

**Comments on the Public Review Draft General Plan  
Draft 9.30.16**

20	9/7/16	Dan Best	Letter dated 9/6/16
21	9/7/16	Comment Cards (2)	Collected from comment boxes at CSSC and City Hall
22	9/13/16	David Wilkinson	Letter dated 9/11/16
23	9/13/16	Alysa Meyer – LSNC	Letter dated 9/9/16 re: the Housing Element update
24	9/13/16	Christine Shewmaker	Letter dated 9/12/16
25	9/13/16	Yolo County Farm Bureau	Letter dated 9/12/16
26	9/13/16	Peter C. Thompson/Rubicon Partners, Inc.	Letter dated 9/7/16
27	9/13/16	Doyle Parker	Email dated 9/6/16
28	9/13/16	Laurie Watson	Email dated 9/6/16
29	9/13/16	Amber Robinson-Burmester	Email dated 9/6/16
30	9/13/16	Marlin H. "Skip" Davies	Letter dated 9/12/16
31	9/13/16	Stephen and Janet Ruggiero	Email dated 9/13/16
32	9/13/16	Melanie Matthews	Email dated 9/13/16
33	9/13/16	Woodland League of Women Voters	Hand out provided by E. Genera
34	9/13/16	Vicki Bourn	Letter dated 9/13/16
35	9/13/16	California Ag Museum	Packet (provided at the meeting)
36	9/19/16	Kathy and Ken Trott	Letter provided via email 9/19/16
37	9/19/16	Bridget and Jeff Levich	Letter dated 9/19/16
38	9/20/16	Pauly VanMuyden	Letter dated 9/20/16
39	9/20/16	Nicholas J. Ponticello	Letter dated 9/20/16
40		Notes from the CC public comment meeting of September 13, 2016	Dated 9/13/16: Video download may be viewed at the following link: <a href="http://cityofwoodland.granicus.com/MediaPlayer.php?view_id=2&amp;clip_id=674">http://cityofwoodland.granicus.com/MediaPlayer.php?view_id=2&amp;clip_id=674</a>
41		CC public comment meeting of September 20, 2016	Meeting video may be viewed directly at the following link: <a href="http://cityofwoodland.granicus.com/MediaPlayer.php?view_id=2&amp;clip_id=679">http://cityofwoodland.granicus.com/MediaPlayer.php?view_id=2&amp;clip_id=679</a>

**Comments on the Public Review Draft General Plan  
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	<b>DATE</b>	<b>NAME</b>	<b>COMMENT</b>
1A & B 1C	7-25-16	GPSC Evelia Genera + Chris Casey Minutes	#1A - E. Genera; 1B Chris Casey; 1C GPSC Minutes from 7-25-16
2	8-1-16	Chris and Elizabeth (email)	Concern with animal safety (email)
3	8-3-16	(note)	Include the National Register District and 2 honorary district boundaries
4	8-8-16	Open House (cards)	Comments on comment cards (27 comments)
5	8-12-16	Chad Roberts and Tim Taron (email)	Email comments received 8.12.16
6	8-16-16	David Storer, Development Advisory Services (letter)	Letter with comments
7A & B	8-16-16	Lisa Baker, Executive Director YCHA (email)	Emphasize collaboration between agencies to include YCHA (email) Notations and corrections on data for the Housing Element.
8A & B	8-16-16	Christine Shewmaker (email)	#17A GPU Comments and # 17B Notes on South vs. East Comparison
9A & B	8-15-16	Minutes of the GPSC and written comments from Evelia Genera	A – Minutes of the GPSC for August 15, 2016 B – Evelia Genera -Comments on Appendix A (GPSC)
10	8.21.16	Bobby Harris (email)	Concern with ULL and the Prudler development project FEIR
11	8.24.16	Workshop Minutes	Minutes of the Joint CC and PC workshop for August 24, 2016
12	8.26.16	Chris Holt (email)	Excel table of comments
13	9.1.16	John Murphy (email)	Excel table of comments updated 9.1.16
14	8.26.16	Woodland Chamber	Letter dated 8.26.16
15	9.1.16	Glen Barton (letter)	Letter dated 9.1.16
16	9.1.16	Phil Hogan	(email) Farmland Comments and Information: <a href="http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm">http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm</a>
17	9.6.16	Notes from the PC Public Comment Meeting 9.1.16	Staff notes regarding the Planning Commission public comment meeting on September 1, 2016 Video available: <a href="https://cityofwoodland.legistar.com/Calendar.aspx">https://cityofwoodland.legistar.com/Calendar.aspx</a>
18	9.6.16	Gene Muhlenkamp, CA Ag Museum	Letter dated 9.6.16
19	9/7/16	California Agriculture Museum and Event Center	Letter dated 9/6/16

**# 1**

# 1A

General Plan Draft Comments #1

7/25/16

Evelia R. Genera, General Plan Steering Committee member

Focus on Education, Youth and Flood Control

4 - ECONOMIC DEVELOPMENT

Page: ED 4-26 "Woodland's economy, which is based on production and services of knowledge-intensive activities such as technological or scientific advances and professional services. Firms and businesses in the knowledge economy rely on intellectual capabilities..."

Goal 4.E, Policy 4.E.2 **Workforce Development**

Strike the word "strive" need to be more specific and intentional with intellectual development. I suggest something along these lines: **work/collaborate with UCDavis, WJUSD, YCOE, & WCC to advice on a rigorous science, math, technology i.e. "knowledge economy" curriculum (the subjects comprising of course of study in a school or college) which best supports and prepares youth (ages 15-25) in this academic/ Industry arena.**

Page ED 4-36

Goal 4.G, Policy 4.G.5 **Industry-Education Partnerships**. Facilitate partnerships between area businesses and educational and training institutions to provide training programs...." Include examples such as **apprenticeships, job shadowing, internships, work experience and job fairs.**

Extremely pleased to see Policy 4.G.6 **PreK-12 Education Support** WJUSD and its efforts to provide the highest quality educational facilities and programming and market these successes as part of the City's business recruitment program.

ADD: **Work with realtors to Support WJUSD ...** (Too many myths and unsubstantiated comments being made about WJUSD)

5 - PUBLIC FACILITIES AND SERVICES

Goal 5.A – **Law Enforcement Services** - Add language to Goal or new Policy statement to address **Law Enforcement training in working with at-risk youth and a diverse (religious, ethnic, economic) community which also includes restorative justice.**

Goal 5.C – **Park System**

Pg. PF 5-28, Policy 5.C.14 include **"community/recreation centers" to serve and provide programs/activities for youth in each electoral district within the city (5)**. This could be marked with a green leaf as it would reduce carbon footprint. Also supports healthy life style by allowing youth to walk to and from. Also supports safety as these centers would provide safe environments for youth recreation.

Goal 5.D – **Programming**

**Include statement on partnering with education (WJUSD/YCOE) to provide social/positive/interpersonal skills development workshops/activities for at-risk youth in goal statement.**

1A 3

Goal 5.D cont.

Pg. PF 5-28, Policy 5.D.4 **Economically Disadvantaged Program**

Add: ....that provide affordable opportunities for economically.....

Goal 5.E

Pg. PF 5-37, Policy P5.E.7 **Higher Education and Workforce Development**

Add: **High School**. Youth/ workforce preparation begins while in high school. This is already happening and coordination efforts must occur among local agencies, high schools, higher education, and industry. Activities such as **Internships, apprenticeships, job shadowing, job fairs**, All can begin in high school in support of our "knowledge economy" .

Pg. PF 5-38, Policy 5.E.8 Add **Board of Realtors and city staff** to this policy statement. They all must be informed and market the positive, economy-supporting programs/curriculum in our schools, college and university. (Pre-engineering, Agriculture, technology, agriculture, home arts, etc.)

Policy 5.E.10 **Other Educational Programs**

Add **ROP (Regional Occupation Programs)** offered in high schools but, can and do include adults in the areas of construction, pre-school education, welding, agriculture, police science, etc.

#### HEALTHY COMMUNITY ELEMENT

Pg. HC 6-25 Add **school gardens and programs** to 3<sup>rd</sup> paragraph along with community gardens.

Pg. HC 6-26, Policy 6.C.5 **Healthy Food Program**

Add – **collaborate with the WJUSD to support school gardens and programs which teach healthy eating such as farm to fork foundation.**

Goal 6.D **Community Facilities and Programs**

Pg. HC 6-33

Policy 6.D.6 **Community Engagement**

Add "**Transparency**" to this statement city must be reminded as engagement can only occur if transparency is front and center at all times in all matters/decisions involving the citizens of Woodland.

Policy 6.D.7 **Volunteerism**

Add **Encourage and support partnerships with WJUSD, organizations** to create volunteer opportunities that benefit the community and also benefit volunteers

Pg. HC 6-34, Policy 6.D.11 **Other Programs and Services for Youth**

Add – **include and involve youth to develop thoughtful and responsive services and programs that address unmet needs of youth in Woodland. We must give our youth a VOICE in what directly affects them!**

Goal 6.E

Pg. HC6-36, Policy 6E.3 **Woodland Opera House**

Add – **to offer diverse cultural programs and opportunities reflecting our community**

Goal 6.F

Pg. HC 6-37, Policy 6.F.2 **Arts Partnerships**

Add – **UCD, TANA (Taller Arte del Nuevo Amanecer), Woodland Community college and WJUSD (all offer arts programs for youth)**

## 7 CONSERVATION AND OPEN SPACE ELEMENTS

GOAL 7.B **Maintain and Protect Biological Resources**

Pg. CO 7-25, Policy 7.B.10 **Urban Forest Management Plan**

Add – **overseen by an arborist (the plan needs to have an expert overseeing it)**

Page CO 7-40 **Odor sources**

Add bold words to current sentence: Odors associated with the WPCF must be mitigated to acceptable levels in conjunction with planning and **prior to** development for any land within the odor buffer shown in Figure 7-6. This makes statement much more pro-active.

**\*FOR DISCUSSION:**

## 8 SAFETY ELEMENT

**\*Pg SE 8-17 Environmental Setting**

Third paragraph seems to support **NO** development on East Side until the 100 and 200 flood protection plan is resolved/adopted. Why are we even considering it? It will take more than the life of this plan to implement/construct additional flood protection. Is this correct???

**\*Pg. SE 8-26 Facilities for Emergencies and Large Public Assembly**

Prohibit the construction of facilities essential for emergencies (including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers and emergency communication facilities and larger buildings ..... Again, why are we considering development in the East?

## 9 HOUSING ELEMENT

I may have misunderstood the Housing Element piece. Has this not already been adopted? Or was there a separate Housing Plan required prior to the General Plan, Housing Plan?

\*Appendix A – I would like to request one session just to review this matrix

\*Appendix B

B-2 and B-3 How are these housing numbers impacted by the Flood Plain area?

Christine Casey - Received 7-21-16

#LB

Cindy,

I will attend the meeting Monday evening. I have four comments:

1. Historic preservation. Could streamlining the permitting process for the Downtown be in conflict with preservation, or might it provide for an expedited review process for buildings that include certain key features? A think a bit more clarification would be useful.
2. I didn't see any mention of the Yolo County Fairgrounds. Did I miss this, or is moving the Fairgrounds no longer being considered? I also didn't see a noise element; the two are related.
3. Transportation. While this is covered in detail, I'd like to see more detail on incentives or requirements for car alternatives.
4. Water. I appreciate the thorough consideration of water-related goals and policies.

Thanks.

Chris

LB 5

# 1C

**Woodland General Plan Steering Committee Meeting #7**  
**July 25, 2016 – Meeting Minutes**

Steering Committee Attendance:

Christine Casey  
Evelia Genera  
Kathy Trott  
Chris Holt  
Kay Hohenwerter  
12 members of audience

Staff Attendance:

Ken Hiatt  
Cindy Norris  
Heidi Tschudin  
Sophie Martin

The meeting started at 6:10 pm. K. Hiatt welcomed the committee and stressed three main tasks for the meeting: 1) overview of the draft plan; 2) comments and reactions from the committee; 3) consensus on moving forward.

C. Norris gave an overview of the process. She introduced the consultant team, and noted the Housing Element would be released Friday. She mentioned the Community Open House scheduled for August 8 and tentative joint workshop of the City Council and Planning Commission for August 24. She recommended people visit the outreach section of the website for more information. She noted that the City hopes to get consensus from the Steering Committee on the completeness, tone, and quality of the Draft General Plan.

S. Martin reviewed the Draft General Plan. She presented a power point presentation now which is posted online with other Steering Committee information. She reviewed key aspects of the schedule. She noted that the Housing Element was updated and certified in October 2013 and is now being revised to be consistent with rest of the Draft General Plan. She noted that there are two growth scenarios contemplated in the Draft General Plan and the bulk of the Draft General Plan applies to both growth scenarios. Where there is a difference the **South Alternative is shown in green text** and the **East alternative is shown in blue text**.

€ Action Item – The Steering Committee requested to be sent a copy of the schedule information.

The presentation ended at approximately 6:40 pm and the Steering Committee was invited to provide comments and questions.

C. Casey noted that she provided written comments (copies of these were provided to the Committee at the meeting). She summarized her comments. She asked why the wording for various transportation policies uses differing approaches. Sometimes identified as a consideration and other times as a requirement. She asked that the document be expanded to include references to animal services.

1C 6

E. Genera noted that she provided written comments (copies of these were provided to the Committee at the meeting) and that her focus is education and youth. She made the following points:

- Regarding economic development prepare youth for the work force starting in high school
- Refer to "Pre-K through 12" not just "K through 12"
- Encourage apprenticeships that develop "soft skills"
- Emphasize what is right with schools
- Coordinate with realtors
- Coordinate with law enforcement
- Examine parks and safety
- Get out awareness and information on ROP program
- Involve youth in decision-making and make decision-making accessible to them
- See her written comments for specific recommended edits to policies
- Why shown any growth in East area
- Would like to review Appendix A (Implementation Program) as a committee
- Policy 2.L.5 addressing zero net energy buildings in SP-2 should apply to buildings throughout the city

C. Casey noted that the Community Center is insulated from the community. You can't get there easy except by car.

E. Genera noted that she has additional comments from a member of the community which she will forward to staff. She requested the comments be circulated to the entire committee.

K. Trott expressed that she has not had time to read the draft document yet. The colors on LU 2-5 for Downtown Mixed Use and Community Commercial are difficult to distinguish. She recommended different colors.

C. Holt expressed that he has not had time to finish reading the draft document. He will submit written comments. He agrees with E. Genera that reviewing the Implementation Program as a committee would be useful. He is leery of the East Alternative – there is too much land and it stretches the City. The South Alternative fills in the City. Policy 2.1.6 addressing rail relocation needs an implementation action. He also recommends that policy be cross-referenced in the Circulation Element because it creates an opportunity for circulation and trails. He noted that it is difficult to distinguish between "l's" and "1's" in the text. He would like his written comments to be circulated to other committee members.

€Action Item – City staff will circulate Committee member written comments to other members and will post committee written comments to the website.

K. Hohenwerter commented that the document seems to cover what the committee has discussed. The flexible wording is great. We have a unique location and community opportunities and we need to be ready for unexpected business opportunities. She noted that we should connect with Davis and Winters to encourage trails and bicycle travel. All the big issues are there – she is very pleased with the document and it looks good. It matches the community vision.

K. Hiatt asked the committee if the tone is correct and whether there is an appropriate balance between being flexible and being prescriptive. The committee generally agreed on both items.

E. Genera noted that she likes the general introductions but she felt the policies could be more specific and more targeted.

C. Casey felt that because of the drivers of flood risk and UCD proximity the South Alternative was more viable. K. Trott agreed saying there is no way to connect the East Alternative to downtown. E. Genera noted that the flood solution is far out in the future.

At 7:22pm the public was invited to provide comments.

D. Storer noted that he had trouble printing the maps and asked if he could purchase a copy. Staff responded that copies are available for purchase. E. Genera said she had no trouble printing the maps.

€ Action Item – The City will post a file of just the figures for separate download.

He asked if the Implementation Program will be integrated with the rest of the document? Staff responded that Appendix A was designed to remain separate from the Draft General Plan so that as changes are warranted in the future it will not trigger a general plan amendment to make them. D. Storey suggested that language be included in Appendix A. Staff noted similar text is already included in the Introduction Chapter.

Debra Zavala recommended the City include the amendment process in the General Plan. Staff noted there is a section on this in Chapter One. She also asked how public notice was provided for the Open House. Staff responded that four ads were placed in the paper in English and Spanish. She recommended the City consider notice in utility bills. C. Casey indicated that that is very expensive. She recommended use of social media.

€ Action Item – The City will post the Open House and other upcoming events on the City's Facebook page and look into other social media options.

There were no other members of the audience interested in making comments so the Committee returned to their discussion.

K. Hiatt asked whether the committee was generally comfortable with the Draft General Plan moving forward through the public review process and whether it accurately represented input received from the process to date. The Committee members confirmed their comfort level. He indicated they would be happy to receive additional written comments from the Committee. The Committee expressed interest in a second meeting to review the Implementation Program (Appendix A).

€ Action Item – An additional meeting of the Steering Committee will be held on August 15 at 6:00 pm to discuss the Implementation Program.

The meeting ended at 7:35 pm.

**# 2**

#2

Chris and Elizabeth: August 1, 2016

Any chance there will be new rules about dogs on leashes and muzzles for dogs that have the potential to injure people. It's nice to see more people walking in their neighborhoods with their dogs. I had one incident in which a doberman was on a leash with a young girl walking it on a sidewalk. I moved to the bike lane in the street. When I passed them that dog growled and if it had gotten away that dog could have mauled me. People with these kinds of dogs need to put muzzles on them to protect others from being bit or seriously hurt.

#2

**# 3**

*Not a Part*

**# 4**

#4

### TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- Resident
- Property/Business Owner
- Worker
- Other:

2

Contact Information:

Name: Rogelio Morales  
 Email: rogelio.morales@outlook.com  
 Phone Number: 530-840-0012

### COMMENTS

Please share any comments about the Woodland Public Review Draft General Plan:

Seems SP-2 has better housing,  
 more space.  
 I like the transportation (more bike paths)  
 and the focus on business parks  
 and the downtown area.  
 Will either plan affect farmland and  
 wildlife?

For additional comment space, please see reverse.

General Plan Update 2035  
CITY OF WOODLAND

### TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- Resident
- Property/Business Owner
- Worker
- Other:

2

Contact Information:

Name: Al Terceiro  
 Email: t.stark57@yahoo.com  
 Phone Number: (530)383-57B

### COMMENTS

Please share any comments about the Woodland Public Review Draft General Plan:

It should protect the land  
 that's prime AG land  
 which is SP#2  
 That should be highly  
 considered.

For additional comment space, please see reverse.

General Plan Update 2035  
CITY OF WOODLAND

### TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- Resident
- Property/Business Owner
- Worker
- Other:

2

Contact Information:

Name: Tee Stark  
 Email: t.stark57@yahoo.com  
 Phone Number: (530)383-57B

### COMMENTS

Please share any comments about the Woodland Public Review Draft General Plan:

Feel best option would be to  
 protect prime AG land SP#2  
 It should protect the land.  
 That should be highly considered.

For additional comment space, please see reverse.

General Plan Update 2035  
CITY OF WOODLAND

### TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- Resident
- Property/Business Owner
- Worker
- Other:

2

Contact Information:

Name: Jose Freshker  
 Email: Jose.Freshker@gmail.com  
 Phone Number:

### COMMENTS

Please share any comments about the Woodland Public Review Draft General Plan:

I was wondering how the city will be  
 able to preserve the ground water? I am also  
 very interested in the SP#2. I am interested  
 in the preservation of land. I hope I would  
 have been able to see more about this.

For additional comment space, please see reverse.

General Plan Update 2035  
CITY OF WOODLAND

#4 12

## TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- Resident     Property/Business Owner  
 Worker     Other:

2

Contact Information:

Name: Nikko Mendoza

Email: Nikkomendoza38@yahoo.com

Phone Number:

## COMMENTS

Please share any comments about the Woodland Public Review Draft General Plan:

I believe we should protect farm and ag land since it's a huge aspect of this city. Many people have made told me that the most fertile soil is under the houses of the bay area because it is untouched and a region that has superb soil and weather conditions, but houses are over the soil thus not being used to its full potential. Don't let the rich farm land of the city be blocked by houses. This land can also provide future opportunities with the universities and community present agriculture.

For additional comment space, please see reverse.

General Plan Update 2035  
 CITY OF WOODLAND

## TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- Resident     Property/Business Owner  
 Worker     Other:

2

Contact Information:

Name:

Email:

Phone Number:

## COMMENTS

Please share any comments about the Woodland Public Review Draft General Plan:

I think the SP-2 plan is the best option. It would provide conservation of prime agricultural land while also allowing needed public services to residents. Very environmentally friendly.

For additional comment space, please see reverse.

General Plan Update 2035  
 CITY OF WOODLAND

## TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- Resident     Property/Business Owner  
 Worker     Other:

2

Contact Information:

Name: José Romero Jr.

Email: jrcromerojr@gmail.com

Phone Number: 530-204-3027

## COMMENTS

Please share any comments about the Woodland Public Review Draft General Plan:

1. Protect Prime Ag land
2. Remove The Train Tracks on East St.
3. 10,000 homes built in Woodland

For additional comment space, please see reverse.

General Plan Update 2035  
 CITY OF WOODLAND

## TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- Resident     Property/Business Owner  
 Worker     Other:

2

Contact Information:

Name: Art Pimentel

Email:

Phone Number:

## COMMENTS

Please share any comments about the Woodland Public Review Draft General Plan:

- ① Protect Ag land around Woodland.
- ② Focus on infill and downtown.
- ③ Find a flood solution if possible
- ④ Don't

For additional comment space, please see reverse.

General Plan Update 2035  
 CITY OF WOODLAND

## TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- Resident     Property/Business Owner  
 Worker     Other:

2

Contact Information:

Name: David Moreno  
 Email: smallville2493@yahoo.com  
 Phone Number: N/A

## COMMENTS

Please share any comments about the Woodland Public Review Draft General Plan:

I am in favor of SP-2. I would feel much more comfortable if we preserved our prime ag-land and develop in an area that with lower risk.

For additional comment space, please see reverse.

General Plan Update 2035  
CITY OF WOODLAND

## TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- Resident     Property/Business Owner  
 Worker     Other

2

Contact Information:

Name: Pauline van Muden  
 Email: wjvanm@wavecarre.com  
 Phone Number:

## COMMENTS

Please share any comments about the Woodland Public Review Draft General Plan:

Good presentation / information THANKS!

Infra structure / land use - infill important

talked alot for years. How to fulfill ?

Can't force owner

For additional comment space, please see reverse.

General Plan Update 2035  
CITY OF WOODLAND

## TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- Resident     Property/Business Owner  
 Worker     Other:

2

Contact Information:

Name: Brenda Pate  
 Email: brenda.pate@sbcglobal.net  
 Phone Number: (530) 308-8052

## COMMENTS

Please share any comments about the Woodland Public Review Draft General Plan:

Permission for Mother Ty Law units & lot size for aging population or grown children

For additional comment space, please see reverse.

General Plan Update 2035  
CITY OF WOODLAND

## TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- Resident     Property/Business Owner  
 Worker     Other:

2

Contact Information:

Name: James C Glica-Hernandez  
 Email: jcglica-hernandez@gmail.com  
 Phone Number: 916-201-1168

## COMMENTS

Please share any comments about the Woodland Public Review Draft General Plan:

6) The area surrounding all of East St has NO medical clinics, which means some of the poorest in our community has reduced access. Perhaps a facility that has medical and mental health Triage near Main & East in a mixed use area that accepts M/Cal, M/Cal.

For additional comment space, please see reverse.

General Plan Update 2035  
CITY OF WOODLAND

#4  
13

## TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- Resident     Property/Business Owner  
 Worker     Other:

2

Contact Information:

Name: Juan

Email: \_\_\_\_\_

Phone Number: \_\_\_\_\_

## COMMENTS

Please share any comments about the Woodland Public Review Draft General Plan:

Most of it looks good. I just want the protection of prime agricultural land with a focus on downtown.

For additional comment space, please see reverse.

General Plan Update 2035  
CITY OF WOODLAND

## TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- Resident     Property/Business Owner  
 Worker     Other:

2

Contact Information:

Name: Janet Ruggiero

Email: jmruggiero@sbcglobal.net

Phone Number: \_\_\_\_\_

## COMMENTS

Please share any comments about the Woodland Public Review Draft General Plan:

Please review GP Medium Density in Area north of MAIN St b/n West & East in light of Governor's By Right legislation. Strongly urge Neighborhood Preservation language to protect SF neighborhoods & prevent tear down of SF to build small apartments!

Budget Trailer Bill 709

*More comments to follow*

For additional comment space, please see reverse.

General Plan Update 2035  
CITY OF WOODLAND

## TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- Resident     Property/Business Owner  
 Worker     Other:

2

Contact Information:

Name: Lisa Shelley

Email: Lisa@cornerdrugco.com

Phone Number: 530-666-2041

## COMMENTS

Please share any comments about the Woodland Public Review Draft General Plan:

- ① Time to review housing -
- ② emergency housing / shelter needed
- ③ Infill is now, has always been ignored -

For additional comment space, please see reverse.

General Plan Update 2035  
CITY OF WOODLAND

## TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- Resident     Property/Business Owner  
 Worker     Other:

2

Contact Information:

Name: SIMAS, JUDY

Email: jwsimas@yahoo.com

Phone Number: 662-1343

## COMMENTS

Please share any comments about the Woodland Public Review Draft General Plan:

Growth = infill first, then grow to south - growth to east = last alternative

For additional comment space, please see reverse.

General Plan Update 2035  
CITY OF WOODLAND

# TELL US ABOUT YOURSELF!

Responses to these questions are optional.

# COMMENTS

Please share any comments about the Woodland Public Review Draft General Plan:

1

Please check all that apply to you:

- Resident
- Property/Business Owner
- Worker
- Other

2

Contact Information:

Name: Tom Stallard

Email:

Phone Number

5

Add definition for "Form based code" to glossary

For additional comment space, please see reverse.

General Plan Update 2015

What is the location of...  
Urban Limit Line & City Limits -  
Road 24A & South -



Comments 5

LU2-69  
SP2 - why zero net, but not SP1 & 3

NO easy connection from Woodland to Amtrak which can take you to Bay Area, etc.

reduce Greenhouse w/ Goal of

Define Form Based Code

Make it into an App online doc

## TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- Resident  Property/Business Owner  
 Worker  Other:

2

Contact Information:

Name: Emy

Email: \_\_\_\_\_

Phone Number: \_\_\_\_\_

*Comments 16*

## COMMENTS

Please share any comments about the Woodland Public Review Draft General Plan:

Project prime Ag land seems more ideal. I would like to see a bigger focus on downtown.  
Woodland has potential and keeping this cities "mixed-use civic cultural and entertainment center" would be more efficient.  
SP-2  
Bringing more LOCAL jobs for residence.  
Preserving

For additional comment space, please see reverse.

General Plan Update 2035

CITY OF WOODLAND

## TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- Resident  Property/Business Owner  
 Worker  Other:

2

Contact Information:

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Phone Number: \_\_\_\_\_

## COMMENTS

Please share any comments about the Woodland Public Review Draft General Plan:

Prefer East Alternative - less  
Prime farmland will be developed --  
consider also increasing mitigation  
to 2-1 (or like County 3-1) - would  
met goal of preservation of

For additional comment space, please see reverse.

General Plan Update 2035

CITY OF WOODLAND

## TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- Resident  Property/Business Owner  
 Worker  Other:

2

Contact Information:

Name: Deborah Zavala

Email: dizelazavala@gmail.com

Phone Number: 530-908-9642

## COMMENTS

Please share any comments about the Woodland Public Review Draft General Plan:

Please include in the general plan the following:  
- Preservation of farmland #1 priority  
- New developments should pay their own way.  
- Parks and recreation summer program should increase # of scholarships for low income participants, not sufficient.  
- Farmers market should be placed at

For additional comment space, please see reverse.

General Plan Update 2035

CITY OF WOODLAND

## TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- Resident  Property/Business Owner  
 Worker  Other:

2

Contact Information:

Name: Cesar Chavez

Email: C.Chavez5@gmail.com

Phone Number: 661-974-859

## COMMENTS

Please share any comments about the Woodland Public Review Draft General Plan:

In regards to #7, I would like to see as much agricultural land protected as possible. I understand the city wants to grow and urban development is the track for that. Woodland is a very historic town that prides itself on its history and the preservation efforts the city and community have put forth. History is woodland tradition now and being an agricultural community is a huge part of our history. As much as possible I would like to see that retained.

For additional comment space, please see reverse.

General Plan Update 2035

CITY OF WOODLAND

EMY

Allow for public transportation to be more reliable between cities.  
YDLO BUS in particular seems to always run late!

General Plan Update 2035

CITY OF WOODLAND

WORKER

Farmland - I: don't preserve farmland at all (I.C)

General Plan Update 2035

CITY OF WOODLAND

DEBORA ZAVALA

parking lot @ Court and College St. (Shaded), new structure w/ light.  
- lighting in older residential areas such as Beamer Park.

General Plan Update 2035

CITY OF WOODLAND

CEASAR CHAVEZ

I can see in some of the policies and goals in Section 7, such as Policy 7.C.2, state that the agricultural land that exists within the Urban limit line is going to be supported and preserved UNTIL urban development occurs on those properties that include areas SP1, SP2, and SP3 of the specific plan. I would really like to see new ~~land~~ converted, especially SP2, as agricultural land and avoid urban development of it such as subdivisions. And as possible. I grew up in an agricultural community and would like to see this city stay a heavy agricultural community since there is more than enough urbanization of land around us, we can thrive off of our agriculture and stay true to our history.

General Plan Update 2035

CITY OF WOODLAND

#4

## TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- Resident     Property/Business Owner  
 Worker     Other:

2

Contact Information:

Name: Ed Shelley  
 Email: carneredringo@hotmail.com  
 Phone Number:

## COMMENTS

Please share any comments about the Woodland Public Review Draft General Plan:

When did the Housing Element get published?  
 Why invite the public!  
 Most of state's fish is taken by Elected Officials.  
 Figure 2-1 Is too confusing I need to see streets?

Where will the infill be?  
 Table E-35 Housing Element: Friends of Whiskey Log

For additional comment space, please see reverse.

General Plan Update 2035

## TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- Resident     Property/Business Owner  
 Worker     Other: Residential Care

2

Contact Information:

Name: Brenda Pate  
 Email: brendapate@skcglobal.net  
 Phone Number: (530) 308-8052

## COMMENTS

Please share any comments about the Woodland Public Review Draft General Plan:

> When can the multiple day sixty adjustment take effect? 305 C Street

> What elaboration of Residential Care will be allowed does it still entail a use permit? teens homeless/metal

For additional comment space, please see reverse.

General Plan Update 2035

## TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- Resident     Property/Business Owner  
 Worker     Other:

2

Contact Information:

Name: [Redacted]  
 Email: [Redacted]  
 Phone Number: (530) 304-3346

## COMMENTS

Please share any comments about the Woodland Public Review Draft General Plan:

What are the major points highlighting the East Alternative over the South Alternative. I understand the draw from a developer's standing to propose projects next to an interstate over a highway. However, to continue ~~east~~ <sup>eastern</sup> development would be to compromise the safety element proposed in the General Plan in that it is subject to flooding more so than the Southern

For additional comment space, please see reverse.

General Plan Update 2035

Where will the railroad move?  
Does the plan increase our police + fire depts?

BRENDA PATE

- Will nonconforming lots i.e. grand lateral type i.e. 3 houses on a lot, change 2" to change in increased density.
- If my rentals are good for extremely low income, be seen in favor to establish more extremely low housing i.e. (I have houses that rent for \$650/month).
- Will "tiny houses" ever be allowed. The New International Residence Code decreased to 70sq' as of 2015, down from 125 in 2012.
- Can ↑ MR be in Flood plain territory i.e. East Main + Armfield?

RESIDENT

Alternative. This area is also separate from a residential area by about a mile, which does not seem to encourage walkability or even the potential for day-to-day bicycling activity to and from said development. Rather than continuing to create new structures, the primary focus for the 2035 plan should be to redevelop potential infill sites, and then re-assess the need for further developments in the eastern portions of the ULL.

**# 5**

#5

1. IA 1-7: Agricultural Heritage: Preserve and protect prime agricultural lands and their uses within and surrounding the community. Woodland's surrounding agriculture is an important part of the community's heritage, plays a major role in the city's economy, and endows Woodland with a unique sense of place. To help maintain this important resource, the General Plan maintains the voter-approved Urban Limit Line within which urban development will be contained. Development will occur in an orderly, contiguous manner to preserve agricultural use of land as long as possible. Outside the current city limits, the City will encourage and support continued agricultural use of land. Contrast existing general plan language (underlining added): "To preserve and protect prime agricultural lands and their uses in the areas between the Urban Limit Line and the boundary of the General Plan Area. Woodland's surrounding agriculture is important for many reasons. It defines the city, it gives the city identity, and it plays a major role in Woodland's economy. To help maintain this important resource, the General Plan establishes an Urban Limit Line within which urban development will be considered if consistent with the goals and policies of the General Plan. Outside the Urban Limit Line, agricultural lands are designated for agricultural use. The General Plan also contemplates establishing a permanent urban limit line to preserve agricultural land outside the city in perpetuity. Within the Urban Limit Line, the General Plan provides for the continuation of agricultural use of land until the need for urban development of the land is demonstrated and/or a substantial community benefit is provided. The policies of the General Plan ensure that development will occur in an orderly, contiguous manner to preserve agricultural use of land as long as possible."
2. LU 2-9: Policy 2.A.3: Agricultural Mitigation. For impacts to agriculture within the ULL, require one acre to be permanently conserved for every acre converted to urban development. Mitigation requirement should be tied to quality, e.g., for Prime Farmland as defined by the Department of Conservation's Important Farmlands Inventory.
3. LU 2-10: Policy 2.B.1: Priority to Existing Specific Plan Areas. Amenities, services, and infrastructure in all existing Specific Plan areas must be substantially complete before approving a new Specific Plan. Delete this policy. Alternatively, revise it to simply require that new specific plans evaluate impacts on existing specific plans.
4. LU 2-10: Policy 2.B.2: Development in the Floodplain. A residential Specific Plan for SP-2 in the East Alternative or SP-3A in either Alternative may not be approved until a comprehensive flood solution and supporting funding have been secured. No permits, entitlements or subdivision maps may be approved until adequate progress has been made on the construction of a flood protection system that will provide an urban level of flood protection according to applicable State and federal flood protection criteria. Revise this language as previously provided: "Residential construction in SP-2 and SP-3 is prohibited until 200 year flood protection is in place. However, SP-2 and SP-3 may proceed with planning at any time, provided that the City shall not enter into a Development Agreement for any property located in a floodplain unless the City has imposed conditions that will ensure 200 year flood protection. Similarly, the City shall not approve any discretionary or ministerial permit or any tentative subdivision map for SP-

#5



2 or SP-3 that would result in the construction of a new residence in a floodplain unless the City has imposed conditions ensuring 200 year flood protection.”

