

**APPENDIX A**

**EXCERPTS FROM CITY OF WOODLAND POLICY PLAN: 1988**

**URBAN DEVELOPMENT POLICY: DEVELOPMENT IN THE AREAS INSIDE THE URBAN LIMIT LINE (Excerpts from pages 91-95)**

The City shall annex all areas inside of the Urban Limit Line at the earliest time consistent with the goals and objectives of this Plan, the orderly extension of the city limits and the City's economic capability to assimilate such annexations. It is the defined role of the City to act as provider of services and of the County to act as protector of agricultural lands in the Woodland General Plan Area. Development of uses requiring development improvements and/or City services, therefore, is permitted in areas inside the City limits and limited in areas outside of the City limits as follows:

Development In Areas Within The Urban Limit Line But Outside The City Limits As Defined On September 1, 1988

In the areas within the urban limit line but outside the City limits, as defined on September 1, 1988, urban development shall occur only at such time as public improvements and City services are available. In addition, such development must be consistent with the Woodland Area General Plan and other applicable ordinances and regulations of the City of Woodland, provided, however, that urban development as specified below shall be permitted as follows:

1. Residentially Designated Areas: Development in areas designated for residential development in the Woodland Area General Plan shall occur only as specified above except that these provisions shall not apply to the following defined permitted uses: (includes uses specifically excluded from urban development, and the construction of one single-family dwelling on an existing vacant parcel, under prescribed conditions).
2. Expansion of Existing Non-Residential Facilities may occur without provision of public improvements as herein defined only when all of the following criteria are met. (These include but are not limited to the following:)

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NOTE: Overall Goals, Objectives, and Policies of the City of Woodland Policy Plan (pages 83-85) are listed in the main text of this Specific Plan document (page 4).

- a. The development proposal is determined to be an expansion of an existing use.
  - b. The nature and location of the use shall be consistent with the Woodland Area General Plan.
  - c. The design, construction, on-site improvements and right-of-way improvements for the proposed expansion shall be governed by the applicable city standards.
  - d. The property owner shall agree in a written and recorded agreement to construct the necessary right-of-way improvements when so required by the City.
  - g. If the property is located outside the City limits, the property owner shall agree in a written and recorded agreement to annex the property when so required by the City.
3. Development, Other than Expansion, of Non-Residential Uses: Development of non-residential uses, other than expansion of existing uses, shall occur in this area within the urban limit line only when the following circumstances are found to exist:
- a. The use is found to be consistent with the Woodland Area General Plan and applicable city standards.
  - b. The property has been annexed to the City.
  - c. The use will be developed with the complete development improvements and connect to city water, sanitary sewer and storm drainage systems.
  - d. The property owner has agreed in a written and recorded agreement to construct necessary right-of-way improvements when so required by the City.
4. Land Division: A land division may be approved for a parcel when all of the following findings are made:
- a. The division and the development proposed to be constructed on the parcels created by the division are found to be consistent with the General Plan and its directives for the future development of the area.

- b. If the land is outside the city limits then prior to recording a map, the property owner shall agree in a written and recorded agreement to annex the property when so required by the City.
- c. Such other findings as deemed necessary and appropriate.

CIRCULATION ELEMENT (Excerpts from pages 99-103)

The Circulation Element of the General Plan addresses itself to the movement of people and goods within the planning area. State law requires that a Circulation Element include "the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals and other local public utilities and facilities, all correlated with the Land Use Element of the Plan (Gov. Code, Sec. 66302[b])".

Goals

- 1.1 To provide for a diversity of transportation modes for all people.

Objectives

- 2.1 Provide for a compatible circulation system which will serve adjoining land uses and meet the circulation needs of the community.
- 2.2 Link the City's circulation system with the County and regional circulation system.
- 2.3 Plan for safe and efficient use of the circulation system.
- 2.4 Incorporate environmental concerns into the planning of the circulation system.
- 2.5 Plan for energy efficient modes of transportation.
- 2.6 Maximize the potential for interconnection of circulation modes.

