol officer (non-supervisory), response time to calls for service based on priority, the amount of unobligated patrol time available to further community policing activities, and the average number of Part I crimes per investigator. The following goals are established to measure the adequacy of police staffing:

- The average number of calls for service per day per patrol officer should not exceed seven per day.
- The average response times for calls for service:

Priority	Class of Crime	Dispatch/Response Standard
Priority 1	Major Crimes	Dispatch time: 1 minute Police response time: 4 minutes
Priority 2	Major Crimes	Dispatch time: 1 minutes Police response time: 5 minutes
Priority 3	Major Crimes Cold	Dispatch time: 15 minutes Police response time: 10 minutes
Priority 4	Minor Crimes Cold	Dispatch time: 30 minutes Police response time: 10 minutes
Priority 5	Service Calls	Dispatch time: 35 minutes Police response time: 10 minutes

4. Patrol officers should average a minimum of 50% unobligated patrol time per shift to focus on community policing activities. ~~The City will strive to provide staffing to enable to maintain the ability for quick response, the City shall strive to not exceed an average of 30 percent committed policy patrol time.~~

5. The ratio of Part I crimes should not exceed an average of two per day for each assigned investigator. [PD]

- New Policies 4.I.1 and 4.I.2 related to fire protection staffing ratios and performance standards are added.

4.I.1 Within the City's overall budgetary constraints, the City shall strive to maintain a fire operations staffing ratio of 1.0 per 1,000 residents. [FD]

~~4.I.4. The City shall, through adequate staffing and patrol arrangements, endeavor to maintain the minimum feasible response times for fire calls. To this end, the City shall attempt to maintain the following fire flow and response time standards:~~ [FD]

- New policy 4.J.3 regarding the use of emerging wireless communication technologies is added.

  4.J.3 The City shall promote initiatives for using emerging technologies such as fiber connectivity, wireless communications, data communications over broadband cable, and other capabilities where appropriate to improve and/or enhance Woodland's multimedia communications infrastructure. **[FIN]**

Chapter 5: Recreational, Educational, and Community Services. The most significant revisions to the Recreational, Educational, and Community Services chapter include the following:

- Policy 5.A.2 regarding park standards is revised.

  5.A.5. The City shall strive to achieve the ~~following~~ standards of five acres of parks per 1,000 population for the development of City-owned park facilities. Typically, neighborhood parks are ten to 15 acres, community parks are twenty to fifty acres and sports parks are three to 30 acres.

- Specific recreational facility standards are deleted from the General Plan in favor of referencing the Park and Recreation Master Plan.

- Policy 5.A.6 regarding development of the regional park site is deleted.

  5.A.~~6~~3.The City shall strive to achieve the ~~following~~ standards for sports and recreational facilities established in the Park and Recreation Master Plan. These standards may be satisfied through any combination or joint development of public facilities, private recreational facilities, and school facilities. **[PCRS]**

- Policy 5.A.19 (formerly Policy 5.A.20) is revised to require that all facility retrofitting projects comply with ADA and Consumer Product Safety Commission recommendations.

  5.A.~~20~~19. The City shall maintain and systematically renovate and upgrade existing parks and recreation facilities. Existing parks and recreation facilities shall be retrofitted to meet all ADA requirements and Consumer Product Safety Commission recommendations. **[PRCS]**

- Policy 5.A.21 (formerly Policy 5.A.22) is revised to require that all sports park development include neighborhood park facilities.

  5.A.~~22~~21. ~~The City shall prepare and implement a *Parks Master Plan* and *Baseball Master Plan*.~~ The City shall develop picnic areas, trails, playground apparatus, and other similar facilities in existing special use/sports fields parks so that they can function as neighborhood parks. **[PRCS]**

- New Policy 5.A.24 related to the location of new neighborhood parks in under-served areas is added.

5.A.~~26~~24 The City should locate new neighborhood parks in areas of town which are currently under-served by the ½ mile service radius method. Special use/sports fields should be located where land is available and suitable for recreation purposes, and in areas easily accessible by neighborhood residents. [PCRS]

- A new Implementation Program 5.2 requiring the adoption of a Quimby Act ordinance is added.

  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 [PCRS]

  Responsibility: Parks, Recreation, and Community Services Department
  Parks, Recreation, and Community Services Commission
  City Council

  Time Frame: FY 02-03 [PCRS]

- Policy 5.C.1 regarding the development of a senior citizens center is modified.

  5.C.1. The City shall develop a 35,000 to 50,000 square foot ~~actively seek funding for, and involve senior citizens in the planning of, either the expansion of the current~~ Senior Multi-Purpose Center. ~~or establishment of a new larger Senior Citizens Center. Senior Citizens Center should include meeting rooms, offices, game rooms, dining areas/kitchens, and a patio area.~~ [PCRS]

- Policy 5.F.8 regarding school facility funding is revised to be consistent with current state law.

  5.F.2. The City shall work closely with the Woodland Joint Unified School District to help secure adequate funding for new school facilities. ~~and, where legally feasible, the City shall provide a mechanism which, along with state and local resources, requires development projects to satisfy the district's financing program based upon their impaction. The funding should equate to the needs described in the District's *School Facilities Master Plan* by residential, commercial, and industrial land uses.~~ [JLM]

- Policy 5.F.11 regarding availability of adequate school facilities is deleted in accord with current state law.

  ~~5.F.11. Before a residential development that requires a general plan amendment, specific plan, rezoning or other legislative review can be approved by the Planning Commission or City Council, it shall be demonstrated to the satisfaction of the hearing body that adequate school facilities will be provided when the need is generated by the proposed development~~ [JLM]

- Policy 5.G.7 regarding a child care provider newsletter is deleted.

~~5.G.7. The City shall seek to ensure that a newsletter is distributed to local child care providers that offers information concerning trends, curriculum updates, regulation changes, and other pertinent information.~~ [CDD]

- Implementation Program 5.6 regarding Dependent Care Assistance Program information is deleted.

  ~~5.6 The City shall cooperate with the Chamber of Commerce to provide information and assistance to businesses regarding cost saving programs such as Dependent Care Assistance Plans.~~

  ~~Responsibility: Parks, Recreation, and Community Services Department~~
  ~~Parks, Recreation, and Community Services Commission~~
  ~~Chamber of Commerce~~

  ~~Time Frame: FY 97-98~~ [PCRS]

- Figures 5-1, Park Locations, and 5-2, School Locations, are updated.

Chapter 7: Environmental Resources. The most significant revisions to the Environmental Resources chapter include the following:

- Policies and implementation programs related to the Yolo County Habitat Conservation Plan are revised to reflect that the Plan also is intended to comply with the State of California Natural Communities Conservation Plan requirements.

- Policy 7.C.5 regarding landmark tree protection is deleted since it duplicates other existing protections.

  ~~7.C.5. The City shall ensure that landmark trees and major groves of native trees are preserved and protected. In order to maintain these areas in perpetuity, protected areas shall also include younger vegetation with suitable space for growth and reproduction.~~ [DPW]

- Policy 7.F.4 regarding Trip Reduction Ordinances is deleted.

  ~~7.F.4. The City shall continue to implement the Trip Reduction Ordinance as permitted by state and federal law and will promote other measures identified by the Yolo-Solano Air Quality Management District and incorporated into regional plans.~~ [DPW]

Chapter 8: Health and Safety. Substantive revisions to the Health and Safety chapter include the following:

- New Implementation Program 8.2 regarding the updating of the City's fire prevention code is added.

  8.2 The City shall revise and update its Fire Prevention Code every three years.

  Responsibility: Fire Department

Time Frame: FY 02-03 [FD]

- New Implementation Program 8.3 regarding hazardous materials team exercises is added.

  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.

  Responsibility: Fire Department

  Time Frame: Quarterly [FD]

- Implementation Program 8.4 regarding emergency response plan exercises is revised and expanded.

  8.~~2~~4 The City shall ~~revise and adopt its~~ conduct *Emergency Response Plan* 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 hazards. [FD]

  Responsibility: ~~City Manager~~
  ~~Fire Department~~
  ~~City Council~~ All City Departments

  Time Frame: ~~FY 95-96~~ Annually [FD]

Chapter 9: Economic Development. The Economic Development chapter is comprehensively revised based on the updated Economic Development Strategic Plan, which will be considered for adoption by the City Council in September 2002.

Chapter 10: Administration. There are no substantive revisions to the Administration chapter.

Appendices. Revisions to the Appendices include the following:

- Appendix A, Urban Development Policy, is revised to require property owner agreements to annex under certain circumstances.

- Appendix D, Summary of Level of Service Standards includes modifications of service standards to match changes in policies (stated herein) or to reflect current procedures.

HOUSING ELEMENT UPDATE

State Housing Law (Government Code Section 65580) requires an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs.

The assessment and inventory must include all of the following:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584.

- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.

- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning, public facilities, and city services to these sites.

- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exaction's required of developers, and local processing and permit procedures.

- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

- Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farmworkers, the homeless, and families with female heads of households.

- Analysis of opportunities for energy conservation with respect to residential development.

The 2002 Housing Element Update is a comprehensive statement by the City of Woodland of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. The purpose of the Housing Element is to identify current and projected housing needs and set forth goals, policies, and programs that address those needs. The Housing Element has been prepared to meet the requirements of State law and local housing objectives. It will not require any changes in the existing zoning densities or the City's existing General Plan's land use pattern, with one exception.

The Sacramento Area Council of Governments (SACOG), in its final Regional Housing Needs Plan (RHNP) figures, allocated Woodland 2,841 housing units for the period from 2000 to 2007. The timeframe for this RHNP process is January 1, 2002, through June 30, 2007, (a seven and a half year planning period). The allocation is equivalent to a yearly need of 379 housing units for the 7½-year time period.

After accounting for new units constructed from January 2000 through December 2001 (412 units), units under construction (125 units), and approved/on-line housing as of December 2001 (3,285 units), Woodland has a remaining need for 143 moderate, low, and very low-income housing units, and a surplus capacity of 1,550 above-moderate income units.

The 2002 Housing Element represents a minor modification to existing policies and implementation programs in the 1991 Housing Element. Some of the larger changes to the 1991 Housing Element include an annual housing monitoring report, the requirement to add a second unit ordinance, and new implementation programs throughout the document.

Programs in the Housing Element for special needs groups, fair housing, improving the existing housing stock, and providing housing subsidies for owners and renters are exempt from CEQA or not considered a project requiring CEQA review. Exemptions under CEQA law include:

1) Financial assistance for the development and construction of residential housing for persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code.