5. LU 2-62: SP-2 is located in the eastern portion of the Planning Area, south of Interstate 5 and to the east of the Water Pollution Control Facility. Due to its distance from the Downtown urban core, in the East Alternative, SP-2 is envisioned to function as a sustainable “complete neighborhood” with a town center so that all daily needs (schools, parks, grocery stores, public facilities, etc.) are located within the Specific Plan area. In addition, sustainable development will be encouraged in SP-2 through use of renewable energy sources and water conservation tools with the goal of achieving zero net energy at the building and neighborhood level. Last sentence regarding sustainable development should be applied equally to all new specific plan areas or deleted.
6. LU 2-67: Table 2-4: Remove all references to phasing. See 4 above for recommended flood language.
7. LU 2-69: Policy 2.L.3: Specific Plan-1B (SP-1B). Encourage mixed-use residential development that complements development in SP-1A, including development of the Southern Gateway as a research and technology business park. This text should be in green.
8. LU 2-69: Policy 2.L.3: Specific Plan-1B (SP-1B). For the East Alternative, development in the Southern Gateway should complement the business park and commercial development in SP-1A. Revise to clarify only non-residential uses would be permitted in SP-1B under East Alternative.
9. LU 2-69: Policy 2.L.4: Specific Plan-1C (SP-1C). Design SP-1C as an exclusively residential neighborhood containing executive homes and rural estates on larger lots. This text should be in green.
10. LU 2-69: Policy 2.L.5: Specific Plan-2. Encourage SP-2 to develop as a sustainable “complete neighborhood” with a town center so that most daily needs can be met within the Specific Plan area. Promote the use of renewable energy sources and water conservation tools to achieve zero net energy buildings. Secure an alternate site for processing waste from the Pacific Coast Producers tomato processing plant prior to adoption of a Specific Plan for SP-2. If development occurs within the boundary of the odor buffer depicted in Figure 7-6, the developer must bear all costs associated with odor mitigation. A Specific Plan for SP-2 may not be approved until a comprehensive flood solution and supporting funding have been secured. No permits, entitlements, or subdivision maps may be approved until adequate progress has been made on the construction of a flood protection system that will provide an urban level of flood protection according to applicable State and Federal flood protection criteria. Through 2035, development shall be limited to a maximum of 25 percent (265 acres) of the total Specific Plan area, located in the northwest portion of SP-2 and adequately buffered from the Water Pollution Control



#5

Facility. References to sustainable development should be applied equally to all new specific plan areas or deleted. See 4 above for recommended flood language.

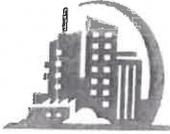
11. CO 7-15: Figure 7-2: Figure requires revision. SP-2 is not rice or ag habitat. Will provide supporting documentation.
12. CO 7-27: Figure 7-4: Figure requires revision. SP-2 is not Farmland of Statewide Importance or Unique Farmland. Will provide supporting documentation.
13. CO 7-29: The primary purpose of the ULL is to allow for development and densification of Woodland over the long term while preserving and protecting agricultural, natural resource, and open space uses outside of the boundary. This language should be consistent with what the voters approved.
14. CO 7-30: Policy 7.C.1: Annexation. Annex land to the City only as it is needed for development of designated growth areas. Annexation of agricultural land will not be permitted except in conjunction with approved urban development consistent with the General Plan. Clarify what is meant/intended by "needed."
15. CO 7-30: Policy 7.C.2: Agricultural Uses Within the ULL. Where agriculture exists within the ULL, support existing agricultural uses until urban development (consistent with the General Plan) occurs on these properties. See 1 above.
16. CO 7-41: Figure 7-6: Remove reference to recommended buffer. Future buffer area should be based on mitigation achieved.
17. CO 7-47: Policy 7.F.6: Odor Mitigation. Require odors associated with the wastewater treatment plant to be mitigated to acceptable levels in conjunction with planning and development for any land within the odor buffer identified in Figure 7-6. Require an odor mitigation study to be prepared to identify specific measures to be undertaken and a fee program to be in place prior to the approval of development. Refer to the Land Use, Community Design, and Historic Preservation Element and the Public Facilities and Services Element for additional policies regarding the wastewater treatment plant and development in the surrounding areas. Replace "fee" with "financing." Change underlined timing to first building permit.
18. SE 8-17: The City of Woodland and the Central Valley Flood Protection Board are participating with the U. S. Army Corps of Engineers to identify a flood solution to reduce the city's risk of flooding from Cache Creek. The City is also supportive of other ongoing federal and State efforts to address flood risk associated with the Yolo Bypass west levee. This is the only reference to the City's ongoing efforts. This message is not being communicated by the City during public meetings. Recommend including flood consultants at future meetings.

#5  
19

19. SE 8-19: In addition, in the East Alternative, some portions of SP-3 are subject to flood depths of up to three feet and the majority of SP-2 is susceptible to flooding depths of greater than seven feet. Before a Specific Plan can be approved for either of these areas, a comprehensive flood solution and supporting funding must be secured. **We believe this information is inaccurate. Will provide supporting documentation.**
20. SE 8-25-26: 8.B.3: New Development in Flood Hazard Zones. No subdivisions, development agreements, or permits that would place development within a flood hazard zone can be approved unless the City makes explicit findings that either existing flood management facilities provide an adequate level of protection from flooding, the City has conditioned the project to provide an adequate level of protection, or the local flood management agency has made adequate progress on the construction of a flood protection system that will provide adequate protection. Specifically, the City is prohibited from: a) Approving a discretionary permit or other discretionary entitlement for all development projects; b) Approving a ministerial permit that would result in the construction of a new residence for a project (Government Code Section 65962); c) Approving a tentative map consistent with the Subdivision Map Act for all subdivisions; d) Approving a parcel map for which a tentative map is not required, consistent with the Subdivision Map Act for all subdivisions (Government Code Section 66474.5); or e) Executing a development agreement for any property development (Government Code Section 65865.5), unless the city finds, based on substantial evidence in the record, one of the following: (1) Flood management facilities provide 200-year level of protection; (2) The City has imposed conditions on the development action sufficient to provide 200-year level of protection; (3) The local flood management agency has made adequate progress on the construction/improvement of flood facilities that will provide 200-year level of protection by 2025; or (4) For property in areas without a finding of 200-year protection, the property meets the 200-year level of protection. These findings must be based on substantial evidence in the record and will require (among other things) an engineer's report demonstrating the technical basis for making the finding. **Clarify that subdivisions (a)-(e) are modified by "unless the city finds, based on substantial evidence in the record, one of the following..."**
21. HE 9-3: Since January 2014 through June 30, 2016 the City has issued 429 building permits for single family housing units of which 409 were in the Spring Lake Specific Plan area. **Clarify how this impacts 7,000 units.**

**# 6**

#6



**DEVELOPMENT ADVISORY SERVICES**

P.O. Box 6763 | Folsom, CA 95763-6763 - 916.502.7341

August 16, 2016

Mr. Ken Hiatt  
Community Development Director  
City of Woodland  
300 First Street  
Woodland, CA 95695

RE: Comments on the Public Review Draft – General Plan, (Draft General Plan Update), Woodland, California dated July 2016 and Public Review Draft of the Housing Element Update (dated July 29, 2016)

Dear Ken:

Thank you for the opportunity to provide you comments on the above referenced “General Plan Update” documents. I am happy to provide you with the following comments (see attachments) in an effort to assist you in this important planning process.

Please call me if you have any questions or need clarification on any comment that I have presented.

Sincerely,

David A. Storer, AICP  
DAS – Development Advisory Services  
on behalf of the Knaggs Commercial Trust

- Attachment 1) Comments on the Public Review Draft General Plan
- Attachment 2) Comments on the Public Review Housing Element Update

cc: Cindy Norris, Principal Planner, Woodland City Community Development Department  
Ken Astle, Knaggs Comercial Trust, 83 Scripps Drive, Sacramento, CA 95825  
Scott Daley, Knaggs Commercial Trust, 83 Scripps Drive, Sacramento, CA 95825



#6 21

Comments on the General Plan Update.

- 1) When does the Horizon begin? Existing conditions of 2013 has been added upon to Jan 1, 2016 per DOF = 4.2% of the 7,000 units has been built. See also data on Memo, dated July 29<sup>th</sup>, 2016 announcing the release of the Public Review Draft of the Housing Element Update, third paragraph. Is it upon adoption of the GP that the 7,000 units start? Does not count 2016 build out to date from June 30<sup>th</sup>. See also "Transmittal Sheet" – Anticipated growth through General Plan Horizon (2035) chart – page 1
- 2) Page IA – 1-10. Add language of CO-7-29 about the "primary purpose" of the ULL. Helpful to distinguish between "Prime Ag" under WAC and "Prime Farmland"...
- 3) Appendix pages are not correct with reference to P. IA – 10-20 (Appendix C)
- 4) Modify Fig 2-1 page LU2-3 for Knaggs (remove Green Space) per flood map or state that boundaries are approximate.
- 5) Tables 2-2, page LU 2-7, numbers are not accurate to Existing (2013). DOF has 2016 (Jan 1) population as 57,526. General Plan to update to 2016. 2013 is three years ago...it is not "existing".
- 6) Policy 2. A.3 – Agricultural Mitigation – page LU 2-9 – Add language at the end of the existing sentence to read " or as otherwise provided in an agricultural mitigation program established with a Specific Plan. Note: Yolo County exempts projects that have a agricultural mitigation program in a Specific Plan.
- 7) Policy 2.B.1 Priority to Existing Specific Plan Areas –Request deletion of Policy. Alternative 1, reference Table 2-4 on page LU 2-67 Green or 2-68 Blue, or Alternative 2, delete "Substantially complete" and add "sufficiently advanced as determined by the City Council".
- 8) Policy 2. B.2 Development in the Floodplain. – page LU 2-10 – Request deletion – alternatively, 1) delete "secured" and add "identified" or 2) add language 8.B.3 on page SE 8-25 and referenced SB-5.
- 9) Policy 2. C.2 Consistency with the Climate Action Plan – page LU 2-13. Add in text that states that cases where there are differences/conflicts or contradictory direction, that the General plan supersedes/governs.
- 10) Page LU 2-35, Table 2-3. What is (SP)3? Notation?
- 11) Suggest expanding Kentucky Corridor further west past West Street, page LU 2-44 Figure 2-9. See text on page LU 2-43 middle paragraph and page LU 2-45 3<sup>rd</sup> paragraph.
- 12) Page LU 2-67: GREEN Table 2-4, delete words "PHASING BY" or use "APPROXIMATE PHASING" as per the 2<sup>nd</sup> column in the table. Also, delete 2<sup>nd</sup> sentence and add reference to Policy 8.B.3 on page SE 8 – 25.
- 13) Ditto for LU 2-68: BLUE Table 2-4... delete words "PHASING BY" or use "APPROXIMATE PHASING" as per the 2<sup>nd</sup> column in the table. Also, delete 2<sup>nd</sup> sentence and add reference to Policy 8.B.3 on page SE 8 – 25.
- 14) Page LU 2-69, Policy 2. L.6. Delete sentence beginning "No permits..." and add reference to Policy 8.B.3 on page SE 8 – 25.
- 15) Page ED 4-16. Last paragraph, last sentence modified to read "; as the City successfully attracts additional industrial or office uses that sell taxable products to other end-users in Woodland..."
- 16) Page CO 7-29. Soil Resources. Delete last sentence "For a more detailed discussion of soils and their characteristics, see the Environmental Impact Report". No need for this sentence.

- 17) Page CO 7-30. Policy 7.C.2. How does the City "Support" existing agricultural uses? And why is this policy here?
- 18) Page Co 7-30. Policy. Why does this policy exist? Any development will "affect" adjacent agricultural practices located outside or inside the ULL. It can "affect" agricultural practices either positively or negatively. So, what is the intent of this policy? And why does the City have an interest in protecting the economics of County land uses adjoining its city limits perhaps at the disadvantage of lands within the city? This needs to be reworded.
- 19) Page SE 8-17. Penultimate paragraph. Add more to discussion and the City's selection of Modified Alternative 2A, assuming the City Council has selected it as the preferred solution.
- 20) Page SE 8-19. Middle paragraph - add to green and blue sentences...after the word "secured" - ..."consistent with SB-5". Or, alternatively, "consistent with Policy 8.B. 3" on page SE 8-25.
- 21) Page SE 8-20. Add more detail to last paragraph. And include City Council action to adopt the preferred solution of Modified Alternative 2A.
- 22) Page SE 8-65: Policy 8.G.7. Add definition of "outdoor activity area".
- 23) Appendix page A-24. Number 7.2 - add the words "if appropriate" after "adopt" - as the City may wish to NOT be a part of the signatories/participants. The current language binds the City to adopt it.
- 24) Appendix page B-2 Green and B-3 Blue (Tables B-1). Why is there differing non-residential sqft for SP-3A (220,000 vs. 114,000)?
- 25) Page C-2 states that it is the Appendix A - Implementation programs??? Error - Should be titled something related to the General Plan/Zoning consistency matrix.
- 26) Page D-2. Error - should not be the implementation programs inserted in this location. It is the glossary.
- 27) Page D-3 Error - refers to Table B-1. Remove page. It is the glossary.
- 28) Page D-11. Add definition for "Outdoor activity area"
- 29) Insert the Implementation programs in the body of the text in the General Plan with a note stating that these are the programs that are included as a convenience to the reader that are in the Appendix and not part of the General Plan and can be modified by Resolution of the City Council.
- 30) Modify Figures to reflect the preferred flood solution Modified 2A alternative for SP-3: See Figures, 2-5, 5-1, 6-1, 6-2, 6-3, 6-4, 7-4 and 8-9.
- 31) Figure 2-2: Opportunity sites - parcel configuration to be as shown on attached map - and all three Knaggs' parcels to be considered "Opportunity sites". Hard to distinguish shades of greys on map.



#6

## Attachment 2

### Comments on the Housing Element Update.

1. Housing Element to include updated information throughout to 2016 data per info in memorandum, dated July 29, 2016
2. Expand Kentucky Avenue Corridor to CR 98.
3. Page HE 9-7. Table 9-2 to reflect current RHNA. Current numbers are not per Table E-26 Table E-33?
4. Policy 9.A.4. Why does the City need to rezone 5 acres? There is no discussion of the need for this policy prior to its creation. A brief explanation is provided in the policy itself.
5. Page HE 9-9. Figures E-1 and E-2 contain sites that are not 2 acres in size and probably not suitable for rezoning. See three sites on south side of Kentucky Avenue. Note should be made although it is made on page E-39.
6. Appendix E – Background Data:
  - a) page E-2. Incorrect reference to Sections 2 and Section 1 of the Housing Element.
  - b) Page E-3. Reference to 2010 data? Is this an update to 2013 or a 2013 update to 2009? Confusing.
  - c) Table E-1 outdated data to 2010?
  - d) Table E-6. The 2020 estimate has been reached already per DOF in 2013. This 2012 data is stale.
  - e) Most of the data is referenced to 2012. Needs to be changed to more recent data
  - f) Page E-26, Table E-33. Typo for 380 units – should be 390 (add 195 x 2). See page E-36 for consistent data.
  - g) 2925 units (page E-37) and 3037 units on page E-44 confusing? Also, not sure how 317 units of VL calculated on Table E-39
  - h) Page E-44. What are Tables A-1, A-2 and A-3? Where are they?
  - i) Page E-45. Recommend expanding the Kentucky Ave corridor west of west to CR 98 in order to provide more available land.
  - j) Page E-72. When does the 7,000 units start the count?
  - k) Page E-73. Paragraph after Table E-47 is dated and refers to present tense of 2013.
  - l) Page E-74. Data is not current. Update to 2016?
  - m) Page E-78. Data is not current at 2012. Update to 2016?
  - n) Page E-86. Data is old at 2013 land prices. Update to 2016?
  - o) Page E-102. Reference to Appendices are incorrect – B and C (of the General Plan?)
  - p) Appendix E-1 Parcel Inventory includes sites that are well below 2 acres in size and not likely to be considered for affordable housing projects even though they may be appropriately zoned and can be considered infill. Only 4 of the 30 sites are over 2 acres of which just one is vacant.
  - q) Appendix E-1 and E-1-2: Difficulty in getting to understand which sites are actually suitable for residential development and how that translates to the RHNA numbers.

#6

**# 7**

#7

**Cindy Norris**

---

**From:** Lisa A. Baker <lbaker@ych.ca.gov>  
**Sent:** Thursday, August 18, 2016 12:56 PM  
**To:** Cindy Norris  
**Subject:** Re: City of Woodland - Release of the Public Review Draft of the Housing Element Update

I noticed that the Plan elements don't consider regional collaboration with YCH, just the Cities and the County and developers and others. Is this intended?

I also noticed inaccuracies in the voucher payment calculation, the units we own (for example, we are a partner in the Rochdale Grange LP)

For the reporting period, you have data, but no update on where you are today. Also Payment Standards moved from 90% of FMR to 100% of FMR in 2016 - which you could state in progress on the 110% FMR item (market study didn't support 110%, FYI) and your voucher occupancy data is only from 2013 - do you want updates?

I also didn't see us on the list of those who want to acquire property - we have 1st right of refusal on opt outs and we are interested (that is how we got Crosswood)  
I didn't see any mention of the proposed 80 units at Cotton-Wood Beamer, which is a Mercy - New Hope, YCH project with the County

We are very interested and long term partners with the City - I'm hoping the Housing Element will reflect our support for each other. : )

On Fri, Jul 29, 2016 at 4:06 PM, Cindy Norris <[Cindy.Norris@cityofwoodland.org](mailto:Cindy.Norris@cityofwoodland.org)> wrote:

The City of Woodland is pleased to release the Public Review Draft of the General Plan Housing Element.

The City of Woodland is in the process of a comprehensive update to its General Plan and as a result, the Housing Element is being amended to address the proposed land use changes and to provide an update on the City's progress toward meeting housing goals. The City completed and adopted a Housing Element in 2013. The City submitted the Housing Element to the State Department of Housing and Community Development and received a letter dated August 8<sup>th</sup>, 2013 informing the City that the Housing Element met the statutory requirements of State housing element law. The City Council adopted the Housing Element on October 15, 2013. Since the adoption and certification of the 2013 Housing Element, there have been changes and progress toward the City's housing goals.

The updated Housing Element will be available for public review and comment through September 13, 2016. For more information on the Housing Element and the rest of the 2035 General Plan, please see the City's General Plan Update website: <http://www.cityofwoodland.org/gov/depts/cd/divisions/planning/generalplan/2035/default.asp>. Or, please visit the public counter of the City Community Development Department at 300 First Street, Woodland, CA 95695, if you wish to review a printed copy.

#7A

The City of Woodland invites you to participate in the General Plan Open House to view and discuss the General Plan Update. The **Community Open House will be held on August 8, 2016 from 6:00 to 8:00 PM at the Community and Senior Center (2001 East Street), rooms 3 & 4.**

**Cindy Abell Norris, Principal Planner**

Community Development Department

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[cindy.norris@cityofwoodland.org](mailto:cindy.norris@cityofwoodland.org)

--

***Lisa A. Baker***

Chief Executive Officer  
Yolo County Housing

*And*

**Executive Director**

**New Hope Community Development Corporation**

**Main Address**

147 W. Main Street, Woodland, CA 95695

Phone: 530-662-5428 (general line)

fax: 530-662-5429

Office hours: M - Th, 8:00 to 5:00, **closed every Friday.**

**Cindy Norris**

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**From:** Lisa A. Baker <lbaker@ych.ca.gov>  
**Sent:** Monday, August 15, 2016 4:49 PM  
**To:** Cindy Norris  
**Subject:** tonight's meeting

I also think the Fairgrounds should get a mention - there are potentially ways in which to address development. An example: zone it planned development with a grandfathered in fairgrounds designation - it opens the door to negotiated change with a certainty for future fairgrounds location at part of any deal.

Like others, I favor in-fill over new development and lesser cost development over more expensive options unless the City is able to find a source of funds for flood alternative. I have always favored the I-5 gateway at East as a great opportunity to showcase Woodland in the future. Also want to ensure that Spring Lake and remainder area are not undercut by other development and "lost in the shuffle".

I am very favorable to protecting Downtown as a "go to" destination and taking advantage of its lovely and unique architecture and community elements - it is, by nature, very walkable and would like to see that, along with outdoor dining where possible, enhanced.

I still don't think we're quite "there" yet with multi-modal circulation options, but we definitely need great connectivity between Spring Lake and town as well as better bike and non vehicle connections options to the University, Davis and other locations.

--

**Lisa A. Baker**  
Chief Executive Officer  
Yolo County Housing

*And*

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**# 8**

# 8A

Comments on General Plan Update for City of Woodland

July 2016 Draft

Christine Shewmaker

August 16, 2016

Below are my comments. A few general items relating to the comments

- There are several major themes or areas where I collated the comments even if they are not in the same chapter. This is to make it easier to understand my point or concern.
- There are also some that do not fit into a major area and those are at the bottom.
- One of my driving interests is climate change, sustainability, etc. I do realize that there will also be a new or updated Climate Action Plan. Some of my comments may fit more for the GPU and some may fit more for the CAP. However to make sure they are all in one spot, I have included them here, if they will be addressed in the CAP, please consider them when you do that.
- I also plan to submit a comment on South vs East - but will hold off on that for a bit with the intent of including information for the Draft EIR and Draft Climate Action Plan in my comments on the South vs East decision,

Major Areas or Themes

1. **Climate Change Overarching Goal** – Chapter 1 – Vision, Goals and Presence Throughout Document
  - a. I really like the section you added in 1.2 (pg 1-3) about focus on sustainability and climate change, I would just alter it slightly as indicated below with added phrase in bold  
  
This General Plan advocates responsible growth while seeking to conserve energy, water and other resources; reduce greenhouse gas emissions ***with a long term goal of zero net emissions (by 2050)***; promote infill, green and net-zero energy development; and build community resiliency to the effects of climate change
  - b. The green oak leaves are good – just need to make sure their use is consistent – in some places where I think they might not be – I have indicated that below.
  - c. **The vision statement (pg 1-4 to 1-5)** . You use excerpts of the vision statement at the beginning of the subsequent chapters. For that reason I think it would be good to insert something relating to climate change in the vision statement. I have pasted a suggestion for that below in bold. I would like to see this portion of the vision statement at the beginning of several of the chapters particularly 2, 3, 7 and 9. Woodland did join the Paris Pledge for Action on Earth Day and that does say we will aim to keep the temperature rise to 2 degrees C - as we are already at 1 degree C - the only way to get there is by aiming for zero emissions and fast.

***"Woodland will be a community very attuned to reducing greenhouse gas emissions in all its activities, including transportation and buildings and will be closing in on the goal of zero emissions. It will also focus not just on mitigating climate change by***

# 8A 28

*reducing greenhouse gases but also on making the community resilient to the effects of climate change* (This is in addition to what is in the vision statement – which is fine for the areas it addresses.)

- d. **The guiding principles (pg 1-5 to 1-8)** Again like the vision statement, some of the guiding principles are listed at the beginning of various chapters. Below are some guiding principles I think could be altered to include climate change and the chapters for which I believe they are relevant.
- i. In mobility options include also that we will aim to get transportation emissions in the city as low as possible and that this would include efforts to aid in the electrification or other zero emission technology for vehicle transportation. – Chapters 3.6
  - ii. In housing options - in addition to home size, etc - include the goal of new homes being net zero emissions and somewhere there has to be something about helping to transition the existing house stock to lower emissions - but maybe that is not in this section – Chapters 2. 9
  - iii. In safety - they mention natural as well as manmade hazards - but they need to include planning for climate resilience here - specifics for that would be heat waves, droughts, floods, new diseases (ala mosquitoes, etc) - maybe the specifics don't go here but somewhere else in document - but the basic idea of climate resilience should be included. Chapters 5,8
  - iv. In Environmental stewardship - mention zero emissions again here and maybe say we will be a leader as a small ag community in addressing both mitigation and adaptation to climate change. – Chapters 3,6,7

## 2. Zero-Net Energy (Emissions) in Buildings

This is a critical area for me. In reading through the whole document there did not seem to be a consistent message on building efficiency, especially new buildings. It is important that there is one consistent message throughout the document. The CPUC will require that all new residential development be ZNE (Zero Net Energy (Emissions) by 2020 and all new commercial by 2030. (See two attached short documents on this). I think the city of Woodland should have ZNE as their goal for residential starting now. Why build homes in the next year or two that will need to be redone to meet ZNE. As relates to commercial, ZNE should be at least considered now. The city should calculate GHG emissions on all new buildings (or require that the developer does). Again why wait until 2020, start now. A way to facilitate buildings to be net zero either now or in the future is to discourage fossil fuel in buildings, i.e. natural gas. Electricity has the opportunity to eventually be net zero.

A few specific areas in the document that need attention as relates to this are itemized below

- a. Goal 2 C – Include zero emissions in the overall goal as well as in policy 2.C.4
- b. On pages LU 2-61-LU2-63 it states a goal of zero net energy for SP-2 but not for SP-1 or SP-3 – it should be zero for all!
- c. Policy 2.L.5 lists zero net energy for SP-2 – but again 2.L.2 2.L.4 and 2.L.6- 2.L.7 do not. The ones where it is not mentioned are SP1-A, B,C and SP-3A and SP-3B. It needs to be consistent! This is especially true since 2.M.5 says strive for net zero? Also as relates to

consistency of green leaves, SP-2 has a green leaf on pg 2-69 (I suppose because you say it will be net zero), but all those on pg 2-68 to 2-70 should have net zero development. So either all get a green leaf or none do.

- d. Section 9.5 and the policies and programs therein is another place where ZNE needs to be consistently mentioned. All of the 9.D.# policies need to be looked at and altered to fit with ZNE. This is also true for 9.B.6.
  - e. Appendix A – Implementation in measure 7.6 (pg A-25) should strengthen sub goal relating to net zero. As all new residences will need to be ZNE by 2020, need to establish a program, within planning most likely, to ensure this is happening consistently. Either you or the developer will need to calculate GHG emissions.
  - f. Appendix A –Implementation in measure 7-6 ( pg A-25) I like CCA idea but would like to see a stronger word than consider. It should be a goal if we are truly going to get our GHG down to zero
3. **Next Gen Transportation.** It is very important I think to plan overall transportation from the view of the next generation. It needs to be very focused on getting to zero emissions. There are areas where I think this could be stronger in this document. These are listed below with references to the document where appropriate
- a. Bikeways and Bike Infrastructure. First we need to look at bicycling not just to get to school or go to the park, it needs to be considered a major mode of transportation including commuting to work.
    - i. Class I bikeways – These need to be emphasized. There are none in Figure 3-3. I was told there are some that will be in a newer version of this, but overall, class I bikeways need to be emphasized for safety and for ease of use! It is important to do this in SP-1A and if South 1-B and 1-C if East SP-2
    - ii. Bikeways for commuting – In goals 6-B-3 and 6-B-5 include commuting to work as well along with other reasons for biking such as getting to schools. etc.! Also on page ED 4-24 include bike infrastructure along with other infrastructure in the goal/ policy for economic development.
    - iii. Woodland to Davis Bikeway We really need a “113” of bikes. Not that it has to be on the path of 113. But a dedicated class I bikeway that goes from Davis to Woodland and allows easy and safe commuting is necessary. I saw a piece that in Germany they are building a 62 mile elevated bikeway to connect 10 towns and will plan the exits near schools. Jobs, etc.. While we might not be able to do that yet, we must, I think, aim for a class I bikeway between Woodland and Davis. It would help with incentivizing businesses to locate at a tech park in the Southern section of Woodland. Emphasize more strongly in in 3.F.8 and 3.K.3
  - b. Access to Amtrak. There needs to be an easy way to get from Woodland to Amtrak on public transportation. None exists at the moment. It is a long bus ride to Davis (from East side of Woodland anyway) and then one has to get from the center of the city to the Amtrak station – this is not easy now. Include in 2.J.6 and 3.G.6 – do it – don’t just evaluate feasibility!
  - c. EV charging stations or access to alternate carbon free fuels. This is essential in a next gen transportation world

- i. In goal 3.H.7 – include a goal for number of personal vehicle #EV stations throughout the city. Long term the goal should be no gas stations at all by 2050 or sooner. Overall I like other parts of this goal.
    - ii. Under movement of goods portion – page 3-34 – include mention of EV charging stations for trucks and/or alternate fuels for movement of goods vehicles
  - d. Prioritize alternate transportation be it bikes, pedestrian, mass transit over individual vehicles.
  - e. Greening the fleet. This mentioned in Appendix on page A-25. ( 7.7) Do it as fast as possible – it really should have already been done!
  - f. I like 3.A.5 and 3.A.11
- 4. Fossil- Fuel Infrastructure De-emphasized – Discourage Natural Gas. To get to zero carbon emissions we need to get totally off fossil fuels. That means de-emphasizing fossil fuel infrastructure. One way to do that is to not put natural gas in new homes, buildings, etc. So I would like to see language to that effect. In addition, some specifics relating to nat gas infrastructure
  - a. Policy 7.F.5 says encourage nat gas and electricity on the exterior of new homes. I would say just electricity. I assume the nat gas is there because it is not as bad as gasoline for air pollution. But nat gas has 50% the GHG emissions of coal and 70% of gasoline. So just don't put the nat gas infrastructure in. There is no need for it on exterior of residences.
  - b. Policy 7.D.1 says consider compatibility with land use when considering applications for nat gas wells in the planning area. I would say discourage or even forbid nat gas wells in the planning area!
  - c. On page 7-31 it says no active nat gas wells in city limits but are in planning area and then refers to fig 7-5. Fig 7-5 does show nat gas fields but does not show the wells – this needs to be fixed.
  - d. On page 5-56 you mention the nat gas infrastructure and the importance that it is maintained safely. Should also include that as we shift off fossil fuel, the infrastructure is safely decommissioned.

#### Others

1. Threatened Species – Local vs YHCP This relates to section 7.3. There are 12 species covered by the YHCP that is in preparation. There are 6 animal and 6 plants listed as having special status in the plan area. The overlap between the 2 is not complete. Only 5 of those listed as special in table 7-2 and 7-3 are actually in the YHCP. It was explained to me at the 8-8- 16 meeting that if one of the special species was not covered by the YHCP, a special plan would be made. This needs to be made clear. If I missed it – just point out to me where it is in the document.
2. Energy –Utilities, Etc.
  - a. Page 5-57 This looks a bit boiler platesque. I wrote Yuck next to it the first time I read it. In looking at it again – it is an opportunity to discuss zero emission goals and I hope you can rewrite it.



- b. Goals 5-F thru 5-L. These relate to utilities. Only in one spot 5.K.6 is energy conservation mentioned (private utilizes) – The goal of zero emissions should be discussed and put in the goals for all of these- public utilities, potable water, wastewater, storm drainage, solid waste, other (private) and broadband.
3. A Few Specifics relating to CAP, etc
- a. Page CO 7-43 – the word fossil needs to be inserted as indicated in the sentence following definition of CO2. “emitted as a result of *fossil* fuel combustion...”
  - b. I like the last paragraph at the end of pg 7-45!
  - c. Again 7.F.5 – no nat gas on exterior of buildings ( or interior for that matter)
  - d. Page 8-29 – add wildfire danger does increase with climate change. As an aside – if you can zoom figure 8-7 in so we can see the Woodland specific part – that would be good



## Zero Net Carbon (ZNC) Building

In December 2015, the world came together in Paris and reached a monumental agreement to limit global average temperature increase to “well below 2°C and to drive efforts to limit the temperature increase even further to 1.5°C above pre-industrial levels.”

To realize this goal, the [scientific community estimates](#) that the world must peak CO<sub>2</sub> emissions by 2020, reach zero fossil fuel emissions by about 2050 and zero total global greenhouse gas (GHG) emissions by 2060 to 2080.

Today, [cities](#) are responsible for 70% of global energy consumption and approximately 75% of GHG emissions, mostly from building energy use. Over the next two decades, it's projected that about 900 billion square feet of [additional building area](#) will be built or rebuilt in cities worldwide to accommodate approximately 1.1 billion [new city dwellers](#). To put this in perspective, the entire population of the western hemisphere is about 1.1 billion people. This trend points toward urban buildings and built environments as the source of solutions to address the climate change crisis.

To keep the global average temperature increase to well below 2°C, the building sector must adopt a clear definition for both new [and existing building energy consumption](#) that is based on zero net CO<sub>2</sub> emissions.

### ***A Pathway for All Building Types***

A zero net carbon (ZNC) building definition must accommodate all building types – new and existing residential, commercial, institutional, and industrial buildings – in various settings, including those located in dense urban environments where on-site renewable energy production may be limited. A ZNC building is here defined as:

*a highly energy efficient building that produces on-site, or procures, enough carbon-free renewable energy to meet building operations energy consumption annually.*

### ***Efficiency First***

While the metrics for a “highly energy efficient building” should be defined by each jurisdiction and professional organization, a ZNC building dramatically reduces its fossil fuel generated energy consumption, *first* through building design strategies and energy efficiency measures, *then* incorporates on-site renewable energy systems *and then* procures locally produced renewable energy to meet the balance of its energy needs ([see the 2030 Challenge](#)).

### ***Net Balance***

A zero net carbon balance is achieved when an equivalent unit of carbon-free renewable energy is produced (on or off-site) to offset each unit of fossil fuel energy used by the building. The “net” balance of carbon-free energy is critical to the definition, as this provides a path to achieve ZNC for buildings that use some [form](#) of fossil fuel energy or are unable to produce sufficient renewable energy on-site.

A ZNC building may meet its energy demands or offset its carbon-based energy consumption by the following:

- Production of on-site renewable energy
- Procurement of off-site renewable energy from local providers

In summary, a ZNC building can achieve a carbon neutral balance through (in order of priority) a combination of design strategies and materials, energy efficiency measures, efficient equipment, renewable energy production, and clean energy procurement.

### ***Industry Net Zero Definitions***

Many definitions exist for energy efficient buildings that meet a “net zero” energy or emissions threshold, including (but not limited to):

- [Zero Energy Building](#) (ZEB)
- [Zero Net Energy](#) (ZNE) Building
- [Net Zero Site Energy](#) Building (Site ZEB)
- [Net Zero Source Energy](#) Building (Source ZEB)
- [Zero Emissions Building](#) (ZEB)

Each of these definitions is compatible with ZNC because they offset carbon-based energy consumption with energy efficiency and new renewable energy capacity. In fact, these definitions represent a narrower path for achieving zero net carbon, specifically for locations that have the on-site renewable energy production capability to meet annual energy demands. However, this limits their application to mostly low-density, low-rise, suburban, or rural building applications. A standard that is more closely aligned to ZNC is the European definition of a [Nearly-Zero Energy Building](#) (NZEB) as it also allows for accessing nearby off-site generated renewable energy.

While all energy and greenhouse gas emissions reduction targets are important, as we move to a carbon emissions-free built environment by 2050, all strategies and definitions will converge to meet the **ZNC** definition.

### ***ZNC Applications***

Public and private actions aligned toward climate action must lead the building sector on a path of rapid CO<sub>2</sub> emissions reductions. A ZNC definition clarifies the approach for meeting the [2030 Challenge](#), American Institute of Architects [AIA 2030 Commitment](#), and the [China Accord](#)'s “carbon neutral” target, and can play an important role in guiding the design and development of new and rebuilt urban buildings as we all work to meet the goals set by the Paris Agreement.

# CPUC, Energy Commission, and NBI Announce Milestone Toward Achieving Statewide Zero Net Energy Goal

August 3, 2016 / [Zero Net Energy](#)

The California Public Utilities Commission, California Energy Commission, and the New Buildings Institute (NBI) today announced that California continues the march toward its zero net energy (ZNE) goals, with 108 new and renovated commercial buildings that have been either verified as generating as much energy as they consume or are working toward that target.

California is the country's undisputed leader in both policies and projects that are laying the path to an energy efficient future. The California Energy Commission's 2007 Integrated Energy Policy Report and the CPUC's 2008 Energy Efficiency Strategic Plan established goals of having all new residential construction in California be ZNE by 2020 and all new commercial construction ZNE by 2030.

As announced today, the Golden State currently boasts 108 commercial ZNE buildings either verified (17) or working toward that target (91). The count was made official via the recently released [California ZNE Watchlist](#), which tracks ZNE commercial buildings, including multi-family projects. Buildings with ultra-low energy performance comparable to ZNE are also included. The Watchlist is funded via the CPUC and developed by NBI, a national nonprofit group.

With the state's bold vision of the energy future, California has steadily moved toward creating the necessary infrastructure to help design firms and owners realize ultra-low energy buildings. ZNE buildings help fight pollution and address the harmful impacts of climate change. Electricity is responsible for approximately 20 percent of California's greenhouse gas, with residential and commercial building consuming 70 percent of the electricity (equal to 14 percent of greenhouse gases).

Early adopters of ZNE buildings have also recognized the real estate and occupancy advantages of these high performance buildings which can garner higher rents and faster leasing times. For occupants, ZNE buildings offer healthy environments that reduce absenteeism and increase productivity.

