



Legislation Text

File #: 16-263, **Version:** 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: January 19, 2016

SUBJECT: General Plan Update Progress Report

Recommendation for Action: Staff recommends that the City Council receive progress report #2 regarding the General Plan Update Project

Staff Contact

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Fiscal Impact

The General Plan Update Project (CIP #07-06) has a total approved budget authorization of \$1,580,000 in support of the Project.

Background

The purpose of a monthly update will be to keep the City Council informed as to the progress of the General Plan Update Project, to alert the Council to any concerns or issue that may arise and to keep the Council appraised ahead with regard to potential upcoming workshops or meetings.

Discussion

Accomplishments/Activities for the Reporting Period

The General Plan document will contain ten chapters or elements as follows:

- Chapter 1: Land Use and Development Strategy
- Chapter 2: Housing Element (last update October 2013)
- Chapter 3: Transportation and Circulation
- Chapter 4: Community Design and Historic Preservation
- Chapter 5: Economic Development
- Chapter 6: Conservation and Sustainability
- Chapter 7: Health and Safety
- Chapter 8: Public Facilities and Services
- Chapter 9: Recreation and Healthy Life Styles
- Chapter 10: Administration and Implementation

The General Plan Team held a number of intensive staff level meetings to discuss concepts and provide input

prior to the initial drafting of the General Plan Chapters. When needed for guidance on specific policy issues a focused workshop will be scheduled, similar to the workshop on transportation and level of service held on December 15, 2015.

Input from these meetings, together with previously prepared background reports, public discussion and community input has provided the base from which the technical consultant, Dyett and Bhatia Urban Planners, will prepare the first preliminary draft of the General Plan Chapters. These preliminary chapters will be circulated to staff for review and comment. The review period for each of the chapters will be relatively short and intensive, two to three weeks each, and will primarily occur during the month of January and early February. It will be essential to hold to the review time periods in order to stay on schedule, as shown in Attachment A.

Release of the preliminary administrative draft chapters is anticipated as follows:

December 21, 2015	Recreation and Healthy Lifestyles
January 18, 2016	Transportation and Circulation, Land Use and Development Strategy
January 25, 2016	Community Design and Historic Preservation; Economic Development, and Conservation and Sustainability
February 1, 2016	Health and Safety, Public Facilities and Services, and Administration and Implementation

After input is received on these first preliminary draft chapters, edits will be made and a second round of review will occur in March 2016 as shown in the master schedule provided in Attachment "A". This will be a second administrative draft review and not yet available for public release.

It is anticipated that an early discussion with the General Plan Steering Committee will occur after completion of the second administrative draft in March 2016. Input and comments from the Committee will be addressed/incorporated into a public review draft scheduled for release in May of 2016. Following release of the public review draft a series of public meetings will be scheduled to receive comments on the draft plan.

Senate Bill (SB) 5 (2007) - General Plan Safety Element Updates

The City's General Plan Consultant, Heidi Tschudin, is in the process of preparing the mandated amendments to the General Plan and associated Municipal Code regulations to comply with State requirements outlined in SB 5. The amendments will address flood protection, planning for reduction of flood risk, and approval of development projects within a floodplain. This action is being considered in advance of the conclusion of the City's current ongoing comprehensive update of the General Plan because of the statutory deadline for adoption of the flood protection provisions. Additional extensive modifications of the Safety Element required by AB 162 will be addressed as part of the 2035 General Plan update. This action is related to but distinct from the City's ongoing investigation of flood protection improvements which will continue. The amendments are anticipated to come before the Planning Commission in late February/early March and then to City Council for adoption.

Draft General Plan EIR

Along with the update to the General Plan document an associated Environmental Impact Report (EIR) is being prepared. This document is being developed primarily by the sub-consultant AECOM with assistance from Dyett and Bhatia and Fehr and Peers. This document will come before the decision makers in conjunction with the draft General Plan. Work on the Draft EIR has commenced, and the Administrative Draft is anticipated to

be completed by mid-April with the public review draft targeted for the beginning of June.

Climate Action Plan (CAP) Update

Climate Action Plans are comprehensive roadmaps that outline the specific activities that an agency will undertake to reduce greenhouse gas emissions. The City of Woodland has an adopted preliminary Climate Action Plan document. However, an environmental review of the draft CAP was not prepared. AB 32 and SB 375 provide that a CAP which has an adopted CEQA document can provide tiering benefits. CEQA Section 15183.5(b) (1) identifies what is required to be addressed in the CAP in order to qualify for CEQA tiering. The City's current CAP will be updated in conjunction with the 2035 General Plan and CEQA clearance provided as part of the General Plan environmental document. Work on the updated CAP will begin in February, with an Administrative Draft anticipated by the beginning of March. The subconsultant AECOM is leading this effort.

SP1-A Application

A design charrette was held with the applicant's design team to develop a preliminary land use plan that will help in drafting of General Plan policy language and environmental analysis for this area. This was a productive meeting and a range of possible alternative land use options was discussed. The design team will utilize input from the charrette to prepare a preliminary land use plan for further review.

General Plan Update Schedule

Short Term:

Dec 21 2015-Jan 25, 2016	Release of Preliminary General Plan (GP) Chapters
Jan-Feb 2016	Staff review and comment on preliminary chapters
March 2016	Second administrative draft release and preliminary review with the General Plan Steering Committee, Administrative Draft of the CAP
April 2016	Administrative Draft of the Draft EIR
May 2016	Public release draft of the General Plan, Climate Action Plan (CAP) and public input meetings, public open house on the proposed GP

Long Term:

June 15 - Aug 15, 2016	Public release and review of the Draft EIR. Public meetings
Aug 16 - Sep 15, 2016	Edits to the GP, CAP and EIR Response to Comments
October 2016	Planning Commission Hearings
November 2016	City Council Hearings

Recommendation

Staff recommends that the City Council receive a progress report regarding the General Plan Update Project

Prepared by: Cindy A. Norris, Principal Planner

Reviewed by: Ken Hiatt, Community Development Director



Paul Navazio, City Manager

ATTACHMENTS:

Attachment A - Long Term Conceptual Schedule