2) Development project which consists of the construction, conversion, or use of residential housing consisting of not more than 100 units in an urbanized area, provided that it is either:

    a) Affordable to lower-income households, as defined in Section 50079.5 of the Health and Safety Code, and the developer provides sufficient legal commitments to the appropriate local agency to ensure that the housing units will continue to be available to lower income households for a period of at least 15 years; or

    b) Affordable to low and moderate-income households, as defined in paragraph (2) of subdivision (h) of Section 65589.5 of the Government Code, at monthly housing costs determined pursuant to paragraph (2) of subdivision (h) of Section 65589.5 of the Government Code.

3) The adoption of an ordinance regarding second units in a single-family or multifamily residential zone by a city or county to implement the provisions of Sections 65852.1 and 65852.2 of the Government Code as set forth in Section 21080.17 of the Public Resources Code

Based on the State CEQA Guidelines and professional judgement, the proposed project would result in a significant impact on housing if it would:

1) Create a demand for additional housing without providing for accompanying housing development; or

2) Result in the displacement of substantial amounts of existing affordable housing.

The updated Housing Element will not displace substantial amounts of existing housing and will not substantially alter the location or extent of designated residential land uses. As a result, adequate area is available to provide for anticipated housing demand.

Based on these provisions, the updated General Plan will have no adverse impacts related to housing issues. No mitigation measures are necessary. Housing construction may result in indirect impacts from increased traffic, loss of natural resources, and the increase in demand for

public services and facilities. The indirect impacts resulting from housing construction under the Housing Element Update do not extend beyond those anticipated under the 1996 General Plan or discussed in the appropriate sections of the EIR prepared for the existing General Plan.

PREVIOUS ENVIRONMENTAL DOCUMENTS

The City has determined that an initial study should be prepared to assess the potential for significant impacts resulting from the proposed project. Relevant analyses from EIRs and other project-specific studies and reports were used as the primary data sources for the initial study. The decision to prepare the initial study using analyses contained in existing certified EIRs and project-specific analysis summarized herein is supported by Sections 15152 and 15168 of the State CEQA Guidelines.

Section 15152 encourages agencies to "tier" environmental analysis where appropriate. Where an EIR has been prepared for an earlier program, plan, policy, or ordinance, subsequent analysis is to focus on effects that were not examined earlier or that are susceptible to substantial reduction or avoidance because of the project or project conditions. Tiering can be used only for projects that are consistent with the general plan and zoning regulations. An initial study is to be used to determine whether information contained in the previous EIR is sufficient for the present project.

Section 15168, relating to program EIRs, indicates that where subsequent activities involve site-specific operations, the agency should use a written checklist or similar device to document its evaluation of the site and the activity and its determination of whether the environmental effects of the project were addressed in the earlier program EIR. A program EIR is intended to provide the basis, in an initial study, for determining whether the later activity may have any significant effects. It also can be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

This initial study is based on available information from the City of Woodland General Plan Final EIR (State Clearinghouse Number 95053061) - prepared by the City of Woodland, February 1996 as well as new project-specific information. Other documents used in preparing the initial study are cited at the end of this report.

4. INITIAL STUDY ENVIRONMENTAL CHECKLIST

Introduction

This section discusses potential environmental impacts associated with approval and implementation of the proposed projects.

The following guidance, adapted from Appendix I of the State CEQA Guidelines, was followed in answering the checklist questions:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the discussion. A "No Impact" answer is adequately supported if the discussion shows that the impact simply does not apply to projects similar to the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained when it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction-related as well as operational impacts.

3. All analyses must be based on a comparison between existing conditions (also known as baseline conditions) and future conditions (existing-plus-project conditions).

4. "Potentially Significant Impact" is appropriate if substantial evidence indicates that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

5. "Potentially Significant unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to "Less-than-Significant Impact". The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).

6. "Less-than-Significant Impact" applies if the impact does not result in a substantial or potentially substantial change in any of the physical conditions within the area affected by the project. No mitigation is required.

7. Earlier analyses may be used where, as a result of tiering, a program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (State CEQA Guidelines Section 15063[c][D]). Earlier analyses are discussed in the project description under "Previous Environmental Documents and Site-Specific Information".

The discussion that follows each section of checklist questions:

- analyzes previously certified environmental analysis and/or mitigation relevant to the issue, including the potential for each effect to be significant and adverse and standard requirements and measures that will preclude adverse impacts;

- analyzes the potential for residual or remaining significant adverse impacts following implementation of the project and all previously identified, standard, and proposed requirements and measures; and

- summarizes the applicable mitigation measures established by the various support documents and project-specific measures that will reduce the impacts to a less-than-significant level.

For several of the checklist questions, all of the projects have the same impact and impact level. Therefore, a single discussion has been prepared. In other instances where there is a different level of significance for an impact for each project component, the components are discussed separately under their own headings.

Identification of the potential for residual significant adverse environmental impacts would trigger the need for preparation of an EIR. For issue areas in which no significant adverse impact would result or impacts would be reduced to a less-than-significant level by mitigation, further analysis is not required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-than-Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	■
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	■
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	■
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☐	☐	■

Discussion

a. The City of Woodland is relatively flat and contains no views of or from a designated scenic highway.

b-c. The City of Woodland is a well-defined, urban area that has been disturbed by previous development. The proposed projects will not substantially degrade the existing visual character or quality of the City of Woodland. New development will occur in areas identified under the existing General Plan, and will occur mostly in infill sites where there are surrounding land uses that are compatible (i.e., residential or commercial). The General Plan Amendment and the Housing Element Update will not adversely modify the visual character of the community.

A number of buildings are located in the Downtown area that are considered to be historically significant and are listed in the National Register. The General Plan provides adequate protections to address scenic resources and the General Plan Amendment and Housing Element Update do not modify these protections.

c.

d. All residential development provided for in the Housing Element Update will be on land already designated under the existing General Plan for residential uses and analyzed for impacts under the General Plan EIR. The General Plan Amendment does not alter City policy related to light and glare protections and does not introduce new areas to urban development. Therefore, no adverse impacts on light and glare were determined to be connected with the General Plan Amendment or Housing Element Update.

Conclusion

The General Plan Amendment and Housing Element Update do not introduce new areas to urban development or change the intensity of development that is allowed under the existing General Plan. Therefore, the proposed projects would have no significant adverse impacts on aesthetic resources within the City of Woodland.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-than-Significant Impact	No Impact
II. AGRICULTURAL RESOURCES. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	■
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	■
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	■

Discussion

a-c. The City of Woodland's existing General Plan does not contain land designated for agricultural use, and the City does not contain land subject to Williamson Act protections. Although the City does contain prime agricultural land, the General Plan Amendment and Housing Element Update do not include any land use designation changes that would increase the area of potential urban development beyond that already allowed by the existing General Plan and evaluated in its associated EIR.

Conclusion

The General Plan Amendment and Housing Element Update do not introduce new areas to urban development or change the intensity of development that is allowed under the existing General Plan. Therefore, the proposed projects would have no significant adverse impacts on agricultural resources within the City of Woodland or surrounding area.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-than-Significant Impact	No Impact
III. AIR QUALITY. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	■	☐
b) Violate any air quality standards or contribute substantially to an existing or projected air quality violation?	☐	☐	■	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	☐	☐	■	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	■
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	■

Discussion

a-c. The City of Woodland is in the jurisdiction of the Yolo-Solano Air Quality Management District (AQMD), which covers Yolo County and a portion of Solano County. As of July 2002, the District was in attainment at the state level for Carbon Monoxide (CO) and non-attainment for Ozone and PM10. At the federal level, it is also in attainment for CO, non-attainment for Ozone, and unclassified for PM10.

General Plan Amendment

The General Plan Amendment does revise an existing Land Use policy (Policy 1.E.10) to allow a broader range of commercial development on a 55-acre site in the southeast corner of the General Plan area. The Policy is revised as follows:

1.E.1. The ~~commercial area designated east of~~ 55-acre parcel located at the southeast corner of the intersection of County Road 102 and ~~south of~~ I-5 is designated ~~Highway~~ Regional Commercial with the express intention of permitting and encouraging an auto mall (auto dealerships and related facilities) and large–scale regional commercial uses. ~~A maximum of five acres of the property may be used for general highway commercial uses subject to the preparation and approval of a site-specific plan.~~ A minimum of 20 acres of the subject property shall be developed for auto dealerships and related facilities. The remaining acreage shall be developed primarily with large-scale retail uses, but may also allow a limited amount of smaller-scale commercial uses. All development on the 55 acres shall be subject to an approved development agreement. Prior to rezoning the property for Regional Commercial and/or approval of the development agreement, the applicant shall fund a City-prepared economic impact study to assess the effects of the development of the property on Downtown and other commercial areas of the city.

For the community, this policy change may result in a negligible increase of emissions overall, but impacts are considered to be in line with those identified and evaluated the General Plan EIR. Since no development application or proposal has been submitted, however, as specific development occurs in the future, a traffic study must still be conducted to determine further air quality measures necessary to maintain impacts at a less-than-significant level.

Housing Element Update

All residential development provided for in the Housing Element Update will be on land already designated under the General Plan for residential uses and analyzed for impacts under the General Plan EIR. The Housing Element Update will not introduce new areas to urban development or change the intensity of development that is allowed under the existing General Plan. Therefore, no new adverse air quality impacts were determined to be connected with the Housing Element Update.

d. Eventual development that will occur as a result of Policy 1.E.1 stated above, will not be adjacent to sensitive receptors. Other than this modification, the General Plan Amendment does not introduce new areas to urban development or change the intensity of development that is allowed under the existing General Plan.

e. Eventual development that will occur as a result of Policy 1.E.1 stated above, will not expose sensitive receptors to objectionable odors, and development of this site should be similar to uses evaluated in the General Plan EIR. Other than this modification, the General Plan Amendment does not introduce new areas to urban development or change the intensity of development that is allowed under the existing General Plan.