"To save energy, reduce carbon emissions, and get the highest performance and value from all homes and buildings, California has set a course to achieve zero net energy in residential and commercial buildings in the next two decades," said CPUC Commissioner Carla J. Peterman, who is assigned to the CPUC's energy efficiency proceedings. "Zero net energy buildings are possible today, and as a leader in clean energy, California is well positioned to make zero net energy standard practice. We are excited to share this milestone highlighting progress toward the state's goals."

Added Commissioner Andrew McAllister of the California Energy Commission, who is the agency's lead on energy efficiency, "The best way to create a high-performing building is to design and build it that way in the first place. The California Energy Commission recently adopted the 2016 Building Energy Efficiency Standards. When these go into effect in 2017, new commercial and residential buildings will have better windows, insulation, lighting, air conditioning systems, and other features that reduce energy consumption. The number of buildings on the Watchlist will only continue to grow."

Projects on the ZNE Watchlist show there is a broad range in size and locations across the state with offices and education buildings leading the count. "Zero net energy performance is a clear and tangible aspirational goal for buildings that translates directly into operational savings for building owners and represents direct action on climate change" said Ralph DiNola, CEO of New Buildings Institute. "That is why we are seeing so much activity in the education sector."

Special attention is being paid to growing momentum behind reducing energy in K-12 schools and community colleges — both new and existing projects. With energy bills at California's K-12 public schools totaling more than \$700 million a year, innovative energy saving solutions are needed to manage costs. Schools built and renovated to ZNE performance have substantially lower energy costs and over time save money on energy bills that can be spent on students and programs.

One such project is the Oakland Unified School District La Escuelita Education Center, which opened its doors in the Fall of 2014 targeting net zero energy performance. The 123,000-square foot education complex project includes an elementary school, alternative high school, early childhood education center, the District's television station, and a community health center.

The effort to meet Governor Edmund G. Brown Jr.'s ambitious ZNE goals also extends to state-owned buildings, as California has led by example by adopting an administration-wide [definition](#) for ZNE construction and building new ZNE facilities for the [Department of Motor Vehicles](#) and [State Lottery](#) with a half dozen additional facilities with ZNE potential expected to be under construction in the next year.

For more information about California's progress on ZNE, read the [ZNE WatchList](#) or sign up for the [ZNE Action Bulletin](#).

**Contact:**

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**ABOUT THE CALIFORNIA PUBLIC UTILITIES COMMISSION**

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The CPUC regulates privately owned electric, natural gas, telecommunications, water, railroad, rail transit, and passenger transportation companies. The CPUC serves the public interest by protecting consumers and ensuring the provision of safe, reliable utility service and infrastructure at reasonable rates, with a commitment to environmental enhancement and a healthy California economy. For more information, please visit [www.cpuc.ca.gov](http://www.cpuc.ca.gov), or follow us on Twitter at [twitter.com/CaliforniaPUC](https://twitter.com/CaliforniaPUC), or like us on Facebook at [facebook.com/CaliforniaPUC](https://facebook.com/CaliforniaPUC).

#### **ABOUT THE CALIFORNIA ENERGY COMMISSION**

The California Energy Commission is the state's primary energy policy and planning agency. The agency was established by the California Legislature through the Warren-Alquist Act in 1974. It has seven core responsibilities: advancing state energy policy, encouraging energy efficiency, certifying thermal power plants, investing in energy innovation, developing renewable energy, transforming transportation, and preparing for energy emergencies. To learn more, visit the Commission's website at [www.energy.ca.gov](http://www.energy.ca.gov), join us on [Facebook.com/CAEnergy](https://Facebook.com/CAEnergy) and follow us at [twitter.com/CalEnergy](https://twitter.com/CalEnergy).

#### **ABOUT NBI**

New Buildings Institute (NBI) is a nonprofit organization working to improve the energy performance of commercial buildings. NBI works collaboratively with commercial building market players—governments, utilities, energy efficiency advocates and building professionals—to remove barriers to energy efficiency, including promoting advanced design practices, improved technologies, public policies and programs that improve energy efficiency. Learn more at <http://www.newbuildings.org>.

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# COMPARISON SOUTH VS EAST WOODLAND GPU 2035

#8B

ITEMS ARE THOSE SPECIFICALLY MENTIONED IN JULY 2016 DRAFT

Item / Need / Feature	South	East
	SP1-A, <b>1-B, 1-C</b> , SP3-A, SP3-B	SP1-A, <b>SP-2</b> , SP3-A, SP3-B
<b>Specifically Mentioned in GPU</b>		
<b>Vehicle Transportation Needs</b> <ul style="list-style-type: none"> <li>Figures 3-2 pages TC-19 and 20</li> </ul>	Need short principal, minor and collector roads in SP 1-B and 1-C	Need significant minor roads and new freeway interchange in SP-2
<b>Police Needs</b> <ul style="list-style-type: none"> <li>Page PF 5-5</li> <li>Presently 4 FT and 1 PT beat</li> </ul>	Six police beats plus additional staff and policing resources	Seven police beats plus additional staff and policing resources
<b>Fire and Emergency Services Needs</b> <ul style="list-style-type: none"> <li>Page PF 5-12</li> <li>Presently 3</li> </ul>	Four fire stations ( one new) Also may need to move one for SP-3	Five fire stations ( two new) Also may need to move one for SP-3
<b>School Facilities</b> <ul style="list-style-type: none"> <li>Pages 5-34 to 5-36</li> </ul>		East alt. may require one new school not needed for South alt.
<b>Land Type</b> <ul style="list-style-type: none"> <li>Map Fig 7-4 (pg CO 7-27)</li> <li>Acreages pg LU 2-61 to 2-63, 2-69</li> </ul>	SP1-B (248ac) and 1-C ( 151 ac) mostly prime farm land	SP-2 – Mix of farmland of statewide imp, unique farmland and land classified as other. Max of 25% (265 ac) by 2035
<b>Residential Subtypes</b> <ul style="list-style-type: none"> <li>Appendix B</li> <li>Infill inc downtown (DT), corridors/other ( CO ),Springlake Specific Plan( SLSP)</li> </ul>	<u>Infill – 4,550</u> <ul style="list-style-type: none"> <li>DT – 1000</li> <li>CO- 950</li> <li>SLSP – 2,600</li> </ul> <u>New Growth – 2,450</u> <ul style="list-style-type: none"> <li>SP-1 – 2,200</li> <li>SP-3 - 250</li> </ul>	<u>Infill – 3,590</u> <ul style="list-style-type: none"> <li>DT – 550</li> <li>CO- 440</li> <li>SLSP – 2,600</li> </ul> <u>New Growth – 3,410</u> <ul style="list-style-type: none"> <li>SP-1 – 1,600</li> <li>SP-2 – 1,600</li> <li>SP-3 - 250</li> </ul>
<b>Flood plan solution</b> <ul style="list-style-type: none"> <li>Pages SE 8-19</li> <li>Pages LU 2-10, 2-69</li> <li>Flood solution for NE industrial area needed for both plans</li> </ul>	Specific Plan for SP-3A cannot be approved before a comprehensive flood soln and supporting funding obtained.	Specific Plan for SP-2 and SP-3A cannot be approved before a comprehensive flood soln and supporting funding obtained.

# COMPARISON SOUTH VS EAST WOODLAND GPU 2035

ITEMS ARE THOSE SPECIFICALLY MENTIONED IN JULY 2016 DRAFT

Item / Need / Feature	South	East
	SP1-A, <u>1-B, 1-C</u> , SP3-A, SP3-B	SP1-A, <u>SP-2</u> , SP3-A, SP3-B
<b>Tomato Processing Waste</b> <ul style="list-style-type: none"> <li>• Page LU 2-69</li> </ul>		Secure an alt site for processing waste from PCP
<b>Odor Mitigation</b> <ul style="list-style-type: none"> <li>• Pages CO 7-40 to 7-42</li> <li>• Page LU 2-69</li> </ul>		Developer must pay all costs associated with odor mitigation.
<b>Separate Town Center</b> <ul style="list-style-type: none"> <li>• Page LU 2-62</li> </ul>		Due to its distance from the Downtown urban core, SP-2, is envisioned to function as a sustainable complete neighborhood with a town center so that all daily needs are located within the SP area.

**# 9**

#9A

**Woodland General Plan Steering Committee Meeting #8**  
**August 15, 2016 – Meeting Minutes**

Steering Committee Attendance:

Evelia Genera  
Enrique Fernendaz  
Chris Holt  
Don Sharp  
Kathy Trott  
Al Eby  
Kay Hohenwerter

Staff Attendance:

Ken Hiatt  
Cindy Norris  
Heidi Tschudin  
Elizabeth Schmid

The meeting started at 6:08 pm.

K. Hiatt stated that the public would be able to provide comments to Planning Commission and City Council in September. The main task for the meeting was the collective comfort level on the document as a whole, and reviewing Appendix A of the GP.

Appendix A covers future actions to implement the General Plan. Walked through the layout – column by column.

The Appendix will be adopted separately to allow more flexibility. No GPA needed. Could be changed in future based on needs, funds, etc... without a GPA.

There are not necessarily programs for every policy – that just means there was no observable gap that needed to be addressed. There could already be a program or administrative activity that the city is undertaking that addresses a policy or action.

Implementation Programs are not mandated by the State but most jurisdictions include them to show how policies will be implemented to reflect the budget.

Questions:

E. Genera asked if the policies were priorities. And how the city determines which policies were the highest priority.

E. Schmid responded that all policies are to be implemented. Having an implementation action does not mean it has a higher priority.

K. Hiatt added that the implementation programs outline steps the city needs to take to advance a policy versus a policy that is self-directive.

#9A  
35

E. Genera asked about the lack of a cost column on the table and whether there would be alignment with the budget.

She also enquired where private industry would fall in w/ partnerships, and how the private sector would help.

E. Schmid noted "Community" column is a typo – it should be Community Services.

K. Hiatt added that the City tries to identify where partnerships are out there. The appendix is more of a management/budget tool to show responsibility for implementation.

Implement partnering/governing input of private industry (column could be added to indicate partnership required).

K. Trott noted that she would like to see the table organized by timeframe

Heidi responded that the table is excel based so it is possible to sort it by other variables e.g. responsibility, time frame, etc...

E. Genera noted that the plan address infrastructure to support infill which is very good for economic development.

E. Fernandez suggested that section 2.15 should not include Transit Priority Area's. Woodland does not have any of them. We would need a measure to change legislation to make streamlining GPs to Woodland and other small cities.

E. Fernandez noted that 5.13's language of developing a Master Plan for Broadband is a broad term. He would like to see more specific areas of focus. He asked what a master plan is? He also noted that it needs to apply to residents, not just the business community.

E. Genera enquired about the rescission of the East St. Corridor – Why wouldn't the City allow it to stand? Cindy noted that the land uses on East St are proposed to be amended to Corridor Mixed Use with the intent to allow broader LU opportunities. These would not be consistent with the current Specific Plan. The City intends to follow up with update to the zoning ordinance.

E. Genera noted that the 4<sup>th</sup> and 5<sup>th</sup> bullet on 2.9 could be combined.

K. Hiatt responded that performance standards let the City focus on outward variables rather than specific uses. Focus on "externalities" that could affect a neighbor rather than the specific use – is more flexible. (Lots of discussion followed).

E. Genera asked about 2.11 if there should be language about working with labor associations so they don't feel their jobs will be taken away and encouraged collaboration with employee associations.

E. Schmid responded that that program is in the current GP and that she would add language on roles of volunteers.

E. Genera asked about 2.12 Code Enforcement. She enquired about the meaning of "pursue" in the program language and noted that Stockton has a 5 year inspection checklist. Fees are paid by landowners and it helps to minimize blight. She noted that Woodland should be more specific.

K. Hiatt responded stating that the City needed to be careful about getting too prescriptive in this

situation and that the current language allows the City to find the right fit.

E. Genera noted that other actions in the GP are very specific.

K. Hiatt responded that there are many laws on the books that could be used.

D. Sharp noted that the budget has prevented the City from having the staff to do code enforcement, and that "pursue" could mean more staff.

E. Genera asked about supporting Code Enforcement with fees.

Both K. Hiatt and D. Sharp noted that fees could adversely affect affordable housing.

E. Schmid noted that vague language leaves room for the community to define.

A. Eby stated that a lot of it comes down to tenants understanding their rights. That the city needs more education and outreach on available laws and resources.

K. Hohenwerter noted she does not like words like "require" unless required "by law."

E. Genera

4.10 include opportunities for youth e.g. Summer part time

4.12 Include education programs in schools. E.g. STEM – need to encourage employers to live in Woodland so the city can get economic benefits. The City needs to promote its schools to attract them.

5.1 need direct links from school district and school websites.

5.3 Leery of surveys; the city should work with schools to reach out to youth on school sites. Volunteers could do this. Go to youth where they are. Add "with outreach" after "survey."

5.4 can we target very low income? E. Schmid responded "will change to lower income."

6.7 include faith community to get word out and coordinate.

6.9 Legislation already prohibits non-nutritional foods. Only allowed for fund raisers outside of schools. This item not needed.

8.2 and 8.3 – add statement specify 200 year flood requirement especially as related to East side. At least 10 years to even request funds. Is east pie in the sky? She has a matrix from Shewmaker. K. Hiatt responded that those policies are in the GP policies. E. Genera asked whether 200 year needed to be specified. K. Hiatt responded that it is implied. E. Schmid added that not everything is captured in the implementation program appendix and more specifics about flood requirements are included in the goals and policies.

K. Trott asked why 8.2 says "ongoing" when it is 10-20 years out. E. Schmid responded that ongoing refers to the parts that the City is working on now.

D. Sharp stated that he looked at 8.2 differently; because of the flood situation it is not feasible to grow but the city needs it in the plan so that the east developers help with the flood solutions which we would need to capture private interest/investment. If City \_\_\_ are not identified as future development then the city cannot maximize its value.

K. Hiatt asked to table the issue and come back if there was interest. He noted that 8.2 could be short or mid-term to reflect the development of strategy.

K. Hohenwerter

- 2.3 Impact fees for infill is too daunting – cost prohibitive.
- 2.8 UCD is doing something similar – Woodland needs to expand on it.
- 2.9 Add churches to 2<sup>nd</sup> bullet on A-6.
- 2.11 If the budget drops, we don't want things vulnerable – volunteers can fill the gap.
- 2.17 Programs end when grants end – need built in funds for when grants end.

K. Hiatt responded that this referred to capital improvements.

- 3.2 There used to be money for rails to trails.
- 3.5 Very good. Would improve safety.
- 4.6 Is there a success story? Focus on what has been successful.
- 5.5 Get one central facility that we all pay to use and maintain instead of several
- 6.4 Why is “encourage” in here? Remove unless required by law.

E. Genera noted that in 3.4 the carbon footprint – Woodland could have station for charging that are available throughout the community for public to use.

D. Sharp noted that they were available in public lots.

C. Holt

2.H.3 (p. 2-40)

We need an implementation program that says adopt a streamline permit program. Very important to users. Prequalify architects and engineers.

2.H.4 Any example we can model? We need an implementation action here.

2.I.5 (p2-47) – There is an untargeted sector of buildings that could be adapted and reused – need to encourage that versus demo.

2.I.6 – Get rail out and use for community benefits. Is there a body actively working on it now?

2.P.3 (p. 2-77) City has gone too far in the past. Buildings get too Disney. We should back down on what we “think” was there. Don't go too far.

2.13 Typo.

2.17 Are we proposing mixed use on all those corridors?

2.23 Don't go crazy.

2.21 Great idea.

3.2 We would like to help.

E. Genera noted that it should be changed from ongoing to short or mid-term.

C. Holt continued:

2.A.3 – Ag 1:1 This would be detrimental to moving the city forward. Clarify that mitigation land is outside of ULL.

2.H.2 Don't get too prescriptive on fake history from a design perspective

2.G.2 Soften a bit

E. Fernandez

3.1 Add collaboration with County

7.3 We would like to see discussion regarding expansion of canopy cover

Regarding policy 2.A.3 – what is the purpose of it – protect immediately adjacent or AG in general? Can City dictate where?

K. Hiatt responded that yes, the city can do that. It could require it be immediately adjacent – that would drive it up. Woodland and Davis have a buffer.

A. Eby

2.11 Who is responsible along the I-5 highway now?

K. Hiatt – Along I-5 between 102 and main controlled by the City with a maintenance district paid by residents there.

A. Eby – no one follows through on stuff like this. How do we identify a responsible party? Add language to emphasize O/M and ability to enforce it.

2.17 Streetscape improvements – if the city is responsible then who maintains? E.g. Median on Gibson is a mess. Trash on the median looks terrible.

K. Hiatt – as owners change over time our ability to get O/M out of later owners is limited. Gibson is responsibility of the mall. Need teeth.

A. Eby requested to be on the rail committee.

A. Eby continued

3.6 What is the benefit?

K. Hiatt – probably none – we will plan to delete this

3.8 How does that affect the landowners?

4.6 Lots of effort on this. Visitwoodland.com. Partner with business webpage. Partner with realtors. Partner with hotels.

Bike trails, climate action, East Alt, flood – puts all eggs in one basket. Ignores West of Kentucky. That forces people to drive a long way for service. Need to service north area.

K. Trott discussed the tree canopy. Encourage ongoing growth of tree canopy.

E. Schmid noted that p7-25, Policy 7.B.9 addresses the tree canopy. An additional implementation program can be added.

K Trott provided an example where there are houses in new areas where you cannot put a tree in front because of utilities underground. The city needs to ensure that any lot can have on mid-sized tree in every yard.

A. Eby noted that the General Plan policy for maintenance of MF and community properties and area ordinance could be done by planning director. Everything comes back to maintenance.

E. Schmid stated that there are multiple ways to submit comments even if you don't comment at the meeting. She asked that attendees limit their comments to one or two minutes.

## PUBLIC COMMENTS:

Debra from Beamer Park stated that she supports rail relocation, preservation of downtown, well-lit streets and safe sidewalks since they affect small children. She said they needed street lights. New development should pay the whole way. Rec programs should be available to all income levels. Low income kids should be able to take part in rec programs regardless of their low income. If they are on a lunch subsidy, they should qualify for rec programs.

Christine Shewmaker said that she was interested in climate change and sustainability. Likes 1.2. Thought that 7.6 policy mentions zero emissions – improvement action needs to define zero and provide more clarity on implementation action. She also noted that 7.7 should be VERY short term. She handed out a south vs. east chart in GP. Should apply to all new growth areas.

Terry Starr – we need to protect prime ag land (7.1) protect ag jobs. Support the growing community.

Trish Tran noted the importance of protecting prime ag land being threatened by developers and mentioned increases in taxes for farmers. She wants to work with the ag community to foster future generations. We currently are losing too much land and we should protect Woodland and Farmers.

Roy Moralis said that he supports moving to the east and that Woodland should put agriculture first. Protecting prime ag in 7.1 is important, as is promoting infill to preserve ag.

Art Pimental - Thanked the committee. Regarding the flood plain – it is important to align behind a solution to protect Woodland's Northeast side. It is an economic development issue. He noted that this plan is finally addressing the opportunity for the private sector to pay for the solutions. SLSP must be number one and we need to protect prime ag. Any developer in the future must pay their own way. Residents should not have to be stuck with the bill like what happened with the SLSP.

David Storer – Struggles with policies not having the implementation plan right next to them. Is there a way to do that but not have it be part of the GP? Maybe detach it by “reso”  
Regarding perpetual maintenance – he noted that the City should require developers to post a bond for 2 years to pay for maintenance; that the city could amend zoning ordinances to require it – put it in COAs now. He noted that the GP should distinguish between prime ag and prime farmland since they are very different and that the city should use the Williamson Act definition, though it's not the best. Should not preserve the ULL – voters have already said no.

8:08 was the end of public comment

The committee finds that the GP as drafted – generally comfortable that it reflects public priorities including the comments today.

Committee agreed by consensus as long as public has opportunity to keep making comments

E. Genera liked the physical arrangement of the meeting.

K. Hiatt noted that it was the last meeting of the group.

E. Genera thanked the staff

K. Hiatt thanked the committee and noted possibly getting back together at the end

Audience member Shewmaker asked what the event was on the 24<sup>th</sup>. K. Hiatt responded that it was a workshop and that no direct comments were expected then.

Asked when South vs East would be decided, K. Hiatt replied that the EIR was due out later this month and that it would help inform the decision.

Adjourned at 8:15

# 9B

GENERAL PLAN STEERING COMMITTEE

Appendix A Comments/questions

8/15/2016

Submitted by Evelia Genera, General Plan Steering Committee member

1. I strongly recommend a Cost Estimate column for the Implementation Programs
2. Should there be a "Private" column as responsible party? OR does the "Community" imply private investors, developers, businesses? This is especially critical in the housing and transportation sections.
3. Does Appendix A represent "policy priorities" if not, then ...  
Who and How will implementation of All policies be monitored?

NUMBER

2.5

Is It wise to rescind the East Street Corridor Specific Plan?

2.9

- Regarding Performance Standards... can you explain the difference in the two paragraphs regarding these performance standards? One is to develop and another is to include. Do current existing Performance Standards not suffice?
- Community Garden. How can this effort be coordinated as a collaborative effort with school gardens?

2.11

"...graffiti abatement and landscape planting.." should there be proactive language which brings the unions/labor associations into the conversation to avoid any labor conflicts

2.12

"Pursue code enforcement..." What does the city mean by "Pursue"? What is the current code on appropriate maintenance of rental properties to prevent blight? Stockton requires a "walkthrough" of rental property with a maintenance checklist every 5 years.

4.10

Include initiatives which also include opportunities and jobs for youth in our schools

4.12

Marketing... include salient educational programs in our schools such as Advanced Placement courses and program in STEM such as pre-engineering, and ROP. If our employees don't live in Woodland we do not benefit economically!

9B  
39

5.1

“Create and maintain a central directory of youth programs serving Woodland.” Provide a direct link from School district and high school web pages to this directory.

5.3

“Conduct regular surveys to determine specific recreation needs....” Work with schools to reach out to youth, on school sites, regarding their recreation needs.

5.4

Is there a need to include VERY LOW INCOME as well as low income in this item?

6.7

Add the Faith community to this list offering information on food assistance programs. Church bulletins, etc.

6.9

“Remove unhealthy food and drinks from vending machines on school property.” The State has already done this. Unhealthy drinks are not being sold during school hours. Only snack bars during after school sporting events are allowed to sell candy, soda, etc.

8.2 & 8.3

Regarding flood protection... should there be a statement specifically addressing the 200 year or 100 year flood zone/s requirement??? Before implementation on housing plans in the East?

**# 10**

#10

To: Woodland City Council and Planning Commission

From: Bobby Harris

August 21, 2016, Page 1 of 2

Re: Urban Limit Line Ordinance and General Plan 2015 – 2035, City Policy Conflict

There is an **active and profound policy conflict** within City Hall, **regarding legal interpretation** of the City's Urban Limit Line Ordinance (ULLO), which has a **direct bearing on consideration of the City's new General Plan**. I object to such a conflict and demand that the City Council clearly and unambiguously address this obvious and serious legal conflict, prior to further substantial consideration of its draft General Plan.

Within the City's draft General Plan 2015-35, the ULLO is described as constituting (by voters) what appears to be comprehensive, local environmental law / policy:

"In Woodland, the Planning Area is the same as the Urban Limit Line (ULL), which was established by voters in June 2006 as the city's permanent, ultimate physical boundary. (The initiative was submitted to voters as "Measure A" on the ballot.) This can only be modified by the voters.

"The ULL reflects a community commitment to focus future growth within the city to prevent urban sprawl. In addition, it serves to preserve and protect prime agricultural land and environmentally sensitive areas surrounding the city."

**"Policy 2.A.1**

**"Urban Limit Line.** A permanent Urban Limit Line (ULL) is established around Woodland to permanently circumscribe urban development and comply with provisions for agricultural lands. Public services and facilities shall not extend beyond the permanent Urban Limit Line. The City shall take such administrative steps as may be required to implement Policy 2.A.1. The City shall also identify funding for implementing a permanent urban limit line, including mitigation for developing on agricultural land. The City shall continually reevaluate residential land use densities, housing policies, and zoning to determine the potential for increased residential densities for both infill sites and undeveloped land within the Urban Limit Line. The City shall continually review existing non-residential zoning to determine the potential for conversion to higher density residential uses within the permanent Urban Limit Line. The City will encourage and support appropriately located agricultural and wildlife conservation easements to support implementation of the permanent urban limit line.

This policy enacts Woodland Measure A (Ballot of June 2006), Urban Limit Line, and can only be modified by the voters."

#10<sub>41</sub>

**“Policy 2.A.2 Finite Land Resources.** Given that the ULL serves to make land availability within the city a finite resource, maintain high expectations for development.

**“Policy 2.A.3 Agricultural Mitigation.** For impacts to agriculture within the ULL, require one acre to be permanently conserved for every acre converted to urban development.”

Alongside these legal / policy pronouncements – however -- the City also states in the Final Environmental Impact Report (FEIR) -- March 2016 -- for its Prudler Subdivision Project (page 2 – 5):

“[T]he provision of affordable housing and consistency with the voter approved Urban Limit Line is a policy question related to economic and social effects. In accordance with [Public Resources Code] Section 15131, economic and social effects shall not be treated as significant effects on the environment.

“Due to this [Prudler Subdivision] project site’s current land use designation, the site was not included on the possible inventory of eligible sites in the Housing Element.”

City policy interpreting the ULLO for purposes of considering the Prudler Subdivision Project appears to be in -- **direct conflict** -- with its impending policy / law regarding the new General Plan. As well, the second excerpt (just above) from its FEIR, appears to also conflict with the ULLO, since -- “this [Prudler Subdivision] project site’s current land use designation” -- being Commercial (C – 2) is fully susceptible to ULLO policy and process:

“The City shall continually reevaluate residential land use densities, housing policies, and zoning to determine the potential for increased residential densities for both infill sites [including commercial zoning] and undeveloped land within the Urban Limit Line.”

The ULLO has been on the books for a decade, it is not new to this draft General Plan.

Interpretation of the ULLO is **plainly pivotal to proper adoption** of this General Plan.

Recognizing this clear and stark conflict, between whether the City’s ULLO is to be interpreted as environmental law for purposes of the California Environmental Quality Act, or to be interpreted as being “a policy question related to economic and social effects[, in] accordance with [Public Resources Code] Section 15131[.]” as stated in the Prudler FEIR – the City must now overtly and immediately announce its actual interpretation of the ULLO, before attending to further consideration of the draft General Plan.

**# 11**

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## Woodland Joint City Council/Planning Commission General Plan Meeting

August 24, 2016 – Meeting Minutes

### City Council:

Mayor Jim Hilliard, Mayor Pro Tempore Angel Barajas, Sean Denny, Tom Stallard, Skip Davies

### Planning Commission:

Chair Kirby Wells, Vice Chair Chris Holt, Steve Harris, Elodia Ortega-Lampkin, Marco Lizarraga, Fred Lopez, John Murphy

### Staff Attendees:

Ana Gonzales – City Clerk  
Paul Navazio – City Manager  
Ken Hiatt – Community Development Director  
Cindy Norris – Principal Planner

### Consultants:

Heidi Tschudin  
Sophie Martin

### **Questions from City Council and Planning Commission:**

- C. Holt: Can we meet the RHNA with SP-IA and SLSP only?  
S. Denny: Is the plan aggressive enough?  
S. Davies: Choosing between the [South and East] alternatives is too difficult now. Should there be criteria that have to be met to allow growth?  
M. Lizarraga: EIR shows impacts of alternatives. It's not to decide between them.  
E. Lampkin: In-Lieu fees for affordable housing

### **Public Comments Received:**

Jessie Ortiz

- Developers need to pay for their own impacts – police, fire
- Protect prime farmland
- Protect farmworker jobs
- Historical preservation is very important
- Growth will happen – do it smart

Art Pimentel

- Flood Solution is getting close
- Rail Relocation
- Protect ag land

Teri Stark

- Preserve downtown – Heritage is important
- Protect ag land – ag has more value than we know
- Secure and protect job that exist and in the future

Christine Shewmaker

- What is timing on CAP and EIR?
- How can the City make commitments without having the CAP or EIR?
- How does the city come back around for a decision?

Rogelio Morales

- Thanked group for focusing on ag and industries that come from Ag

Tricia Tran

- Noted the importance of protecting prime Ag since it supports crops, jobs and industry
- It's threatened by developers who want to build, and increased tax burden on farmers
- Concern with loss of Ag land in the country in general as an important issue.

Debra Zavala

- Supports protecting Ag land and protecting related jobs at the cannery and on farms

Tim Taron

- Noted that he has attended all meetings
- Noted that the council wants to maintain flexibility and 2B1, 2.B.2 do not provide flexibility and create unnecessary triggers
- Unclear what substantially completed means
- State law – cannot build until a flood solution is in place. Does not allow a SP to provide advantage to help achieve flood solution
- 2.L.2 has chronological phrasing that should be amended

**Final Wrap up Comments by City Council and Planning Commission:**

C. Holt

- September 1 – will provide comments (spread sheet)
- Reverence for Ag heritage – the Urban Limit Line was adopted by voters to provide for growth within the ULL in a compact way, recognized that some land to be taken to allow for the growth in order to preserve Ag in the surrounding area.
- Prefers a more compact growth – therefore prefers Southern

J. Murphy

- Will provide comments on September 1 meeting
- Concern not just with where new growth, but how we shape the city we already have. Concerns such as revitalizing the west side of town.
- GP about overall city, not just new growth
- Feels similar to Chris on Ag land and ULL
- Are we obligated to come up with ways to fund and to discuss funding?
- Concern with a document that may look good, but may not be able to achieve key policies (price tag?). Come up with a concrete way of doing some of the things we say.

M. Lizarraga

- Flexible. The General Plan can always be amended and they have seen amendments come before Planning Commission. Certain that we will amend it in the future.

T. Stallard

- Beautiful Plan and hopeful for our future
- The issue for him is when growth will happen. Prefers to maintain focus on when we grow.
- EIR covers both alternatives and in doing so may reduce concern with future amendments.

E. Lampkin

- Glad that Economic Development is included
- Protecting ag land is a priority
- Affordable housing is a priority

S. Harris

- Thank you to the audience for participating. Government by the people.
- Take care of Ag land
- Infill is essential. Start at core and fill in around as we go.

A.Barajas

- General Plan will help shape Woodland and impact people's lives
- Guiding Principle No 7 does not protect prime Ag land, should revisit that.

- Develop as needed, scenarios to mitigate that impact
- SP-2 has less Prime ag land impacted as opposed to S and N
- Need diligent work on the flood solution but not sure that is part of the General Plan
- Other elements in the General Plan

E. Lampkin

- Chapter 4 Economic Development is progressive thinking
- Protect prime ag land, pro and con of these areas
- General Plan provides an opportunity to increase affordable housing

F. Lopez

- Important to look at infrastructure and explore vacant areas and infill – do this before expanding further

S. Denny

- Beautiful document but not a quick read
- Market, growth, etc... - want developers on the hook to provide improvements and cost.
- Feels all areas should be in play.
- Focus on jobs, leverage anyone who wants to do something to keep them local. "Jobs don't wait." Bring in economic driving power.
- Not against expanding into new areas, but older areas need to benefit too. Wants the whole City of Woodland improved and beautiful. Need funds to fix up older neighborhoods.
- Allow us to move with the market but to not over do it. Don't miss a market cycle.
- Enough triggers and rules already and we don't want to overdo

S. Davies

- There are two flood issues going on and both solutions are a number of years away, but don't want to ignore those areas
- Supports removing triggers for development as per Tim Taron's comments.
- Make ag mitigation more aggressive for prime Ag land but may not need mitigation if lesser quality.
- Net zero emission for all Specific Plans, not just the East
- Health Community: policy to encourage schools to have PE, healthy lifestyle classes, etc...

K. Wells

- Mentioned that Planning Commission in their recommendation on the growth options did not want to see triggers
- Allow decision makers of the future flexibility to make decisions
- Affordable housing

J. Hilliard

- Market will dictate how much infill can happen
- Ensure that areas that require a flood solution/rail can continue to plan and do not stifle their process.
- Mandate vs Strive for zero net energy; should apply to all or none
- Flood and Rail Relocation
- Emphasize flexibility, we do not want artificial triggers or limitations
- Keep prime ag land as long as possible

**# 12**

#12

Item Number	Page	Section	Policy / Implementation	Comment / Question	Response	Closed
Q001	2-9	Land Use	2.A.3 / None identified	What is the total amount of 'agriculture' within the ULL? How quickly will we eat through the available land in the ULL if we are conserving at a rate of 1:1? Is this realistic?	08/15/16, 'agriculture' land can be permanently conserved outside the urban limit line. This has been a policy for the city for a while and is also a policy at the county level (3:1) and LAFCO (1:1)	Yes
G001	NA	NA	All	Is every policy meant to have a corresponding implementation plan?		
Q002	2-9	Land Use	2.A.4 / 2.2	Coordinated marketing, branding, and advertising will only go 'so far'. Can the city write an implementation that is more action oriented? Perhaps addressing true mixed use (retail, office, housing) as a development worthy of special treatment should be considered. Incentivize this development with increased FAR and/or reduced parking requirements etc.		
Q003	2-10	Land Use	2.A.5	How are other communities implementing this type of policy? Does this require comprehensive re-work of our Zoning Ordinance? Could this be handled at a Specific Plan level? How do we avoid the issues we're having at Spring Lake?		
C001	2-10	Land Use	2.A.6 / 2.3	I like this policy, the implementation plan seems reasonable. As a community, we need to make sure our infrastructure serving the downtown and mixed use corridors is up to date. People will not develop downtown if they have to replace major infrastructure serving their project.	See also Implementation Program 5.10.	
Q004	2-10	Land Use	2.A.7	This is a fairly ambiguous policy. While I understand that it may need to remain ambiguous for the sake of the 25 year plan, can we get some implementation policy that can address concrete steps we are or will be taking? How are we being proactive in to help this change happen?		
Q005	2-10	Land Use	2.B.1	Please explain what 'substantially complete' means in the context of approving a new Specific Plan area. Does that mean that all parks, schools, shopping etc. must be built out? 90%? 80%?		
Q006	2-10	Land Use	2.B.2	This policy states that no residential specific plan can be approved, and then later states that 'No permits, entitlements, or subdivision maps' may be approved. Does this include industrial subdivisions/specific plans? What about Commercial? Or does the permit/entitlement moratorium only apply to residential?		
Q007	2-13	Land Use	2.B.4 / 2.16	Where are the 'limits' of DA scope defined? Is there a law that limits what can or can't be included in a DA?		
Q008	2-13	Land Use	2.B.5	Will we make any changes to policy/procedure regarding coordinating elementary school quantity and location with WJUSD to avoid what is happening in Spring Lake?		
C002	2-13	Land Use	2.C.1 / 2.3, 2.6	Consider re-framing this policy. It reads very negative, and makes it sound like in order to get more compact development we MUST accept these negative effects. Develop implementation policy that can mitigate these negatives. Work in the Traffic and Open Space sections could help this case.		
Q009	2-14	Land Use	2.D.1	This is a great aspirational policy, I am not sure what type of implementation program would service it. I tracked a number of similar policies down in Economic Development, which seems like a better place to have this discussion. Consider removing or making greater reference to those other policies.		
C003	2-40	Land Use	2.H.3	Permit Streamlining is a common goal for many municipalities. Perhaps we should enumerate exactly how we will implement this program. Will we accept the PASS permit streamlining system? Permit Simplicity? And what are we 'guaranteeing' to those that would do business with us, how are we differentiating ourselves?		hi
Q010	2-40	Land Use	2.H.4	Can we develop an implementation policy for public/private partnerships? Is there a certain number of PBIDs that we already know we want/need? Can we start to identify them so that community members can start to get involved?		
Q011	2-47	Land Use	2.I.5	East street adaptive re-use presents a very particular set of challenges and opportunities. Can we develop an implementation program that helps property owners understand what we expect? Perhaps the implementation is to develop a case study booklet of successful adaptive re-use projects? (Pearl Brewery District-San Antonio, Pearl District - Portland, or any of the projects Vrilakas Architects has done in Sacramento.)		Pe
Q012	2-48	Land Use	2.I.6	Our implementation should include establishing a special study committee that will be appointed by Council and/or other stakeholder boards, this committee will be charged with full research of the process and development of a strategic plan to achieve rail relocation within a given timeline. If we do not establish a plan, this item will never move past "It sounds like a good idea".		
C004	2-36	Land Use	2.G.2, 2.9	This policy has good intentions, I would caution us against creating regulations that are too prescriptive or that attempt to 'protect' historic context by requiring new buildings to emulate the historic fabric. This type of policy can cause a false sense of historicism and ultimately water down the historic resources that are original.		
C005	2-40	Land Use	2.H.2	Same comment as 2.G.2 / C004, regarding over zealous regulation of 'historic neighborhoods'.		
Q013	2-78	Land Use	2.Q.1 / 2.21	This is a great policy, I would like to see more concrete planning for implementation. Identify architectural historians (David Wilkinson) that could assist this effort, put a timeline on developing curriculum etc.		