- 2.7 Upgrade the City's street system in accordance with the Circulation Element map and with the City's street standards and specifications.
- 2.8 Improve streets in newly developed areas to their full right-of-way width as soon as possible.
- 2.9 Utilize the City's street standards and specifications as the guide for street improvements.
- 2.10 Adopt plan lines for major arterial streets when appropriate.
- 2.12 Provide adequate parking areas for cars and bicycles.
- 2.13 Incorporate the bicycle into the circulation system.
- 2.14 Develop safe and pleasant pedestrian ways.
- 2.15 Provide facilities for handicapped persons in the circulation system.
- 2.16 Designate routes for trucks.
- 2.19 Provide adequate parking for all new recreational uses and retrofitting existing recreational uses.

Standards For Traffic Service And Roadway Improvements

**Functional Classification:**

Classifying roadways by the functions they perform is the mechanism used by states, counties and cities to ensure that when linked together, those roadways form a rational, efficient system.

Roadways function to provide mobility and land access. High or continued speeds enhance mobility, while low speeds are desirable for land access.

From a design standpoint, these functions may be incompatible. Arterials emphasize a high level of mobility for through movement. Local roadways provide land access. Collectors offer a balanced service for both functions and provide linkage between roadways and arterials.

Major arterials are to be located at one-mile intervals in north/south and east/west directions. Collector streets are to be located at one-half-mile intervals. Based on the density and type of land use, additional collector streets should be located at one-quarter-mile intervals. Collector and local streets should serve as land access roads. Private access along the major arterials should be limited to ensure the use of the street for traffic movement across or through the community. This role of the arterial will increase in importance as the City continued to grow and the residents increasingly rely on private vehicles.

The following streets in the Specific Plan area are included in the list of arterial and collector streets.

Arterials: New County Road 101, County Road 102, Gibson Road  
 Collectors: East Gum Avenue, and other unnamed streets as designated on Figure 1

Any street not designated an arterial or collector is considered a local street. They typical street rights-of-way and street sections in the City of Woodland are indicated in Table 1 below.

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Table 1

STREET RIGHT-OF-WAY AND SECTION

<u>Street Classification</u>	<u>Right-of-Way</u>	<u>Street Section*</u>
Local	44' to 50'	34' to 40'
Collector	50' to 80'	40' to 64'
Arterial	80' to 125'	64' to 115'

\* The street section is measured from the face of curb to face of curb.

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Policies:

- 3.1 To continue the standard of locating major arterials at one-mile intervals, of locating collector streets at half-mile intervals, and at quarter-mile intervals where needed to provide for adequate circulation.

- 3.3 To ensure an adequate street system at an average Level of Service "C".
- 3.4 To develop and implement a plan to align rights-of-ways where City and County roads meet.
- 3.5 To plan for the extension of the circulation system to coincide with planned urban growth as described in the Land Use Element.
- 3.6 To ensure that new developments are compatible with existing circulation facilities.

**Implementation Measures:**

- 4.1 Incorporate the planned Circulation System into new development proposals.
- 4.1 Consider the adequacy of the Circulation System in reviewing and approving projects in Woodland.
- 4.3 Design roadway improvements and evaluate development proposals based on the level of service standard prescribed in Policy 3.3.

**HOUSING ELEMENT GOAL, POLICIES AND ACTIONS (Excerpts from pages 138-143)**

Goal for the Development of Housing:

Promote the provision of adequate housing for all persons in the City including those with special housing needs.

Policies for the Development of Housing:

1. To encourage and assist the construction of a variety of housing types with varying densities and prices, for both sales and rental, that are affordable to all income groups, particularly very low income and special needs groups.
2. To encourage private builders and developers to participate in federal, state or other programs that assist in providing

- and maintaining housing affordable to very low income and special needs groups.
3. To participate, whenever eligible, in federal, state or other programs that assist in providing and maintaining housing affordable to very low income and special needs groups.
  4. To continue to work cooperatively with neighboring cities, Yolo County and the Sacramento Area Council of Governments (SACOG) to ensure that Woodland plans for its "fair share" of housing needs.
  5. To cooperate with and seek the advice of developers, builders, financial institutions and interested citizens on housing needs and the solutions to housing problems.
  6. To ensure that there is sufficient land zoned for a variety of housing types, residential densities and housing prices that will meet the needs for projected growth.
  9. Require that development proposals include consideration of Housing Element housing actions.
  12. Require through specific plans, neighborhood design standards and development review a mix of housing types, densities, designs and prices/rents in each planning area where land is available.
  13. Disperse lower, moderate and higher cost housing throughout the City, each planning area and each subdivision where feasible due to the availability of land and adequate service facilities.
  15. Assure that residential land use designations are consistent with SACOG household projections by income group.