Conclusion

The General Plan Amendment and Housing Element Update will not introduce new areas to urban development or change the intensity of development that is allowed under the existing General Plan. Therefore, no new adverse air quality impacts were determined to be connected with the Housing Element Update. The General Plan Amendment policy change (Policy 1.E.1) as discussed above, may alter the composition of land uses on a small parcel, but will not measurably alter the air quality environment in the area.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-than-Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	■
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	■
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 or the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	■
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	■

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-than-Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	■
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	■

Discussion

a-f. The primary habitat type found in the City of Woodland is agriculture. The City also contains wetlands in the form of alkaline sinks, vernal pool, and ponds. The existing General Plan identifies various animal and plant species that are supported by these habitats. It also provides adequate protections to address these resources and the General Plan Amendment and Housing Element Update do not modify these protections. The General Plan Amendment and Housing Element Update do not include any land use designation changes that would increase the area of potential urban development beyond that already allowed by the existing General Plan and evaluated in its associated EIR.

Conclusion

The General Plan Amendment and Housing Element Update do not introduce new areas to urban development or change the intensity of development that is allowed under the existing General Plan. Therefore, no new adverse biological impacts were determined to be connected with the proposed projects.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-than-Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	■
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	■
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	☐	☐	■
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	■

Discussion

a. There are a number of historic buildings are concentrated in the commercial core of the City of Woodland and comprise the City's Historic District. The General Plan provides adequate protections to address these historical resources, and the General Plan Amendment and Housing Element Update do not modify these protections.

b-d. The Northwest Information Center of the California Archaeological Inventory at Sonoma State University completed a record search for the Woodland area in September 1995 to identify any cultural and archaeological resources. There were no recorded sites revealed within the General Plan's planning area. However, the Information Center did indicate there is a moderate possibility of Native American cultural resources in the Woodland area. It is also possible that subsurface cultural resources, including human remains, may be discovered during future construction (i.e., grading and excavation). However, the acreage and location of land identified for future residential development in the Housing Element Update is not different from what has been proposed in the existing General Plan. The General Plan provides adequate protections to address these cultural resources, and the General Plan Amendment and Housing Element Update do not modify these protections.

Conclusion

The General Plan Amendment and Housing Element Update do not introduce new areas to urban development or change the intensity of development that is allowed under the existing General Plan. Therefore, no new adverse impacts to cultural resources were determined to be connected with the proposed projects.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-than-Significant Impact	No Impact
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☐	■
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a know fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	■
ii) Strong seismic ground shaking?	☐	☐	☐	■
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	■
iv) Landslides?	☐	☐	☐	■
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	■
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	■
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	■

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-than-Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	■

a.
(i-ii.) The Woodland area is in Zone 3 of the Seismic Risk Map, indicating that although the seismic potential is low, there is still the possibility for major damage to occur from a nearby earthquake. However, according to the City of Woodland General Plan Final EIR, there are no known faults within the radius of five miles of Downtown Woodland, and the City is designated to be in the low severity zone for ground shaking. The General Plan Amendment and Housing Element Update do not include any policy changes that would increase the area of potential urban development beyond that already allowed by the existing General Plan and evaluated in its associated EIR.

a.
(iii-iv.)The potential for liquefaction within Woodland exists in low-lying areas that consist of unconsolidated, saturated, clay-free sand and silts. However, since high ground shaking intensities which can lead to liquefaction are uncommon in this area, the risk of liquefaction in Woodland is low. There is also no potential for landslides since the City of Woodland is on relatively flat topography.

b. The City of Woodland is relatively flat, and therefore not subject to substantial soil erosion.

c-d. The General Plan Amendment and Housing Element Update do not include any policy changes that would increase the area of potential urban development beyond that already allowed by the existing General Plan and evaluated in its associated EIR.

e. All parcels within the City of Woodland are directly connected to the City's existing wastewater collection system located in the City of Woodland. The General Plan Amendment and Housing Element Update do not introduce new areas to urban development or change the intensity of development that is allowed under the existing General Plan.

Conclusion

The General Plan Amendment and Housing Element Update do not introduce new areas to urban development or change the intensity of development that is allowed under the existing General Plan. Therefore, no new adverse geologic or soils impacts were determined to be connected with the proposed projects.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-than-Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	☐	☐	☐	■
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	■
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	■
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	■
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	■

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-than-Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	■
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	■
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	■

Discussion

a-c. All residential development provided for in the Housing Element Update will be on land already designated under the General Plan for residential uses and analyzed for impacts under the General Plan EIR. The General Plan Amendment does not alter City policy related to the use or transport of hazardous materials, and does not introduce new areas to urban development.

d. A search was conducted in June 2002 using the U.S. Environmental Protection Agency's CERCLIS (Comprehensive Environmental Response, Compensation, Liability Information System) database and the Department of Conservation and Natural Resources LUSTIS (Leaking Underground Information System) database. The results are described in the following paragraphs.

General Plan Amendment

The General Plan Amendment does not introduce new areas to urban development or change the intensity of development that is allowed under the existing General Plan. Therefore, CERCLIS and LUSTIS do not apply to the General Plan Amendment.

Housing Element Update

The Housing Element Update does identify sites for potential housing in the future. None of the sites identified have had past industrial uses, and therefore are not in the immediate vicinity of any LUSTIS sites. The LUSTIS database listed multiple sites which are generally located in the Housing Element Update area. This list can be viewed at http://www.swrcb.ca.gov/cwphome/lustis/dbinfo.html.

The CERCLIS database reported the following sites in the City of Woodland which pertain to the Housing Element Update:

- Parks and Recreation State of California, County Road 18C and County Road 101
- Western Wood Treating, Inc., 1492 Churchill Downs
- P.G. & E. Gas Plant Woodland, SE corner of Fourth and Main Streets

However, all of these sites are No Further Remedial Action Planned sites that are not on the National Priority List (NPL).

e-f. The nearest airport to the City of Woodland is the Watts-Woodland Airport. This airport is located over 3 miles west of any identified housing sites in the Housing Element Update. Although it is located in the General Plan Area, the General Plan Amendment and Housing Element Update do not introduce new areas to urban development or change the intensity of development that is allowed under the existing General Plan and evaluated in the associated EIR.

g. The General Plan Amendment and Housing Element Update do not introduce new areas to urban development or change the intensity of development that is allowed under the existing General Plan and evaluated in the associated EIR. Therefore , the proposed projects would not impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

h. According to the Woodland General Plan, the project area is an urban area with no adjacent wildlands.

Conclusion

The General Plan Amendment and Housing Element Update do not introduce new areas to urban development or change the intensity of development that is allowed under the existing General Plan and evaluated in the associated EIR. Therefore, no new adverse impacts regarding hazardous materials were determined to be connected with the proposed projects.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-than-Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	■
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	■	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	■	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	■	☐

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-than-Significant Impact	No Impact
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	■
f) Otherwise substantially degrade water quality?	☐	☐	☐	■
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	■
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	☐	☐	■	☐
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	■
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	■

Discussion

a-f. All residential development provided for in the Housing Element Update will be on land already designated under the General Plan for residential uses and analyzed for water quality impacts under the General Plan EIR.

The General Plan Amendment does not introduce new areas to urban development. However, the General Plan Amendment does provide the following new policies related to storm water discharge that will have a beneficial impact on water quality:

4.9 The City shall implement NPDES Phase II stormwater regulations.

Responsibility: Public Works Department
Planning Commission
City Council

Time Frame: FY 01-02 **[DPW]**

4.10 The City shall identify ~~address~~ illicit and unapproved discharges~~,~~ and implementing corrective measures to comply with state and federal regulations.

Responsibility: Public Works Department

Time Frame: Ongoing **[DPW]**

g-i. Proposed housing sites identified in the Housing Element Update are located at the edge of an area designated as Zone A (Areas of 100-year flooding) by the FEMA Flood Insurance Rate Map. These sites are in the northern part of the City. The remainder of the sites are located in Zone C (areas of minimal flooding and outside the 100-year floodplain). Appropriate project-specific CEQA environmental studies of the sites located near the Zone A floodplain will be necessary once facility locations and types are known in order to determine what mitigation measures will be required prior to development of the individual sites. An example of a possible mitigation measure to avoid potential flooding damage would be the construction of elevated foundations.

j. There is no potential for seiche or tsunami due to the lack of a significant water body near the City of Woodland. The City of Woodland is flat therefore eliminating the possibility for a mudflow.

Conclusion

As stated previously, appropriate project-specific CEQA environmental studies of the sites located near the Zone A floodplain will be necessary once facility locations and types are known in order to determine what mitigation measures will be required prior to development of the individual sites. However, this will not preclude the development of other sites identified by the project. Therefore, this is a less-than-significant impact.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-than-Significant Impact	No Impact
IX. LAND USE PLANNING. Would the project:				
a) Physically divide an established community?	☐	☐	☐	■
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	■
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	■

Discussion

a-c. A new Regional Commercial (RC) land use designation has been created to accommodate a wider range of commercial land use types at Interstate 5 and County Road 102. In addition, a new High Density Residential (HDR) land use designation has been created from the top end of existing Medium Density Residential (MDR) density range (i.e., using two designations to provide more locational specificity, but no increase in overall density). However, these changes will not physically divide the community or conflict with any other local or regional plans. Therefore, there would be no adverse land use impacts.

Conclusion

The proposed project will have no significant adverse impacts on land use.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-than-Significant Impact	No Impact
X. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	■
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	■

Discussion

a-b. According to the City of Woodland General Plan, there are 2 mineral resources in the vicinity of the City of Woodland, the aggregate area of Cache Creek and the 19 gas wells which are located within 5 miles of Woodland's City limits. Cache Creek is located north of Woodland and extends from the town of Capay to the town of Yolo. As of 1982, the total aggregate resources located within the mineral resource zone were estimated at 838 million tons. However, there are no designated mineral resource zones within the City of Woodland.

Conclusion

The General Plan Amendment does not alter City policy related to the protection of mineral resources, and does not introduce new areas to urban development. All residential development provided for in the Housing Element Update will be on land already designated under the General Plan for residential uses and analyzed for impacts under the General Plan EIR. Therefore, no adverse impacts on mineral resources were determined to be connected with the General Plan Amendment or Housing Element Update.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-than-Significant Impact	No Impact
XI. NOISE. Would the project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	■
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	■
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	■
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	■
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	■
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	■

Discussion

a-f. The General Plan Amendment does not alter City policy related to noise and does not introduce new areas to urban development. Therefore, no adverse impacts on noise were determined to be connected with the General Plan Amendment or Housing Element Update.