#12  
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C006	2-77	Land Use	2.P.3 / 2.L3, 2.23	Same comment as 2.G.2 / C004, regarding over zealous regulation of 'historic neighborhoods'.
Q014	3-34	Transportation	3.L5	Same Comment as Q012 / 2.L6 regarding rail relocation special study committee
Q015	2-67	Land Use	Table 2-4	Is there a reason we have SP2 and SP-3A developing at a different rate? I suspect it is because the SP-2 area is part of the east alternative and we are being more explicit with what needs to happen for that development to go forward.
C007	2-67	Land Use	Table 2-4	The Southern Gateway presents a very unique opportunity to attract high paying jobs. This land could be developed as a research park for UCD which would provide economic stimulus for Woodland and could provide local, walkable jobs for university employees that live in Spring Lake or SP 1A or SP 1B. This should be considered as we look at which specific plan areas to include in the updated GP.
Q016	2-68	Land Use	Table 2-5	Can we meet the RHNA allocation by developing SP 1A and the remainder of Spring Lake? Does that create an artificially restricted supply which drives up housing and land prices? Does this put the city in a bad bargaining position if we do not achieve a comprehensive flood protection plan within the next 4-10 years?
Q017	2-69	Land Use	2.L.3	Does SP-1B hold up development of the Southern Gateway? This blue section of text seems ambiguous please clarify.
Q018	2-69	Land Use	2.L.5	Is the 25% limit on development actually doing anything for us here? Realistically, once the infrastructure (city services, roads, freeway exits) is constructed, this will be our primary greenfield growth area (Similar to the Spring Lake situation). By limiting this to 25% are we setting an artificial impediment in the General Plan?
Q019	2-69	Land Use	2.L.5 and 2.L.6	Why are we specifically requiring the owner of any land within SP 3A to plan and finance any infrastructure upgrades regarding this land and not requiring the same of development within SP 2? Is it assumed that the developer of SP 2 will bear ALL costs of infrastructure within that area?
C008	2-70	Land Use	Goal 2.M	I appreciate the sentiment of this goal, I would like our community and governance bodies to discuss the implications of the goal. Currently we are dealing with a situation out at Spring Lake where the expectations of the community and the economic realities for the developers are not matching up. We need policies and implementations that facilitate this goal, but provide flexibility and process for future stakeholders to change if the need arises.
Q020	2-70	Land Use	2.M.2, 2.M.3	How do we achieve this Policy? We don't have an implementation program for it, I suspect because it is very difficult to regulate. I am concerned that we lay out these aspirational policies, but when the rubber hits the road we end up with something similar to Spring Lake. This development had mixed use and walkable neighborhoods at its core, but that is NOT what we are currently achieving. How will this be different?
C009	2-70	Land Use	2.M.5	Zero Net Energy (ZNE) development is coming, California is incredibly progressive when it comes to climate issues. As a community, Woodland needs to commit to being on the leading edge of this movement. What incentives and enabling code provisions can we adopt to accelerate the move to ZNE?
Q021	2-70	Land Use	2.M.7	Can we mandate orthogonal street grids? This seems like a great 'idea', but is this a strategy that other communities have successfully implemented?
Q022	2-74	Land Use	2.N.2	Have Greenbelts been part of our General Plan in the past? How will we implement this policy in existing portions of the city?
Q023	2-75	Land Use		Does a non-contributing building always have to be inconspicuous? Can we incorporate contrasting (contemporary) buildings with historic buildings?
C010	2-77	Land Use	2.O.2	Adaptive Reuse is a key to creating a vital district around our historic buildings. Overregulating and creating 'historic design guidelines' will stifle this effort. We need to approach the historic downtown differently than we have in the past.
Q024	2-77	Land Use	2.P.1	Who maintains the Historic Resources Inventory? It seems like a good job for the Historic Preservation Commission.
Q025	2-77	Land Use	2.P.2	What 'environmental' review level are we talking about here? Will each and every Historic building have to go through an EIR?
Q026	2-78	Land Use	2.P.5	This is a great program, how will we leverage the resources and grants available to preserve the historic fabric that remains in our community?
C011	2-78	Land Use	goal 2.Q	Obviously, it is no secret that I support architectural education and recognition of our historical resources. If/when additional implementation strategies/programs are developed, I would be more than happy to assist in bringing a greater knowledge of our history/architecture to the community.
Q027	3-11	Transportation	3.A.1	Can you explain the LOS categories in a succinct way? What does LOS E or LOS F mean?
Q028	3-11	Transportation	3.A.2	Is there a stakeholder group assigned to this goal? This effort will need a dedicated group of stakeholders that are interested in seeing it through. If there is a group, I would like to be considered to serve on it. If there isn't, I can help organize such a group.
Q029	3-11	Transportation	3.A.4	Do we have a current VMT performance metric? How does this goal stack up against local municipalities?
Q030	3-13	Transportation	Figure 3-1	Explain LOS F exceptions. Are these areas of the community that have impacts that the city cannot address? Why is Maxwell Ave so impacted?

Q031	3-15	Transportation	3.A.10	How will the city enforce the 'elimination of gaps' in the transportation system if they are 'off-site' improvements? Does the City control this through Development Agreements (D.A.s)?
C012	3-15	Transportation	3.A.15	What is the purpose of this policy? Identified during GP Steering committee, please revise/inform/remove policy.
Q032	3-16	Transportation	3.B.7	Is this policy highlighting two sides of the same coin? It seems that minimizing curb cuts improves a 'pedestrian experience' but may also lead to increased speed of vehicles on the streets. (given that less curb cuts means less interruption of flow of traffic) This increase in speed for automobile traffic would decrease the attractiveness of that street for bicycle and pedestrian circulation.
Q033	3-16	Transportation	3.B.8	We do not have an implementation plan for this policy. Unfortunately, we have a lot of trouble with accessible sidewalks in the community. Does the City have an inventory of all trouble areas for existing sidewalks? Could our implementation include commissioning a systematic survey of existing neighborhoods by a CASp specialist?
C013	3-26	Transportation	3.F.8	As a community, we don't have a lot of Class I bike paths (that I am aware of). I fully support the creation of the intercity Class I bike path (Rail Relocation). That was outlined in City of Woodland Ordinance #6163. What are the mechanisms that we have at our disposal to fund this effort?
Q034	3-31	Transportation	3.H.6	Will the Parking standards revisions happen with our revision of the Zoning Ordinance (directly after GP adoption?). Or will that require a special citywide study and a separate ordinance update?
Q035	3-38	Transportation / Infrastructure	3.K / 5.F.1 / 5.F.2	Can you explain how fees are levied against new development proposals? What is the definition of 'fair share' for a developer? Do we split capital investment in initial infrastructure with the developer? How do we fund the maintenance of this infrastructure once the developer has left town?
C014	4-9	Economic Development		Both the South and East Alternatives project job growth in excess of the 2012 SACOG projection of 31,600. The South alternative exceeds by 12,610 (39%) and the East Alternative exceeds the numbers by 13,740 (43%). These numbers seem sufficient on their own right, what are the implications if we exceed this job growth?
Q036	4-17	Economic Development	Figure 4-3	Can you explain this graphic? Does this mean that people in the downtown are paying over a 25% tax rate? Or does this mean that taxes collected in the downtown account for 25% of the taxes collected by the City of Woodland?
Q037	7-27	Conservation and Open Space	Figure 4-3	What is the land used for that is located in the north west corner of SP 2? (The area that is white)
Q038	7-27	Conservation and Open Space	Figure 4-3	Are the 'spray fields' currently located within the 900 acres? If so, can you show us where they are?
C015	7-26	Conservation and Open Space	Figure 7-4	There are in fact, 3 classifications of ag land identified by the Farmland Mapping and Monitoring Program (FMMP), of which all of the proposed Specific Plan areas contain some. The difference between 'Prime' and 'Farmland of Statewide Importance' is identified as 'minor shortcomings', and even 'unique farmland' is used for the production of the state's 'leading agricultural crops'. Please explain to me why we have given the 'prime' ag land such a disproportionate amount of importance?
Q039	2-63	Land Use		How many acres are included in SP 3A and SP 3B?
Q040	2-61	Land Use		Was the Infrastructure (Storm, Sewer, Water, Gas) for SP 1A, SP 1B, and SP 1C included in the Spring Lake development? Has the infrastructure already been installed to the edge of the development? Why wasn't it installed under 113 and all the way through SP 1C as shown in the SPSP (pg 6-3, 6-6, 6-9)?
Q041	2-69	Land Use		while I understand it is speculation, how would the Infrastructure be installed for SP 2? Would they size and run the majority of the infrastructure (Storm, Sewer, Water, Gas) at the outset of the project? Would they come back and install additional infrastructure if the other 75% of the project moved forward at a date passed the 2035 horizon?
Q042	5-47	Public Facilities	Figure 5-6	Would the traditional 'gravity' infrastructure (storm/sewer) need to be pressurized in order to bring it westerly to the treatment plant? I have been told, the city generally slopes from west to east, by roughly 30' in elevation. How does this affect the cost of Infrastructure and the difficulty in maintaining that Infrastructure?

**# 13**

Comment #	Chapter	Pg	Comment
1	IA	1-5	Principle 1, <b>Quality and Character</b> , should include a statement describing at the highest level how the City will 'promote the development of new neighborhoods with similar qualities' to Woodland's best existing neighborhoods. Our experience is that developers propose projects where dozens of hundreds of homes are built at the same time using similar designs, while what distinguishes the best existing neighborhoods is the variety and quality of homes built independently. Additionally, Woodland's best neighborhoods have tree-lined streets. outline design guidelines on how to achieve a more 'comfortable' feeling neighborhood when we expect trees to struggle in some to the potential growth areas (minimize street width, no on street parking, medians with plantings where possible)
2	IA	1-5	Principle 2, <b>Orderly Development</b> . This is an excellent principle and needs to be adhered to. Spring Lake development has <u>not</u> been orderly resulting in a lack of 'finished' qualities for early residents. Wherever development takes place it must proceed outward from existing development with completed infrastructure. Parks and services should be required to be built up-front.
3	IA	1-6	Principle 2, <b>Orderly Development</b> . 'Infill and adaptive reuse of underutilized and vacant buildings is promoted', broadly, how will this be incentivized? Experience shows that new building is easier and preferred by many builders and businesses.
4	IA	1-7	Principle 5, <b>Mobility Options</b> . This is great. Throughout the document there is a recurring theme of developing bike and walking options. The easiest option for bikes, bike lanes on existing and new roads is not optimal without a greater effort to separate bikes from traffic. On major roads, a bike <i>lane</i> separated from cars travelling 30+ mph will not be used. Dedicated bike <i>paths</i> are a better bet. Where bike lanes are the only option, lanes should be separated from traffic using pavement markers, Botts dots, rumble strips, or other physical demarcation. Also, driveways and on-street parking should be limited as much as possible.
5	IA	1-10	Principle 10, <b>Public Services</b> . Should include the proposed means of funding these services. Suggest adding something like '...through pursuing creation of, or extension of special districts (CFD, L&L, etc.) citywide in order to address issues with the funding of essential services from the general fund, and to ensure consistent service levels across all neighborhoods'
6	IA	1-15	Bullet #2 'Provides goals and policies...' should be expanded to include verbiage suggesting how policies will be funded.
7	LU	2-2	See comments 1-3 related to 'an orderly pattern of development that retains and enhances Woodland's quality of life and a distinctive identity...'
8	LU	2-6	Bullets 1 and 2, and text regarding 'opportunity sites' - again, broadly how. These goals have not been met in the past and policies for incentivizing these goals. Developers have not shown a great deal of interest in the past.

9	LU	2-9	Policy 2.A.4 should include language about encouraging non-conforming, or sub-optimal uses to relocate to other more appropriate areas of the City.
10	LU	2-10	Policy 2.A.8 should mention construction of a Hwy -113 N to I-5 S interchange to allow creation of true gateway at this interchange, and to get thru traffic off of East Main St.
11	LU	2-10	Policy 2.B.1, excellent. Could be clearer about what 'substantially completed' means.
12	LU	2-10	Policy 2.B.2, excellent. Could be stronger if the word 'residential' was struck. I think that what we mean is that we want no development in the floodplain, residential or otherwise.
13	LU	2-11	Policy 2.B.4, Development agreements should be consistent across all developments. Insert language regarding 'consistency'.
14	LU	2-13	Policy 2.C.1, Excellent!
15	LU	2-14	Policy 2.D.2, in the Food and Agriculture cluster, relocation of the cannery should be mentioned specifically. The site of the cannery is no longer appropriate and can be put to far better urban uses.
16	LU	2-18	Policy 2.E.4 should emphasize that off-street bike paths are preferred over on-street bike lanes
18	LU	2-36	Policy 2.G.4, should be altered to "...by implementing public realm improvements <i>such as street lighting and utility undergrounding</i> where needed..."
19	LU	2-38	Urban Form Characteristics, bullet five should include <u>balconies</u> and period signage in the list of architectural features. The more interaction that buildings and their occupants can have with the street the better.
20	LU	2-41	Policy 2.H.10, should read "...Encourage the <i>expansion and</i> redesign of Heritage Plaza..."
21	LU	2-41	Additional policy should specifically encourage the relocation of buildings and services out of the downtown if they do not meet Goal 2.H. Some uses are no longer appropriate. Specifically, the Post Office and scattered Courts building should be relocated from their current locations so that their sites can be made available for redevelopment.
22	LU	2-43	neighborhood revitalization in the Armfield area should be part of a larger effort to redevelop numerous properties in that area including YCH, BoxWood and the Cannery. Mixed use and upstairs loft residential is encouraged.
23	LU	2-43	regarding bike lanes on Kentucky, see previous bike-related comments. Inclusion of bike lanes on a street which is expected to have truck and industrial-related traffic will not be safe or utilized. An off-street bike <i>path</i> north of Kentucky, however might get use.

24	LU	2-45	In all Corridor Mixed Use (CX) areas except East St, non-conforming uses should be identified and incentives made to relocate to more appropriate areas, with subsequent redevelopment. (An example of this is the Interstate Oil tank and truck facilities straddling Cottonwood between Lincoln and Main. This use is now adjacent to residential housing, a church and Head Start, and does not fit with the vision of this area)
25	LU	2-47	Policy 2.I.3, Green Streets should encourage center medians with street trees as well. Limiting center left-turn lanes will enhance traffic flow.
25	LU	2-47	Policy 2.I.4 should mention redevelopment of vacant and underutilized centers. Replacement of retail centers with mixed use retail/services/housing would revitalize W Main.
26	LU	2-48	Policy 2.I.7, Kentucky Ave. Should include suggestion for relocation of Woodland High to this north side of Kentucky with subsequent redevelopment of the existing school site (pool would remain as City park). Residential development is not optimal in the Kentucky corridor as so much industry is located there.
27	LU	2-51	drive through windows - developers tell us these are a must (Starbucks on W Main was recently relocated just so a drive through could be added). Does this proposed 'urban form characteristic' mesh with reality?
28	LU	2-52	Though regional commercial can have offices, we would want to cluster space related to innovation and technology in a 'campus' and/or closer to downtown's activity and services?
29	LU	2-53	Industrial and warehouse form should include a presumption of rooftop solar
30	LU	2-58	Policy 2.J.1, should include 'rezoning and redevelopment' of underperforming existing centers
31	LU	2-61	re: reduction of VMT - how can we connect homes in new development area with jobs in the same areas, when these developments are usually build by separate developers with totally different timeframes.
32	LU	2-63	SP-3A could house a new high school site allowing redevelopment of existing WHS site
33	LU	2-64	No islands of unincorporated area should be allowed to exist in SP-3. Westucky, Rd 98 residential areas, and undeveloped properties east of Rd 201 should be annexed to the City in order to have consistent planning and service delivery.
34	LU	2-69	Policy 2.L.6 - see above. Should have a strategy for incorporating all areas adjacent to current city boundary and within proposed city boundaries.
35	LU	2-74	Should have specific policies related to completion of the Community Center and Sports Park build out, and to construction of a perimeter bike and walking path (beginning with along the south side of the city along the pipeline ROW)

36	LU	2-78	Should have a specific Policy for acquiring additional property adjacent to the Depot for construction of a 'History Center' park. Historical buildings in the way of development elsewhere could be relocated to this site. Visitors and school groups would use this site as a central hub for learning about the town's historic resources.
37	TC	3-5	Complete Streets vision - this vision should include separation of bike and car traffic. Where this is not possible, restrictions on driveways and on street parking, along with physical demarcation of bike lanes should be used (not just a stripe)
38	TC	3-7	Generally speaking, new roads should be built as complete, landscaped roads, not the partial roads seen in Spring Lake.
39	TC	3-11	Explain continued use of LOS in Policy 3.A.1. The previous paragraph makes it sound like VMT is a better metric.
40	TC	3-11	Additional Policy needed to specifically prioritize acquisition necessary ROW to meet bike path goals along major corridors. Encourage innovative road design to separate vehicle from bike traffic.
41	TC	3-12	Road Diets - While considering road reconfigurations, incorporate as many median and center cutout as possible in order to breakup massive streets.
42	TC	3-15	Policy 3.A.13 - this is the only mention of the interchange. As I-80 becomes busier and busier, there are more and more accidents which result in routing of eastbound I-80 traffic North on Hwy-113. Currently, once in Woodland, the only eastbound options connecting to I-5 are surface streets, Main and Gibson/102. When Rd 25A is completed it to will be subject to use for through traffic. It is essential to show SACOG and the State that the N 113 to east I-5 connector should be built.
43	TC	3-21	Policy 3.E.5 implement all-way stops on Main St. Additionally, at the same time possibly increase parking by restriping to parallel to diagonal.
44	TC	3-25	see previous comments regarding development of off-street bike paths, not on-street bike lanes
45	TC	3-31	Policy 3.H.4 include possibility of diagonal restriping to create more parking spots.
45	TC		Generally, add language that acknowledges that movement of traffic across town on Main Street is secondary to accommodating growth and development along Main St. It is no longer a highway.
46	ED	4-13	Add additional policy advocating partnership between WJUSD and WCC to create programs for increasing existing program for practical skills training needed in ag and manufacturing industries.
48	ED	4-17	Figure 4-3 shows that the area between main and Beamer east of East St is in the highest TAR. Are the businesses in that area generating optimal tax revenues? If not, the City should incentive relocation of these uses elsewhere, with backfilling with high value properties.
49	ED	4-19	See above.

50	ED	4-20	Pursue merging all L&L and including the rest of the City to ensure adequate funding for parks. Will this require a public vote?
51	ED	4-21	Improve sewer infrastructure in downtown as a catalyst to development
52	ED	4-22	Add additional Policy 4.B.6 Fair Share. Ensure areas not covered by L&L or other special district pay their fair share towards maintenance and development of improved infrastructure.
53	ED	4-23	Policy 4.C.2 and 4.C.2- Yes, incentive dollars will be well spent.
54	ED	4-23	Policy 4.C.7 Annexations - should be broadened to make it clear that all lands within the Planning Boundary will eventually be incorporated. No pockets should be allowed to exist, i.e. Westucky, Rd 102.
55	ED	4-29	One of the polices should acknowledge that standardized student scores are a key metric used to evaluate a town for location of ones family. We want people to live and work within the City. Must work closely and jointly with WJUSD to raise scores of lowest performing students and disapatate lingering myths about schools.
56	ED	4-31	Policy 4.F.2 should state that it is the Policy of the City to complete buildout of the Community Center and Sports Park.
58	PF	5-17	Should restate that the target standard for Neighborhood parks is 10 acres
59	PF	5-18	Ensure that Open Space and Green Belts are NOT included in the total Parks acreage. They play a role in the community, but they are not parks. If necessary develop separate standards for them. Green belts perhaps in the healthy community and/or transportation sections.
60	PF	5-20	It looks as though the incomplete (eastern) part of the Sports Park is being shown as 'developed'
61	PF	5-21	Like Open Space above, the Cemetery should not be counted in the Park acreage total.
62	PF	5-22	Parkland Standards - The revision of the standard from 6 to 5 acres per 1000 residents is fine, but the land included in the acreage total is unreasonable. Why would we include undeveloped lands in the park acreage. Once developed, it can be counted. A site like the Regional Park that has no established funding source grossly exaggerates the amount of 'parkland' in the City. Parkland that cannot be used for any active or passive purpose is of no value to the citizens.
63	PF	5-26	Policy 5.C.2 - add '...to ensure the full build out expected and needed by the community'
64	PF	5-26	Policy 5.C.3 - The City is way behind in developing parks. This policy needs to be applied and funded to ensure developed parkland at a ratio of 5 acres per 1000 residents
65	PF	5-27	Policy 5.C.9 - No! Greenbelts should be counted, but not the total acreage of Parks.
66	PF	5-25	Policy 5.C.11 - City Policy should be for the eventual creation of a City-wide L&L to fund parks
67	PF	5-27	Policy 5.C.12 - All parks should also have working drinking fountains, and the opportunity for small community gardens

69	PF	5-30	Why are the WJUSD loading factors so much higher than the State loading factors? Surely these are too high and as a result show a high percentage of classroom under-utilization. I assume that this ratio is established to jibe with the realities of funding to hire teachers, however the goal should be to decrease classes to the State loading factor numbers.
70	PF	5-33	Should acknowledge that the most recent Common Core statistics from the State show WJUSD as number 8 among the ten local large school districts. The City must coordinate efforts with the WJUSD to raise the scores of the lowest performing students.
71	PF	5-34	regarding capacity - this is misleading is two ways: 1. underutilization is overstated because to the very high loading factors, and 2. underutilized school space all over town will not be able to be utilized by those living in newly developed areas.
72	PF	5-37	Policy 5.E.1 should include language about relocating older schools and facilities like Woodland High and Douglas Middle School north and east (adjacent to Pioneer HS) respectively so that existing sites can be redeveloped. Developers would partner with the WJUSD and build the schools in exchange for development rights on the former sites. Development in these areas would be a highly desirable form of infill and would not come with Mello Roos fees. The City should encourage this type of activity by waiving fees on the new school sites.
73	PF	5-45	Develop policy to move towards use of recycled water for park irrigation
74	PF	5-46	Why is waste water discharged to the Tule Canal only? Couldn't this water be used to enhance or establish marshland and or other habitat?
75	PF	5-65	Policy 5.K.3 should specifically call for undergrounding or rerouting of <u>all</u> power lines citywide, not just in new or redeveloped areas. This includes the high tension lines along Rd 102.
76	PF	5-65	Develop a policy targeting a specific % of energy to be produced within the City. This would support the CAP
77	HC	6-19	propose a policy to establish a program where volunteer seniors will provide a walk home from school to anyone wishing for it. Similar to the safe walk home offered to college students at night.
78	HC	6-23	What is the definition of Supermarket? India Spices is shown as satisfying this role, yet it is an order of magnitude smaller than other mainstream grocers shown.
79	HC	6-25	Community gardens can be squeezed in to many abandoned properties if the City will agree to pay for the water to be brought to the site. Volunteers can handle rehabbing soil, but water onsite is a must.
81	HC	6-29	Figure 6-9 has an error in that it shows more of the Sports park as completed than is actually built.
82	HC	6-31	Specific efforts should be undertaken to relocate the Fairgrounds to the edge of town, perhaps south of the Community Center. Again, redevelopment of former site could be used and the funding source.

83	HC	6-37	Need a policy and ordinance change that commercial developments will pay only in-lieu fees for public art. All public art will be selected by an Arts Council and money collected will be pooled to achieve larger art installations.
84	CO	7-22	Need a policy to use treated waste water for habitat development
85	CO	7-25	Spacing of tree planting and steps to achieve canopy should take into account that some areas slated for development have poorer soils which will inhibit a tree ever reaching full, mature size. Plantings should be closer together than specified in 'standards' documents, in order to achieve canopy and urban forest goals.
86	SE	8-40	Policies should encourage the relocation of tank farms, truck staging lots and other non-compliant uses out of the City core and to the industrial part of town. Redevelopment of properties should pay for the relocation and the City should offer incentives to make this happen.
87	Housing Element	General	Convert all affordable house requirements on developers solely to payment of in-lieu fees. City will need to develop policy for use of these fees, probably not for single family detached housing.
88	Housing Element	General	Encourage development of senior housing options from high-end 'village', to more moderately priced townhouse and apartments. There are currently very few options in town for independent living, or modern assisted living for seniors

**# 14**

WOODLAND CHAMBER OF COMMERCE  
"WORKING FOR YOU!"

August 26, 2016

#14

Mayor Jim Hilliard  
Woodland City Hall  
300 First Street  
Woodland, CA 95695

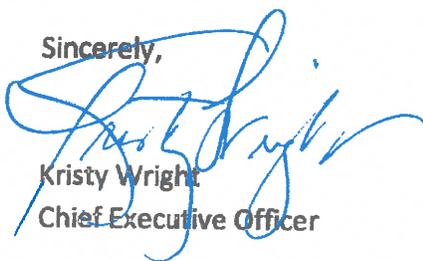
Dear Mayor Hilliard and Council Members,

One of the Woodland Chamber of Commerce's "Core Competencies" is representing business interests to Government. For the past two years, the Chamber has had a Task Force of the Public Policy Committee reviewing the Draft General Plan Update 2035. Many community workshops were attended, several meetings were held and feedback was also given from community business members via email.

At the Chamber Board meeting on August 25, the Task Force presented a draft report to the Board of Directors and asked them to approve their recommendations relative to the Plan. City staff was in attendance and answered questions. Following discussion, the report was approved unanimously.

At this time we would like to submit our final report for your consideration. We thank you for allowing us the opportunity to provide public input for this important document for our city and its future. We look forward to continuing our partnership and await the release of the EIR and the Climate Action Plan, and in the future, the Downtown Specific Plan and Zoning Ordinances.

Sincerely,



Kristy Wright  
Chief Executive Officer

cc: Manager Paul Navazio  
City Planning Commission  
Ken Hiatt  
Cindy Norris  
Attachment

55  
#14



**Woodland Chamber of Commerce**  
**Draft General Plan Update 2035 Comments**  
**August 25, 2016**

**Land Use (section 2)**

1. Policy 2.A.3 would require 1:1 acres of conservation for each acre converted to “urban development”. However, this ratio should be weighted based on location, grade of soil, and type of conservation desired, and set at 1:1 when addressing mitigation of like-for-like property and adjusted when not like-for-like. For example a parcel of prime farmland should sitting on the edge of town would be more valuable to conserve than a similar sized parcel elsewhere. So a sliding scale should be developed to take this into account where developing some land (infill or other redevelopment uses) may have no mitigation requirement, while other may require significant contributions in key areas on the outskirts of town.
2. The growth estimates noted in the document make sense at an average of 350 units per year and a total of 19,000 new residents over 20 years. However, trying to limit development artificially by selecting either the East or South alternative for development seems misguided. Each of the three future growth areas already faces real constraints to development (e.g., flood solutions, annexations with County tax sharing agreements, County/LAFCO land mitigation requirements, etc.). Instead, we should be focusing on:
  - a. Funding for the necessary infrastructure without any risk to the City through the use of Mello-Roos, CSD, or other developer financing.
  - b. The natural timing of processing new specific plans will not likely interfere with the build-out of Spring Lake, plus the impact costs/fees will be sufficient to protect any remaining lots through build-out, false triggers to protect Spring Lake and other specific plan areas should be avoided. Therefore, Policy 2.B.1 and Policy 2.L.1 should be removed.
  - c. Infill high density projects should be exempt from job create requirements to further incentivize these types of developments.
  - d. Since State law allows the City to approve development agreements and discretionary permits for areas within floodplains, Policy 2.B.2 should be rewritten to allow planning to proceed, but require urban level flood protection before commencing vertical construction.
3. We encourage an effort to ensure infill development through the use of discounted fees in order to ensure these types of developments are competitive with “greenfield” new development, even though the hard construction costs are significantly higher. This lower cost should be coupled with a fast-track approval process since the infrastructure is already in place.
4. Specifically identify the Fairgrounds as a location for future corridor mixed-use development, similar to the land use designation planned for the surrounding parcels. Not that the current location of the Fairgrounds is an inappropriate use based on both its current and future surroundings. This should be done as an overlay in the General Plan in a manner that encourages the future developer to provide a more appropriate location on the outskirts of town which would also allow of an amphitheater for larger concerts and events than currently available.
5. Ensure that the development of Bed & Breakfast Inns downtown and secondary residential units (granny flats) in the historical areas are specifically encouraged in order to provide additional short-term and lower cost alternatives for housing.

6. High Density residential units would be required to provide articulated facades and varied rooflines plus parking lots with shade trees and other landscaping. To encourage this type of development to meet the needs of lower income households, we should:
  - a. Specifically discourage or limit the use of turf grass and focus on drought-tolerant landscape design with significant use of shade trees.
  - b. Further encourage the use of shade trees in the parking lots and other common areas behind the buildings (not visible from the streets), allow the use of larger and more intensive planting of shade trees as a way to break up the visible mass and minimize the amount of architecture articulation required in these areas.
7. In the document, Downtown is intended to be the entertainment and cultural center of the City with Policy 2.H.7 noting exclusive location of VENUES for live performances and movie theaters should be Downtown. The policy should reference mechanisms to control the use of other venues for live entertainment through limits (through zoning) on the amount of space or the amount of time these spaces can be used for various types of entertainment.
8. New Downtown buildings are limited to 2-6 stories with FAR of 1.-4.0 with setbacks on upper stories to help break up the mass. There should also be a measured height limit and language about transitions within the historic Downtown area and more specifically by city block. The real concern is maintaining the small-town historical look and feel to Downtown while allowing for some growth and true mixed use buildings. Specific language to be addressed with zoning ordinances by block or historic nature of the buildings.

### **Transportation and Circulation (section 3)**

1. This document should have a general policy to more clearly address the use of permits and other parking restrictions in the residential areas adjacent to Downtown.
2. The General Plan policies in this area should more specifically identify/reference their connections to the Climate Action Plan (CAP) and explain how the noted policies and the necessary time to implement them will address the CAP goals. Any transportation and circulation items that are not consistent with CAP goals should be reevaluated.

### **Economic Development (section 4)**

1. Specifically state strategic plan(s) to achieve the goal of retaining and creating new businesses as part of language/policy in the document.
2. Reinforce the need to have job creation drive the housing permit allocations in order to avoid creating more of a bedroom community rather than bringing jobs to Woodland. The focus must be on playing to the strengths of Woodland with respect to job creation with a focus on the industries and areas stated throughout the General Plan to ensure they are actually fully developed and realized.
3. Woodland Chamber Mission Statement should be corrected to show the current one.

## **Public Policy Committee/General Plan Update 2035 Task Force**

**Co-Chairs** - Al Aldrete, Aldrete Maintenance & Handyman Svs. & Jim Gillette, Yolo County Housing

### **Task Force Members:**

Aniek Ramsay, Van Beurden Insurance  
Bob Thomas, Conaway Ranch  
Cyndi Blickle, TriCounties Bank  
Debbie Bruno, Bella Vie Real Estate  
Don Sharp, ReMax Woodland  
Isabel Isherwood, Y.C. Taxpayers Assn.  
James Richie, Yolo Federal Credit Union  
Katie Curran, Dignity Health  
Kevin Cowan, Investment Planner (LPL Financial)  
Linda Zablutney-Hurst, Yolo County Food Bank  
Mark Ullrich, Ullrich Delevati CPA's  
Matt Rexroad, Yolo County Supervisor  
Nick Ponticello, Sunrise Rotary Club  
Pam Welling, Conaway Ranch  
Pete Rominger, Alforex Seeds  
Phil Hogan (Chamber President), USDA/NCRS  
Vicki Faye, First Northern Bank  
Kristy Wright, Woodland Chamber

**#15**

To: Cindy A. Norris  
Principal Planner  
City Of Woodland, Ca.

#15

From: Glen Barton, Bruce Barton  
36 Grand Ave  
Woodland, Ca.

Date: Sep 1, 2016

Subject: My Comments on the "Public Review Draft General Plan" dated July 2016

My name is Glen Barton, and I am the owner of several properties within the City of Woodland and along the County Road 102 corridor adjacent to the city limits.

I would like to complement the planning team on their effort and a well thought out draft planning document that I generally support.

However, there are a few points in the draft plan that I cannot support. They concern my property located between County Road 102 and the Water Pollution Control Facility.

First, is the odor mitigation buffer depicted in Figure 7-6. It indicates that the unmitigated distance of the buffer is ½ mile. This puts my entire property within the unmitigated buffer. The mitigated buffer distance is 700 feet, which would affect about a quarter of the property. I am very strongly opposed to the ½ mile buffer, opposed to the 700 foot buffer, and would like to see a narrower buffer at least in the area that abuts to County Road 102, to allow for development on this less than prime agricultural land. I have been associated with this property since 1949, and it has been my experience that the prevailing winds are generally either from the North or the South. It is less often that the winds are from the East, therefore a much smaller buffer would be adequate unless we have an strong East wind.

I am also very strongly opposed to the plan concept (Policies 2.L.5, 7.F.6) proposing that before I can develop my property that I would have to pay for a mitigation study and actual mitigation of a public nuisance odor that the City created. If odor was such a nuisance, it should have been mitigated by the City during the plant upgrades in 1999, 2006, or 2016.

Second, is that I would object to any railroad relocation within one half mile of the CR102 corridor as being much too close to the city.

Third, in looking at the current city limits boundary, it looks like the City's intent is to completely surround my property by the city without giving us the benefit of being within the city limits. I am very strongly opposed to becoming an island community where city services and potential annexation could be held for ransom.

Thank you for allowing me to offer my comments and I am happy to answer any further questions about my comments.

Sincerely,



Glen Barton, Trustee  
The Glen A. Barton and Gloria L. Barton 1989 Trust



Bruce Barton, Successor Trustee

#15  
60

**#16**

#16

**Cindy Norris**

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**From:** Phil Hogan <philhogan6@gmail.com>  
**Sent:** Thursday, September 01, 2016 8:12 PM  
**To:** Cindy Norris; Phil Hogan; Al Aldrete; Jim Gillette; Kristy Wright; Kevin Cowan  
**Subject:** Land Classifications

Heidi is right on when she says there are many different land classification systems. The three most widely used in CA:

- 1) USDA Land Classification System (i.e., Class I - VI, I being the best suited for Ag);
- 2) UC Storie Index. Ag lands are rated from 0 - 100, with 100 being the best. However, UC revised this system in 2005. The Storie Indices assigned to Yolo County soils are different from the indices published in the old Yolo County Soil Survey (published in 1971 by USDA)
- 3) Important Farmlands system by the CA Department of Conservation, Division of Land Resource Protection, Farmland Mapping & Monitoring Program.

These are good systems, but each one looks at just one or two primary criteria. Each one if them individually is not a perfect indicator of Ag soils suitability. That is why LAFCO and my office in the mid-1990's came up with a LAND EVALUATION & SITE ASSESSMENT system (LESA).