Actions for the Development of Housing

- 1.14 The City will continue to utilize its "fair share" housing allocation from the Sacramento Area Council of Governments (SACOG) for planning purposes. This "fair share" housing allocation must be predicated on other jurisdictions in the region utilizing their "fair share" and not avoiding the requirement. This will require providing an adequate amount of

medium-density residential land in Phase I and II subject to compliance with the City's Level of Service Plan.

**OPEN SPACE GOALS, OBJECTIVES, POLICIES AND IMPLEMENTATION MEASURES (Excerpts from pages 175-180)**

Goals

- 1.3 To develop a wide range of recreational facilities and activities which meet the needs of all citizens of all ages.

Objectives

- 2.2 Contain and direct urban development in such a way so as to preserve open space for the managed production of agricultural resources.
- 2.3 Provide open space for outdoor recreation.
- 2.4 Develop and utilize open space areas in and around the City to ensure the environmental well-being of the residents of the community.
- 2.5 Achieve orderly development patterns through the provision of open space for the management of urban growth.
- 2.8 Install landscaping that will provide an attractive gateway to the major entrances to the City.

Policies

- 3.6 To confine all future development to areas within the City Urban Limit Line at the time of development.
- 3.7 To seek the continued cooperation of the County for the realization of the City's development policies.
- 3.8 To follow the policies stated in the Parks and Recreation Element as they relate to open space for outdoor recreation.
- 3.9 To encourage the development of outdoor recreational areas including but not limited to: parks, bikeways, nature areas, scenic corridors.

- 3.11 To strive to enhance the area's scenic quality through the use of open space.
- 3.12 To require adequate buffer zones around those land uses which may create a public inconvenience or nuisance.
- 3.13 To consider the future development of off-street corridors for general safety.
- 3.16 To maintain an adequate Level of Service for sewage, storm drainage and water as defined by the Level of Service Plan.
- 3.19 To permit urban growth only where it is contiguous to existing development.
- 3.20 To limit development to areas in which it is economically feasible to provide services.
- 3.21 To encourage innovative site planning in order to maximize open space areas.

#### Implementation Measures

- 4.8 Annex properties only when needed for urban development and consistent with the phasing criteria within the land use element.
- 4.9 Retain agricultural zoning on properties within the urban limit line until needed for urban development to insure continue agricultural production.
- 4.10 Study the City's growth potential and population projections to determine the areas for future urbanization.
- 4.11 Continue to apply the O-S Open Space Zone to those public areas with open space uses similar to those shown on the Facilities With Open Space map.
- 4.13 Continue to develop off-street pedestrian and bicycle paths for access to schools and recreation facilities in existing and future neighborhoods in the City.
- 4.14 Identify land uses and locations for which buffer zones would be beneficial to the public well-being and establish screening standards for these areas.

- 4.17 Industrial and commercial areas shall be developed with consideration for their open space potential, including in all cases stringent requirements for their visual impact.
- 4.18 Utility installation should be reviewed to ensure minimum impacts on open space areas. Undergrounding utilities shall be required for all new development.
- 4.23 Encourage and facilitate land use design which orients the majority of lots and buildings north and south.
- 4.24 Reduce, where appropriate, street rights-of-way to limit the amount of paving.
- 4.25 Evaluate alternative types of urban development designs which maximize open space areas.
- 4.26 Review density, open space standards and residential area recreational facilities and revise as necessary.
- 4.27 Develop open space standards for public service developments such as hospitals, day care centers, convalescent homes, schools, churches, etc.
- 4.28 Investigate the potential public use of obsolete irrigation ditch rights-of-way and the reservation of selected adjacent sites for use as greenbelts or recreation corridors.
- 4.32 Review zoning ordinance to ensure gas wells are not located adjacent to existing and future residential designations.

**SAFETY ELEMENT GOALS, OBJECTIVES, POLICIES AND IMPLEMENTATION MEASURES (Excerpts from page 190-194)**

Goals

- 1.3 To ensure a high level of...safety in all community development.