Conclusion

The General Plan Amendment and Housing Element Update do not introduce new areas to urban development or change the intensity of development that is allowed under the existing General Plan. All residential development provided for in the Housing Element Update will be on land already designated under the General Plan for residential uses and analyzed for noise impacts under the General Plan EIR. The proposed project will have no adverse impact on existing noise levels and exposure of persons to noise within the City of Woodland.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-than-Significant Impact	No Impact
XII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	■
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	■
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	■

Discussion

a-c. **General Plan Amendment**

The General Plan Amendment does not introduce new areas to urban development or change the intensity of development that is allowed under the existing General Plan.

Housing Element Update

The goal of the Housing Element Update is to ensure the City adequately provides for an appropriate range of housing opportunities. The Housing Element Update will not introduce new areas to urban development or change the intensity of development that is allowed under the existing General Plan. All residential development provided for in the Housing Element Update will be on land already designated under the General Plan for residential uses and analyzed for impacts under the General Plan EIR. Both plans protect existing housing resources and provide programs to maintain affordable housing stock and promote rehabilitation of at-risk units.

Conclusion

The General Plan Amendment and Housing Element Update do not introduce new areas to urban development or change the intensity of development that is allowed under the existing General Plan. The goal of the Housing Element Update is to ensure the City adequately provides for an appropriate range of housing opportunities that are consistent with the goals and policies of the existing General Plan. Therefore, the proposed project would have no significant adverse impact on population and housing, but will actually have a beneficial impact on housing.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-than-Significant Impact	No Impact
XIII. PUBLIC SERVICES.				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	☐	☐	☐	■
a) Fire protection?	☐	☐	☐	■
b) Police protection?	☐	☐	☐	■
c) Schools?	☐	☐	☐	■
d) Parks?	☐	☐	☐	■
e) Other public facilities and services?	☐	☐	☐	■

Discussion

a-e. **General Plan Amendment**

The General Plan Amendment does not introduce new areas to urban development or change the intensity of development that is allowed under the existing General Plan, which in turn, could affect fire protection, police protection, or schools. However, the General Plan Amendment does include the following new policies and implementation programs, which will have a positive impact on fire and police protection services.

- New Policies 4.I.1 and 4.I.2 related to fire protection staffing ratios and performance standards are revised and added.

  4.I.1 Within the City's overall budgetary constraints, the City shall strive to maintain a fire operations staffing ratio of 1.0 per 1,000 residents. **[FD]**

  4.I.~~1~~2. The City shall attempt to maintain an ISO (Insurance Service Organization) rating of 3.

- New Implementation Program 8.3 regarding hazardous materials team exercises is added.

  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.

  Responsibility: Fire Department

  Time Frame: Quarterly [FD]

- Implementation Program 8.4 regarding emergency response plan exercises is revised and expanded.

  8.~~2~~4 The City shall ~~revise and adopt its~~ conduct *Emergency Response Plan* 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 hazards. **[FD]**

  Responsibility: ~~City Manager~~
  ~~Fire Department~~
  ~~City Council~~ All City Departments

  Time Frame: ~~FY 95-96~~ Annually **[FD]**

- New Policy 4.H.1 related to police staffing ratios and personnel assignment is added.

  4.H.~~2~~1. The City shall, through adequate staffing ~~and patrol~~ arrangements, ~~endeavor to maintain the minimum feasible response times for police calls. The following are the goals for average response times for calls for service:~~ endeavor to maintain a high level of police service to the community. Determination of adequate staffing levels shall consider the number of calls for service per patrol officer (non-supervisory), response time to calls for service based on priority, the amount of unobligated patrol time available to further community policing activities, and the average number of Part I crimes per investigator. The following goals are established to measure the adequacy of police staffing:

  - The average number of calls for service per day per patrol officer should not exceed seven per day.
  - The average response times for calls for service:

Priority	Class of Crime	Dispatch/Response Standard
Priority 1	Major Crimes	Dispatch time: 1 minute Police response time: 4 minutes
Priority 2	Major Crimes	Dispatch time: 1 minutes Police response time: 5 minutes
Priority 3	Major Crimes Cold	Dispatch time: 15 minutes Police response time: 10 minutes
Priority 4	Minor Crimes Cold	Dispatch time: 30 minutes Police response time: 10 minutes
Priority 5	Service Calls	Dispatch time: 35 minutes Police response time: 10 minutes

4. Patrol officers should average a minimum of 50% unobligated patrol time per shift to focus on community policing activities. ~~The City will strive to provide staffing to enable to maintain the ability for quick response, the City shall strive to not exceed an average of 30 percent committed policy patrol time.~~

5. The ratio of Part I crimes should not exceed an average of two per day for each assigned investigator. **[PD]**

In addition to these new policies, the General Plan Amendment also includes new policies that will result in beneficial impacts for energy use and the future siting of energy production facilities. New General Plan policies propose specific energy conservation measures (i.e., encouraging builders to use cool building materials, and require the City to conduct an energy audit to identify opportunities for reducing energy consumption). The General Plan Amendment also makes recommendations for the City to be more heavily involved in the future siting of energy production facilities in the City when involving the state government, to ensure land use compatibility and a minimization of health and safety risks.

Housing Element Update

All residential development provided for in the Housing Element Update will be on land already designated under the General Plan for residential uses and analyzed for impacts under the General Plan EIR. The General Plan provides adequate protections to address public services, and the Housing Element Update does not modify these protections.

Conclusion

The proposed policy changes in the General Plan Amendment will actually have a beneficial impact on public services by setting more detailed standards for the provision of these services. Furthermore, the General Plan Amendment and Housing Element Update do not introduce new areas to urban development or change the intensity of development that is allowed under the existing General Plan. Therefore, the proposed project would have no new significant adverse impacts on public services.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-than-Significant Impact	No Impact
XIV. RECREATION. Would the proposal:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	■
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	■

Discussion

a-b. All residential development provided for in the Housing Element Update will be on land already designated under the General Plan for residential uses and analyzed for impacts under the General Plan EIR.

The General Plan Amendment does not introduce new areas to urban development. However, the Amendment does propose several new policies that provide new park standards. These policies will actually have a beneficial impact on recreational resources.

The proposed policies are as follows:

- Policy 5.A.2 regarding park standards is revised.

  5.A.3. The City shall strive to achieve the ~~following~~ standards of five acres of parks per 1,000 population for the development of City-owned park facilities. Typically, neighborhood parks are ten to 15 acres, community parks are twenty to fifty acres and sports parks are three to 30 acres.

- Policy 5.A.19 (formerly Policy 5.A.20) is revised to require that all facility retrofitting projects comply with ADA and Consumer Product Safety Commission recommendations.

5.A.~~20~~19. The City shall maintain and systematically renovate and upgrade existing parks and recreation facilities. Existing parks and recreation facilities shall be retrofitted to meet all ADA requirements and Consumer Product Safety Commission recommendations. [PRCS]

- Policy 5.A.21 (formerly Policy 5.A.22) is revised to require that all sports park development include neighborhood park facilities.

  5.A.~~22~~21. ~~The City shall prepare and implement a *Parks Master Plan* and *Baseball Master Plan*.~~ The City shall develop picnic areas, trails, playground apparatus, and other similar facilities in existing special use/sports fields parks so that they can function as neighborhood parks. [PRCS]

- New Policy 5.A.24 related to the location of new neighborhood parks in under-served areas is added.

  5.A.~~26~~24 The City should locate new neighborhood parks in areas of town which are currently under-served by the ½ mile service radius method. Special use/sports fields should be located where land is available and suitable for recreation purposes, and in areas easily accessible by neighborhood residents. [PCRS]

- A new Implementation Program 5.2 requiring the adoption of a Quimby Act ordinance is added.

  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 [PCRS]

  Responsibility: Parks, Recreation, and Community Services Department
  Parks, Recreation, and Community Services Commission
  City Council

  Time Frame: FY 02-03 [PCRS]

Conclusion

The General Plan Amendment has added policies that will actually have beneficial impacts on recreational resources by providing more detailed standards. The Housing Element Update will not introduce new areas to urban development or change the intensity of development that is allowed under the existing General Plan. The proposed project would have no significant adverse impacts on recreational facilities.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-than-Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	■	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	■	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	■
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☐	■
e) Result in inadequate emergency access?	☐	☐	☐	■
f) Result in inadequate parking capacity?	☐	☐	☐	■
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	■

Discussion

a-b. **General Plan Amendment**

The General Plan Amendment does revise an existing Land Use policy (Policy 1.E.10) to allow a broader range of development on a 55-acre site in the southeast corner of the General Plan area. The Policy is revised as follows:

1.E.2. The ~~commercial area designated east of~~ 55-acre parcel located at the southeast corner of the intersection of County Road 102 and ~~south of~~ I-5 is designated ~~Highway~~ Regional Commercial with the express intention of permitting and encouraging an auto mall (auto dealerships and related facilities) and large–scale regional commercial uses. ~~A maximum of five acres of the property may be used for general highway commercial uses subject to the preparation and approval of a site-specific plan.~~ A minimum of 20 acres of the subject property shall be developed for auto dealerships and related facilities. The remaining acreage shall be developed primarily with large-scale retail uses, but may also allow a limited amount of smaller-scale commercial uses. All development on the 55 acres shall be subject to an approved development agreement. Prior to rezoning the property for Regional Commercial and/or approval of the development agreement, the applicant shall fund a City-prepared economic impact study to assess the effects of the development of the property on Downtown and other commercial areas of the city.

This policy changes the mix of potential commercial uses at the site, and may change the traffic volumes from those analyzed in the General Plan EIR. The changes proposed will not significantly alter the City's traffic model or overall traffic flow. Site-specific physical improvements will be needed as this land converts, and the City shall require a detailed traffic study as part of any project review at this site.

Housing Element Update

All residential development provided for in the Housing Element Update will be on land already designated under the General Plan for residential uses and analyzed for impacts under the General Plan EIR. The Housing Element Update will not introduce new areas to urban development or change the intensity of development that is allowed under the existing General Plan. Therefore, no new adverse transportation impacts were determined to be connected with the Housing Element Update.

c. The proposed projects are not located near an airport and does not involve air traffic.

d-f. Development that will occur according to Policy 1.E.1 stated above, will be designed in accordance with City standards and regulations to avoid the creation of traffic hazards. Other than this modification, the General Plan Amendment and Housing Element Update do not introduce new areas to urban development or change the intensity of development that is allowed under the existing General Plan.

g. The General Plan Amendment proposes the deletion of the following policy regarding trip reduction and employer benefits for commuter bicyclists:

~~3.E.6. The City shall encourage employers to provide benefits/ bonuses to commuter bicyclists. To this end, the City will continue to implement the *Trip Reduction Ordinance* as required by law.~~ [DPW]

This was eliminated since the City maintains other programs to encourage trip reduction.