This model incorporates all three above systems for a more accurate representation of a soil's suitability for agriculture. I would be happy to review that model with you. The City of Davis adopted this system years ago, and has it calculated by a GIS program for more consistent results.

PHIL

Sent from my iPhone

#1662

**#17**

#17

Woodland Planning Commission General Plan Meeting  
September 1, 2016 – Meeting Notes

Discussion is by Chapter in the General Plan in reverse order.

**8. Housing Element (2013 – 2021)**

**Planning Commission Questions:**

John Murphy: What is the period to meet the Regional Housing Needs Allocation (RHNA)?

Response: Every 8 Years

Elodia Ortega-Lampkin: What is the difference in this element from previous Housing Element?

Response: Density and designation of land uses

Chris Holt: Can we accommodate all of RHNA under SP – 1A and other infill, projected at 7,000 dwelling units?

Response: Yes

Chris Holt: Is the 2,000 units in additional to the total?

Response: Yes, it is based on vacant and underutilized parcels

**Public Comments:**

Christine Shewmaker: I want to keep housing at Zero Net Energy (ZNE). Section 9-5 talks about reducing energy usage, but I would like the goal to be ZNE, and consistent throughout the document.

Evelia Genera: The Urban Limit Line (ULL) was determined prior to the General Plan. I am concerned with housing moving east because there is no flood solution. Office commercial is an option for this area, but it is not realistic for the next 10-15 years. I recommend going with plan to south as this land was already designated for future growth.

**Planning Commission Comments:**

John Murphy: Supportive of this document. Interested in senior and affordable housing sprinkled throughout the City.

Chris Holt: This is a good chapter, and does a decent job of accommodating for new housing units.

**7 Safety Element**

**Planning Commission Questions:**

Fred Lopez: What is the timeframe for regulating rail storage of hazardous materials? There is no fencing or protection for the public and needs to be addressed.

Marco Lizarraga: Are downtown buildings retrofitted for seismic protection?

Response: Current stock is largely not compliant but as they are redeveloped, they are required to be brought up to current Building Code requirements.

Chris Holt: That is required as part of a building permit, right?

Response: Yes

#17 64

### **Public Comments**

Tim Tarron: Policy 8.B.3 (Page 8.25) is workable but is not consistent with the Land Use Element. State Law indicates that you can approve a Specific Plan as long as you condition it before building development occurs. However, this policy states that a Specific Plan cannot be approved unless a flood solution is approved and funded. I recommend avoiding placing unnecessary constraints on development.

### **Planning Commission Comments:**

John Murphy: On page 8-40, suggest encourage storage, tank farm, and truck ladder facility to relocate away from Main Street and to move out of high tax areas.

### **Conservation and Open Space Element**

#### **Planning Commission Questions:**

Chris Holt: Section 7-4 on page 7-26, when were the farmland maps prepared? Where did the definitions come from?

John Murphy: Farmland maps are updated for the entire state every 2 years, and they provide information on irrigation patterns.

### **Public Comments**

Phil Hogan: I work with the USDA Soil Conservation Service. The farmland map for Yolo County was prepared in 2014. The soil survey for Yolo County can be accessed on an online database.

Yolo latest data: soil survey for Yolo – all data database

Glen Barton: Generally supportive of the General Plan, but cannot support the odor buffer between County Road 102 and the Water Pollution Control Facility. This puts my entire property in the buffer and I would like the buffer to be narrowed. I have owned this property since 1949. Winds generally travel from north or south. Policy 2.L.5 requires me to pay for an odor study for the City or provide odor mitigation. City should have provided the mitigation during the plant upgrade.

Glen Barton: Objects to rail relocation within 0.5 mile of County Road 102 as it is too close to the City.

Glen Barton: Is it the intent of the City to surround my property without the benefit of my property being in city limits?

Christine Shewmaker: City should discourage fossil fuel and natural gas consumption. Policy 7.F.5 – (“Encourage electricity on exterior of new homes”) does not discourage the use of natural gas. There are no active natural gas wells in the City but there wells in the planning area. Page 7-43 – GHG’s “emitted as a result of fossil fuel”

Cesar? – Family works at PCP, supportive of the SP that protects prime agricultural land. Developers should pay for any needed improvements.

### **Planning Commission Comments:**

John Murphy

- Clarify – not allowing gas outlets would be to discourage gas barbecues? Isn't gas better than charcoal?
- Treated wastewater can be used as a resource for habitat development, and other City benefit.

- Urban Forest. Same standard does not hold throughout the entire City. Standard needs to reflect the fact that tree spacing differs based on underlying soil.
- Open space – why is open space located in this Chapter and also in the parks section. Open space is not parkland and all open space discussion should be located here and not in the parks section.

Chris Holt – Figure 7-4 farmland

- Placing undue value on prime farmland versus farmland of state wide importance. The only difference between these two designations is active irrigation or active crops. SP-2 also has important soils.

### **Healthy Communities (Ch. 6)**

#### **Planning Commission Questions:**

John Murphy: Map on p. 6-29 is incorrect for land on east side, shows complete center and sport park (east end not developed), double check acreage numbers.

#### **Public Comment:**

Lorili Ostman – California Agriculture Museum, would like it to be considered under the arts.

#### **Planning Commission Comments:**

John Murphy: Try to get students to walk to and from school, “guarantee a safe trip home (Berkeley).” Maybe seniors or volunteers could assist.

John Murphy: Question on p.6-23 what is the definition of supermarket?

John Murphy: Arts – We have a policy for arts; Community Development should require developers to provide the art or pay in lieu fees. This policy should apply to larger more centrally placed art, not piecemeal. We should do better with in lieu fees.

Fred Lopez: In-lieu fee for art places undue pressure on small buildings. We should discuss this another time.

Chris Holt: agrees with John Murphy regarding the art in-lieu fee. We are currently working on the ordinance.

John Murphy: P. 6- 31 Yolo County Fairgrounds – we should actively say relocation of the fairgrounds is a goal of the city but it won’t happen unless the city wants it to. It would be an ultimate infill opportunity.

Fred Lopez: Environmental Justice, where does this comment come from?

Response: It is a planning and a legal term.

Steve Harris: Fairgrounds would be great opportunity for infill development, state property, used to be on the outskirts of the town, now in the middle.

### **Public Services and Facilities (Chapter 5)**

#### **Planning Commission Questions:**

Steve Harris: Schools have digital signs but they don’t need to consider City requirements. We should have them come through the same process as everyone else.

Marco Lizzaraga: How extensive is the city’s broadband network?

Response: City has average speeds. We have identified strategies to try to get better speeds, but it is ultimately up to the private sector, as it is not municipal infrastructure.

Chris Holt: Safety facility for police and fire – let’s discuss east versus south.

Response: growth in East would require a fifth fire station. Other growth proposed in the General Plan could be served with a fourth fire station. For Police, no new headquarters would be needed for any of the growth scenarios. SP-2 would require an addition Police beat, however.

**Public Comment:**

Christine Shewmaker: prepared a table that compares East versus South for Fire and Police. She favors South as East require extra Police and Fire. Also, Goals 5F through 5L only mention energy efficiency; Zero Net Energy should apply to both public and private projects.

**Planning Commission Comments:**

John Murphy

- For Parks and Recreation, ratio of 6 to 5 acres per 1,000 people is fine but grossly misrepresents acreage by including undeveloped area, such as regional parks.
- Policy 5.C.2, add language to assure City is committed to completing those facilities.
- Policy 5.C.9, greenbelts should not be included in park calculations. Also, remove cemeteries.
- 5.C.12 Add "drinking fountain"
- Schools - Why is the Woodland classroom load so much higher than state? Suggests an overabundance classrooms is not optimal.
- Policy 5.E.1 – P.37 Suggests that the school district work with city and developers for infill opportunities at school sites, and potentially relocate schools.
- Public utilities, is it legal to explore uses of recycled water in other parts of town
  - o Response: it can be used for parks but not fire suppression (pressure issue)
- 5.K.3 – Undergrounding– broaden to existing parts of town, including high tension wires on County Road 102.
- City to set a target for percent energy used/developed, would like to see more targets

Chris Holt: who bears cost for up front install and maintenance of infrastructure?

Response: developer funds roads, etc. through financing and we require ongoing maintenance costs be largely born by those that benefit. Police and Fire are often covered through facilities districts in new development for incremental cost. We could use fiscal impact analysis to analyze this.

**Chapter 4 Economic Development**

**Planning Commission Questions:**

Steve Harris – going back to roots regarding agriculture is important

John Murphy – Figure 4-3 (Tax Rate)

- What tax? City to target high value areas?
  - o Response: Property tax. Yes.
- Any difference for sales tax?
  - o Response: No
- Annexation agreements that have TOT tax sharing

**Planning Commission Comments:**

John Murphy – Figure 4.3

- Seems like city should affirmatively state that they want high value properties in those high tax areas. North of Main Street and East of East Street.

- Potential for infill – relocate low value areas outside high tax areas
- Housing authority – why sandwich them next to industrial area?
- P.4-20 L&L & Facility Districts, unfair that old part of town does not pay into these.
- Goal should be to extend districts to City wide districts to have everyone pay
- Attract businesses – businesses want standardized test scores, coordinate with school to improve underperformance
- What can the city do regarding schools?
  - o Response: Cities do not have jurisdiction over schools. There are creative opportunities to partner and tell stories, need to send the message that quality education is out there. Need to share the same focus and be more efficient. Woodland has a perception issue with their schools. We need to give kids work force skill set. It takes good leadership.

Elodia Ortega-Lampkin – proud of the local schools and they are a reflection of the community. Need to work on mental health, affordable housing, and stronger economy.

Marco Lizarraga - agrees with Elodia Ortega-Lampkin, schools are doing well

Steve Harris – Clarification

- helping to message better
- help to invest, takes a lot of effort and meaningful partnerships
- workforce development – partnering – curriculum development

Chris Holt -

- Figure 4-1, lack of contrast, where is key to the map, highlight the labels
- ED 4-9 wants to support full growth of jobs, this is a very robust number, very optimistic
- # of jobs in each alt very close
- Figure 4-3 – 25 % tax area correlates with the new mixed use corridor

Fred Lopez – Vocational education training has gone away and there is little skilled labor available now.

Steve Harris – Yes, those opportunities have gone away. Not every child has to go to college.

Elodia Ortega-Lampkin – common core is about getting kids ready for college and career. Values aligning businesses with schools and collaborating with businesses.

### Chapter 3 Transportation

#### **Planning Commission Questions:**

Fred Lopez

- Is there any budget for the rail relocation?
  - o Response: No. City did an economic impact assessment if rail was relocated and identified economic benefits. Funding strategy cities and county might pursue. Very long-term and complicated. West Sac benefits the most.
- Yolo County Transit Authority completed short term transit analysis and will be doing a study to assess the location in downtown for a multi-modal transit center.

#### **Public Comment:**

Christine Shewmaker – Next Gen transportation – focused on zero emissions

- Priority alternative transport with cars as the last alternative
- Bikeways and bike infrastructure important and need to be strengthened
- Bikes as commuting (how we get to work), bike paths on 113 to Davis
- Easy access to Amtrak on public transportation not currently available
- P 3.34 ED on alternative fuels for trucks, greening the City
- Need aggressive goal on EV charging station

**Planning Commission Comments:**

Elodia Ortega-Lampkin – likes talk on environmental issues, younger generation more open to alternative transportation

John Murphy

- He has no problem with slowing traffic more on Main Street
- Likes bike path versus bike lanes. Prefer bike path because no one uses bike lanes. (safer)

Steve Harris – does not ride because there is nowhere to park bikes, downtown not accommodating to bike parking. People have forgotten how to walk, re-educate about walking. Relocation of tracks, feel the tracks divide our community.

Chris Holt – we should keep pushing on rail relocation. Bike path/trail (separated bike path best). Policy 3.A.13 – only mention of connection between 113 N to 550.

**Chaper 2 Land Use**

**Planning Commission Questions:**

Steve Harris – Code Enforcement, some properties need attention. Fencing around houses/ boarded up/ weeds.

Chris Holt

- Pg. 2.10 2.B, how do we define substantially complete?
  - o Response: intended to be general to allow for evaluation at time and allow flexibility.
- Pg. 2-69, Policy 2.L.5 and 6, requiring SP3A to finance infrastructure upgrades and not the same requirement for SP-2?
  - o Response: we can fix the language

**Public Comment:**

Tim Tarron

- 2.B.2 – Allow project to apply with conditions to be consistent with SB5
- 2.B.1 – Feel it should be deleted, artificial trigger, many other policies allow consideration of other impacts
- 2.L.1 – Triggers should be deleted

John – Work that might be done

- SP Plan needs a 404 permit and consultation with F & G (Federal and state permits)
- Feels you have to let things run concurrently

Jim Gillette – Chamber – general feedback – very positive

- Ratio 1:1 for mitigation of like for like or 2:1 depending on location
- Sliding scale needed, concept included in general plan
- Fairgrounds – overlay to encourage trade, have it shown with a land use that adds value
- South versus East, time to process entitlements, no need for artificial barriers to development. 7000 unit cap with EIR is all we need.

Christine Shewmaker – zero net energy – consistent throughout, G2.C, apply to all SPs

- Gave SP 2 a green leaf, not others
- South versus East – referred to her table, she is a scientist, she supports south slowly
- Sustainability, sense of community, maintain core of woodland, take care of what we have
- Think it is good to have phasing
- Infill and SP 1A is 6150 units, that is enough

- SP 2 would be a separate town, keep us all together
- DIER will tell use more
- Sense of community – walkability
- Sustain – more emissions driving at interchange

John Hodgkin – Hodgkin (brief update on SP 1A woodland research park, 350 UC, Designer AE COM

- In both alternatives, infrastructure already provided in ULL and SOI
- Research park mixed use: campus setting, innovation, retail, etc.
- Take advantage of ag tech, and potential of UCD (5 miles away), great jobs, 1000's of high tech jobs, will provide revenue to City and County
- Specific Plan consistent with current and General plan 2035

Mona Schulman – PCP –

- PCP jobs may be at risk, but not due to spray fields, drought, market, other factors
- Keep working with city on long term place for growers of crops

#### **Planning Commission Comments:**

John Murphy –

- Orderly growth, small town character at odd with having ultimate flexibility.
- East st corridor, west main corridor
- 2 -51 drive through windows
  - o Response General Plan can go beyond SACOG, How we grow – blueprint supports job housing balance

Chris Holt – out of the joint meeting – idea of total flexibility, what are the legal issues?

Response: None, more likely to be CEQA issues, we built flexibility into the EIR

Steve Harris – Wants option for City to make decisions for future. Lets not miss an opportunity that makes us better. Options are important. Up to City to control them.

Chris Holt – do not feel that SP-2 is in line with our goals, east is sprawl, not sustainability, satellite city, infrastructure cut off

#### **Introduction**

#### **Public Comment**

Christine Shewmaker – I like Ch.1 1.2

- Extend climate change or add sustainability to more of the guiding principles

#### **Implementation Table**

John Murphy – in every case, need to describe how action will be funded

**#18**

#18

September 6, 2016

Cindy Norris, Planning  
Woodland City Community Development  
300 First Street  
Woodland, CA 95695

Dear Cindy,

I have learned of the fast response required to make comment on the new 2035 General Plan, and I am concerned because growth should be supported to the south east part of Woodland. This area is a poor quality for agriculture. Staying within our agriculture values we must preserve our agriculture land which is to the west, north, and south of woodland and retain it in the Williamson Act.

I am in support of the City supporting the **California Agriculture Museum**, a nonprofit that punctuates the innovation and core values of hard work and personal drive and ingenuity. The museum has a world class collection (much of it donated by local Yolo County Families). It is visited by guests from around the world, nation and the state. The comments from guests, young and old, male and female, are impressed with not just the collection but the surrounding areas. As a California Agriculture Museum docent, I've personally seen our guest attendance increase, broaden, and diversify – especially since the museum installed audio tours in English and Spanish. There are days we move to the lobby just to see Mariachi bands play and stroll through the museum. The museum is one of the few special facilities that encourage cultural diversity.

I am involved in the changes and the implementation of the museum that has taken place over the last five years and will continue for the next five years. The changes at the museum demonstrate the museum's ability to absorb a planning guide (from the American Alliance of Museums) and work through several areas of recommendation to improve the perception and experiences of the museum. Performed by the American Alliance of Museums, the fairly new roadmap is making a profound difference in the way the museum is perceived by guests, community, and the region. This area at 1962 Hays Lane should be promoted by the City and supported throughout the 2035 General Plan. It is responsible for more guests learning and appreciating our agricultural values and supports those core values described in the General Plan.

It is my belief that if the City highlights and funds the California Agriculture Museum, the area will increase its tourism and lengthy stays – supporting increased sales tax revenue and hotel occupancy. The museum should be a key recipient of TOT funds to support Woodland tourism and fuel hotel occupancy.

I personally see how tirelessly our volunteers and staff are working to be leaders within the Sacramento museum culture and continue to draw in new regional and international guests.

The museum deserves your support in the General Plan, and in future rulings regarding entities located in the City of Woodland.

Sincerely,



Gene Muhlenkamp

Community and Volunteer Leader

220 El Dorado Dr, Woodland, CA 95695

# California Agriculture Museum

Antique tractors and artifacts, interactive agriculture history exhibits, kids' corner, birthday parties, event venue, and more



Photo by Rodney Ramos Productions

CaliforniaAgMuseum.org

Wander through time as you explore the rarest collection of early California farm equipment in the WORLD!

From horse-drawn carts and wagons to a steam-powered tractor with 8-foot wheels, there is something to amaze everyone

**California Agriculture Museum  
and Event Center**

1962 Hays Lane • Woodland, CA 95776  
530.666.9700 • info@aghistory.org

# California Agriculture Museum and Event Center

The California Agriculture Museum is home to the Heidrick Tractor Collection, the nation's most unique collection of tractors and artifacts. Our collection—the rarest collection of early California farm equipment in the world—includes crawlers, steamers, steel-wheel tractors, harvesters, horse-drawn wagons, and farm implements.

## HOURS

Wednesday–Sunday ..... 10 a.m. to 4 p.m.  
Last admission one hour before closing.  
Hours may vary seasonally. Please call.  
Closed Monday and Tuesday  
Closed New Year's Day, Easter, Independence Day, Thanksgiving, Christmas Eve, and Christmas Day

## ADMISSION

General Admission ..... \$10.00  
Seniors (65+) ..... \$8.00  
Kids (6-12 years) ..... \$5.00  
Kids 5 and younger ..... Free  
Ask about military, student, and other discounts.  
Group-rate tours available with reservations.

## LOCATION

1962 Hays Lane, Woodland, CA 95776  
From Sacramento take I-5 North, use Exit 536/County Road 102.  
Proceed across County Road 102 to 1962 Hays Lane.  
From I-80 coming from San Francisco and Davis take Highway 113 to Woodland. Use Exit 37/Main Street. Turn right onto East Main and proceed to County Road 102. Turn right onto County Road 102. Proceed one street and turn right onto Hays Lane.

**Bring this card and receive 50% off  
regular admission for up to four people.**

This offer may not be combined with any other discount.  
Offer is not valid for special events, event rentals or public programs. Expires December 31, 2017.

**From:** doyle parker  
**Sent:** Tuesday, September 06, 2016 11:35 PM  
**To:** [development@aghistory.org](mailto:development@aghistory.org)  
**Subject:** Ag museum

Cindy Norris, Planning

Woodland City Community Development

300 First Street

Woodland, CA 95695

Dear Ms. Norris,

I have recently visited The California Agriculture Museum at 1962 Hayes Lane, Woodland CA 95775. I was amazed at the collection of vintage agriculture machinery, history of the region, and artifacts. I myself being a son of a man that worked in the tomato fields in the area found the museum very interesting and it brought back many fond memories. However, there is something that bothers me, after giving it some thought it came to my concern about the lack of advertisement and signage.. I had seen the advertisement on the freeway and expected a little barn somewhere with some rusted old equipment but I was taken back by how well the equipment has been restored and preserved.

This museum needs to be better seen to the public and also needs the right to bring in their revenue being as they are a non-profit and depend on their right to advertise. When I exited the freeway I seen the other places of business had their signs advertising their locations but yet the museum has none and I believe this is a travesty. This museum needs to be a recognized treasure to the City of Woodland.

Sincerely,

Doyle Parker.

**#19**

# California Agriculture Museum & Event Center

Home of the Heidrick Tractor Collection

September 6, 2016

Cindy Norris, Principal Planner  
Woodland City Community Development Department  
300 First Street  
Woodland, CA 95695  
[cindy.norris@cityofwoodland.org](mailto:cindy.norris@cityofwoodland.org)

Dear Ms. Norris,

*Spreken ze dutch?* Visitors at the California Agriculture Museum speak these languages and more. The California Agriculture Museum at 1962 Hays Lane, Woodland is currently located in an area that is dominated by industrial use. We request the planning committee make provisions that allow for more flexibility in the City of Woodland guided by the chapters that focus on Land Use, Economic Development, Transportation and Signs, and Healthy Communities to expand City support and tourism in the City of Woodland. The changes that have evolved at the California Agriculture Museum are evidence that the current board of directors, community, and regional partners can work together to follow a road map (recommended in a museum assessment by the American Alliance of Museums) to improve the perception and appreciation of the museum, focus on its mission and business model, and follow through to create the wow factor in museums for a very broad range of new visitors discovering the museum experience in Woodland.

The museum is not only a collection of many of the local family histories embodied within the collection, it is evidence of our community's core agriculture values in supporting each other. The new museum experience includes tours in Spanish and English. Museum guests enjoy the cultural festivities at the museums and are drawn to Mariachi bands and other cultural phenomena that regularly take place at the museum. The museum is a gathering place for the cultural of agriculture. It reinforces core agriculture values, such as helping your neighbors.

It is our belief that the museum is a key element in creating brand recognition for this area. City funding and support of the California Agriculture Museum will increase tourism, and neighboring sales tax revenue important to all areas of the City of Woodland. The museum should be considered when planning TOT fund distribution that promotes tourism and growth that will support hotel occupancy as it continues to become a destination event center for the region.



# California Agriculture & Event Center

Home of the Heidrick Tractor Collection

The museum would like to create overall connectivity with Downtown Woodland, and we hope that the City will take the lead and create opportunity that fits with the museum budget, mission and its business model. The museum is often asked to participate in ways that are outside of these parameters and in a way that is costly and or risky to the collection. Some requests threaten to impede the ability of staff to carry out the day-to-day functions of a museum that is governed by pertinent and thoughtful protocols, and creation documents.

The museum would appreciate the City assisting in creating freeway signage. We are open to conversations on how to work within the system to make this happen. A broad promotional sign to support a few attractions, including the California Agriculture Museum, would support the culture and art of agriculture. Others signs pertinent to the California Agriculture Museum flowing on Interstate 5 and 113 would be significant contributions.

These comments are provided by a committee of the California Agriculture Museum. We respectfully request you expand the General Plan 2035 and include the California Agriculture Museum in the planning process. Because the plan spans two decades, language that supports a more inclusive approach to planning for the entire City of Woodland is appreciated. You have been successful in giving a financial boost to the Historic Down Town area. More areas in Woodland are also seeking assistance.

Following are our initial recommendations for specific chapters in the 2035 General Plan. We would appreciate adding additional language in the philosophy and goals driving the 2035 General Plan that would help the museum become part of the City's brand for recognition in the region.

## **CHAPTER 2 – Land Use**

### LU page 2-75 Historic Preservation

Please consider adding a paragraph that includes the California Agriculture Museum.

- Please add the California Agriculture Museum to map 2-14 with a red dot or a separate color since the museum is not technically a historic building.
- Please include all of Woodland in historical language on LU page 2-75: Local history is everywhere. The California Agriculture Museum is located on I-5 and is an entry point to Woodland for international and regional travelers. It offers a rich historical perspective about early California and Woodland. The museum punctuates the relevance of

# California Agriculture & Event Center

Home of the Heidrick Tractor Collection

agriculture as a main economic driver in the local economy. As agricultural innovation evolved, so did the comforts and community surrounding this area. The California Agriculture Museum presents early wagons, tractors, and harvesters that you'll only see in historical books. The majestic collection and interactive exhibits create experiences and provoke thought while encouraging people to linger in Woodland and enjoy the community – making Woodland a weekend destination.

- Expand the existing language: Policies in the General Plan continue to promote historic preservation in Woodland through community education, coordination with historic preservation groups, and museums.

## LU page 2-78 Goal 2.Q Historic Education and Awareness

- Please add new language: Promote community awareness and appreciation of Woodland's history, **agricultural roots**, and architecture.
- Please add a goal:
  - **Agriculture and History.** Recognize and promote the historical significance of the agricultural artifacts on display to the public throughout Woodland.

## CHAPTER 4 Economic Development Element

### ED page 4-4

- Please include the California Agriculture Museum:
  - **map 4-1 add California Agriculture Museum**
  - Please add a value to the end of the page:
    - **Agricultural Heritage and Value:** Retain and enrich the community by supporting the story, history, and long-time values rooted in agricultural communities. The California Agriculture Museum is a tourism draw for international and state-wide visitors. It has demonstrated a commitment to preserving artifacts that tell the story of innovation and entrepreneurship of early California pioneers and immigrants. Protect the culture of agriculture further by supporting historical agriculture venues pertinent to tourism.

ED page 4-6 Please include the California Agriculture Museum on this page.

# California Agriculture & Event Center

Home of the Heidrick Tractor Collection

- Due to its proximity to agriculture, farming, UC Davis, and the **California Agriculture Museum**...Woodland has become an increasingly important manufacturing and distribution center....

## ED page 4-31 Goal 4.F.2

- Please include the **California Agriculture Museum** where unique special facilities are listed in goal 4.F.2.

## ED page 4-32

- Please include the California Agriculture Museum as a component of the 'brand,' to develop strong partnerships and promote regional organizations:

**California Agriculture Museum.** The mission of the California Agriculture Museum is dedicated to enhancing people's understanding and appreciation of California's rich cultural heritage through the presentation of vehicles and artifacts that represent the evolution of agricultural, transportation, and mechanization. The museum values protecting and preserving the collection. It also presents public programming for kids of all ages which is enhanced by audio stories in English and Spanish. Public programming at the museum is strengthened by its regional partnerships with the Sacramento Association of Museums, the Caterpillar Corporation, Farm to Fork entrepreneurs, agricultural businesses, and collectors from across the globe. We're highlighting the spirit of cooperation and the entrepreneurship that helped fuel the sciences, mechanization, and experimentation that had its beginnings from early California pioneers in the 1800s. In addition the California Agriculture Museum is creating field trip programs that will fuel school tours and attract new school age populations from northern California. As guardians of the California Agriculture Museum we value the mission, collections, intellectual property, and resources used to tell a rare and majestic story that spans over 90,000 square feet in two separate galleries.

## **HAPTER 6 Healthy Community, Arts & Culture (New)**

### HC page 6-28

- Please add a bullet:

# California Agriculture & Event Center

Home of the Heidrick Tractor Collection

- **California Agriculture Museum and Event Center.** Wander through time as you explore the rarest collection of early California farm equipment in the WORLD! Antique tractors and artifacts, interactive agriculture history exhibits, kids' corner featuring down on the farm fun, and audio tours in English and Spanish are the setting for museum guests, and event consumers. You meet storytellers who drove teams of mules and operated old-time tractors and harvesters. The museum has developed public programming to engage students, travelers, and visitors year round. Guests are invited to attend special Saturday happenings, **cultural events** that often feature mariachi bands, and participate in old-time machine demonstrations.

## HC page 6-33

- **We recommend including additional language and a philosophy that supports and promotes additional areas of the City of Woodland in addition to Woodlands Downtown Historic area in Chapter 6.** Now that the sales tax shows how successful that model was, additional areas of the City of Woodland should also benefit from the planning and financial support of a planning model that enriches more areas.
- Please add language for a new goal.
  - **Goal 6.D.2.a.**
    - **Historical Facilities.** Local historical facilities in Woodland are encouraged to promote community programs and events at facilities which recognize the importance of Woodland's agricultural history. Examples include the California Agricultural Museum, Yolo Archives, and Gibson Mansion.

Thank you for submitting these comments for the draft of the 2035 General Plan.

Sincerely,

Sincerely,

Sincerely,



Rich Jenness  
Board President



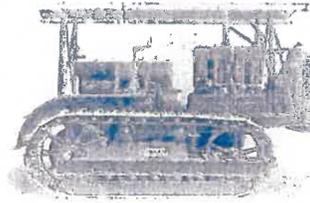
Casey Stone  
Board of Director



Lorili Ostman  
Executive Director

**#20**

## DAN BEST RANCH



P.O. Box 185 • 40734 Co. Rd. 14 • Woodland, CA 95776 • 530-735-6292 • Fax 530-735-6663 • best@yolo.net

September 6, 2016

Cindy Norris, Planning  
Woodland City Community Development  
300 First Street  
Woodland, CA 95695

Dear Ms. Norris,

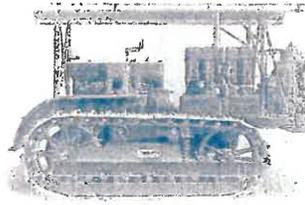
I'm concerned that the planning process for the 2035 General Plan seems to be rushing through process. I am or have been on several boards in the area and I would appreciate a thoughtful and inclusive approach in planning a document that will guide our City. Planning is important to improve the area the **California Agriculture Museum** is currently located in. Signage is significantly lacking that would help identify what I believe to be a world class museum.

I am a resident of Woodland, and like so many long-time families that are living in Woodland I support the museum. I'm reminded of how our economic growth is dependent on the entrepreneurship, lessons of cooperation, and innovation that are core to the community and are exemplified in the museum's presentation of history.

The museum has a world class collection (much of it donated by local Yolo County Families). It is visited by guests from around the world, nation and the state. It has morphed into a much different museum since the board of directors established protocols and a mission statement that makes the museum one of the best in the State. This is reinforced by the wide variety of guests, both local and international. The museum is one of the few special facilities that encourage cultural diversity.

I am involved in the changes and the implementation of the museum that has taken place over the last five years. The changes at the museum demonstrate the museum's ability to absorb and follow through with a planning guide (from the American Alliance of Museums) to improve upon the experiences at the museum. The fairly new roadmap for change, recommended by

## DAN BEST RANCH



P.O. Box 185 • 40734 Co. Rd. 14 • Woodland, CA 95776 • 530-735-6292 • Fax 530-735-6663 • best@yolo.net

the museum assessment, is making a profound difference in the way the museum is perceived by guests, community, and the region.

The California Agriculture Museum and the area it inhabits at 1962 Hays Lane, Woodland, CA 95776 should be promoted by the City and supported throughout the 2035 General Plan. It is responsible for guests learning and appreciating the agricultural values that have evolved since the mid-1700s.

It is my belief that if the City highlights and funds the California Agriculture Museum, the area will increase its tourism and lengthy stays – supporting increased sales tax revenue by Woodland businesses and hotel occupancy. The museum should be a key recipient of TOT funds because it supports Woodland tourism and hotel occupancy.

I personally see how tirelessly our volunteers and staff are working to be leaders within the Sacramento museum culture and continue to draw in new regional and international guests. I see the change in the type of guests that return regularly to enjoy a majestic collection in two 45,000 s.f galleries surrounding a courtyard. I want you to know that this museum is driven by a thoughtful mission and protocols to safeguard important artifacts and exhibits – and experiences that you can find Woodland.

The museum deserves your support in the 2035 General Plan, and in future rulings to safeguard and improve the location and the museum experience at 1962 Hays Lane, Woodland CA 95776.

Sincerely,



Dan Best II  
Board of Directors – California Agriculture Museum

**#21**

# TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- Resident
- Property/Business Owner
- Worker
- Other: \_\_\_\_\_

Contact Information:

2

Name: Jeanette Mok

Email: bjymok@yahoo.com

Phone Number: \_\_\_\_\_

# COMMENTS

Please share any comments about the Woodland Public Review Draft General Plan:

make a wider, safer  
bike lane between DAVIS  
and Woodland

For additional comment space, please see reverse.

# TELL US ABOUT YOURSELF!

Responses to these questions are optional.

1

Please check all that apply to you:

- Resident
- Property/Business Owner
- Worker
- Other: \_\_\_\_\_

Contact Information:

2

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Phone Number: \_\_\_\_\_

# COMMENTS

Please share any comments about the Woodland Public Review Draft General Plan:

Please complete the Parkins  
Driveway with ADA access  
at Jack Slaven Park!

For additional comment space, please see reverse.

**#22**

September 11, 2016

Cindy Norris, Principal Planner  
Woodland City Community Development Department  
300 First Street  
Woodland, CA 95695

Via email: [cindy.norris@cityofwoodland.org](mailto:cindy.norris@cityofwoodland.org)

**RE: General Plan Update comments**

Dear Cindy,

I have the following comments on the Draft City of Woodland General Plan.

**Section 2: Land Use, Community Design, Historic Preservation Element:**

**2.2 Growth & Change, New Growth Areas:** I strongly support SP-1 with growth to the south. It will provide a connection to Spring Lake and I favor the development of a business park at the southern gateway.

**2.A.4:** I Strongly support Downtown as the city's sole civic, cultural, entertainment, and central business district. I also support mixed use downtown with more residential units.

**2.A.6:** I strongly support infill development with emphasis on quality architectural design, particularly contemporary design which speaks to the 21st century and less emphasis on "revival" styles which mimic Woodland's eighteenth century architecture. Woodland's outstanding architectural tradition needs to evolve and not be stuck in the past.

**2.C.2:** I strongly support ensuring that new development is consistent with the targets and objects of the Woodland Climate Action Plan. Tree planting should be encouraged throughout the City of Woodland with adequate city tree maintenance budgets. A master urban forest plan should be created by the city with adequate resources for implementation and management of the plan. Grants should be sought to help pay for the plan.

**2.O.2 Historic Preservation.** I strong encourage Adaptive Reuse of historic structures. I would like to see the city building department and the Historic Preservation Commission become much more assertive in saving buildings from benign neglect by irresponsible property owners. There needs to be aggressive code enforcement with derelict historic properties to save them from major damage and to avoid demolition. This should include city-funded repairs to stabilize derelict historic properties with liens placed on the property. City should also facilitate transfer of these properties to preservation-minded developers.

**2.P.1: Historic Resources Inventory.** Woodland's Historic Resources Inventory is very outdated. This should be a high priority of the Historic Preservation Commission. Historic Resources should be added that are good examples of mid-20<sup>th</sup> Century Modernism.

**2.P.3: Historic Neighborhood Design Criteria.** This needs to be emphasized with infill developers that construct new buildings or rehabilitate houses and buildings within the historic neighborhoods. Policies and procedures need to be implemented to eliminate shoddy or mundane buildings that

neither complement historic architecture nor enhance it. The City of Oakland's publication "Rehab Right" is an excellent example that should be emulated by the City of Woodland.

Also, the city should help create public-private partnerships to foster historic neighborhood efforts to install historic-looking streetlights for public safety and beautification. Beamer Park is a good example. The city should encourage the formation of assessment districts to finance streetlight districts by paying for engineering feasibility studies.

2.P.5: The City of Woodland should make it a high priority to become a Certified Local Government by recruiting or encouraging citizens with historic preservation expertise to join the Historic Preservation Commission. A CLG designation will lead to grants from the State Office of Historic Preservation. Woodland deserves this recognition, but it has alluded the city for many years. Make this a goal and priority.

### **Section 6 Healthy Communities Element**

6.D.5: I strongly support ensuring the Woodland Public Library remains a vibrant downtown destination by supporting its preservation and expanding its operations and capital improvements budgets accordingly.

6.E.1: I strongly support an Arts in Public Places program. I would like to see larger budgets for more prominent public art, particularly downtown at public spaces like Heritage Plaza, the library, city hall, the courthouse and public parks. The art should be paid for by a fee placed on new development, with support from the general fund. The money should be placed in a fund to finance larger pieces of public art from accomplished regional artists. The art will provide vitality, excitement, and enhance our architectural resources.