Objectives

- 2.1 Establish acceptable levels of risk to public safety for the City of Woodland. (Acceptable risk is defined as the level of risk below which no specific action by local government is deemed to be necessary.)
- 2.2 Provide for safe design, construction and maintenance practices through the use of adequate codes and ordinances.
- 2.3 Provide a level of community-wide fire protection determined by a combination of optimum service, acceptable risks and reasonable costs which best meet the community needs.
- 2.4 Provide a level of community-wide police protection.
- 2.5 Introduce safety considerations into the planning process in order to reduce the loss of life, injury, damage to property and economic and social dislocation resulting from fire, floods, windstorms, hazardous material spills, and dangerous geologic occurrences.
- 2.6 Ensure the protection of public health and the environment through the safe management of all hazardous wastes (including waste reduction, treatment, storage, transport, and disposal of treated residuals).

Policies

- 3.1 To encourage educational programs in public safety, particularly those relating to fire prevention and control in the home and to the appropriate action to be taken in the event of a fire, earthquake or other emergencies.
- 3.3 To cooperate with Yolo County and with other government agencies in safety, hazardous waste management and emergency planning.
- 3.4 To continue to adopt and enforce new editions and sections of the Uniform Building Codes.
- 3.5 To maintain and improve upon the police and fire service of the community.

Objectives

- 2.1 Provide for a better living environment for the residents of Woodland through an active awareness of sonic conditions.
- 2.2 Maintain and/or reduce the existing ambient sound levels in the City.
- 2.3 Prevent and suppress the intrusion of objectionable noise levels through the control of noise at its source, in its path and for the receiver. (Example: source/vehicular traffic; path/area between the source and receiver; point of reception/residential unit or the resident.)
- 2.4 Consider existing and anticipated noise levels in all land use decisions.

Policies

- 3.2 To develop and implement effective strategies to abate and avoid excessive noise exposures in the city by requiring that effective noise mitigation measures be incorporated into the design of new noise-generating and new noise-sensitive land uses.
- 3.3 To protect areas within the city where the present noise environment is within acceptable limits.
- 3.5 To maintain liaison with all transportation agencies regarding the means to reduce noise from existing facilities and to control noise through design and location of new facilities.
- 3.6 To ensure the enforcement of the City's noise ordinance, building code (insulation standards) and landscape ordinance (application for noise absorption).
- 3.7 To review all developments in proximity to noise-sensitive areas in light of the noise such development may generate which would affect the ambient level. Review site selection for new noise-sensitive facilities for compatibility with existing land uses.
- 3.8 To examine individually all new development located within the 65 db(A)  $L_{dn}$  contours to noise, proposed land use, land

uses adjacent to the site, and proposed methods to attenuate noise from outside sources.

#### Implementation Measures

4.1 Areas within the City of Woodland shall be designated as noise-impacted if exposed to existing or projected exterior noise levels exceeding 60 db  $L_{dn}/CNEL$  or the performance standards (exterior noise levels) of Table 3 (Page 214, General Plan).

4.2 New development of residential or other noise-sensitive land uses will not be permitted in noise-impacted areas unless effective mitigation measures are incorporated into the project design to reduce noise levels:

For noise due to traffic on public roadways, railroad line operations and aircraft: 60 dB  $L_{dn}/CNEL$  or less in outdoor activity areas, and interior noise levels to 45 dB  $L_{dn}/CNEL$  or less. Where it is not possible to reduce exterior noise due to these sources to 60 dB  $L_{dn}/CNEL$  or less by incorporating a practical application of the best available noise-reduction technology, an exterior noise level of up to 65 dB  $L_{dn}/CNEL$  will be allowed. Under no circumstances will interior noise levels be permitted to exceed 45 dB  $L_{dn}/CNEL$  with the windows and doors closed.

4.3 When industrial, commercial land uses or other uses including non-transportation-related noise sources are proposed which would affect areas containing noise-sensitive land uses, noise levels generated by the proposed use shall not exceed the performance standards contained within Table 3.

4.4 Prior to approval of proposed development of residential or other noise-sensitive land uses in a noise-impacted area, an acoustical analysis shall be required. (The Acoustical Analysis provisions are listed on page 216 of the General Plan.)