Conclusion

The General Plan Amendment policy change (Policy 1.E.1) as discussed above, will not have a significant impact since the City has other programs to encourage trip reduction. The Housing Element Update will not introduce new areas to urban development or change the intensity of development that is allowed under the existing General Plan. Therefore, no new adverse transportation impacts were determined to be connected with the Housing Element Update.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-than-Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	■
b) Require or result in the construction of new water or wastewater treatment facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	■
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	■
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	■
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	■
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid	☐	☐	☐	■

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-than-Significant Impact	No Impact
waste disposal needs?				
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	■

Discussion

a-g. According to the 2000 Wastewater Collection System Master Plan, the City's sewer collection system has sufficient capacity to convey projected peak flows to the City's Wastewater Treatment Plant until the City reaches buildout in 2020. According to the City of Woodland Public Works Department, water supply in the City of Woodland is also adequate. Woodland's source of water is from 18 groundwater wells dispersed throughout the City.

The City of Woodland's solid waste disposal is handled by a franchise agreement with Waste Management of Woodland and is transported to the Yolo County landfill. Since the landfill is not expected to reach capacity until after 2025, it has adequate capacity to serve the needs of all of the proposed projects.

The General Plan Amendment and Housing Element Update do not introduce new areas to urban development or change the intensity of development that is allowed under the existing General Plan. Therefore, no adverse impacts on water, wastewater, stormwater drainage, or solid waste facilities were determined to be connected with the General Plan Amendment or Housing Element Update.

Conclusion

The General Plan Amendment and Housing Element Update do not introduce new areas to urban development or change the intensity of development that is allowed under the existing General Plan. Therefore, no new adverse impacts on utilities were determined to be connected with the proposed projects.

5. DETEI

In accordance with Sections 15152 and 15168
has been prepared to evaluate the potential imp

On the basis of this initial evaluation:

X I find that the proposed project C
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measures described in Appendix 1 ha
NEGATIVE DECLARATION will be p

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applicable standards and (b) have been
including revisions or mitigation measu

Signature

PHILLIP L. MARLER
Printed Name

September 25, 2002

Discussion of Checklist

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September 25, 2002

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AGENCIES, ORGANIZATIONS, AND PERSONS CONSULTED

City of Woodland, Community Development Department
City of Woodland, Public Works Department

DOCUMENTS CONSULTED

City of Woodland, 2000 Wastewater Collection System Master Plan, December 1999

City of Woodland, General Plan, Final Environmental Impact Report, February 1996

City of Woodland, Project 94-16: Water System Master Planning Studies, November 1997

City of Woodland, Storm Drainage Facilities Master Plan, December 1999

City of Woodland, Zoning Ordinance, May 1996

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), June 2002

Leaking Underground Storage Tank Information System (LUSTIS), June 2002

PERSONAL COMMUNICATION

Elizabeth Houck, City of Woodland Public Works Department, April 2002

Jon Tice, City of Woodland Public Works, November 2001

David Wienstock, Federal Emergency Management Agency, September 2002

Reviewing Agencies Check[illegible]

Form A, continued

[illegible]Y
S = Document sent by lead agency
X = Document sent by SCH
✓ = Suggested distribution

_____ **Resources Agency**
_____ Boating & Waterways
_____ Coastal Commission
_____ Coastal Conservancy
_____ Colorado River Board
_____ Conservation
_____ Fish & Game
_____ Forestry & Fire Protection
_____ Office of Historic Preservation
_____ Parks & Recreation
_____ Reclamation Board
_____ S.F. Bay Conservation & Development Commission
_____ Water Resources (DWR)

Business, Transportation & Housing
_____ Aeronautics
_____ California Highway Patrol
_____ CALTRANS District #_____
_____ Department of Transportation Planning (headquarters)
_____ Housing & Community Development

_____ **Food & Agriculture**

Health & Welfare
_____ Health Services _____

State & Consumer Services
_____ General Services
_____ OLA (Schools)

Environmental Protection Agency
_____ Air Resources Board
_____ California Waste Management Board
_____ SWRCB: Clean Water Grants
_____ SWRCB: Delta Unit
_____ SWRCB: Water Quality
_____ SWRCB: Water Rights
_____ Regional WQCB #_____ (_____)

Youth & Adult Corrections
_____ Corrections

Independent Commissions & Offices
_____ Energy Commission
_____ Native American Heritage Commission
_____ Public Utilities Commission
_____ Santa Monica Mountains Conservancy
_____ State Lands Commission
_____ Tahoe Regional Planning Agency

_____ Other _____

Public Review Period (to be filled in by lead agency)

Starting Date 9-25-02 Ending Date 10-25-02

Signature [illegible] Date Sept 25, 2002

Lead Agency (Complete if applicable):
Consulting Firm: Woodland Community Development Dept.
Address: 300 First Street
City/State/Zip: Woodland, CA 95695
Contact: Philip Marler, Acting Community Development Dir.
Phone: (530) 661-5820

Applicant: Philip Marler, City of Woodland
Address: 300 First Street
City/State/Zip: City of Woodland, CA 95695
Phone: (530) 661-5820

For SCH Use Only:
Date Received at SCH _____
Date Review Starts _____
Date to Agencies _____
Date to SCH _____
Clearance Date _____
Notes:

the General Plan on the November 5, 1996 ballot. On November 5th, Woodland residents voted to keep the General Plan as adopted by the City Council on February 27, 1996.

In 2002, the City conducted a five year review and update of the General Plan and Background Report. This update included a comprehensive revision of the Housing Element, the addition of the energy policies, updating and making current General Plan policies and implementation programs, and preparation of an update addendum to the Background Report. The City Council adopted the Five-Year Review and Update Amendment on December ~~2~~ 17, 2002. [JLM]

services by setting service level standards that the City should strive to maintain, and by establishing the framework for financing the development and ongoing maintenance of these services.

Pedestrian, Bicycle, and Transit Opportunities

Promoting opportunities for pedestrian, bicycle, and bus travel is an important feature of the General Plan. Designing new development to encourage bicycling, walking, and bus use reduces the use of automobiles, with associated advantages of reducing air pollution and traffic congestion, and allowing those without cars to travel easily throughout the community. These development patterns also bring people out of their homes, creating friendlier neighborhoods, an important feature of Woodland's small-town feeling.

Note –
I didn't see
where this changed
from 8-26 draft

CHAPTER 8: HEALTH AND SAFETY

This chapter contains goals, policies, programs, and standards designed to minimize the harmful effects of natural and man-made hazards. This information is organized under the following topics, each of which relates to specific conditions and concerns relevant to Woodland:

- Seismic and Geologic Hazards
- Flood Hazards and Protection
- Fire Hazards
- Aircraft Crash Hazards
- Hazardous Materials
- Emergency Response
- Noise

CHAPTER 9: ECONOMIC DEVELOPMENT

This chapter addresses the economic development issues. Key issues include the maintenance and enhancement of the quality of the life in Woodland by retaining and encouraging the expansion of existing industries and businesses in the community; encouraging the development of new industries and businesses in the community thereby creating new jobs for Woodland residents; and preserving and enhancing the rich historic character of the community. Redevelopment and public and private partnerships will be important in stimulating these activities. **[Returned to original language.]**

This chapter contains goals, policies and implementation programs that provide the framework for economic development for the city of Woodland. The goals and policies of this section are organized topically according to the following categories, each of which relates to a particular economic development focus.

- Business Retention and Expansion
- Business Attraction and Formation
- Downtown Economic Development
- Tourism

[Returned to original language.]

CHAPTER 10: ADMINISTRATION AND IMPLEMENTATION

This final chapter contains goals, policies, and programs designed to ensure that the City of Woodland maintain a high level of attention to the General Plan by providing for routine review and update of the *Policy Document* and *Background Report* and ensuring that other City regulations and ordinances are consistent with the General Plan.

This designation provides for retail, services, restaurants, professional and administrative offices, hotels and motels, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.80. The FAR in the East Street Corridor Specific Plan Area shall be between 0.60 and 1.50. **[East Street Corridor Specific Plan]**

Service Commercial (SC)

This designation provides for heavy commercial uses such as repair shops when activities are conducted indoors, contractors= shops, auto and other vehicle sales lots; large retail building supply businesses, storage warehouses, and nurseries; eating establishments; entertainment and recreation facilities; and small and large grocery stores, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.80.

Highway Commercial (HC)

This designation provides for restaurants, service stations, truck stops, hotels and motels, and retail and amusement uses that are oriented principally to serving the traveling public and enhancing entrances to the city, ~~highway and through traffic, regional retail uses, regional offices~~, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.50.

Regional Commercial (RC)

DELETE 12/17/02

~~This designation provides for large scale commercial and office uses such as regional retail centers, auto malls, regional office centers, and smaller scale secondary commercial uses providing goods and services to the traveling public and surrounding area. The FAR shall not exceed 0.50. [CDD]~~

Industrial

Business Park (BP)

This designation provides for office parks, research and development, warehouses and light manufacturing related to research and development, general commercial uses that cater to industrial uses in this designation, professional offices, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.50.

Industrial (I)

This designation provides for industrial parks, warehouses, manufacturing, research and development, commercial uses compatible with the industrial uses, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.60.