### **Section 8 Safety Element**

8.G.12: I strongly support the serious exploration of a Federal Railroad Administration Quiet Zone. These have been established in other cities whose quality of life is compromised by excessive railroad noise. The residents living in the older part of Woodland near the railroad tracks along East Street are bombarded with extremely loud train horn noise at the many East Street intersections late into the evening. I believe some of the RR traffic is single locomotives. Because there are existing railroad safety barriers with flashing lights when trains approach these intersections, I would like to see the elimination of train horns after 7 PM and before 8 AM-- or eliminated altogether.

Sincerely,

David Wilkinson  
745 First Street  
Woodland

**#23**



Legal Services  
of  
NORTHERN CALIFORNIA

Yolo County Office  
619 North Street  
Woodland, CA 95695  
Phone: (530) 662-1085  
Fax: (530) 662-7941  
West Sacramento: (916) 447-5798  
[woodland.office@lsnc.net](mailto:woodland.office@lsnc.net)

September 9, 2016

Cindy Norris, Principal Planner  
City of Woodland  
300 First Street  
Woodland, CA 95695

Re: Draft Amended Housing Element of the General Plan

Dear Ms. Norris,

We write to comment on the City of Woodland's Draft Amended Housing Element, submitted to the Department of Housing and Community Development on July 29, 2016 with revisions submitted on August 8 and August 12, 2016. As you know, Legal Services of Northern California provides civil legal assistance to low income households throughout Yolo County. These comments relate specifically to the City's programs and policies related to the City's obligation to provide adequate housing for all persons in the City and the City's sites inventory.

### Statement of Goals, Quantified Objectives and Programs

#### 1. Quantified Objectives

Quantified objectives designate how many units in each income category the housing element policies and programs are expected to create during the planning period through new construction, rehabilitation or preservation. The City's quantified objectives, listed at Table 1-1, have not changed since the City adopted its Housing Element on October 15, 2013. The City states its objective to construct 75 extremely low income units, 80 very low income units, 90 low income units, 349 moderate income units, and 864 above moderate income units, and to rehabilitate 10 and 20 units for extremely low income and very low income households respectively. (Amended Draft Housing Element, page 3) The planned development accounts for more than the entire Regional Housing Needs Allocation for moderate and above-moderate income units while leaving a deficit of 205 extremely low and very low income units and 184 low income units compared to the need. The quantified objectives do not appear to be consistent with the City's revised programs and policies. Specifically, Table 1-1 does not include the information contained in Program 2.A.2. and Table 2-39 listing the City's residential development capacity and summary of recent rezones. If the City has determined that the housing needs exceed its ability to meet those needs for the lower income categories, it should include a quantitative analysis demonstrating its

limited capacity based on assessments of current and anticipated economic conditions and available resources.

## 2. Programs

The City's adopted Housing Element identified a deficit of sites to accommodate the City's share of the regional housing need for 230 units affordable to low and very low income households (57 and 173 units respectively), while identifying a surplus of 1,164 units to accommodate above-moderate income households and 256 units for moderate income households. To remedy this deficit of low and very low income sites, the City's adopted Housing Element included Program 2.A.2, which committed the City to rezone at least 15 acres to R-25. The City set the deadline for this rezone as the earlier of twelve months following adoption of the 2035 General Plan or two years following the adoption of the 2013 Housing Element. Because the General Plan has not yet been adopted, the applicable deadline was two years following the adoption of the 2013 Housing Element, or October 15, 2015.

Even though the City has rezoned some acreage to accommodate the deficit of sites for low and very low income units, the City still has a substantial shortfall and it has not completed the required rezone within the time frame required by its adopted Housing Element and state law. The City rezoned 4.4 acres for the Mercy Housing Project to high density residential in March of 2016. This project is anticipated to provide 35 units for very low income households and 44 units for low income households. In 2015, the City down-zoned the Spring Lake Central parcel of 7.6 acres that was zoned R-20, a site the City identified in its adopted Housing Element to accommodate 152 low and very low income units. At the same time, the City also rezoned three vacant parcels to R-25, including 3.5, 4.8, and 1.0 acre parcels, each of which is separated by a road. At best, this results in an increase of 1.69 acres. However, we do not think the City should count the 1.0 acre parcel toward its obligation to rezone because Program 2.A.2 requires that sites "shall be a minimum of two acres in land area (or, in infill contexts, adjacent sites that together comprise at least two acres)." (See 2013 adopted Housing Element, page 4). Although the 1.0 acre parcel is next to an existing apartment complex affordable to low income households, the size of the lot makes it infeasible to develop and it is too small to compete for the limited funding streams available for multi-family projects. Further, it is not adjacent to another parcel that could be developed at the same time. We therefore believe the City has a deficit of 98 very low and low income units. The table below contains our calculation of the deficit.

**Rezone Obligation**

	<b>Very Low</b>	<b>Low</b>	<b>Total</b>
<b>Total RHNA</b>	<b>390</b>	<b>274</b>	<b>664</b>
2013 Adopted Housing Element Deficit	-173	-57	-230
Mercy Housing Project	+35	+44	+79
Spring Lake Central downzone of 7.6 acres included in adopted HE toward adequate sites obligation (p.121)	-76	-76	-152
Spring Lake Central rezone of 3.5 acres to R-25	+43	+43	+86
Spring Lake Central rezone of 4.8 acres to R-25	+60	+60	+120
Sacramento Mutual Housing Project	+25	-26	-1
<b>Total Shortfall</b>	<b>-86</b>	<b>-12</b>	<b>-98</b>

The City's rezone program, Program 2.A.2, should also be revised to identify specific parcels to be rezoned for higher-density residential development. The program states that the City has identified several properties with a total land area of approximately 45 acres within the Spring Lake Specific Plan Area that will be considered for rezoning, but those parcels are not identified by APN or other designation. It is not possible to determine the feasibility of rezoning sites that are not specifically identified. The City also references vacant and underutilized properties contained in Table A-1 as parcels that may be appropriate for rezoning. There are only five parcels larger than two acres in Table A-1, including a property identified as a parking lot, a vacant commercial space, a property with retail sales or service, a single family residence, and County property. The City should provide further analysis about the redevelopment potential of the parcels with existing uses and identify any governmental or environmental constraints impacting the potential for rezone for multifamily housing. Also, the shortfall program should identify specific parcels that will be made available for development

during the housing element period, are served by infrastructure, and are developable "by right."  
(Government Code §65583)

We also believe the Amended Draft should be revised to require the rezone be accomplished either consistent with the time frame set forth in the adopted Housing Element, or in the time frame required by state law. In the Amended Draft, the City changes the re-zone deadline to within twelve months of adoption of the 2035 General Plan. State law requires the City to complete the rezone program within three years of adoption of the Housing Element. (Government Code §65583(c)(1)(A)) The City is not entitled to an extension, as the City's inaction, combined with the very limited progress the City has made to comply with the requirement to accommodate the shortfall of sites for lower income households, prevent the City from meeting the state mandated requirements for an extension. (Government Code §65583(f)) The deadline to rezone should therefore remain consistent with the adopted Housing Element, which set the deadline as October 15, 2015, or state law, which would mandate a deadline of October 15, 2016.

### **Sites Inventory**

As mentioned above, there is still a deficit in land suitable for development of housing for very-low and low income households within the planning period. The City assumed that land use designations with minimum densities of 20 or 25 units per acre would accommodate lower income housing opportunities. The land inventory at Table A-3 shows 4.17 acres zoned R-20 and 13.51 acres zoned R-25 in the Spring Lake Specific Plan Area. Four of the parcels listed as "Woodland Spring Lake Partnership" are less than two acres in size, and three have the same APN. It is difficult to determine where the 1.63 acre parcel with a different APN is located relative to the three other small acreage parcels with the same APN. If it is not contiguous to the other parcels, it should be removed from the land inventory because it is not feasible to develop housing for very low and low income households on a parcel of this size.

The acreage listed in the land inventory for households in the lower income categories is also difficult to reconcile with Table 2-39. The Amended Draft identifies the Spring Lake Central Rezone of 9.3 acres at 25 units per acre as suitable for housing for households with lower incomes. The 9.3 acre Spring Lake Central site is actually three separate parcels of 4.8, 3.5 and 1.0 acres respectively. The acreage listed in the land inventory zoned R-25 and identified as "Woodland Spring Lake Partnership," which we assume is the Spring Lake Central Rezone, is 3.17, 1.65, 1.63, 1.18, and 1.07 acres, which combined is 8.7 acres. It is not possible to determine the suitability of

Page Five  
September 9, 2016

these sites, and the total acreage that could accommodate housing for lower income households, given this discrepancy in acreage and description.

The other parcels identified in the land inventory account for 180 units for lower income households, including the 4.17 acre parcel identified as Merritt Murphy and the 4.81 acre parcel identified in the adopted Housing Element as Oyang. The City committed to not increase the capacity from its adopted Housing Element, to provide a more conservative idea of the capacity for housing within the City, although it updated the acreage of these parcels. (Amended Draft, Pages 60-61) However, the land inventory does not contain the more conservative estimate. The land inventory should be updated to use the realistic unit capacity of these latter two sites, consistent with the City's commitment to not overestimate capacity.

#### **Conclusion**

We appreciate the opportunity to submit comments regarding the Amended Draft Housing Element and thank you for considering them. We also welcome questions or comments from City staff.

With kind regards,

LEGAL SERVICES OF NORTHERN CALIFORNIA



Alys Meyer  
Managing Attorney

cc: Robin Huntley, Housing and Community Development Department

**#24**

Comments on General Plan Update for City of Woodland -

Part 2 – South vs East

July 2016 Draft

Christine Shewmaker

September 12, 2016

When I submitted my first comments on August 16, I held off on the South vs East issue with the idea that the Draft EIR and Draft CAP might be available by 9/13 and I could incorporate some information from those documents in my discussion. As the CAP and EIR drafts will not be done by 9/13, I am submitting my comments on South vs East now so that comments are in by 9/13/2016.

A table with the differences between South vs East included in the GPU draft is attached. This is just what is in the General Plan document. It was a starting point for my discussion.

**South vs East for the Woodland GPU 2035.**

My preference is South and South slowly. The three driving reasons for this are sustainability, sense of community and maintaining/ improving downtown/core/existing Woodland

**1. Maintaining and improving the downtown, core and existing Woodland.**

The part of Woodland where I live was built in 1987 and before. It could use some attention and upgrading. If we keep just focusing on the next new development, we are left with a slowly, maybe not so slowly, crumbling core or existing Woodland. That serves no one

One of the positive things about the South alternative is that it has 4550 new residences in the infill, which is downtown (1000), corridor/other (950) and SLSP (2600). For the East alternative this number is 3590, about 1 thousand less. The difference is all in the downtown and corridor areas as the SLSP stays the same at 2600.

By slowly I mean concentrating on the infill first! Finish most of the DT/CO/SLSP residential development before even beginning SP-1A (which is in both alternatives). The development of areas in the south for a tech gateway could proceed while the infill is being emphasized for residential. So, I am definitely not a fan of eliminating phasing!

In the South alternative the Infill (4550) and SP-1A (1600) totals 6150 new residences. Concentrating on that for the next 20 years and not really worrying about SP-1B and SP-1C for the next 20 years seems a good approach to consider.

**2. Sense of community**

I am leery of a whole separate town across the way. We can build walkable neighborhoods in the downtown, existing core and SLSP. That is preferable.

The East alternative requires one more police beat and one additional new fire station. The impact on effectiveness of the whole system and not just the cost in dollars of this should be considered.

### 3. Sustainability

I will list three areas below – the specific impact of each of these will or should be made clearer by the EIR and the CAP

**Emissions from transportation, etc.** – The impact of the two alternatives on GHG emissions and thus our ability to meet the goals of our Climate Action Plan as well as statewide goals (AB32, SB32) should be thoroughly considered.

**Ecological Effect of the Interchange** – The East alternative requires a whole new interchange on I-5. This will cost significant dollars. But we need to also look at any ecological and environmental effect of the building and usage of the new interchange.

**GHGs from tomato waste**- The GHG inventory done in 2012 identified GHGs that arise from the tomato waste that is placed on acreage to the East. The GHGs from the tomato waste are a significant portion of the estimated municipal GHG emissions. The draft GPU states a new site for the tomato waste needs to be found for the East alternative. It is important to consider carefully the environmental impacts of an alternate site for the tomato waste. As it emits GHGs, we should not move it to an alternate site if that alternate site is in another municipality. That would just be moving something from one spread sheet to another. While I know it is not easy, long term alternate treatments that emit fewer GHGs or even produce energy should be considered.

# COMPARISON SOUTH VS EAST WOODLAND GPU 2035

ITEMS ARE THOSE SPECIFICALLY MENTIONED IN JULY 2016 DRAFT

Item / Need / Feature	South	East
	SP1-A, <b>1-B, 1-C</b> , SP3-A, SP3-B	SP1-A, <b>SP-2</b> , SP3-A, SP3-B
<b>Specifically Mentioned in GPU</b>		
<b>Vehicle Transportation Needs</b> <ul style="list-style-type: none"> <li>Figures 3-2 pages TC-19 and 20</li> </ul>	Need short principal, minor and collector roads in SP 1-B and 1-C	Need significant minor roads and new freeway interchange in SP-2
<b>Police Needs</b> <ul style="list-style-type: none"> <li>Page PF 5-5</li> <li>Presently 4 FT and 1 PT beat</li> </ul>	Six police beats plus additional staff and policing resources	Seven police beats plus additional staff and policing resources
<b>Fire and Emergency Services Needs</b> <ul style="list-style-type: none"> <li>Page PF 5-12</li> <li>Presently 3</li> </ul>	Four fire stations ( one new) Also may need to move one for SP-3	Five fire stations ( two new) Also may need to move one for SP-3
<b>School Facilities</b> <ul style="list-style-type: none"> <li>Pages 5-34 to 5-36</li> </ul>		East alt. may require one new school not needed for South alt.
<b>Land Type</b> <ul style="list-style-type: none"> <li>Map Fig 7-4 (pg CO 7-27)</li> <li>Acreages pg LU 2-61 to 2-63, 2-69</li> </ul>	SP1-B (248ac) and 1-C ( 151 ac) mostly prime farm land	SP-2 – Mix of farmland of statewide imp, unique farmland and land classified as other. Max of 25% (265 ac) by 2035
<b>Residential Subtypes</b> <ul style="list-style-type: none"> <li>Appendix B</li> <li>Infill inc downtown (DT), corridors/other ( CO ), Springlake Specific Plan( SLSP)</li> </ul>	<b>Infill – 4,550</b> <ul style="list-style-type: none"> <li>DT – 1000</li> <li>CO- 950</li> <li>SLSP – 2,600</li> </ul> <b>New Growth – 2,450</b> <ul style="list-style-type: none"> <li>SP-1 – 2,200</li> <li>SP-3 - 250</li> </ul>	<b>Infill – 3,590</b> <ul style="list-style-type: none"> <li>DT – 550</li> <li>CO- 440</li> <li>SLSP – 2,600</li> </ul> <b>New Growth – 3,410</b> <ul style="list-style-type: none"> <li>SP-1 – 1,600</li> <li>SP-2 – 1,600</li> <li>SP-3 - 250</li> </ul>
<b>Flood plan solution</b> <ul style="list-style-type: none"> <li>Pages SE 8-19</li> <li>Pages LU 2-10, 2-69</li> <li>Flood solution for NE industrial area needed for both plans</li> </ul>	Specific Plan for SP-3A cannot be approved before a comprehensive flood soln and supporting funding obtained.	Specific Plan for SP-2 and SP-3A cannot be approved before a comprehensive flood soln and supporting funding obtained.



**#25**



# Yolo County Farm Bureau

P O Box 1556, Woodland CA 95776  
530.662.6316 O \* 530.662.8611 F  
www.yolofarmbureau.org

PRESIDENT  
Jeff Merwin  
1<sup>ST</sup> VICE PRESIDENT  
Joe F. Martinez  
2<sup>ND</sup> VICE PRESIDENT  
Nancy Lea  
SECRETARY/TREASURER  
Denise Sagara

September 12, 2016

Woodland Planning Commission  
300 1<sup>st</sup> Street  
Woodland, CA 95695

Re: **City of Woodland Public Review Draft General Plan**

Dear Chairman Wells and Planning Commission:

Yolo County Farm Bureau is a non-governmental, non-profit, voluntary membership, California corporation whose purpose is to protect and promote agricultural interests in Yolo County and to find solutions to problems of the farm, the farm home, and the rural community. On behalf of our members, I write to commend the City on its efforts to incorporate goals and policies which seek to protect and preserve agricultural land within and surrounding the City of Woodland. In particular, we note the following Draft General Plan goals and policies:

- **Goal 7.C Preserve Farmland.** Promote preservation and economic viability of agricultural land surrounding the ULL.
- **Policy 2.A.3 Agricultural Mitigation.** For impacts to agriculture within the ULL, require one acre to be permanently conserved for every acre converted to urban development.
- **Policy 7.C.1 Annexation.** Annex land to the City only as it is needed for development of designated growth areas. Annexation of agricultural land will not be permitted except in conjunction with approved urban development consistent with the General Plan.
- **Policy 7.C.2 Agricultural Uses Within the ULL.** Where agriculture exists within the ULL, support existing agricultural uses until urban development (consistent with the General Plan) occurs on these properties.
- **Policy 7.C.3 Surrounding Agricultural Land.** Encourage Yolo County to conserve agricultural soils, preserve agricultural land surrounding the ULL, and promote the continuation of existing agricultural operations.
- **Policy 7.C.4 Compatibility.** Ensure that urban development within the ULL does not affect the economic viability of adjacent agricultural practices located outside the ULL.

These goals and policies are, no doubt, a good start. However, as they are debated and refined, we hope the City will place a particular emphasis, and focus its efforts, on the preservation of Prime Farmland. Prime Farmland is the best of the best, and, as you well know, critical to our local and regional economy. Recognizing that the future growth areas within the voter-approved urban limit line include hundreds of acres of Prime Farmland, we urge the City, at a minimum, to prioritize development on non-Prime Farmland in order to preserve this unique resource for as long as possible.

Sincerely,

Jeff Merwin  
President

cc: Paul Navazio, City Manager  
Ken Hiatt, Community Development Director

**#26**



3400 Douglas Blvd.  
Suite 255

Roseville, CA  
95664

916.787.5619  
fax 916.787.5617

September 7, 2016

Mr. Ken Hiatt  
Community Development Director  
City of Woodland  
300 First Street  
Woodland, CA 95695

RE: Comments on the Public Review Draft – General Plan, (Draft General Plan Update)  
Woodland, CA dates July 2016

Dear Ken:

Following please find comments/thoughts on the Draft General Plan Update for Woodland, California. Comments are focused on the Industrial area.

Policy 2.B.1 "Priority to Existing Specific Plan Areas. Amenities, services, and infrastructure in all existing Specific Plan areas must be substantially complete before approving a new Specific Plan". ***This comment should be modified to make clear that Policy 2B-1 relates to the Specific Plans for residential only.***

Page LU 2-56: Base Designation: Industrial. The goal of applying the Light Industrial Flex Overlay over an Industrial base designation is to minimize conflicts that potentially would have occurred with heavier industrial uses located adjacent to other sensitive uses. When applied over the Industrial base designation, the Light Industrial Flex Overlay provides for a mix of general, light, to custom industrial and manufacturing uses, including multi-tenant spaces with offices, contractor storage, agricultural processing, food producers, industrial technology, and other sensitive processing uses that require controlled performance standards. The larger, heavier uses that may create odors, particulates, dust, vibration, etc. are restricted. Outdoor storage will be screened or covered as appropriate. **The Light Industrial Overlay area should be expanded to or allowed to float over and include land located within the Knaggs/Adams land. This land is proximate to retail and other uses that could benefit from smaller applications in the event there is market demand for such a use. Our position is that this land could accommodate larger distribution uses or smaller uses.**

Policy 3.A.15 Designate County Road 102 as a state highway. Coordinate with Caltrans to consider including County Road 102 north of I-5 as part of the state highway system. **Please articulate what costs/benefits come with this designation (if any).**

**Policy 2.K.3 Northeast Industrial Area. Promote clustering of industrial uses into areas that have common needs and impacts in order to maximize their efficiency and minimize conflicts. Provide for industrial uses that require a larger footprint on the east side of the northeast industrial area. Provide for smaller uses on the west side. See Figure 2-11. As stated before, we believe the Light Industrial Overlay should be allowed to float or be expanding within the industrial zone.**

**Policy 2.K.4 Light Industrial Overlay. Utilize the Light Industrial Overlay designation to transition between districts of different intensity, accommodate small incubator space, and promote a mix of agricultural, biotechnology and emerging technology companies. Allow for the relocation or expansion of the Light Industrial Overlay to include the Knaggs and Adams properties.**

Please feel free to call me if you have any questions about our comments.

Sincerely,



Peter C. Thompson

Rubicon Partners Inc. on behalf of Knaggs Commercial Trust

cc: Ken Astle, Knaggs Commercial Trust, 83 Scripps Drive, Sacramento, Ca 95825  
Scott Daley, Knaggs Commercial Trust, 83 Scripps Drive, Sacramento, Ca 95825

**#27**

## Cindy Norris

---

**From:** doyle parker <doylerparker@gmail.com>  
**Sent:** Tuesday, September 06, 2016 11:31 PM  
**To:** Cindy Norris  
**Subject:** Agriculture Museum

Cindy Norris, Planning

Woodland City Community Development

300 First Street

Woodland, CA 95695

Dear Ms. Norris,

I have recently visited The California Agriculture Museum at 1962 Hayes Lane, Woodland CA 95775. I was amazed at the collection of vintage agriculture machinery, history of the region, and artifacts. I myself being a son of a man that worked in the tomato fields in the area found the museum very interesting and it brought back many fond memories. However, there is something that bothers me, after giving it some thought it came to my concern about the lack of advertisement and signage.. I had seen the advertisement on the freeway and expected a little barn somewhere with some rusted old equipment but I was taken back by how well the equipment has been restored and preserved.

This museum needs to be better seen to the public and also needs the right to bring in their revenue being as they are a non-profit and depend on their right to advertise. When I exited the freeway I seen the other places of business had their signs advertising their locations but yet the museum has none and I believe this is a travesty. This museum needs to be a recognized treasure to the City of Woodland.

Sincerely,

Doyle Parker.

**#28**

## Cindy Norris

---

**From:** LAURIE WATSON <laurie\_bmjs@yahoo.com>  
**Sent:** Thursday, September 08, 2016 3:32 PM  
**To:** Cindy Norris  
**Subject:** California Agriculture Museum

September 6, 2016

Woodland City Community Development  
300 First Street  
Woodland, CA 95695

Dear Ms. Norris

My name is Laurie Watson; I am a volunteer at the California Agriculture Museum at 1962 Hays Lane, Woodland Ca 95776.

I have been a volunteer at the museum for about a month and I am in total amazement at the collection of agriculture equipment, the history that it represents, and the preservation of history that it houses. There seems to be something that I hear often from the visitors which is "I had no idea this place was here". I have researched this issue and it seems to me that it's from no advertisement seen from the road, or any other exploitation from the City of Woodland. Other businesses advertise and grow their revenue by community participation and annual growth. The museum is a non-profit organization and depends on donations and what we earn from visitors. Our success depends on community involvement, advertisement, and the involvement from the City of Woodland. Would you please consider us in your future planning?

Sincerely,

Laurie Watson  
Volunteer at The California Agriculture Museum.

**#29**

## Cindy Norris

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**From:** Steve & Amber <nevennamner@yahoo.com>  
**Sent:** Friday, September 09, 2016 11:54 PM  
**To:** Cindy Norris  
**Cc:** lorili.ostman@gmail.com  
**Subject:** letter of support

September 6, 2016

Cindy Norris, Planning  
Woodland City Community Development  
300 First Street  
Woodland, CA 95695  
[Cindy.norris@cityofwoodland.org](mailto:Cindy.norris@cityofwoodland.org)  
Re: General Plan 2035 and the California Agriculture Museum

Dear Ms. Norris,

I am writing in support of the **California Agriculture Museum** in your 2035 General Plan.

My children are involved in 4-H, Opera House, and activities at the California Agriculture Museum. My son Collin worked tirelessly to write his 4-H presentation on the evolution of tractors and he spent considerable time with Lorili Ostman, the Executive Director, to create a presentation that he gave at the museum, 4-H events, and fairs. The museum has been generous by providing material and stories for Collin's tractor presentation. At age 12, he has become a personal advocate of the museum sharing his knowledge with anyone who will listen.

I encourage you to provide support and create a philosophy that furthers the museum's ability to protect and preserve the collection so that current and future generations will have an opportunity to learn about the innovative spirit of early entrepreneurs and create wonder. What was it like 100 years ago? So tractors explain how the combustion engine was developed from early agricultural steamers? It is a fascinating story and there are so many stories that deserve local, regional, and statewide support.

Our family supports the museum experience! It is a historically, culturally, and economically enriching experience. I hope you will be inclusive in your 2035 General Plan.

Sincerely,

Amber Robinson- Burmester

656 College St.

Woodland, CA 95695

**#30**

Mr. Jim Hilliard - Mayor  
City of Woodland, Ca. 95695

The attached seven pages(eight total) include additional comments with regard to the Woodland General Plan Draft document circulated in the Spring/Summer of 2016. I submit this document with the intent of continuing to communicate effectively with City staff, my fellow Council members, the Planning Commission and the Public. As the meetings are presently scheduled I will miss the Council meeting scheduled for September 13, 2016, focused on the General Plan. This meeting is to follow the same format as last week's Planning Commission meeting, where Public comment was followed by comments by each Council/Commission member by chapter. This paper provides the majority of my additional comments/questions by chapter. Please distribute to Council, Staff, etc..

Marlin H. "Skip" Davies

Woodland General Plan comments:

General Comments:

\* The use of the word **Alternatives** is a bad choice because it sets up winners and losers when the choice is requested between East and South. Please frame this differently, possibly looking to **Future Opportunities!** **I submit that each Planning area (1A, 1B, 1C, 2 & 3) needs to be included in this General Plan.** Decisions regarding conditions and timing will be strengthened, in time, as community interests as well as conditions for specific areas are fully considered and met.

\* Chapter 2. I believe their needs to be a Policy in the General Plan that clearly states that Prime Farm land within the ULL should only be developed when available/developable land consisting of Class 3 and Class 2 soils have been fully utilized. Knowingly Planning Areas equate to developable parcels(1A, 1B, 1C, 2 or 3) may have a mix of soil classes, thus the City would make decisions based on the majority soil classification of the parcels.

**Sample** - " When more than one planning area is ready/available for development, the City shall consider the approval of development on non-prime agriculture land, class 3 & 2 soils, before approving development on class 1 soil."

\* The technology is available to reduce the Treatment Buffer area completely (CO-7-41), this is an obligation of all our residents. The current location was established in the 1980-90's, moved from the Beamer/102 site due to odor and size issues, all residents contributed. When moved the City created a similar problem in the current location, harming the value of the adjacent lands, all residents use the treatment facility and should share in updating the technology. Today an EIR would have been required and commented on the negative effects being created, the land owners compensated. It is not fair to put the burden of the upgrades completely on adjacent land owners or on new development. Let us remember that Gateway Center contributes over one million dollars in sales tax to the City, thus a very positive enhancement.

### Comments by Chapter

#### Chapter 2

Page -2-3 Green shaded area at I-5 and West, as well as 113, makes little sense, one is now commercial and the other holds great potential.

Page -2-9" Policy 2A-3 : Ag mitigation within ULL should be changed and have some relationship to soil quality. Suggest scale based quality, as follows: Example: Class 1 = 2 acres, Class 2 = 1 acres, Class 3 = 0 acres per acre of development. Soil categories and acres of each could be quantified within the proposed

parcels(1A,1B,1C,2 & 3) and mitigation requirements determined. ( Class 3 soil is where development should be directed, cost of mitigation takes away from the amenities that can be provided.)

Page -2-10: Policy 2B-1: Words should be changes to say ...." existing Specific Plan areas approved for Development must be fully designed before approving a new Specific Plan area" . Current wording very limiting.

Policy 2B.2 :(fourth line) replace word "secured" with "Identified" and refer to the State Law as the guiding factor. Laws may be changed and we need to accommodate these changes!

Page -2-19: Policy 2E-8 : Should read "...ordinances to prevent properties from becoming poorly maintained ..." omit words "that are".

Page -2-40: Policy 2H.7: Change first word from Activate to **Promote**.

Page -2-47: Policy 2I.5: End policy after the word Mall in fourth line, leave all options on the table.

Page -2-62: Reference to SP-2 in blue at the bottom of the page. The sentence relating to the goal of achieving "zero net energy at the building level" must be applied to all development not just one area.

Page -2-67: Chart sets up false triggers, if needed?? Then place SP-2 as 2028 and beyond. Also in comments to right remove word "**Comprehensive**" leave those decisions to future Councils.

Page - 2-68: Chart again places triggers that I do not believe are needed. However I could accept the year 2028 on all Phasing including SP 2 & SP 3. Also disagree with use of word "Comprehensive" in Restrictions column.

Page - 2-69: Policy 2L-5: Needs to be rewritten. Same comments on Energy as I made previously(Page 2-62, above to all development), I agree "Development should bear their fair share of Costs" not sure why chose the word all, and why the limit of 25% at this time, that decision is a decade away??? Dates should

reflect consistency of 2028 if dates are needed??

Page - 2-70: Policy 2M-4 Reads as if "Seamless Greenbelt/Trail system is required", I believe it is a desired option but Woodland is not Davis and the City should not place all these dreams(costs) on the price of the home buyer, our income level needs to be considered. Look at the income levels of Woodland residents in Chapter 9, pages E4 - E15 to reaffirm my point. Design needs freedom to provide acceptable options for safe vehicle, pedestrian and bike travel!

Page - 2-71: Map identifies I-5 and West as well as 113 as Green Space. One is now Commercial and the other holds great potential. Mentioned previously.

Page - 2- 73: Flood Study Area : Wording should be modified to mean that further building is prohibited until a Flood solution is reached, funding identified, in place, etc..

Page - 2 -74: Policy 2N.2: Should be omitted or modified to be an option. Greenbelt land comes from the Park allocation. Greenbelts should not be required but a design option.

Again these costs are passed on to the home buyer. Again I refer you to the income levels of our residents in Chapter 9, pages E4 - E15 to demonstrate my point of affordability. You could change wording from "Require to Utilize" in last sentence.

### Chapter 3

Page - 3- 3: Suggest Section 3.10 be added dealing with **Rail Relocation**.

Page -3-11: Policy 3A.2: Suggest wording to read in line two "...assess feasibility and facilitate relocation of..."

Page -3-11: Policy 3A,3: Suggest substitute word "when" for the word "if" near end of line two.

Page -3-16/17: Suggest adding Policy to the effect: **Schools** - *Effectively work with Public and Private schools to guarantee a high level of vehicle, pedestrian and bicycle traffic safety in all adjacent areas.*

Page -3-17: Policy 3D.4: The concept that Developers Provide is incorrect. These cost are passed on to the home buyer. These Pathways should not be required, a system to achieve safe travel should be required. This could be in the "complete Streets" package, leave the design to the architects and our planners. Do not require your proposed solution on the future.

Page -3-25: Policy 3F.4: Change first word to : "**Encourage**" May not be possible in existing areas or on streets.

#### Chapter 4

Page -4-23: Policy 4C.3: Delete the first word "**Development**" This should be the attitude for all Permit processes add last sentence " Continue to provide exemplary customer service."

Page -4-29: Policy 4E.2: Add "...by supporting public and private school and college programs that produce a..."

#### Chapter 5

Pages - 5-10/11: Policies should be added to encourage **1. Inter-Jurisdictional Cooperation & 2. Review of Planned Parks and School construction.** These departments (Fire & Police) need to be brought in to the processes early and not left to deal with poorly designed areas.

Pages ?? - Where in the General Plan should we or do we deal with Community issues such as Gangs and Homelessness? The Homeless issue is discusses briefly in Chapter 9 (page HE 9-13) under housing, however a Policy regarding research and analysis of the issue leading to options may be appropriate in the General Plan.

Page -5-26: Policy 5C.7: Linear Park System. What is it? How can we establish if it does not exist in existing developed areas? Explain??

Page 5-37: Policy 5E.5: Add WCC to Joint Use concept.

Page 5-62: Add Policy - Evaluate feasibility of upgrading the Wastewater Treatment Plant to reduce Odor Buffer Area to Zero.

## Chapter 6

Page -6-13: Add Policy - *"Encourage WJUSD to implement an effective Physical Education program that requires daily exercise by all students in grades K-12, as well as instruction regarding nutrition and healthy lifestyles."*

## Chapter 7

Page 7-13: Add Policy - *"Work with Woodland's Public and Private schools to initiate curriculum that focuses on conservation of all resources and wise water use."*

Page 7-27: Verify the accuracy of the map that identifies categories of farmland. Please include soils quality designations, (1,2 or)

Page 7-30: Policy 7.C.2: Should be modified to read: Where agricultural uses exist within the ULL, support existing uses on Prime Agricultural land by directing development towards developable non prime agricultural land. Maintain consistency with the General Plan when development occurs on all agricultural land.

Page 7-41 . reevaluate odor buffer to East and West. Prevailing winds are North and South.

Page 7.47: Policy 7.56 I agree with the policy direction. However I submit that the odor problem is a problem created by all residents and we all have an obligation to pay for the study and the technology improvements, now available,

to reduce the odor buffer to zero. The Wastewater Treatment facility was move to this area from Beamer & 102 for odor and size issues, there was harm done to surrounding land owners, we did not pay them for that harm, we can now fix the situation and need to step up and do it.

## Chapter 8

Page 8-17: Paragraphs 3 & 4 refer to Cache Creek South Levees as well as the West Bypass Levee. Where else in the General Plan is this discussed? Are our proposed policies reflective of our continuing efforts to resolve these issues? Where?

Page 8-19: Paragraph two, last part in blue. I suggest the depth discussion be omitted, why argue about how deep the water may be at this point, the plan needs only to insure a flood solution!

Page 8-25: Policy 8B.3 Wording seems in conflict, the word "unless" in line three and then below items a & e. It Would be more appropriate to phrase this policy in positive terms, i.e. "New Development may be approved when the following conditions are satisfied" Then identify conditions.

## Chapter 9

Page HE 9-7: Of the 1513 total goal set for the period from 2013-2021, how much of the goal has been accommodated as of 2016? Are we on Track to meet goal?

Page HE 9-14: Policy 9A.11: Excellent beginning, solutions to the situation will be varied, needing patience and collaboration of numerous agencies.

Page HE 9-17: Policy 9B.6 Is noted for existing housing and the Conservation/Efficiency principals are repeated throughout the Housing Element. Very Positive! Should set Goal of Zero Net Energy balance at the building level.

Pages E-5 - E-15: These data speak to the income levels of Woodland residents and the housing market affordability. This needs to be kept in mind when planning developments. Our present residents should be our primary concern when planning ....

Page E-26: Table E-33 provides the RHNA housing needs allocation through 2021. What progress has been made to date towards these goal numbers. Similar to question above Page HE 9-7.

Pages E-75 - E-77: These tables identify the Development Impact Fees for Spring Lake. I need assistance understanding the Total amount for each housing type. The fees due at Building Permit, Fees due at Final Map and Non-City Fees, all added together as the Fee charge for each? \$73k for Single Family unit?? Other types of housing have different fee structure. Is the Affordable Housing costs accommodated above these amounts?

Page E-79: Table E-53: Is our present staff able to meet these timelines? .

Page E-87; Table E5: Demonstrates good progress between 2006 & 2013, have last three years helped significantly?

**#31**

**From:** Janet Ruggiero [mailto:jmruggiero@sbcglobal.net]  
**Sent:** Tuesday, September 13, 2016 3:40 PM  
**To:** Ana Gonzalez; Tom Stallard; Jim Hilliard; Sean Denny; Skip Davies; Angel Barajas  
**Cc:** Cindy Norris; Ken Hiatt  
**Subject:** Woodland General Plan

Members of the Woodland City Council  
300 First Street  
City Hall  
Woodland Ca 95695

September 13, 2016

Dear Members of the City Council,

We are sending you our comments on the Woodland General Plan 2035. Thank you to the staff and the consultants for the work they have put into the Plan especially their attention to emerging planning issues such as healthy communities, VMT, climate change and resilience and disadvantaged communities.