4.5 The City of Woodland shall develop and employ procedures to ensure that requirements imposed pursuant to the findings of an acoustical analysis are implemented as part of the project review and building permit processes. The appropriate time for requiring an acoustical analysis is as early in the project review process as possible so that noise mitigation may be an integral part of the project design.

- 4.6 The City of Woodland shall enforce the State Noise Insulation Standards (California Administrative Code, Title 24) and Chapter 35 of the Uniform Building Code (UBC). Title 24 requires that an acoustical analysis be prepared for all new developments of multi-family dwellings, condominiums, hotels and motels proposed for areas within the 60 dB  $L_{dn}$ /CNEL contour of a major noise source for the purpose of documenting that an acceptable interior noise level of 45 dB  $L_{dn}$ /CNEL or below will be achieved. UBC Chapter 35 requires that common wall and floor/ceiling assemblies within multi-family dwellings comply with minimum standards for the transmission of airborne sound and structure-borne impact noise.
- 4.7 Noise barriers shall be required for all new residential development adjacent to the Southern Pacific railroad main line, I-5 and the freeway route of Highway 113 and other roadways as needed. The purpose of the noise barriers shall be to shield noise-sensitive outdoor activity areas of the proposed development. Property line noise barriers shall be provided for single-family residences. Patio and balcony barriers, "wing" walls or other methods of shielding may be employed for multi-family developments.
- 4.8 The design of noise barriers shall be of such a character as to avoid the appearance of a walled city. Landscaping, berming and space separation from source shall all be considered in developing the design of the barrier.
- 4.9 Proposed schools and preschools shall be required to demonstrate that children's outdoor play areas are adequately shielded or set back from adjacent residential developments to ensure compliance with the performance standards contained within Table 3.

**PARKS/RECREATION ELEMENT GOALS, OBJECTIVES, POLICIES AND IMPLEMENTATION MEASURES (Excerpts from pages 222-227)**

Goals

- 1.1 To develop a wide range of park and recreation facilities and activities which meet the needs of citizens of all ages.

Objectives

- 2.1 Provide a variety of parks and facilities to serve the needs of the community, individual neighborhoods and special recreational interests.
- 2.2 Study the overall needs of the City for parks and recreation and plan for the acquisition and development of park areas that are consistent with the City's General Plan.
- 2.3 Continue and expand recreational programs and activities.
- 2.4 Ensure the optimum use of all public recreational facilities.
- 2.6 Develop greenbelts as an integral part of the City-wide park system.
- 2.8 Provide for the safety of the public and security of the facilities within the park system.
- 2.9 Establish a general standard of one acre for all parks and other public open space areas per one hundred residents.

Policies

- 3.1 To continue the development and expansion of the park system.
- 3.2 To adopt and apply the following specific standards in development of the park facilities:

**Community park:**

Size Range: 25 to 40 acres  
Population to be served: 25,000 people  
Service Area: 1 mile

**Neighborhood Park:**

Size Range: 5 to 10 acres  
Population to be served: 3,000 people  
Service Area: 1/4 to 3/8 mile

**APPENDIX B**

**CITY OF WOODLAND'S LOT RESERVATION POLICY  
(FOR SMALL BUILDERS, ETC.)**

LOT RESERVATION POLICY FOR RESIDENTIAL SUBDIVISIONS

GENERAL POLICY: It shall be the policy of the City of Woodland that in residential subdivisions (11 units or larger) a certain percentage of lots shall be reserved for a limited period of time for purchase by individuals other than the owner, developer and builder of the subdivision.

PURPOSE: The purpose of this policy is twofold: 1) to provide diversity in housing types and elevations and 2) to allow small builders and the consumer the ability to purchase improved lots to build residences of their own choosing.

BACKGROUND INFORMATION: The City of Woodland has had since September of 1976, a policy of reserving a percentage of lots in residential subdivisions for sale to other builders as well as consumers. The policy has not been applied uniformly to all subdivisions. Some subdivisions were not required to reserve any lots. Other subdivisions only had to reserve lots for a limited period of time. The percentage applied to these subdivisions has varied from 15% to 25% of the lots. This policy statement will establish the guidelines for its application.