Public and Open Space

Public Service (PS)

This designation provides for public facilities such as colleges, schools,

TABLE 1-1
CITY OF WOODLAND GENERAL PLAN
SUMMARY OF LAND USE DESIGNATIONS AND STANDARDS

Land Use Designations		Residential Density Range (Dus per gross acre)	Assumed Average Population per Household[a]	Nonresidential Building Intensities (Maximum FAR)[b]	Assumed Average Employee Density (square feet per employee)[c]
Residential					
RR	Rural Residential	0.0 to 2.0	3.00		
VLDR	Very-Low Density Residential	1.0 to 4.0	3.00		
LDR	Low Density Residential	3.0 to 8.0	3.00		
NP	Neighborhood Preservation	3.0 to 8.0	2.75		
MLDR	Medium/Low Density Residential	5.0 to 12.0	2.75		
MDR	Medium Density Residential	8.0 to ~~25~~16.0	2.50		
HDR	High Density Residential	16.0 to 25.0	2.50	0.50	
PN	Planned Neighborhood	1.0 to 25.0[d]	2.75		
Commercial					
MU	Residential/Commercial Mixed Use	0.00 to 25.0	2.50	1.50	400
NC	Neighborhood Commercial			0.50	400
CC	Central Commercial	5.0 to 12.0	2.0	4.00	375
GC	General Commercial			0.80	400
SC	Service Commercial			0.80	600
HC	Highway Commercial			0.50	400
~~RC~~	~~Regional Commercial~~			~~0.50~~	~~400~~
Industrial/Business Park					
BP	Business Park			0.50	350
I	Industrial			0.60	1,600
Public and Open Space					
PS	Public Service			0.50	
OS	Open Service			0.10	
A	Agriculture		3.00	0.40	
Urban Reserve					
UR	Urban Reserve	Not applicable			

[a] Assumed average household size for the purposes of estimating population holding capacity
[b] FARs apply to nonresidential uses only; FARs in residential designations apply to the limited permitted nonresidential uses in residential designations
[c] Assumed average employee density for the purposes of estimating employee holding capacity
[d] Overall average residential cannot exceed 7.0 DUs per gross acre

DUs = "Dwelling Units" FAR = "Floor Area Ratio"

Delete 12/17/02

Department of Public Works [CDD]

Time Frame: ~~FY 97-98~~ Ongoing [DPW]

1.10 The City shall institute a sidewalk repair program to identify funding sources for ongoing sidewalk repair and maintenance.

Responsibility: Public Works Department
Finance Department

Time Frame: ~~FY 97-98~~ Completed 1998 [SR]

1.11. The City shall investigate methods of enhancing ~~establishing permanent~~ funding sources for ongoing street tree replacements and maintenance. [DPW]

Responsibility: Public Works Department
Finance Department

Time Frame: ~~FY 97-98~~ Ongoing [DPW]

don't see a change from 8/26

1.12. The City shall reinstitute Annual Cleanup Day, whereby the City will provide for free bulk waste collection.

Responsibility: Public Works Department
City Council

Time Frame: ~~FY 96-97~~ Completed 1997 [SR]

1.13 ~~In conjunction with the Board of Realtors and local garden clubs and nurseries,~~ In conjunction with local organizations, the City shall conduct Arbor Day programs. [DPW, PRCS]

Responsibility: Tree Commission
Public Works Department [DPW]

Time Frame: Annually

1.14 The City shall develop and maintain a street tree planting list and planting 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 the Public Works Department.

Responsibility: Public Works Department
Community Development Department
Parks, Recreation, and Community

require that new commercial development be designed to encourage and facilitate pedestrian circulation within and between commercial sites and nearby residential areas.

1.E.4. The City shall consider pedestrian and bicycle access in the design of walls, buffers, and fencing between commercial and residential uses.

1.E.5. The City shall require new commercial development to be designed to minimize the visual impact of parking areas on public roadways.

1.E.6. New commercial development adjacent to residential development should provide buffers from noise, trespassing, lighting, or other annoyances, through methods such as landscaping or fencing.

1.E.7. The City shall encourage significant new office developments to locate near major transportation corridors, Downtown, and/or concentrations of higher density residential uses. New office development may serve as buffers between residential uses and higher-intensity commercial uses.

1.E.8. The City shall consider reuse of vacant strip commercial malls with other uses (e.g., office, housing) to promote infill of commercial areas. This may include rezoning of properties for other uses.

1.E.9. The City shall reserve sites for neighborhood commercial development in specific plans for new neighborhoods.

1.E.10. The ~~commercial area designated east of~~ 55-acre parcel located at the southeast corner of the intersection of County Road 102 and ~~south of~~ I-5 is designated ~~Highway~~ Regional Commercial with the express intention of permitting and encouraging an auto mall (auto dealerships and related facilities) and large-scale regional commercial uses. ~~A maximum of five acres of the property may be used for general highway commercial uses subject to the preparation and approval of a site specific plan.~~ A minimum of 20 acres of the subject property shall be developed for auto dealerships and related facilities. The remaining acreage shall be developed primarily with large-scale retail uses, but may also allow a limited amount of smaller-scale commercial uses. All development on the 55 acres shall be subject to an approved development agreement. Prior to rezoning the property for Regional Commercial and/or approval of the development agreement, the applicant shall fund a City-prepared economic impact study to assess the effects of the development of the property on Downtown and other commercial areas of the city.

IMPLEMENTATION PROGRAMS

1.~~14~~15 The City shall prepare commercial development design guidelines to promote walking, bicycling, and transit use and access.

Responsibility: Community Development Department
City Council

Time Frame: ~~FY 98-99~~ Completed 2001 [SR]

DOWNTOWN

Downtown Woodland is an important part of Woodland's small-town character and community heritage. Downtown is centrally located in the community with good access off I-5 and SR 113, and it has an impressive stock of historic buildings. Downtown is defined as the area designated Central Commercial on the Planning Area Land Use Diagram (see Figure 1-4).

The policies in this section seek to preserve and enhance this important district by promoting increased retail, office, government, and entertainment uses, providing for some residential and office uses on upper floors in commercial buildings, and providing for parking, streetscape, and building facade improvements. Specific actions to preserve Downtown are included in the *Downtown Specific Plan*.

didn't see no changes from 8.26

GOAL 1.F

To develop and maintain an economically-viable and physically-attractive Downtown.

POLICIES

1.F.1. The City shall work jointly with the Redevelopment Agency to promote Downtown as the city's primary pedestrian, specialty-retail, entertainment, and office and financial center, and gathering place for families, friends, and neighbors.

1.F.2. The City shall ensure that Downtown remains the sole central business district for Woodland.

1.F.3. The City shall work jointly with the Redevelopment Agency to promote the use of first floor space in new buildings Downtown for quality retail, food service, financial institutions, family entertainment, and other high volume commercial uses, and the use of upper floors for office and residential uses.

1.F.4. The City shall work jointly with the Redevelopment Agency to undertake and maintain streetscape improvements Downtown to give the area a clear and visually-appealing identity. The

selected route.

3.A.8. The City shall continue to participate in the countywide *Congestion Management Plan.*

3.A.9. The City shall limit private access along arterial streets wherever possible.

3.A.10. The City shall continue its cooperative participation in the activities and plans of the Sacramento Area Council of Governments and Yolo County Transit Authority.

3.A.11. The City shall cooperate with Caltrans and Yolo County in the redesignation of County Road 101 north of I-5 as SR 113.

IMPLEMENTATION PROGRAMS

3.1. The City shall update and maintain the *Street Master Plan* consistent with the updated General Plan

Responsibility: Public Works Department
City Council
Traffic Safety Commission

Time Frame: ~~FY 95-96~~ Completed 1998 [DPW]
Ongoing maintenance

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.

Responsibility: Public Works Department
Community Development Department
City Council

Time Frame: FY ~~95-96; 96-97~~ Completed 1998 [DPW}

didn't see changes from 8.26

3.3. The City shall update the roads portion of the *Major Projects Financing Plan.*

Responsibility: Public Works Department
Finance Department
Traffic Safety Commission
City Council

Time Frame: ~~FY 96-97~~ Completed 2002 [DPW]

3.4. The City shall update its road development impact fees consistent with the updated *Major Projects Financing Plan.*

every 5 years[DPW]

Also see programs 4.1, 4.2, 4.3, and 4.4.

4.7 The City shall complete a source water assessment that is consistent with State regulations.

Responsibility: Public Works Department

Time Frame: FY 02-03 [DPW]

activities, and the average number of Part I crimes per investigator. The following goals are established to measure the adequacy of police staffing:

- The average number of calls for service per day per patrol officer should not exceed seven per day.
- The average response times for calls for service:

Priority	Class of Crime	Dispatch/Response Standard
Priority 1	Major Crimes	Dispatch time: 1 minute Police response time: 4 minutes
Priority 2	Major Crimes	Dispatch time: 1 minutes Police response time: 5 minutes
Priority 3	Major Crimes Cold	Dispatch time: 15 minutes Police response time: 10 minutes
Priority 4	Minor Crimes Cold	Dispatch time: 30 minutes Police response time: 10 minutes
Priority 5	Service Calls	Dispatch time: 35 minutes Police response time: 10 minutes

no change from 8.26

- Patrol officers should average a minimum of 50 percent unobligated patrol time per shift to focus on community policing activities. ~~The City will strive to provide staffing to enable t maintain the ability for quick response, the City shall strive t not exceed an average of 30 percent committed policy patrol time.~~
- The ratio of Part I crimes should not exceed an average of two per day for each assigned investigator. [PD]

~~4.H.3. The City shall strive to maintain conditions in the city so that "major eight" crimes (homicide, aggravated assault, rape, robbery, burglary, grand theft (over $400), vehicle theft, and arson) do not exceed 30 crimes per 1,000 population annually.~~ [PD]

4.H.4~~2~~. Within the City's overall budgetary constraints, the City shall provide police support (including patrol and other vehicles, necessary equipment, and support personnel) sufficient to maintain its service standards.

4.H.~~5~~3. The City shall require new development to develop or fund police facilities and equipment that, at a minimum, maintain the above standards.

4.H.~~6~~4. The City shall require new development, as demonstrated through positive fiscal impacts or through specific funding mechanisms in the event of fiscal deficits, to fund police personnel and operations and maintenance that, at a minimum, maintain the above standards.

DEVELOPMENT FRAMEWORK

The General Plan sets standards and seeks to provide for the development of new parks and recreation facilities, including a new community park in the southern part of the Planning Area, continued development of the regional park, new neighborhood parks, sports and ball fields, a new community center, youth, and senior center, and expanded recreation activities. The City will continue to work with the school district and other public and community groups to jointly use facilities and operate programs.

The precise location of future park sites will be determined by the City in conjunction with new development and based upon available and appropriately-located land. Figure 5-1 shows the generalized locations of future parks based on projected growth through 2020.

The section on "Open Space for the Preservation of Natural Resources" in Chapter 7 also addresses the use of parks for open space.

GOAL 5.A

To establish and maintain a public park system and recreational facilities suited to the needs of Woodland residents, employees, and visitors.

POLICIES

5.A.1. The City shall continue to develop, expand, and promote the use of its park system to include a balance of passive and active recreation opportunities.

5.A.2. The City shall strive to achieve the ~~following~~ standard~~s~~ of six acres of parks per 1,000 population for the development of City-owned park facilities. Typically, neighborhood parks are ten to 15 acres, community parks are 20 to 50 acres and sports parks are three to 30 acres.