We have lived in Woodland since 1973 and seen Woodland double in size since we moved here. One of the important qualities of Woodland has been the attention to compact growth and preservation of our neighborhoods while not sacrificing the quality of new development. The community has tried to protect prime agricultural land but has also recognized that there are times where development will occur in prime agricultural areas so as to not sacrifice the kind of community we are. So in keeping with these ideals, there are changes to the General Plan we would like to see made.

- A. The retention of Neighborhood Preservation Designation and /or the Medium-Low Designation
  - a. The removal of these designations has the potential of seeing regular single family neighborhoods change with the addition of the smaller multi-family units with possibly little oversight and management. This is what occurred in the area south of Main Street in the 1970's which resulted in the development of the Neighborhood Preservation Designation and Zone. The home improvements made to that neighborhood with the NP Zone has been impressive. Changes such as occurred in the 1970's could also happen in the single family neighborhoods north of Main Street between West Street and East Street – several residences in this neighborhood are also shown in the General Plan as historic resources. Drive through this neighborhoods and you will find that the overwhelming majority of the units are single family homes with some duplexes. We would urge you to re-look at this area and possibly the area north of Beamer Street where it is also predominantly single family homes and retain the medium – low density designation or a neighborhood preservation designation and reduce the density to a smaller figure.
- B. Goal 2.G Traditional Neighborhoods
  - a. For Policy 2.G.3 – Include "density" and scale in existing older neighborhoods to provide for preservation of existing older neighborhood districts. We would also urge the expansion of this zoning to those properties north of Main Street.
  - b. For Policy 2.G.4 – Please be specific regarding code enforcement in these older neighborhoods.
- C. Community Design
  - a. There should be a clear policy integrating the design of commercial adjacent to residential neighborhoods. This is important relative to height, mass and setbacks of commercial development adjacent to residential neighborhoods. A reduction relative to the height and mass of the projects would be important.
- D. Park System
  - a. The reduction of the park acreage standard from 6.0 acres of park to 5.0 acres may not seem as a major reduction but if we are to see smaller lots for residential development due to the increase in density being proposed for single family residences and a desire to be a healthy community then this seems to be counter to what we want for the City of Woodland. We would strongly urge you to continue to require 6.0 acres per 1000 residents. The reduction as proposed is exactly why people oppose new development and infill.
- E. New Growth Areas
  - a. We strongly urge you not to consider SP-2 as any possible area for new development especially residential. This is so counter to who we are as a community. One just has to look at the map and wonder why this land is even being considered. There is no connectivity to the rest of the community with a commercial center and

water and wastewater facility separating this property from the rest of the City. The environmental consequences of this eastern area developing in relationship to VMT, odors, flooding, noise and air quality just do not make it viable. Poorer soil type is not the reason alone the land should be developed. We should be looking at land to the south SP 1 A and 1B and also to the north (SP3A). This would provide the City with more than enough for residential development as well as job producing development for the next 20 years and more importantly there would be a greater connection to the existing city compact form.

Thank you for your consideration of our recommendations. If you have any questions about our recommendations please do not hesitate to contact us.

Stephen and Janet Ruggiero  
164 North Street  
Woodland Ca 95695

**#32**

## Cindy Norris

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**From:** Melanie Mathews <melanie\_mathews@springlakedevelopment.org>  
**Sent:** Tuesday, September 13, 2016 7:16 PM  
**To:** Cindy Norris; Ken Hiatt; Heidi Tschudin  
**Subject:** General Plan Comment for Healthy Community Element

Hi All,

Pauly VanMuyden asked that I make sure that her comments regarding prioritizing and identifying the aquatic center as a way to meet the goals listed in this chapter.

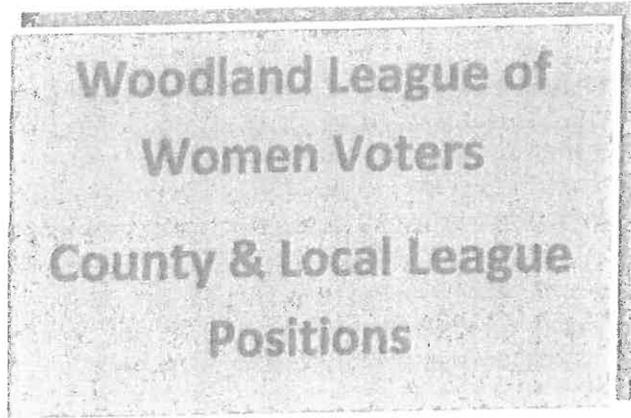
Thanks,

Melanie

Sent from my iPhone

**#33**

Evelia Eguera



**County Positions**

**1. County Government - - 1975**

~~Support of policies which promote efficient structure, administration and financing.~~

**2. Planning - Yolo County - Adopted 1977**

Objectives:

- a. Orderly and contiguous development of urban area.
- b. Preparation and adoption of a long-range capital improvement program.
- c. Provisions for green belts and open space, with easements as one way of obtaining them.
- d. Encouragement of agricultural preserves through implementation of provisions of the California Land Conservation Act of 1965.
- e. Coordinated regional bus transportation system itch centralized planning body.
- f. Encouragement of inter-community bike routes through implementation of Yolo County Bike Plan. (2/28 draft)

### 3. WATER - Adopted 1989

Support for prudent management of water resources, both surface and underground to insure quality of water in the Cache Creek watershed, one of Yolo County's major resources of ground water.

#### Objectives:

- a. Communications: improved communications and coordination among water agencies to resolve water issue problems.
- b. Water Supply
  1. Continued recharge of ground water from Cache Creek.
  2. On-going monitoring and study of chemicals, including boron, in the water supply.
  3. Protection of the aquifer is our highest priority. All activities including mining, must establish that they will not endanger the aquifer. Each new mining area must have a Site Specific Environmental Impact Report (EIR) before permits are issued. Funding for monitoring to maintain EIR standards should be borne by the industry involved.
- c. Pollution
  1. Control release of effluent upstream on Cache Creek or its tributaries; i.e. Clear Lake communities.
  2. Monitoring, testing, and enforcement of regulations regarding release of contaminants in ground water; i.e. agricultural, industrial and commercial uses, and septic tanks.
  3. Strong monitoring and testing for chemicals in water runoff from mining operations, including Homestake.
- d. Erosions and Flooding: a policy that preserves farmlands from erosion and flooding.
- e. Riparian and Wildlife.
  1. Effective planning to conserve wildlife and riparian habitats and species, including wildlife statuary along Cache Creek.
  2. Gravel reclamation plans that include provisions for riparian and wildlife preservation.
- f. Support measures to ensure future quality and quantity of surface and ground water in Yolo County for agricultural, urban and environmental issues.

1. Initiation by Yolo County of storing interagency cooperation for the purpose of:
  - a. Protection of County surface and ground water resource based on a county water management policy.
  - b. Coordinated data collection and analysis, which is made available to the public, including but not limited to: subsidence, compaction, quality and quantity of supply, pollution and ground water recharge.
  - c. Development of a Yolo County ground water management plan involving all surface and groundwater users; agricultural, Iran industrial, environmental , private and public.
  2. Requirement of an environmental impact report which identifies environmental, hydrologic, economic and third party effects, as well as mitigation measures, prior to evaluating proposal for short or long term transfers of water into or out of the county.
  3. The Board of Supervisors should be involved in evaluation and permitting of transfers.
  4. Requirements that agreements established responsibilities for third party effects in the county prior to any transfers of water.
- g. Water - Yolo County Injection Wells - Adopted 1988 (Incorporated under Water Pollution 1995)

Support the county ordinance providing regulations on injection wells in Yolo County in addition to the regulations established by the State Division of Oil and Gas (DOG). Such an ordinance and accompanying regulations should provide for citizen input; offer maximum protection to the county's underground aquifers; and contain strong provisions to protect the health, safety, and welfare of county residents. The permitting process shall provide that the California Environmental Quality Act (CEQA) requirements be followed to ensure site specific EIR's and that alternatives be considered. All costs of administering the ordinance and accompany regulations shall be borne by the injection well operators and/or responsible authority.

- **Supporting Measures**
  - Conservation tillage (use minimum tillage).
  - Increase consumption of local agriculture products.
  - Conserve agricultural lands
    - ❖ Provide adequate funding to restore the Williamson Act
    - ❖ Maintain conservation easements between cities.
  - Use local data and local input prior to the adoption of any regulations.
  - Add voluntary measures and incentives to ensure that these directives will happen.

### Forestry / Urban Forests

- **Encourage flexible approaches for forest management**
- **Replant areas destroyed by fire with plants appropriate for a changed climate**
- **Develop options to help ecosystems adapt to new conditions**
- **Encourage urban forests within communities**
  - Monitor the city's role in maintaining and improving urban forests within its jurisdiction
- **Increase tree planting on lands not currently in the forest**
  - Restore riparian forests and establish hedgerows
- **Encourage the planting of trees to modulate heating and cooling costs**
- **Recycle wood products**
- **Use native species where appropriate**
- **Support the Urban Forest Protocol, adopted by California Air Resources Board and the California Climate Action Registry**

### Water

- **Encourage conservation and storage of water**
  - This should include floodwater and reclaimed water
  - Have a comprehensive water conservation strategy
  - Encourage conservation in each household/establishment by having residents/owners examine

## 9. Climate Change Position

*The LWV Woodland supports efforts throughout Yolo County to adapt to climate change and to reduce (mitigate) greenhouse gas emissions in the following sectors:*

### Agriculture

- **Apply fertilizer according to soil and tissue tests**
  - Reduce nitrogen fertilizer applications rates
  - Follow a nutrient management plan.
- **Reduce fossil fuel consumption in field equipment.**
- **Reduce energy use in agricultural irrigation pumping.**
  - Use high efficiency pumps and/or solar powered pumps.
  - Use water more efficiently.
- **Use integrated pest management (I.P.M) to reduce pesticide applications.**
- **Sequester (or store) carbon in agricultural landscapes.**
  - Grow high residue producing crops.
  - Grow cover crops and install buffers to prevent runoff from going directly into lakes and streams.

## **6. Bicycle Transportation - Adopted 1988**

Support for the increase use of bicycling as a quiet, economical, healthful and significant alternative to auto use as a means of improving air quality, traffic flow, energy conservation and efficient use of parking facilities.

### **Objectives:**

- a. Expansion and/or improvement of bicycling facilities, including bike routes and paths, storage and enterprise.
- b. Citizen education for all ages on bicycle laws, rights and privileges, safe bicycling habits, bicycle maintenance and repair.
- c. Strict enforcement of vehicle and bicycle laws.
- d. Coordination of efforts of interested groups for bicycle safety.
- e. Planning efforts to regularly update and review the master bicycle circulation plan and to provide budget moneys for capital improvements as needed.
- f. Consideration of parking ordinances with provisions for bicycle parking.
- g. Prioritization and implementation of Goals, Objectives, Policies and Implementation Measures (GOPIMS) of the Circulation Element by the City Council.

**#34**

September 13, 2016

To whom it may concern

From Vicki Bourn

### **Why California Ag Museum Deserves City Recognition**

My name is Vicki Bourn. I have been a resident of Woodland for 58 years. My father, Gilbert A. Bourn, was raised in Woodland; my Grandfather, Ernest Bourn, was raised in Zamora (Black Station) and Woodland; he farmed just outside of Woodland; My Great-grandfather and Great-grandmother Bourn traveled in a covered wagon from the east coast of the United States to Black Station (Zamora) in the 1870's...the Bourn side of my family has watched Woodland grow and prosper from the very beginning. I am very proud of this wonderful heritage. I am proud of the fact I was able to listen to stories told by my Grandmother Bourn and my father about the names of Woodland that brought life and industry to the town. The most important point that was always made in the stories was that agriculture was the key corner stone to Woodland's development and wealth. Woodland and the surround area has some of the riches farmland that has been able to supply the world with food. It was the early area farmers and grain barons that brought the wealth to Woodland, turned Woodland from a small trading post into a wealthy agricultural community.

It was the farmer working the fertile soils of Woodland that supported the merchants and the financial capital. The farmers grew into agri-business men. These early agri-business men were able to build beautiful customer homes to reflect their social standing within the community.

To build such beautiful homes, as evidenced in Woodland's historic neighborhood and other various location within Woodland, addition professions were required such as, architects, mills, clay mines for making bricks, and builders. Woodland attracted all of these professions as well as other affluent businesses. The diversity of architecture styles in Woodland's historic homes include but not limited to Gothic Revival, Queen Anne, Stick, Bungalow, Colonial, Mission, Cape Cod, Ranch, and Monterey. Anyone walking, riding a bicycle, or driving the streets of College, First, Second, and Third will see magnificent examples of these various styles. These homes are what Woodland so deeply treasures and value. I believe my father told me it was during the 1920s when Woodland was, per capita, the wealthiest agricultural community in the world.

From this strong agricultural wealth came some dynamic inventions from Woodland residents that had a worldwide impact in the agriculture industry. Dan Best was the creator of Caterpillar tractors; Dan Best was also involved with Holt tractors; the Hershey brothers and the Gable brothers were great farmers and ranchers and their harvests supplied many areas with food. Mr. Barrow, (I am sorry I do not remember his first name) invented a critical devise for irrigation. Joe and Fred Heidrick, two brothers who loved to fix tractors, developed a huge agricultural business in Woodland and wanted to share their love of farming and tractors with the community of Woodland.

Every year Woodland proudly hosts The Stroll Through History, which features walking tours of the town, alleys, old barns, and the incredible homes originally built by many original Woodland farmers. Woodland needs to also proudly include the agricultural cornerstone within the historic celebration. California Ag Museum, originally known as Heidrick Ag Museum, provides so much of this wonderful history, but yet it is a well-kept secret which I do not understand. Why? Why don't the City leaders find ways to promote and educate the Woodland residents on this amazing history. Why don't the city leaders participate in the functions held at the museum? Why don't the city leaders have Woodland's agriculture history worked into every planning process and piece of literature. Why don't the city leaders want to see this amazing museum thrive and become a sustainable part of all Woodland's future?

As I stated earlier, I am a proud Woodland resident, but I feel disappointed that our true history is being over looked and abandoned. Woodland is still very much an agricultural community. Our Woodland farmers are extremely important in the collaboration of the world's agricultural production. Please City Leaders, hold close and embrace the rich and fertile history that created our city, Woodland, California.

Respectfully submitted,

A handwritten signature in cursive script that reads "Vicki Bourn". The signature is written in dark ink and includes a horizontal line extending to the right from the end of the name.

Vicki Bourn

**#35**

*Feedback - California Agriculture  
Museum*

## Please tell us...

Dear Friends,

If you value the California Agriculture Museum, please send us a letter of support before September 10, 2016 describing why you appreciate and support the museum. Please address the letter to: California Agriculture Board of Directors, 1962 Hays Lane, Woodland, CA 95776 or email <mailto:%20development@aghistory.org>. Your personal comments reinforce the need to support our mission and our value statement.

### **Mission**

The California Agriculture Museum is dedicated to enhancing people's understanding and appreciation of California's rich cultural heritage through

[development@aghistory.org](mailto:development@aghistory.org). Your personal comments reinforce the need to support our mission and our value statement.

### **Mission**

The California Agriculture Museum is dedicated to enhancing people's understanding and appreciation of California's rich cultural heritage through the presentation of vehicles and artifacts that represent the evolution of agricultural, transportation, and mechanization.

### **Protect Preserve Educate!**

We value protecting and preserving the collection while educating kids of all ages. We're expanding educational opportunities that highlight the spirit of cooperation and the entrepreneurship that helped fuel the sciences, mechanization, and experimentation that had its beginnings from early California pioneers in the 1800s.

*It's a rare and majestic story that spans over 90,000 square feet in two separate galleries.*

From: doyle parker [mailto:doyle.parker@woodlandca.gov]  
Sent: Tuesday, September 06, 2016 11:35 PM  
To: development@aghistory.org  
Subject: Ag museum

Cindy Norris, Planning

Woodland City Community Development

300 First Street

Woodland, CA 95695

Dear Ms. Norris,

I have recently visited The California Agriculture Museum at 1962 Hayes Lane, Woodland CA 95775. I was amazed at the collection of vintage agriculture machinery, history of the region, and artifacts. I myself being a son of a man that worked in the tomato fields in the area found the museum very interesting and it brought back many fond memories. However, there is something that bothers me, after giving it some thought it came to my concern about the lack of advertisement and signage. I had seen the advertisement on the freeway and expected a little barn somewhere with some rusted old equipment but I was taken back by how well the equipment has been restored and preserved.

This museum needs to be better seen to the public and also needs the right to bring in their revenue being as they are a non-profit and depend on their right to advertise. When I exited the freeway I seen the other places of business had their signs advertising their locations but yet the museum has none and I believe this is a travesty. This museum needs to be a recognized treasure to the City of Woodland.

Sincerely,

From: [mqv2@aghistory.org](mailto:mqv2@aghistory.org)  
Sent: Thursday, September 08, 2016 4:08 PM  
To: [development@aghistory.org](mailto:development@aghistory.org)  
Subject: California Agricultural Museum Visit

Board of Directors  
California Agriculture Museum  
Woodland, CA

Dear Board of Directors,

Thank you for maintaining the fine California Agriculture Museum in Woodland. Its the largest and most comprehensive display of agricultural machinery that I have seen, including the Smithsonian Museum. I've been interested in the history of farming equipment ever since I first saw an old Cletrac by the side of the road outside Porterville, back in the 1970's. I had already moved to Spokane, WA when I first visited your establishment back in 2014.

I also was glad that you had preserved the old Lincoln Highway Marker, which is another part of history of great interest to me. The staff was also helpful when I made a followup contact after my visit. Keep up the good work!

I appreciate your time and effort in this endeavor - - I'll be back for another visit soon.

Sincerely,

Rick Donaldson  
Spokane, WA

[mqv2@aghistory.org](mailto:mqv2@aghistory.org)

**From:** homiie.ross@comcast.net [mailto:homiie.naomi@gmail.com]  
**Sent:** Wednesday, September 07, 2016 3:41 PM  
**To:** development@aghistory.org  
**Subject:** We appreciate and support the California Ag Museum!

Dear California Agriculture Board of Directors,

I am a resident of Woodland with a 1.5 year old son. We truly appreciate and support the Ag Museum for several reasons.

1. I love the kids play area! Not only can he take in history stored in the building but he can also play (necessary with a toddler who needs to touch things and move).
2. We don't have enough museum or history related activities in Woodland and are so glad this museum is here!
3. Woodland started as an agricultural community and still is so what better place to have the Ag Museum?
4. My husband is a spare time mechanic (has his own project cars) and really enjoys the old machinery.

It's really a great outing for our whole family to come to the Ag Museum. We all learn something and have fun there. We are so grateful that it's right here in town.

Thanks!

Naomi Scher

From: Stephen Ho [mailto:stephenh@aghistory.org]  
Sent: Wednesday, September 07, 2016 3:58 PM  
To: development@aghistory.org  
Subject: Re: Please tell us why you appreciate the CalAgMuseum

Oh dear,

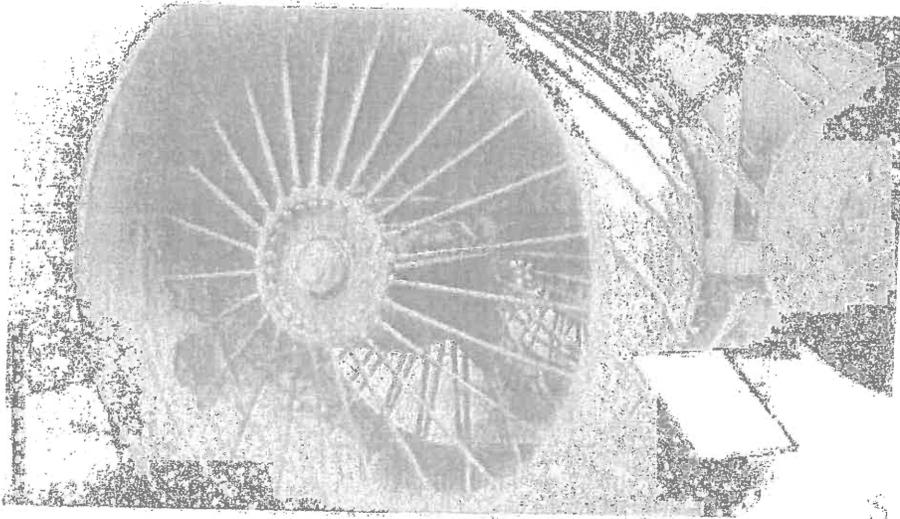
Where do I start? This is such a rare and valuable museum, nowhere can be found but in Woodland the center of all California farmland. I visited AG Museum in Feb 2015 while I was restoring a duplex in Woodland. I took 269 photos, spent 5 hours exhausted there, you can download and use my pictures if you like.

Here is the link. <https://goo.gl/photos/P5jHYUba9EN9gJmZ9>

This is the most comprehensive AG Museum anywhere in the world! All grade-school students 100 miles to Woodland must visit.

Some suggestions since you are open to listen:

- Coffee stand, \$1 a cup. And others like lemonade, snack etc.
- Some music of the past, AG related, on the PA system, has to be very fade so that people can talk/learn
- A docent, pay (2 hours) and free (15 min).
- A (multiple) bill board at the freeway, with a Tractor photo.
- Cooperate with local tour guides, bring visitors. (The place is not fully used, I was alone that day. The cost of running it will reduce per visitor if we have more traffic).
- Flat TV, and sitting area, shows farmland history, folk dance, life style of the AG community.



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From: Walt Speelman [mailto:waltspeelman@californiaaerospace.com]  
Sent: Thursday, September 08, 2016 11:43 AM  
To: [development@aghistory.org](mailto:development@aghistory.org)  
Cc: Walt Speelman  
Subject: AG museum

On a whim one day, as I am not nor have ever been, involved in farming, (except to eat) my wife and I stopped on our way home from the north. We fell in love with the museum and went back on a hot rod show day and again for a guys day with some buddies. I do have an interest in trucks but they were previously removed. However, this museum and it's fine display of equipment was extremely informative. The explanation plaques solved some mysteries and the knowledgeable staff completed the story with personal experiences.

The vast fields in the west were fascinating to me when I came west in 1970. I was a New Yorker then. Small farms were all I knew. Being young and in a hurry, I just passed right by taking a mental note to look into the machines I saw at a distance. In the days before computers, this was difficult. I had a career in aviation to grow.

I step into your museum and what do you know? There thy are!

This museum is rich in history and the feel of farm and times live right here.

Keep up the good work.

Thank you  
Walt Speelman  
~~Walt Speelman~~  
El Dorado Hills, CA 95762

Come and see us at the California Aerospace Museum! We too love talking about history.

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**From:** EDWIN C BEZANSON [mailto:edwin.c.bezanson@calagmuseum.org]  
**Sent:** Wednesday, September 07, 2016 9:03 PM  
**To:** [development@aghistory.org](mailto:development@aghistory.org)  
**Subject:** Re: Please tell us why you appreciate the CalAgMuseum

Dear Agriculture Museum: I have been to your great national treasure many times and it was a joy on each one. I am an Agricultural Historian and spend a great deal of time researching many tractors in your collection. I have been writing "The Yankees Attic" for "Antique Power Magazine" for 24 years and several of my articles are based on tractors in your collection. The last time I visited was during the reception held before the Heidrick Tractor Sale. I just hope that you have a big enough endowment to keep this great museum open forever. Many of us in this great hobby understand how important it is but I wonder if the general public feels the same. I truly believe the collection and preservation of all the old agricultural equipment is very important. This past weekend [Labor Day] I attended the biggest tractor show in America at Rollag, MN and saw nearly 1000 beautiful early machines along with 70,000 others. It was proof the hobby is alive and presently doing well. Keep up your great work and I plan on visiting again when I come to California next year.  
Ed Bezanson 85 Dayton Rd. Waterford, CT 06385

On Wednesday, September 7, 2016 5:03 PM, Tatianna <[development@aghistory.org](mailto:development@aghistory.org)> wrote:

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**From:** Chris Dreith [mailto:~~kt@nd.com~~]  
**Sent:** Wednesday, September 07, 2016 3:13 PM  
**To:** [development@calhistory.org](mailto:development@calhistory.org)  
**Subject:** RE: Please tell us why you appreciate the CalAgMuseum

This museum is unlike any other and should be valued and maintained in Woodland! This weekend my cousin from So.Cal will be visiting me to 1. Go to the Stroll and 2. Visit the CAM. He belongs to a tractor club in So.Cal and has been wanting to visit here for years.

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**From:** ~~development@calhistory.org~~ [mailto:~~development@calhistory.org~~] **Behalf Of**  
Tatianna  
**Sent:** Wednesday, September 07, 2016 2:02 PM  
**To:** Friend  
**Subject:** Please tell us why you appreciate the CalAgMuseum

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From: doyle parker [mailto:doyleparker@woodlandca.gov]  
Sent: Wednesday, September 07, 2016 12:20 AM  
To: development@aphistory.org  
Subject: From Laurie Watson

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September 6, 2016

Woodland City Community Development

300 First Street

Woodland, CA 95695

Dear Ms. Norris

My name is Laurie Watson, I am a volunteer at the California Agriculture Museum at 1962 Hays Lane, Woodland Ca 95776.

I have been a volunteer at the museum for about a month and I am in total amazement at the collection of agriculture equipment, the history that it represents, and the preservation of history that it houses. There seems to be something that I hear often from the visitors which is "I had no idea this place was here". I have researched this issue and it seems to me that it's from no advertisement seen from the road, or any other exploitation from the City of Woodland. Other businesses advertise and grow their revenue by community

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participation and annual growth. The museum is a non-profit organization and depends on donations and what we earn from visitors. Our success depends on community involvement, advertisement, and the involvement from the City of Woodland. Would you please consider us in your future planning?

Sincerely,

Laurie Watson

Volunteer at The California Agriculture Museum



September 8, 2016

Subject: California Agriculture Museum

To Whom It May Concern:

This is a letter of support for the California Agriculture Museum in Woodland, CA, from Visit Yolo (Yolo County Visitors Bureau). The Cal Ag Museum is one of the jewels of Yolo County, and one of the most outstanding collections of vintage farm machinery in the nation. It is here that visitors can learn about and appreciate the state's long history of leadership, innovation, and entrepreneurship in farming, engineering, and economics.

The collection is a fascinating assemblage of tractors, harvesting equipment, autos and trucks, cultural artifacts, and changing exhibits, all helping to tell the story of California's most enduring and important industry, demonstrating the evolution of machinery from the 19<sup>th</sup> Century to more modern times. To visit here is both educational and entertaining. The staff and docents are highly knowledgeable; the programs for bringing youth to the museum are especially rewarding; and the recently added Guide-By-Cell tour greatly enhances every visitor's experience.

The museum also serves as a regional resource for business conferences, group meetings, banquets and special events, providing unique backdrop for a variety of users throughout the year.

The Cal Ag Museum is an important draw to Woodland and Yolo County for many reasons, attracting visitors literally from around the world. It engages people of all ages who share a love for history, an interest in the complex technology of farm machinery, and the joy of seeing a wealth of visually stunning treasures all under one roof. That's why the Visit Yolo loves the Cal Ag Museum!

Sincerely,

Alan Humason  
Executive Director  
Visit Yolo (Yolo County Visitors Bureau)

**From:** Carole Decosmo [mailto:codec@aghistory.org]  
**Sent:** Thursday, September 08, 2016 10:06 AM  
**To:** development@aghistory.org  
**Subject:** California Agricultural History Museum

Gentlemen:

Your museum is an example of what should be a movement across the country to preserve and present our agricultural history. As Mark Killian, Director of Agriculture for the State of Arizona said, "most people don't know where their food comes from. It is our job to tell them." This is so true in Arizona as it is in California.

I first visited there in 1998 and received a tour from your executive director. I still remember and sent a board member, James Truman there this summer.

He was also impressed and took pictures to create a PPT for our board of directors.

The Arizona Farm and Ranch Experience is developing a 30 acre ag education site in Avondale, Arizona. We will build a Tractor Museum, Conference Center, Cattle Corral and Seating area with a Black Smith Shop attached and a separate Ag Education Building. This is a big undertaking, but extremely important to Arizona as your wonderful museum is to California.

Regards,

Carole De Cosmo  
Founder/Executive Director  
Arizona Farm and Ranch Experience  
Arizona Farming and Ranching Hall of Fame  
codec@aghistory.org

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From: wayne meier [mailto:[bradfordn...@...](mailto:bradfordn...@...)]  
Sent: Wednesday, September 07, 2016 2:51 PM  
To: [development@aghistory.org](mailto:development@aghistory.org)  
Subject: RE: California Agriculture Museum

My brother and I have been members for a few years now and marvel at the detail and magnificent arrangement of tractors and Steam equipment. It is the most complete collection I've seen in years and the last time we were there it was expanding which is what brings people back again and again. So my vote is for it to keep adding to what they have and we'll be back next year to see it again.

Yours truly  
Wayne B Meier &  
Jonathan P Meier

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**From:** James Scott [<mailto:ajis97@woodlandca.gov>]  
**Sent:** Thursday, September 08, 2016 3:36 PM  
**To:** [development@aghistory.org](mailto:development@aghistory.org)  
**Subject:** Re: Please tell us why you appreciate the CalAgMuseum

It is a great establishment that directly and accurately helps illustrate this farming areas' management, variety and production. We are honored to have it situated right here in Woodland, Yolo County, even without the trucks and their related industry. Thanks.

On Wednesday, September 7, 2016 2:01 PM, Tatianna <[development@aghistory.org](mailto:development@aghistory.org)> wrote:

Steve & Amber

9/9/16 11:53 PM  
(10 hours ago)

to Cindy.norris, me

September 6, 2016

Cindy Norris, Planning  
Woodland City Community Development  
300 First Street  
Woodland, CA 95695  
[Cindy.norris@cityofwoodland.org](mailto:Cindy.norris@cityofwoodland.org)  
Re: General Plan 2035 and the California Agriculture Museum

Dear Ms. Norris,

I am writing in support of the **California Agriculture Museum** in your 2035 General Plan.

My children are involved in 4-H, Opera House, and activities at the California Agriculture Museum. My son Collin worked tirelessly to write his 4-H presentation on the evolution of tractors and he spent considerable time with Lorilli Ostman, the Executive Director, to create a presentation that he gave at the museum, 4-H events, and fairs. The museum has been generous by providing material and stories for Collin's tractor presentation. At age 12, he has become a personal advocate of the museum sharing his knowledge with anyone who will listen.

I encourage you to provide support and create a philosophy that furthers the museum's ability to protect and preserve the collection so that current and future generations will have an opportunity to learn about the innovative spirit of early entrepreneurs and create wonder. What was it like 100 years ago? So tractors explain how the combustion engine was developed from early agricultural steamers? It is a fascinating story and there are so many stories that deserve local, regional, and statewide support.

Our family supports the museum experience! It is a historically, culturally, and economically enriching experience. I hope you will be inclusive in your 2035 General Plan.

Sincerely,

Amber Robinson- Burmester

656 ~~College St.~~

Woodland, CA 95695

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**From:** Meg Stallard [mailto:megstallard@woodland.org]  
**Sent:** Thursday, September 08, 2016 11:28 AM  
**To:** California Agriculture Museum  
**Cc:** Tom Stallard  
**Subject:** Note to Board of Directors

To the Board of Directors of the California Agriculture Museum:

We are long-time members and supporters of the Museum and appreciate its role in sharing the rich agricultural history of our community, region and state.

Currently, I come regularly with our grandchildren to play with the toy trucks and tractors, to ride the small carousel and to walk through and talk about the many different tractors and other equipment on display. Our 4-year-old grandson often asks to go to the 'tractor museum,' and the staff recognizes us when we come. A special favorite of his is the Best Steamer - I think because of it's size. Boy, are those wheels big! There are many other special things to look at - the squirrels on a tractor, the crop duster, the delivery wagons. And we always walk through the barn to say hello to the milk cow.

The Museum truly is a treasure, and we appreciate all that you as a board and the staff do to keep it fresh and interesting. Thanks so much!

With gratitude,  
Tom and Meg Stallard  
Woodland

-----Original Message-----

From: Wayne Ginsburg [mailto:waynemg@comcast.net]

Sent: Thursday, September 08, 2016 10:17 PM

To: [development@aghistory.org](mailto:development@aghistory.org)

Subject: Re: Please tell us why you appreciate the CalAgMuseum

Hope this is useful. Edit as you see fit.

Wayne

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There are many valuable aspects to great museums. They appeal to the visitors' senses and stimulate thoughts about the forces or people who created what the museum portrays, be it natural or human history, art, music, or other human achievements.

The California Agricultural Museum is a great museum precisely because it does appeal to many of our senses and transports us to the relatively recent human achievements of ordinary people developing machines through the technology of their times to provide the food and fiber necessary for human life to thrive.

The colors, shapes, textures, and even smells (real or imagined) of the Museum's tractors and farm equipment allow visitors to escape the environment of modern cities and to connect to the productive land of California's central valley. Through the interpretive aspects of the museum, visitors can grasp the way everyday farmers, machinists, and manufacturers used the truth of "necessity being the mother of invention," time and time again.

That all of this is right here in my town, Woodland, CA, motivates me to support the California Agriculture Museum year after year.

Wayne Ginsburg

Woodland, CA 95695

(530) 666-0678

> On Sep 7, 2016, at 2:02 PM, Tatianna <[development@aghistory.org](mailto:development@aghistory.org)> wrote:

>

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> California Agriculture Museum

>

> Please tell us...

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**From:** Jim Hilliard [mailto:Jim.Hilliard@cityofwoodland.org]  
**Sent:** Wednesday, September 07, 2016 2:54 PM  
**To:** [development@aghistory.org](mailto:development@aghistory.org)  
**Cc:** Jim Hilliard  
**Subject:** Re: Please tell us why you appreciate the CalAgMuseum

The California Agriculture Museum is an incredible collection of history located in our wonderful town. I was first introduced to this amazing display by my father who was a docent. He and my grandfather could explain how every piece of equipment was used whether on a farm or in industry or mining. I have been able to take my children and grandchildren to the museum since then and am so proud to be able to experience their excitement. The California Agriculture Museum is a jewel in this rich valley that should be experienced by every local and traveler.

Jim Hilliard  
Mayor, City of Woodland  
530-949-1429

Sent from my iPad

On Sep 7, 2016, at 2:01 PM, Tatianna <[development@aghistory.org](mailto:development@aghistory.org)> wrote:

September 6, 2016

Cindy Norris, Planning  
Woodland City Community Development  
300 First Street  
Woodland, CA 95695

Dear Cindy,

I have learned of the fast response required to make comment on the new 2035 General Plan, and I am concerned because growth should be supported to the south east part of Woodland. This area is a poor quality for agriculture. Staying within our agriculture values we must preserve our agriculture land which is to the west, north, and south of woodland and retain it in the Williamson Act.

I am in support of the City supporting the **California Agriculture Museum**, a nonprofit that punctuates the innovation and core values of hard work and personal drive and ingenuity. The museum has a world class collection (much of it donated by local Yolo County Families). It is visited by guests from around the world, nation and the state. The comments from guests, young and old, male and female, are impressed with not just the collection but the surrounding areas. As a California Agriculture Museum docent, I've personally seen our guest attendance increase, broaden, and diversify – especially since the museum installed audio tours in English and Spanish. There are days we move to the lobby just to see Mariachi bands play and stroll through the museum. The museum is one of the few special facilities that encourage cultural diversity.