POLICY GUIDELINES:

- 1. The following types of residential subdivisions are also exempt from the policy:
  - a. Residential subdivisions under 11 units (10 or less)
  - b. Condominiums and/or townhouses with homeowner's associations
  - c. Lots designed for fourplex units or units larger than fourplex.
  - d. Zero lot line developments with homeowner's associations
  - e. Manufactured housing subdivisions.

- 2. The percentage figure assigned to the subdivision will be as follows:

<u>Size of Subdivision</u>	<u>To be Sold</u>
11 to 49 units.....	10% of lots rounded to the nearest whole number
50 units and above.....	15% of lots rounded to the nearest whole number

- 3. Subdivision maps submitted in phases will be considered as cumulative for the purposes of this policy.
- 4. All housing units shall comply with the Conditions of Approval applied to the subdivision by the Planning Commission.
- 5. Lots shall be offered for sale for a 45-day period. This 45-day period will commence upon written notification by the developer to the Community Development Department that the lots may be legally offered for sale. Notices will be posted in the Community Development Department for public review. At the end of the 45-day period, the developer will file a report with the Community Development Department which identifies the number of lots sold, their location by lot number or address and the purchaser.

**APPENDIX C**

**CITY OF WOODLAND'S APPROVED TREE AND SHRUB LIST**

CITY OF WOODLAND  
COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED TREE AND SHRUB LIST

TREES

<u>Common Name</u>	<u>Botanical Name</u>	<u>Mature Spread</u>
<u>Deciduous:</u>		
European Hackberry	Celtis Australis	40
Chinese Hackberry	Celtis Sinensis	45
Bradford Pear	Pyrus Calleryana	30
Chinese Pistache	Pistacia Chinensis	35
Tulip Tree	Liriodendron Tulipifera	35
Maidenhair	Ginkgo Biloba	30
Chinese Tallow	Sapium Sebiferum	35
European Hornbeam	Carpinus Betulus	30
Crape Myrtle	Lagerstroemia Indica	20
<u>Broadleaf Evergreen:</u>		
Cork Oak	Quercus Suber	50
Holly Oak	Quercus Ilex	35
Shamel Ash	Fraxinus Uhdei	35
Red Iron Bark	Eucalyptus Sideroxylon	25
Evergreen Pear	Pyrus Kawakami	20
Glossy Privet	Ligustrum Lucidum	20
Grecian Laurel	Laurus Nobilis	25
<u>Conifers:</u>		
Italian Stone Pine	Pinus Pinea	35
Canary Island Pine	Pinus Canariensis	30
Deodar Cedar	Cedrus Deodara	40

**Mini-Park:**

Size Range: Up to 2 acres

- 3.3 To incorporate into park and recreation planning the needs of all age groups, the handicapped and special interest groups.
- 3.6 To continue the joint use and maintenance agreement with the School District for the utilization of parks and school facilities.
- 3.10 To provide for a linear park system of greenbelts, bicycle paths and pedestrian walkways which link the City park facilities.
- 3.12 To provide policing and supervision of park areas to protect the rights of the users of the parks and to reduce vandalism.
- 3.13 To investigate a possible joint use and maintenance agreement with Yuba College when the new campus is completed.
- 3.14 To provide adequate funding for the operation and maintenance of City park and recreation facilities through the use of maintenance districts or other permitted fee collecting mechanisms.
- 3.15 To actively encourage and participate in the provision of safe and quality child care facilities for children of all ages.

**Implementation Measures**

- 4.3 Pursue a land acquisition program utilizing the various means outlined in Section IV of the text of the Parks and Recreation Element.
- 4.11 The Parks and Recreation Department will coordinate with the School District and Yuba College in the planning and development of school-park sites to avoid the duplication of facilities.

4.17 Consider the following factors in the design of parks:

- Safety
- Security
- Maintenance
- Accessibility
- Landscaping complimentary to the surrounding environment
- Travel distance of users
- Passive vs. active use areas
- Restroom facilities
- Citizen input
- Adequate off-street parking

4.24 Incorporate concepts of bikeways into the Circulation Element of the General Plan.

4.30 Consider various funding mechanisms for operation and maintenance of park and recreation facilities.

4.32 Require Specific Plans and individual development proposals to determine the feasibility of a linear park system of greenbelts, bicycle paths and pedestrian walkways which link the City Park facilities.