~~Facility Type~~	~~Size~~	~~Standard~~
~~Neighborhood Park~~	~~10 to 15 acres~~	~~2 acres/1,000 population~~
~~Community Park~~	~~20 to 50 acres~~	~~1 acre/1,000 pop~~
~~Regional Park~~	~~160 acres~~	~~3 acres/1,000 pop~~

[PCRS]

5.A.~~3~~63. The City shall strive to achieve the ~~following~~ standards for sports and recreational facilities established in the Park and Recreation Master Plan. These standards may be satisfied through any combination or joint development of public facilities, private recreational facilities, and school facilities. [PCRS]

planning of, a citywide community center. A community center should include an indoor recreation center for leisure activities and classes for all ages, meeting rooms, kitchen and banquet facilities, a stage, game rooms, dance studio, offices, and a patio area. [JLM]

5.C 3. The City shall ~~actively seek funding for, and~~ involve youth in the planning of, a citywide youth recreation center, including gymnasium, game rooms, meeting rooms, offices, and a patio area. [JLM]

5.C 4. The City shall ~~explore the feasibility of~~ combin~~ing~~e multiple functions listed in 5.C.1., 5.C.2., and 5.C.3. in one facility. [JLM]

IMPLEMENTATION PROGRAMS

See Programs 5.1 and 5.2

didn't see change

5.4 The City shall ~~conduct a study concerning development and financing of a~~ develop a multipurpose community/senior center.

Responsibility:	Parks, Recreation, and Community Services Department City Council
Time Frame:	FY ~~96-97~~01-02 to 06-07 [PRCS]

EDUCATION

The availability and quality of education in Woodland is an important factor in quality of life, and is also important in terms of the attractiveness of Woodland for economic development. The largest provider of primary and secondary education in Woodland is the Woodland Joint Unified School District. There are also several private parochial schools which provide education services to the children of Woodland. The Yolo County Office of Education provides specialized training and education services; Woodland~~Yuba~~ Community College also provides post-secondary education and UC Davis offers graduate and post-graduate education in nearby Davis. Policies of the General Plan encourage high-quality educational resources for all Woodland residents.

GOAL 5.E

To provide for the educational needs of all Woodland residents.

POLICIES

5.E.1. The City shall continue to assist the Woodland Joint Unified School District in providing quality education facilities that will accommodate projected student growth by requiring that impacts

to low-income residents in historic neighborhoods through the use of grants and outside funding.

6.C.6. The City shall upgrade City parks in historic neighborhoods as deemed necessary.

6.C.7. The City shall encourage property owners to retain historic sidewalks or make repairs to deteriorated sidewalks with materials that replicate the appearance of historic sidewalks.

SUGGESTED LANGUAGE IN STAFF REPORT

6.C.8. The City shall adopt and implement mandatory design guidelines for historic neighborhoods to help assure that new residential construction, additions, repairs, and remodels preserve the historic nature of the structure and neighborhood and prevent the intrusion of inappropriate architectural design.

IMPLEMENTATION PROGRAMS

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 neighborhoods. If warranted, the City will downzone in certain residential and transitional areas to protect historic resources.

Responsibility: Community Development Department
Historic Preservation Commission
Planning Commission
City Council

Time Frame: FY ~~96-97~~ 02-03 [CDD]

COORDINATION OF HISTORIC PRESERVATION EFFORTS

Regulations and efforts affecting historic structures are undertaken by a variety of agencies and organizations, often with varying objectives. Policies in this section seek to establish and implement processes and procedures that will assure a more coordinated approach to preserving and protecting the City's unique architectural and cultural resources.

GOAL 6.D

To integrate historic preservation more fully into Woodland's comprehensive planning process.

POLICIES

6.D.1. The City shall coordinate the activities of various City departments and agencies (including the Redevelopment Agency, Public Works Department, and Community Development Department) non-profit

Time Frame: ~~FY 96-97~~ Completed; update 02-03 [SR]

~~6.12 The City shall develop a slide show and presentation on Woodland architecture to be presented by Commission volunteers at Woodland schools and Yuba College.~~

~~Responsibility: Historic Preservation Commission~~
~~Community Development Department~~

~~Time Frame: FY 95-96~~ [CDD]

didn't see change from p. 26

6.13 The City shall establish and maintain an archive of historical and architectural works and documents relevant to preservation in Woodland.

Responsibility: Historic Preservation Commission
Community Development Department

Time Frame: ~~FY 97-98~~ Partially completed; ongoing
[CDD]

6.14 The City shall continue to update the "Historic Preservation Scrapbook" at the Woodland Public Library.

Responsibility: Historic Preservation Commission

Time Frame: ~~As needed~~ Ongoing [JLM]

6.15. The City shall actively participate with other local volunteers in the annual Woodland "Stroll Through History."

Responsibility: Historic Preservation Commission

Time Frame: Annually

6.16. 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.

Responsibility: Historic Preservation Commission

Time Frame: Annually

CHAPTER 9
ECONOMIC DEVELOPMENT

Business activity is part of the city's fabric, providing a source of jobs and livelihood, and also providing for the wants and needs of residents and visitors. It is crucial that economic development be balanced with adequate housing for City resident workers and that it contributes to the character and quality of life in Woodland. The city's economic health affects its quality of life as well as its ability to achieve the wide range of goals identified in the General Plan.

This chapter addresses the economic development issues for Woodland. Key issues include the maintenance and enhancement of the quality of the life in Woodland by retaining and encouraging the expansion of existing industries and businesses in the community; encouraging the development of new industries and businesses in the community thereby creating new jobs for Woodland residents; and preserving and enhancing the rich historic character of the community. Redevelopment and public and private partnerships will be important in stimulating these activities.

Businesses locate and expand in a community for a variety of reasons, including location, available work force, economic conditions, adequacy of infrastructure and resources, availability of land, incentives, and quality of life in the community. Woodland has many advantages for economic development, including its location on I-5 and SR 113, its proximity to UC Davis, the Sacramento Metropolitan Airport, and proximity to Sacramento and the San Francisco Bay Area, available land and services, rich historic heritage, and high quality of life.

In May 1994, the City adopted an *Economic Development Strategic Plan* which outlines the strategy the City will use to fulfill its economic development goals.

GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

This chapter contains goals, policies and implementation programs that provide the framework for economic development for the city of Woodland. The goals and policies of this section are organized topically according to the following categories, each of which relates to a particular economic development focus.

- Business Retention and Expansion
- Business Attraction and Formation
- Downtown Economic Development
- Tourism

BUSINESS RETENTION AND EXPANSION

The retention and expansion of existing firms are key to maintaining employment and a stable tax base and ultimately to attracting new business. A retention and expansion program is a systematic approach to gathering information from the local business sector then using the information as a tool to identify and address immediate problems and to develop local government programs and policies that promote a diversified stable local economy.

Retention and expansion supports existing businesses through identifying and solving specific problems, providing links or direct access to a variety of public and private services such as training and financing, all of which are designed to strengthen the health of the business environment. The program also provides a ready-made early warning system for preventing impending company relocation. A retention and expansion program keeps the City, Chamber of Commerce, and businesses in touch and communicating in a regular and systematic basis.

The side benefits of business and retention are: enhanced commercial and industrial attraction efforts through the increased success of existing businesses; development of positive working relationships between public and private sectors; and identification of potential target industries and business sectors. New business opportunities can then be encouraged and are a natural outcome of a successful retention and expansion program.

GOAL 9.A

To encourage and assist existing industry and business to remain and expand in Woodland.

POLICIES

9.A.1. The City shall promote local economic strength by assisting and retaining investment by responsible business interests and providing a predictable business environment through consistent application of policy and regulatory process.

9.A.2. The City shall actively and regularly solicit the views of the business community in matters affecting Woodland's economic climate and development.

9.A.3. The City shall maintain and improve its "one stop" concept for City permits and processing.

9.A.4. The City shall seek to streamline regulatory and permit processes to facilitate business expansion and new business development in Woodland.

9.A.5. The City shall promote and support local historic and cultural enterprises.

9.A.6. The City shall work to develop resources to provide for easy consumer identification of locally-produced and environmental sound goods.

9.A.7. The City shall identify industries and/or businesses perceived to be at risk, and, where feasible, develop mitigation actions for their retention or conversion to more economically viable activities.

9.A.8. The City shall encourage coordination among employers, developers, educational and training institutions to improve the match between emerging job opportunities and training programs and also provide training programs that will enable the unemployed or underemployed labor force to meet the needs of business and industry.

IMPLEMENTATION PROGRAMS

9.1 The City shall implement the specific actions listed in the *Economic Development Strategic Plan* for the Retention and Expansion Program.

Responsibility: ~~Economic Development Committee of the Redevelopment Agency~~
Community Development Department

Time Frame: FY ~~96-97;~~ ~~o~~Ongoing [SR]

9.2 The City and the Chamber of Commerce shall continue its monthly visits with businesses to assess the business climate in Woodland.

Responsibility: City Council
Community Development Department
Woodland Chamber of Commerce

Time Frame: Ongoing

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 market gaps that can be filled by new or existing local businesses.

Responsibility: ~~Economic Development Committee of the~~

~~Redevelopment Agency~~[CDD]
Community Development Department

Time Frame: FY 96-97

BUSINESS ATTRACTION AND FORMATION

Business attraction and formation is considered a longer term economic development tool than retention and expansion programs. This is because the time needed to complete an attraction project tends to be several years and because there are relatively few major facilities to attract at any particular time. Perception of a community as a competitive site location is built on several factors such as: the reputation of the city among its existing companies, differential economic factors such as cost of land, fees and tax rates, ease of doing business, availability of suitable sites and available financing. The attraction program works best and is most successful as part of a total economic development effort and not as the sole focus.

The use of targeted attraction was identified as an opportunity based on discussion of demographic and economic analysis with local industry and business at the 1993 Chamber of Commerce Economic Summit. Agriculture and high-tech industry were identified as desirable and economically viable. Additionally, disposable income in the community presents development opportunities to recapture the sales that are lost to retail centers in surrounding communities.

Interest in the downtown area remains very local and development opportunities are not well known among out-of-town brokers, developers, and potential tenants. These represent unrealized opportunities for expanded retail sales for both existing retailers and new development in the downtown area.

GOAL 9.B

To recruit new industry and business consistent with the goals of the 1993 Economic Summit of the Chamber of Commerce and the Downtown Specific Plan.

POLICIES

9.B.1. The City shall ensure the development of up-to-date information useful to private business and pertinent to the Woodland economy, such as demographics, local employment and market statistics, future plans and population growth, to help evaluate business opportunities in the city and surrounding region.