I am involved in the changes and the implementation of the museum that has taken place over the last five years and will continue for the next five years. The changes at the museum demonstrate the museum's ability to absorb a planning guide (from the American Alliance of Museums) and work through several areas of recommendation to improve the perception and experiences of the museum. Performed by the American Alliance of Museums, the fairly new roadmap is making a profound difference in the way the museum is perceived by guests, community, and the region. This area at 1962 Hays Lane should be promoted by the City and supported throughout the 2035 General Plan. It is responsible for more guests learning and appreciating our agricultural values and supports those core values described in the General Plan.

It is my belief that if the City highlights and funds the California Agriculture Museum, the area will increase its tourism and lengthy stays – supporting increased sales tax revenue and hotel occupancy. The museum should be a key recipient of TOT funds to support Woodland tourism and fuel hotel occupancy.

I personally see how tirelessly our volunteers and staff are working to be leaders within the Sacramento museum culture and continue to draw in new regional and international guests.

The museum deserves your support in the General Plan, and in future rulings regarding entities located in the City of Woodland.

Sincerely,



Gene Muhlenkamp

Community and Volunteer Leader

1000 Dorado Dr, Woodland, CA 95695

**#36**

## **Comments for Public Review of the City of Woodland Draft General Plan Update 2035**

Kathy Trott, resident and member of the General Plan Steering Committee

Ken Trott, resident

### **General Comments:**

This plan reflects very good work on the part of many.

Develop a mitigation program for trees that are removed by developers or builders where the City is paid to replace lost tree canopy similar to a policy in the City of West Sacramento.

Create zoning and building standards that allow for the development of transitional housing for the homeless. Streamline the approval and environmental review process for such housing. Eugene, Oregon, could be a model.

We strongly recommend Option SP-2 be referred to the next General Plan in 2035–2055. Development in the area is premature for the 2035 General Plan; it is clear that the flood solution for the area included in SP-2 will not be determined and implemented during the life-time of this general plan. We feel that is a waste of staff and citizen's time to evaluate an option that is not possible during the life of this General Plan.

Regardless of flood limitations, we believe that SP-2 presents an unacceptable option for the growth of Woodland. The General Plan's Guiding Principles start with two that obviously run counter to SP-2: "Retain and enhance Woodland's quality of life, its distinctive identity and small-town characteristics;" and, "Promote new growth while achieving an *orderly pattern* of community development, consistent with economic, social, fiscal and environmental needs." SP-2 is inconsistent with both of these principles, instead offering leapfrog development, with little connection to Woodland and its identity. A development at this location would constitute a new town serving the needs of Sacramento and Davis as much or more than those of Woodland. Already, Spring Lake is referred by some as north North Davis. Also, it would result in development that will increase the reliance on car travel to any destination.

Throughout, the General Plan calls for programs and practices to maintain existing infrastructure and services. We support finding ways to capitalize on existing assets and opportunities. Infill development offers one such opportunity, an emphasis of this general plan we support. Revenues from greenfield development support the infrastructure and services of that development, but does little to help us to enhance what we already have.

In historic and older neighborhoods where we want to encourage walking, biking, and infill development, there is a serious deficit of street lighting. Sidewalks are older and often present tripping hazards. The general plan encourages walking for health and as an alternative to automobile use. Dark streets discourage walking and bicycling. Those of us who live in the older parts of town enjoy being able to walk to the services and entertainment of our downtown. Particularly, with a new theater and music venue planned for 2017, safe walking at night needs to be addressed with better lighting. Several years

ago a group of citizens living in an historic neighborhood of Woodland attempted to work with the city and residents to establish a lighting district to fund historic lighting for their neighborhood. We encourage support for such initiatives in this general plan.

One of the greatest assets of Woodland is its diversity in age, economics, ethnicity, and religion. It is important that all people participate in school and community programs, including parks and recreation programs. A priority, and deliberate strategies, should be placed on securing funding so that all children, youth and low-income seniors are able to participate fully in our community.

**Specific Comments and Recommendations.** (If these recommendations appear to be redundant it is because some of our concerns apply to many elements of the general plan.)

- Page 1-5 Amend the Vision Statement as follows (italics): In 2035, Woodland, *the City of Trees*, is a highly desirable community . . . . Woodland is a healthy community with livable neighborhoods, a thriving downtown, well maintained infrastructure, *an extensive urban forest canopy*, excellent schools and recreational amenities connected by a seamless network of trails and paths.
1. Preserve Woodland's unique small town charm . . . . promoting the Downtown and historic resources, *sustaining a healthy urban forest*, and developing a variety of recreational, . . . .
- Page 1-8 9. Environmental Stewardship: . . . Promote land use patterns, *including urban forestry*, that improve air quality and reduce greenhouse gas emissions, . . . .
- Page 1-18 Add under Other Implementation Documents: *Adopt Urban Forest Management Plan*
- Page 1-20 Table 1-2, Public Facilities and Services. Add *trees*.
- Page 1-25 Community Development Department. End of paragraph 2 add: *collaborate with Public Works on planning, planting, management and care of trees*.
- Page 2-9 Policy 2.A.3 *Agricultural Mitigation. (1) Work with Yolo Land Trust. (2) Consider higher Mitigation Ratio, e.g. 3:1. (3) Conserve equal quality agricultural land as that lost through development using a mitigation bank dedicated for easements based on current value of the land being developed.*
- Page 2-13 Policy 2.B.4 *Coordination. Add: Yolo County Resource Conservation District on Water Wise Landscaping, habitat conservation and other natural resource conservation and enhancement initiatives. This may require annexation by the RCD of the City of Woodland.*
- Page 2-14 Policy 2.C.4 Add: *use trees for cooling, energy conservation and air quality.*

- Page 2-15 Community Design Principles. Linear systems, such as highways, streets, sidewalks, paths, *trees* and greenbelts, ...
- Page 2-17 Travel Corridors and Streetscape Design. Elements such as special paving materials, landscaping, *trees*, bike lanes, ...
- Page 2-28 Residential Neighborhoods. Add in paragraph 2. *Room for larger shade trees in south, east, and west facing front yards OR space for larger shade trees in street-side planting strips.*
- Page 2-32 Urban Form Characteristics. Add a bullet after the third bullet: *Make room for medium to large shade trees in south, east, and west facing front yards OR space for larger shade trees in street-side planting strips.*
- Page 2-43 East Street. South East Street presents the potential for multi-story, mixed-use development and new economic opportunity for County Fair Mall *including mixed uses such as studio units, town homes and lofts above the mall and over future parking structures.*
- Kentucky Avenue. ...including *grade-separated* bicycle lanes, landscape-separated sidewalks, and landscaped medians.
- Page 2-47 Policy 2.1.3 Green Streets. *We support integrating storm water infiltration swales, permeable paving and landscaping into existing and new development.*
- Page 2-54 Urban Form Characteristics
- Well-integrated landscaping, *tree canopy* and streetscape elements that enhance business park character and identity
- Page 2-57 Urban Form Characteristics
- Streetscape design which promotes an attractive and uncluttered street appearance with appropriate fencing, landscaping, *trees*, and screening.
- Page 2-58 Policy 2.J.2 *Add trees to the list.*
- Page 2-59 Policy 2.K.1 Quality Design. *Add trees to the list.*
- Page 2-62 \* SP-2: Remove SP-2 as recommended in our general comments, above.
- Page 2-65 Urban Form Characteristics: *add a bullet that stipulates space for one medium – large shade tree is designed into each south, east, and west facing front yard.*
- Pages 2-67, 68, 69 *Remove references to SP-2 as per our general comments.*
- Page 2-77 Policy 2.P.3 *Encourage infill units on deep lots served by alleys through an analysis of regulations that make such infill housing difficult.*
- Page 3-3 Section 3.3: Walkability, *add tree-lined*

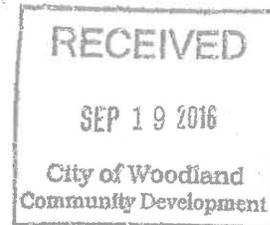
- Section 3.4: Bikeways, *add tree-lined*
- Page 3-8 Street Typology. *Add grade-separated Bike paths*
- Page 3-17 Policy 3.B.9 Green Streets. . . . in order to increase shade, minimize, runoff, *increase longevity of street paving*, and create a comfortable and visually attractive environment. [Research has shown that shaded streets last longer and require less maintenance.]
- Page 3-17 Policy 3.D.3 Traffic Calming. *Add trees as part of traffic calming options.*
- Page 3-18 *Add trees to the description of walkability [they are in the photos].*
- Page 4-4 \* Woodland, *the City of Trees*, is a healthy community with livable neighborhoods . . .
- Page 4-16 \* Sales Tax Revenue. *Note: Broaden sales tax uses to include tree maintenance and related street improvements.*
- Page 4-21 Add a new paragraph: *Trees as infrastructure: improve water quality, improve air quality, reduce flooding, and cool and beautify neighborhoods and heat islands (e.g., parking lots).*
- Page 4-35 *To the list of partnerships in 4.7 add:*
- Yolo Land Trust*
- Yolo County Resource Conservation District*
- Woodland Tree Foundation*
- Page 5-18 To the list of Park Classifications add: *Legacy Grove: located at the Woodland Community Center jointly established with the Woodland Tree Foundation.*
- Page 5-52 Policy 5.H.9 at the end add, *and tree planting to reduce landscape water use through shading. Emphasize the need for continued tree watering when reducing other landscape/lawn watering.*
- Page 5-65 Policy 5.K.5 Manage Underground Infrastructure. *Allow room for trees.*
- Page 6-5 Healthy Bodies. Opportunities for residents to lead active and healthy lifestyles are another aspect of healthy bodies that is discussed in this Element, through promotion of walking *and biking along tree-lined streets*, exercise programs and classes . . .
- Page 6-19 Policy 6.B.4 Street design. Implement street design features, *such as street trees*, that facilitate walking and biking in both new and established areas.
- Page 7-10 In addition, the City promotes “water wise” landscapes . . . *that also ensure adequate water for existing and new trees.*

- Page 7-25 Policy 7.B.10. Urban Forest Management Plan. Establish an urban forest management plan, *overseen by a licensed arborist*, to guide the protection and enhancement of the urban forest. *Work with the Woodland Tree Foundation to secure State CalFire grant funding for such a plan.*
- Page 7-30 Add Policy 7.C.5 Agricultural Mitigation. *Establish via compensatory agricultural conservation easements of equal land quality as that being lost. Also, establish a mitigation bank for in lieu mitigation payments to fund future easement acquisitions.*
- Page 8-66 Policy 8.G.10 Right-to-Farm Ordinance. Add: *Establish an arbitration body to hear complaints, educate neighbors and resolve land use issues.*

**#37**

September 19, 2016

Cindy Norris, Principal Planner  
Woodland City Community Development Department  
300 First Street  
Woodland, Ca 95695



Via email: [cindy.norris@cityofwoodland.org](mailto:cindy.norris@cityofwoodland.org)

**RE: General Plan Update comments**

Dear Ms. Norris,

Jeffrey Levich and I have the following comments on the Draft City of Woodland General Plan.

**Section 2: Land Use, Community Design, Historic Preservation Element**

2.2 Growth and Change, New Growth Areas: We strongly support SP-1 with growth to the SOUTH. It will provide a connection to Spring Lake and we favor the development of a business park at the southern gateway.

2.A.4: We STRONGLY support Downtown as the city's sole civic, cultural, entertainment, and central business district and we also support mixed use downtown with more residential units.

2.A.6: We strongly support infill development with emphasis on quality architectural design, particularly contemporary design which speaks to the 21<sup>st</sup> century and less emphasis on "revival" styles which mimic Woodland's eighteenth century architecture. Woodland's outstanding architectural tradition needs to evolve.

2.O.2: Historic Preservation. We strongly encourage Adaptive Reuse of historic structures. We would like the city building department and the Historic Preservation Commission become more assertive in saving buildings from benign neglect by irresponsible property owners.

2.P.3: Historic Neighborhood Design Criteria. This needs to be emphasized with infill developers that construct new buildings or rehabilitate houses and buildings within the historic neighborhoods. Policies and procedures need to be implemented to eliminate shoddy or mundane buildings.

#### **Section 6 Healthy Communities Element**

6.D.5: We support ensuring the Woodland Public Library remains a vibrant downtown destination by supporting its preservation and expanding its operations and capital improvements budgets.

6.E.1: We strongly support an Arts in Public Places program. We'd like larger budgets for more prominent public art, particularly downtown at public spaces like Heritage Plaza, the library, city hall, the courthouse and public parks. This art should be paid for by a fee placed on new development, with support from the general fund.

#### **Section 8 Safety Element**

8.G.12: We strongly support the serious exploration of a Federal Railroad Administration Quiet Zone. The residents living in the older part of Woodland near the railroad tracks along East Street are bombarded with extremely loud train horn noise at the many East Street intersections late into the evening and early in the morning. Because there are existing railroad safety barriers with flashing lights when trains approach these intersections, we would like to see the elimination of train horns after 7 PM and before 8 AM.

Sincerely,

Bridget and Jeff Levich

622 Third Street

Woodland,

**#38**

For a complete plan for a city, one must include a swimming pool compound. At the public meeting to discuss a pool complex, more citizens attended this assembly than the one Woodland had for the whole future plan public meeting. So you can realize the interest this facility has.

The value of swimming is great. There are nine reasons to have a swimming complex. Swimming provides:

- unparalleled cardiovascular conditioning
- It builds longer, leaner muscles and help boost metabolism
- creates a balanced workout routine from high impact activities
- increases flexibility
- strengthens core with endurance
- is a stress relief
- is a social outlet
- offers excitement challenges and feeling of accomplishment through competition

How can you NOT have a pool complex as an important integral aspect of the future plan for Woodland??!!!

**#39**

Members of the Woodland City Council  
300 First Street  
City Hall  
Woodland CA, 95695

Dear City Council Members,

I am submitting this comment letter on the City's General Plan Update 2035 as it relates to the Healthy Community Element (Section 6) and the Public Facilities and Services Element (Section 5).

As the City is aware, a Citizens Pool Committee has been formed to work with the City in preparing a feasibility study for planning for a new swim center to meet the needs of existing and future residents of the City of Woodland.

The Feasibility Study is underway. When completed, a Summary of Findings document that will report the study findings, conclusions, and recommendations will be prepared. It will include incorporating feedback from the public and City, development of three (3) conceptual design alternatives of varying degrees of scale for types of pools/complexes, costs of options, both construction and operational costs, and guidelines to achieve the necessary building performance and efficiencies to assist in reducing annual operating costs and address long-term maintenance.

Following the completion of the Feasibility Study, a slideshow and other graphic material, summarizing the findings will be prepared for presentation to the City of Woodland City Council.

The current Parks Master Plan identifies a number of recreational facilities projects that will be needed to meet the demands of existing and future residents of Woodland. One of those projects is the identification of a new swim center (\$12 million).

The new swim center project was included in the City's financing documents (Major Projects Finance Plan- MPFP) to be partially funded by new development through development fees to meet the needs of future residents, in addition to other funding sources which could include grants, donations, sales tax measures, bonds, etc. In 2008, the project development fee was removed from the MPFP.

Based on removal of the development fee component for the new swim center, am I only able to conclude that new development is not contributing to a new swim center which would serve the future residents of those developments and that the City would be left to pursue funding from other sources to fund the full project.

The project still remains in the City's current Parks Master Plan, but means for funding will need to be identified without the benefit of new development fee contributions.

The existing 2002 General Plan identifies GP Policy that reads as follows:

*5.A.8. The City shall ensure that appropriate funding mechanisms are identified to adequately fund the development of new parks and recreational facilities and the redevelopment of existing parks and recreational facilities.*

The current Draft General Plan 2035 Update identifies GP Policies that read as follows:

*Policy 5.C.4 New Development Goals. Require that new residential development meet its fair share of the park acreage goal by either dedicating land for new parks, paying a fair share of the costs for new parks and recreation facilities, and/or renovating existing parks and facilities.*

*Policy 5.C.11 Park Development Funding. Identify appropriate funding mechanisms to adequately fund the development of new parks and recreational facilities; the renovation of existing parks and recreational facilities; and the ongoing preservation, maintenance and repair of the city's existing open space, parks and recreational resources and facilities.*

The City has determined that Hiddleson Pool must be demolished and will not be replaced, and that there will only remain the Brooks Community pool which is over 40 years old, to service the existing and future residents of Woodland.

If funding sources are not identified, including development fee funds from future development, the City will not be in a position to meet the needs and provide the necessary and beneficial services that a swim center can provided for existing and future residents of Woodland.

The Draft General Plan Update states the following:

*Last adopted in 2004, an update to the Parks, Recreation, and Community Services Master Plan was commenced in 2015 and will be finalized upon adoption of the General Plan to reflect the policies outlined in the General Plan.*

In order to be consistent with the General Plan Elements- Healthy Community Policies and Public Facilities and Services Policies, I respectfully request that the City support the need for a future swim center and commit to identifying a future swim center in the Parks Master Update that will include possible funding mechanisms for a new swim center, to include new development paying the fair share through funding mechanisms such as MPFP development fees.

Nicholas J. Ponticello  
18 Redwood Dr.  
Woodland, CA 95695

**#40**

## Woodland City Council – Notes-

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Tuesday, September 13, 2016

6:30 p.m

### ATTENDANCE

#### City Council

- Jim Hilliard, Mayor
- Angel Barajas, Mayor Pro Tempore
- Sean Denny
- Tom Stallard

#### Absences

- Skip Davies – submitted written comments

#### City Staff

- Paul Navazio, City of Woodland
- Ken Hiatt, City of Woodland

- Cindy Norris, City of Woodland

#### Consultant Team

- Heidi Tschudin, Tschudin Consulting Group
- Sophie Martin, Dyett & Bhatia
- Elizabeth Schmid, Dyett & Bhatia

#### Other

- Approximately 50 members of the public

## INTRODUCTION AND ADMINISTRATION CHAPTER

### Public Comments

- *Christine Shewmaker*
  - Section 1.2 - Like that this section states that sustainability and climate change are a focus for the City. Should go further to say that the goal is net zero emissions.
  - Visioning Statement and Guiding Principles – Add something about climate change to the relevant guiding principles
- *Bobby Harris*
  - Guiding Principle – Housing Choice
    - Needs to directly address affordable housing
    - Too vague – needs to be more specific
    - Lifecycle housing is critical.

## **Council Comments**

- *Sean Denny*
  - The Guiding Principles should be general, and not too specific.
  - I think it's great to be green, but I get worried when we say buildings have to be net zero, as that could affect the price of the homes. Requiring a home to be "solar ready" is better than requiring solar.

## **LAND USE, COMMUNITY DESIGN AND HISTORIC PRESERVATION ELEMENT**

### **Council Questions**

- *Sean Denny* -What do you mean by having historic buildings "guide" design?
  - *Sophie Martin* - It's about recognizing what makes historic resources unique. Future design doesn't need to copy what is there.
  - *Sean Denny* - I think that's a problem with new downtowns that are designed to look old. We need to think about what would best complement our historic assets.
- *Ken Hiatt* - Want to point out that the two growth Alternatives (South Alternative and East Alternative) show distinct differences in this chapter.

### **Public Comments**

- *John Hodgson - On behalf of owners of SP-1A*
  - Our group thinks the General Plan is well done, and we support it.
  - Looking forward to making a formal submission of our plan in 2-3 weeks
  - SP-1A proposal will be consistent with existing and proposed General Plans.
    - Will include a research park that takes advantage of the research and ag businesses that are already in Woodland
    - Will also include a mix of residential projects
- *Speaker 2 - Representing California Agriculture Museum*
  - Agriculture Museum was only mentioned once in the General Plan. Would like to see more awareness of the museum in the General Plan.
  - Excited to see the renaissance going on Downtown. Would like to see more connectivity to the rest of Woodland, and inclusion in events.
- *Speaker 3 - Also representing California Agriculture Museum*
  - More freeway signage to draw people to the California Agriculture Museum. Need to highlight this phenomenal resource.
  - Would like to be recognized as a historic venue along with the Opera House and others mentioned in the General Plan
- *Evelia Genera - Representing League of Women Voters*
  - People have been waiting decades for some of these General Plan actions to take place
  - Contiguous development is very important. We want to avoid leapfrog development.

- Preparation and adoption of a long term Capital Improvements Plan is important. We also want to focus on improving what is already in existence, including existing infrastructure.
- Preservation of ag land is also important.
- *Jim Gillette – Woodland Chamber of Commerce*
  - Ag land mitigation: Clarify that it could be 1:1, but would be evaluated on a sliding schedule
  - South/East – Don't want to limit development at the General Plan level. Use Specific Plans to determine development of those areas. Let them all go forward at the moment.
  - County Fairgrounds – Incompatible use now and in the future. Designate it with an overlay so that others can develop the property. Trade for land on the outskirts of town for the fairgrounds.
- *Tim Taron*
  - Policy 2.B.1 – Remove. Artificially ties the City's hands and limits the ability to seize opportunities.
  - Policy 2.B.2 – Revise. "New development in flood hazard zones must be in accordance with State and federal law."
  - Policy 2.L.1 – Remove. Extension of Policy 2.B.2.
  - Policies 2.L.5 and 2.L.6 – Revise according to flood control language
  - Policy 2.L.5 - SP-2 should not be singled out for net zero development. Think about what that means. You can't use natural gas then. So if you barbecue, you have to use charcoal.
  - Ag Mitigation – Prime farmland should be mitigated on a different scale than poor farmland.
- *Christine Shewmaker*
  - South vs East
    - I'm for South, slowly. Finish the Downtown core and Spring Lake Specific Plan before thinking about SP-1.
    - Sustainability – I'm hoping the EIR will inform us about the impacts of the East Alternative, including the new interchange it would require.
    - Sense of community would be better with the South Alternative
    - Focus on upgrading the main core of Woodland – Can't keep focusing on the next new thing.
    - Infill + SP-1A – Most of the 7,000 units could be accommodated here.
    - East Alternative would require a new site for PCP. A significant portion of municipal GHG comes from this waste. It's not fair to move this to another municipality. It's not really reducing the GHG emissions in that case - it's just relocating it.
- *Vicki Born – Ag Museum*
  - More connectivity and more freeway signage

- Woodland's ag is important to the state, country and world.
- If it wasn't for our farming history, our Main Street wouldn't be there.
- *Janet Ruggiero*
  - Concerned about removing the Neighborhood Preservation designation and increasing the density for Medium Density Residential. North of Main Street, you have mainly single family residential homes, but it's now designated for Medium Density Residential, which will significantly increase the density of these neighborhoods. – Reconsider this.
  - Possible "by-right" affordable housing legislation could ultimately limit the City's control of development in this area
  - Think about maintenance of traditional neighborhoods. Don't give all of the attention to the new areas. Think about code enforcement.
  - Design – Increase connectivity between Downtown and residential neighborhoods. How do you protect neighborhoods from taller buildings with setbacks, landscaping or other measures?
  - Strongly recommend you look to the south for the first phase of new growth. Phasing is important. Doing three phases at one time is not attainable.
- *Rogelio Morales*
  - Thank you for focusing on sustainability and green issues
  - Would like to lend my support for the East Alternative - Focusing on the East Alternative sends a message that Prime Farmland will be protected
  - The ag culture is integral to the City of Woodland
  - Promote infill
  - Protect ag land and ag jobs
- *Jenny Lillge*
  - Choose the South Alternative.
  - Infrastructure is sized to support growth in the south. We are wasting this investment if we grow in the east.
  - Having another town center to the east will hurt Downtown, and this will hurt us as a community.
  - The East Alternative will have tax payers pay for another interchange, police beat, fire station and school that would be unnecessary with the South Alternative.
  - In support of smart, sustainable growth
  - Transparency – Developer who owns land to the east has put thousands of dollars in this process. Think about where the money comes from. This process needs to serve Woodland, not a developer who will make millions by building houses east of the wastewater treatment plant.
- *Bobby Harris*
  - Neighborhood preservation zones – Don't try to ramp up densities here.

- East Alternative – We should stop wasting time on this. It’s time to start focusing on the South Alternative.
- Lifecycle housing needs to be included.
- Policy 2.B.4 – Can a Development Agreement circumvent the General Plan? Can you use them to do whatever you want?
- Affordable homeownership by design – The General Plan contains vague platitudes about serving people of all income levels, but no vigorous attempt to do so.
- *Dr. Ortiz (Comments made during Transportation and Circulation Element discussion.)*
  - Prime ag land is important and we should continue to support this.
  - Developers must pay for the impacts their developments cause.
  - Complete the Spring Lake Specific Plan.
  - Agree with historic preservation – a lot of people come to Woodland for our historic resources.
  - Support the Heidrick Ag Museum [California Ag Museum]

### **Council Comments**

- *Tom Stallard*
  - Stephen Hawking says the reason for time is that without it, everything would happen at once. That’s what phasing is for. We don’t have a huge staff. We can’t take care of everything at once. We need to make choices.
  - Ridiculous to contemplate development on a property that is subject to flooding from two directions.
  - We should do first things first, which is why we shouldn’t be talking about developing east of Costco.
  - There’s infrastructure in the ground to support growth to the south.
  - The protection of Prime Farmland should not disregard the logical evolution of our community.
  - Ag Museum – Needs more attention, like the Opera House. Highway sign on I-5 should draw attention to that great resource.
  - Thoroughly excited about a research park in the Southern Gateway. We don’t have anything like that in Woodland, so this is a big opportunity for our community. It will bring great, well-paying jobs. Similar plans have failed to be approved in Davis, so now we have this shot.
- *Angel Barajas*
  - Preserving Prime Farmland means only developing on it if needed. I agree with Skip Davies that we should focus new development on lesser farmland first.
  - Phasing – Need to continue having this discussion. We do have barriers regarding the flood zone area in north and east. Providing additional triggers would discourage development of those areas.
  - Like mixed use development in SP-3A. Good to bring attention to that side of town.

- We need to continue to vet opportunity in the East and ask hard questions. Developers should pay the cost of that future development.
- Don't tie our hands by restricting development in any direction.
- *Sean Denny*
  - Alkali soil has value too.
  - Jobs are always first.
  - Spring Lake is shovel ready. They are at the front of the line.
  - If you don't allow development on flood lands, you are going to lose the benefit of a developer who is willing to work with you on a flood solution.
  - Don't need triggers/phasing – take this language out. Plenty of natural barriers that will keep these developers from doing anything for a long time. Don't take away opportunities that can bring more jobs and/or finance a flood solution.
  - Same with land on the north side.
  - It's probably unrealistic to think we'll get 1,000 units downtown.
  - The General Plan is heading in the right direction, but it needs to be kept general.
- *Jim Hilliard*
  - Natural phasing occurs without having it stated in the General Plan.
  - Spring Lake first, SP-1A will be next.
  - Needs to be easy for infill development to occur.
  - We have a long time between now and a flood solution. Those other areas (east, north) are down the road, but we don't want to want interest in those areas to stagnate.
- *Angel Barajas*
  - Needs to be more conversation about mitigation. Different soils have different value. Consider 2:1 or 3:1 mitigation for Prime. For class II and III soils as well.
- *Tom Stallard*
  - Developers independently determine mitigation. And you figure out what is fair. How do we do it in Woodland?
    - *Ken Hiatt* – Ultimately the City Council has the ability to determine the level and location of mitigation. So far, it's been evaluated on a case by case basis. What we've outlined in the General Plan is that the mitigation needs to be at least 1:1.
    - *Sean Denny* – What about if it is habitat?
      - *Heidi Tschudin* – They would potentially overlay. Yolo Habitat Conservancy is identifying this land and the requirements for mitigation. This would overlay any other requirements.
      - *Sean Denny* – So we can stack costs?
      - *Heidi Tshudin* - Yes.
      - *Sean Denny* – We don't want to layer these so high that nothing can be developed anywhere.

- *Jim Hilliard* – Yes, there is an economic point where this becomes economically infeasible.
  - Define form based code in the General Plan.

## TRANSPORTATION AND CIRCULATION ELEMENT

### Council Questions

- *Sean Denny*
  - You talk about VMT, but then you talk about not allowing natural gas [in net zero neighborhoods], forcing residents to get in their cars and drive to get charcoal for their barbecues. To me, having natural gas at your house is greener.
    - *Sophie Martin* – With regards to net zero energy, the operative word is net. This is not to say that people will not use energy, but rather that some activities will expend energy while other operations will create it. Also, the General Plan does not say that natural gas is not allowed.
- *Angel Barajas*
  - Are there any restrictions that would impact parking in residential areas surrounding Downtown?
    - *Sophie Martin* – This Element speaks about parking management as a coordinated effort. For example, parking might be consolidated in some areas rather than requiring parking for each individual use in the Downtown area. Nobody likes to have spillover parking in neighborhoods. This could be addressed in implementation programs. If the City found this was happening, you would look at tools to address this issue. Ultimately you want to provide enough parking for Downtown uses.
    - *Angel Barajas* – What tools might the City use?
    - *Sophie Martin* – This is not something to worry about in the near term. Examples include city owned lots or parking structures structure, and residential parking permits.
    - *Angel Barajas* - What is a metric that will let the Council know when parking Downtown is becoming a problem?
    - *Ken Hiatt* – The City is developing a Downtown Parking Plan. We are building in metrics to protect the neighborhoods, but we don't want to build in a residential parking permit program too early because it can be an inconvenience for residents.
    - *Jim Hilliard* – The Plan allows us to consider this as infill occurs.
    - *Tom Stallard* – We already have two residential parking permit zones in Woodland – One is by the courthouse, and the other is by the high school.
- *Tom Stallard* – There are no references to speeding in here. Has this been included?
  - *Sophie Martin* – Traffic enforcement is not in the purview of the General Plan, but there are policies that address traffic calming.

### Public Comments

- *Christine Shewmaker*

- Next Gen transportation – prioritize alternative methods so people’s first choice is not the car.
- Emphasize class I bikeways and bike routes for commuting.
- Improve access to Amtrak whether by a bus or other means.
- *Evelia Genera*
  - For decades, people have shown support for bike use. We need to make this happen.
- *Dr. Ortiz*
  - Showing support in the General Plan for rail relocation is important.
  - Look at the issue of bikes for environmental reasons.
- *Bobby Harris*
  - I want to echo Tom Stallard’s concerns about traffic. I almost got hit as a pedestrian the other day. We need more of the flashers in key locations – by the Library, across Court St. by Nugget supermarket, etc.
  - The opportunity to reduce auto traffic is undermined by the Prudler project. Higher density development would have made more sense here because it is close to the bus hub.
  - Rail relocation and flood control are both already in the agreement with Conaway – they are already on the hook to participate.
  - Need to focus on traffic calming Downtown. – Stop signs. This will create a better pedestrian ambience, like Davis has. We can reuse the signals that are currently Downtown in other locations, so there would be no value lost to the community.
- *Art Pimentel*
  - Rail relocation – This is one of the major issues that people have. When will these tracks be removed? You finally have a Plan and a focus to do this.
  - All should be congratulated for the ribbon cutting for the intake for the Surface Water Project. Now we can focus on rail relocation, securing a flood solution, and protecting jobs in Woodland.
  - Bike paths or infill development could take the place of the relocated railroad tracks.
- *Glen Barton*
  - Generally support this well laid out document
  - Rail Relocation – Should be relocated at least a half mile to a mile east of the 102 corridor so we don’t create an additional barrier there. Keep that corridor open for development.

### **Council Comments**

- *Tom Stallard*
  - Very well done chapter
  - We definitely want to relocate the rail. We have various partners who are interested in helping us do this.
    - The owner of the railroad will be the biggest challenge. They will try to get the most money out of us to make this happen.

- Self-driving vehicles will change the complexion of our cities and reduce the need for parking. This could happen in the next 10-20 years. Self-driving cars will come on demand, take you where you need to go, and then move on (instead of parking).
  - We don't want to over-demand parking resources when that might not be necessary in the future.
- Promote bike and pedestrian use
- VMT is a good indicator of air quality, etc. – This is another reason to keep the community as compact as possible.
- *Angel Barajas*
  - There is currently no definite section on Rail Relocation – Add a new section 3.10 that addresses this topic. That will allow a deeper focus.
- *Sean Denny*
  - This chapter is done really well. I agree fully with Mr. Harris.
  - Ken Hiatt is a little bit responsible for the stop signs in Davis. Maybe we can bring that here.
  - Need something that really slows traffic down – We want traffic at about 10 miles per hour down Main Street in the Downtown area. That is the only way to create the type of environment that we want. It would help promote this idea if the General Plan tries to push the traffic onto Court Street and Lincoln Avenue. We have to make sure the street is as safe as possible.
  - Promote a bike path between Woodland and Davis.
- *Jim Hilliard*
  - I agree with Mr. Harris on stop signs Downtown.
  - Rail relocation – This will be our biggest issue. Everyone will want to get this done (except the railroad).

## **ECONOMIC DEVELOPMENT ELEMENT**

### **Council Questions**

- *Sean Denny*
  - Anything in here about drawing businesses to Woodland from the Bay Area or other places?
    - *Sophie Martin* – Yes, in the section on job attraction [Section 4.5 Business and Job Growth]
    - *Sean Denny* – We need to adopt a more aggressive style of reaching out to attract businesses within a 90-mile range.

### **Public Comments**

- *Lon Hatamiya - Economist for Woodland Research Park*
  - Research parks stimulate the flow of knowledge and technology and facilitate creation and growth
  - The Woodland Research Park will benefit from proximity to UC Davis. Proximity to research institutions has shown great benefits for other research parks.

- The Research Park will:
  - Create potentially thousands of new tech and ag jobs in emerging sectors
  - Be an important source of secondary jobs – local multiplier
  - Result in new revenue generation as a result of taxes, fees, jobs created
  - Serve as a boon to the City of Woodland and Yolo County
- *Deborah Bautista Zavala*
  - Many are here tonight representing PCP – fighting for their jobs
  - Preserve prime ag land – lots of people depend on these jobs, including the many cannery jobs
- *Evelia Genera*
  - Workforce development is important.
  - The policy language around workforce development is too vague (e.g., “strive”). Need more intentional language.
  - Work collaboratively with UC Davis, WJUSD, Woodland Community College, and others to nurture intellectual development in schools.
  - Partnerships between local business and schools could provide training programs. The City could take leadership on this to set up opportunities for apprenticeships, job shadowing, etc.
  - The Pre K-12 education support in the General Plan is great. This supports business and job recruitment programs.
- *Mona Shulman – PCP*
  - No matter what direction the City chooses, we’ll continue to be a good corporate citizen and work with the City
  - One of our challenges is skilled employees. We are working with WCC to put together a program.
- *Mara Eliason –Ag Museum*
  - We are a cultural institution that is important to tourism
  - Events are held at the museum, which draws in visitors
  - Rarest collection of tractors and harvesters in the world
  - The City should partner with the Ag Museum to attract tourists.
  - We are expanding our audience. People can’t believe their eyes when they get to this museum. Kids, moms, college students, etc. are coming back for repeat visits.
- *Bobby Harris*
  - Encourage an accommodation for worker cooperatives. This should be a regular legal category, and can be included in the General Plan. The blue collar workforce would benefit from this.
  - City should focus our attention on building the business/research park in the south.
    - Ag land conversion ratio – You don’t want to create obstacles that would limit the southern business park development. Don’t ratchet up the costs

and increase regulatory barriers. 1:1 acre mitigation is what we need. Do not change this.

### **Council Comments**

- *Tom Stallard*
  - This is a very well written element.
  - We are engaging with our business community in an important way.
  - Business walks are a great tool.
  - Tourism is an amazing opportunity for our community. We know our farmers have brought a lot of people here. There is an unlimited potential for growth in this sector (farm to fork, etc.).
- *Sean Denny*
  - Fantastic chapter
  - A policy should be added to provide streamlining for businesses that want to grow or upgrade facilities - Not an incentive like cash or taxes - just a streamlined process is enough. We want businesses that are here to be able to become larger.
- *Angel Barajas*
  - Update the Chamber of Commerce mission statement in Section 4.7.
  - Add stronger language about workforce development in regards to partnering with educational institutions.
  - I want to commend PCP for looking out for the community. Ensuring PCP's economic well-being is important.
- *Jim Hilliard*
  - Well written chapter

**#41**

**9/20/16 City Council Meeting-viewed on line at <http://cityofwoodland.org>**