9.B.2. The City shall continue to market Woodland as a business location through the preparation and distribution of informational packets and attendance at marketing seminars and conferences.

9.B.3. The City shall seek the development of new businesses, especially those that provide primary-wage-earner jobs, by designating adequate land and providing infrastructure in areas where resources and public facilities and services can accommodate employment generators.

9.B.4. The City shall support the development of primary-wage-earner job opportunities to provide Woodland residents an alternative to commuting outside Woodland.

~~9.B.5. The City shall focus economic development efforts on projects that will maximize long-term net revenues to the City and~~ diversify the City's economic base.

9.B.6. The City shall consider providing incentives for new development that provides a substantial benefit to the community, such as large numbers of primary wage-earner jobs.

9.B.7. The City shall strive to coordinate its economic development efforts with the efforts of the County of Yolo, other Yolo County cities, the University of California at Davis, Woodland~~Yuba~~ College and economic development organizations, including the local Chamber of Commerce.

9.B.8. The City shall develop programs to facilitate and foster entrepreneurial business efforts by UCD graduates and others by means of a loan program, mentor program incubator space, technical assistance and other tools available to the City.

9.B.9. The City shall encourage selective attraction of industrial uses that do not pollute or use excessive resources, such as water and energy, and are appropriate for Woodland character and shall discourage inappropriate uses from considering a Woodland location.

9.B.10. The City shall promote and develop a clean, visually-inviting and safe shopping environment, recognizing the importance of a positive social environment in enhancing retail trade.

9.B.11. The City shall encourage home-based businesses compatible with the surrounding neighborhoods and support opportunities for alternative employment forms and incubators for small businesses.

9.B.12. The City will strive to keep the regulatory/permit costs as low as financially feasible.

IMPLEMENTATION PROGRAMS

9.4 The City shall implement the specific actions listed in Economic Development for the Business Attraction Program.

Responsibility: Economic Development Committee of the Redevelopment Agency
Redevelopment Agency
Community Development Department
Chamber of Commerce

Time Frame: FY 96-97

~~9.5 The City shall prepare an inventory of vacant industrially~~ commercially - zoned or potentially redevelopable parcels fronting on major arterial roads and identify areas where industrial or commercial nodes would be appropriate.

Responsibility: Community Development Department

Time Frame: FY 96-97

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 Economic Development Strategic Plan.

Responsibility: Economic Development Committee of the Redevelopment Agency
Community Development Department

Time Frame: Annually

DOWNTOWN ECONOMIC DEVELOPMENT

The *Downtown Specific Plan* addresses the need for aesthetic and economic revitalization of the city's Downtown area. Currently, the downtown economy has significant, untapped potential [CDD] ~~is not viable~~. There are a number of vacant buildings and buildings in need of structural and aesthetic rehabilitation.

The *Downtown Specific Plan* is envisioned as an impetus to economic development. Activity would include promoting the area by providing information on the *Specific Plan* to potential investors and property owners, locating available financing, and finding solutions to remove impediments to development.

GOAL 9.C

To implement the *Downtown Specific Plan*, especially as it relates to economic development.

POLICIES

9.C.1 The City shall intensify Downtown Woodland as the principal retail, cultural, restaurant, and commercial district of the city and region.

9.C.2 The City shall create a distinctive and active pedestrian environment that supports Downtown as a unique destination.

9.C.3 The City shall maximize opportunities for outdoor eating to reinforce Downtown as a food and entertainment destination.

9.C.4 The City shall actively pursue the creation of significant new housing opportunities within the Downtown Central Business District.

9.C.5 The City shall promote intensified office development within Downtown.

9.C.6 The City shall work with the Chamber of Commerce and Downtown merchants to identify unmet retail and service needs of city residents and encourage the development of these services Downtown in a manner that is balanced with specialty retail needs.

9.C.7 The City shall work with the Chamber of Commerce and Downtown Merchants to identify market niches appropriate and unique to Woodland (such as specialty items and services, and services and items related to tourists) and encourage uses that enhance and build upon them.

IMPLEMENTATION PROGRAMS

9.7 The City shall implement the specific actions listed in the *Economic Development Strategic Plan* for the Downtown Program.

Responsibility: Economic Development Committee
Community Development Department

Time Frame: FY ~~96-97;~~ ~~o~~Ongoing

9.8 The City shall implement a retail recruitment and management program for the city's central business district to maintain a competitive Downtown and to retain existing and attract new businesses.

Responsibility: Community Development Department
Downtown Improvement Association
Chamber of Commerce

Time Frame: FY 96-97

TOURISM

Tourism needs to be expanded to strengthen Woodland's economy. Creation and enhancement of cultural, entertainment, and recreational activities and facilities in Woodland will attract tourists and therefore positively affect sales tax revenues. Activities and special events sponsored by various special interest, cultural, and ethnic groups should be encouraged to create a regional draw of individuals to the community. (Recreational entertainment and cultural facilities and activities for youth should also be encouraged to provide this service to the youth of the Woodland community as well as to encourage tourism.)

Promotion of Woodland's historical character and attractions including the Opera House, Gibson House Museum, the Hays Museum, and Train Depot Museum is an important part of this effort. Additionally, music and art in public places should be encouraged and promoted to attract tourists.

GOAL 9.D

To promote the growth of tourism by enhancing the city's potential to attract tourists through preservation of historic resources, promotion, development of visitor attractions, and provision of a variety of overnight accommodations.

POLICIES

9.D.1 The City shall define the City's visitor target market and work to develop a comprehensive tourism management and program, while monitoring the negative effects of tourism and making necessary improvements to ensure citywide benefit and maintain the quality of life.

9.D.2 The City shall seek to develop and expand tourism in Woodland by attracting, developing, and expanding special events, public and private recreational and entertainment facilities and programs, and capitalizing on the historic character of the city.

9.D.3. The City shall encourage upgrading of existing motel facilities and attempt to attract quality hotel and conference facilities in locations and at a scale appropriate to the city's character to enhance the quality of visitor-serving areas and promote development of the conference-tourism market.

9.D.4 The City shall encourage, sponsor, and increase the number and quality of special events and recreational programs that are attractive to both visitors and residents.

9.D.5 The City shall consider the development of regular tourism programming on local cable television to provide informatic about cultural activities and other events for both tourists and

residents.

IMPLEMENTATION PROGRAMS

9.9 The City shall implement the specific actions listed in the *Economic Development Strategic Plan* for the tourism Development Program.

Responsibility: Economic Development Committee
Community Development Department
Chamber of Commerce

Time Frame: FY 96-97

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 *General Plan*. This review shall also be used to satisfy the requirements of *Public Resources Code* §21081.6 for a mitigation monitoring program.

Responsibility: Community Development Department
Planning Commission

Time Frame: ~~FY 96-97; a~~Annually ~~thereafter~~ [SR]

10.2. The City shall conduct a major review of the *General Plan*, including the *General Plan Policy Document* and *Background Report*, beginning every five years from the date of final approval of this General Plan, and shall revise it as deemed necessary.

Responsibility: Community Development Department
City Boards and Commissions
Planning Commission
City Council

Time Frame: FY 01-02; every five years thereafter

10.3. The City shall investigate and implement, as appropriate, mechanisms to be used for funding the five-year update of the General Plan.

Responsibility: Community Development Department
Finance Department
City Manager

Time Frame: ~~FY 97-98~~ Ongoing [SR]

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*

Responsibility: Community Development Department
Public Works Department

Adopt see change

City Council

Time Frame: FY As necessary; Ongoing [CDD]

10.5. The City shall implement the provisions of this *General Plan* through its ongoing project review process.

Responsibility: Community Development Department
Planning Commission
City Council

Time Frame: Ongoing

- One (1) classroom, at 50 square feet per fire fighter, and the necessary audio-visual equipment to supply the classroom

- One (1) 130,000 square foot outside training ground and apparatus for every 97,076 persons served

LIBRARY FACILITIES

- 507 square feet of library space per 1,000 persons served (Policy 5.J.5)

- 400 square feet of office space per administrative/supervisory employee

- 1,800 volumes per 1,000 population with an annual acquisition rate of 200 volumes per 1,000 population

PARKS AND RECREATION

- <u>Six (6) acres of parks per 1,000 population</u>

See Policy 5.A.3

~~Facility Type~~	~~Size~~	~~Standard~~
~~Neighborhood Park~~	~~10 to 15 acres~~	~~2 acres/1,000 population~~
~~Community Park~~	~~20 to 50 acres~~	~~1 acre/1,000 population~~
~~Regional Park~~	~~160 acres~~	~~3 acres/1,000 population~~
~~*Facilities to be located at parks*~~		
~~Tennis Courts~~	~~1/2,000~~	~~7,500 sq. ft. court~~
~~Volleyball Courts~~	~~1/5,000~~	~~4,000 sq. ft. court~~
~~Handball/Racquetball Courts~~	~~1/20,000~~	~~1,000 sq. ft. court~~
~~Multipurpose Courts~~	~~1/10,000~~	~~7,300 sq. ft. court~~
~~Basketball Courts~~	~~1/5,000~~	~~2,500 sq. ft. court~~
~~Play Apparatus~~	~~1/5,000~~	~~2,500 sq. ft.~~
~~Picnic Unit~~	~~1/10,000~~	~~2,500 sq. ft.~~
~~*Ball Fields, Pool, Gym* (See Policy 5.A.4)~~		
~~Baseball Fields (Adult)~~	~~1/8,000~~	~~7 acres~~
~~Baseball Fields (Youth)~~	~~1/5,000~~	~~5 acres~~
~~Softball Fields (Adult)~~	~~1/10,000~~	~~7 acres~~
~~Softball Fields (Youth)~~	~~1/8,000~~	~~5 acres~~
~~Soccer Fields (Adults)~~	~~1/15,000~~	~~5 acres~~
~~Soccer Fields (Youth)~~	~~1/10,000~~	~~5 acres~~
~~Multipurpose Field~~	~~1/5,000~~	~~5 acres~~
~~Pools~~	~~1/20,000~~	~~5 acres~~
~~Gyms~~	~~1/30,000~~	~~3 acre site - 250 person capacity~~
~~*Other Facilities*~~		
~~Golf Course (18 hole)~~	~~1/50,000~~	~~180 acres~~
~~Community Center~~	~~1/40,000~~	~~10 acre site - 500 person capacity~~