



## Legislation Text

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**File #:** 16-458, **Version:** 1

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**TO:** THE HONORABLE MAYOR AND CITY COUNCIL

**DATE:** April 19, 2016

**SUBJECT:** General Plan Update Progress Report

**Recommendation for Action:** Staff recommends that the City Council receive progress report #5 regarding the General Plan Update Project

**Staff Contact**

Cindy A. Norris, Principal Planner - cindy.norris@cityofwoodland.org; (530) 661-5911

**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 apprised ahead with regard to potential upcoming workshops or meetings.

**Discussion**

During this reporting period the General Plan Team worked to finalize key details and analysis for the draft General Plan. In addition to policy review, the team assessed recent legislative updates to ensure that the document fully incorporates and anticipates future changes to provide a sustainable document over a 20-year horizon without the need for significant future updates. Examples of recent legislative updates include the recently released draft updated General Plan Guidelines from the State Office of Planning and Research, recent supreme court decisions related to the California Environmental Quality Act (CEQA), and State Native American Heritage Commission consultation.

The following are summary highlights regarding key areas addressed during this reporting period:

**Goal/Policy Considerations**

The General Plan functions as Woodland's primary tool for guiding future development, and therefore, it is essential to clearly describe that shared vision and then to provide the path forward to achieve that desired future through the development of goals, policies, and implementation language. The team reviewed comments received and further considered how to craft the appropriate language and content for the wide range and variety of goal and policy statements within the document. Examples of policy discussions include the following:

- Development of infill guidance (penalties vs incentives and downtown primacy as example)
- Development of process guidance regarding future General Plan amendments
- Consideration of procedure regarding project evaluation in the intervening time between General Plan

- approval and finalized zoning and specific plan updates
- Development of specific design and development considerations for new growth areas
- Development of policy guidance for use of future Development Agreements (when and for what types of projects and situations)

### **Densities/Intensity Standards and Land Use Considerations**

The Land Use element is often considered the central focus of a General Plan. Providing clear and accurate representation of the future development expectations is essential. The pattern and type of uses as well as the resulting appearance, including intensity and form, will be directly affected by the content and descriptions contained in the land use chapter. Examples of discussion relating to Land Use Considerations included the following:

- Refinement to density/intensity range for each land use designation
- Refinement to the land use designations and descriptions
- Consideration of use compatibility issues and design specific to Industrial development

### **Appropriate Content of Other Elements of the General Plan**

The General Plan will contain eight (8) Chapters/Elements in addition to land use which are considered on an equal weight basis. Some of the discussion points relating to those chapters include the following:

- Traffic modeling and preparation of a Circulation element
- Verification of consistency with the legal requirements for integration of the Urban Water Master Plan
- Evaluation of a Healthy Lifestyle Chapter
- Integration of sustainability principals/CAP consistency
- Evaluation of Level of Service Standards (parks, public safety, traffic, library)
- Integration of SB5 and flood plain development concerns
- Consideration of issues related to open space, trails, and natural resources and managed lands
- Evaluation of noise standards for urban development areas

### **California Environmental Quality Act (CEQA) Evaluation and Preparation of an EIR**

The General Plan EIR will provide technical analysis of the identified alternatives, including the two 2035 equal weight alternatives and the 2050 buildout cumulative analysis. Assessing the exact technical analysis, particularly for traffic, were critical components. The goal has been the preparation of a CEQA document that will provide tiering benefit to the greatest extent possible. Additional issues addressed as part of the CEQA analysis include the following:

- Identification of EIR baseline information by topic
- Evaluation of the various scenarios for cumulative conditions
- Development of project list and summary of General Plan Amendments since release of the NOP in 2013
- Consideration of recent state policy and procedural guidance related to general plan updates and CEQA
- Coordination with State Native American Heritage Commission (NAHC) regarding tribal outreach
- Commencement of 2035 GHG emissions modeling
- Consideration of recent Supreme Court decisions related to CEQA and GHG analysis

### **Document Organization and Appearance**

Creation of a document that is easily readable and useable is a primary concern. Determining the desired presentation of the document, including formatting and use of language or “tone” is essential. The General

Plan Team has worked to develop an overall outline for the document itself as well as for the organization of each individual chapter. The General Plan is not only a working document, but it also serves as a promotional document that represents community aspirations. Format and administrative discussions during the reporting period included the following:

- Refinement of the outline and format for individual GP elements (Attachment A)
- Consideration of Land Use Elements in other cities in the region and state to inform best practices in General Plan structure and approach for the Woodland General Plan.
- Development of proper hierarchy of principles, goals, policies and actions and where to best capture them in the document.
- Consideration of the best method to discuss the two equal weight alternatives

### **General Plan Update Schedule**

In addition to the tasks outlined above, effort needed to finalize the scope of the transportation analysis to ensure maximum benefit of CEQA clearance has resulted in the following updated schedule:

May 4, 2016 General Plan Steering Committee overview  
July 1, 2016 **Release Draft General Plan (DGP) and  
Release Draft Climate Action Plan**  
July Public Open House, Steering Committee meetings  
**Planning Commission and City Council workshops**  
July 29, 2016 **Release Draft EIR - 45 day review**  
Aug 11, 2016 DEIR Comment meeting at PC  
Sept 15, 2016 Public comment period ends  
Oct 31, 2016 Release of FEIR and revised GP and CAP  
(tentative - depends on the volume of comments received)  
November **Planning Commission - Final Hearings**  
December **City Council - Final Hearings**

### **Conclusion**

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 - General Plan Table of Contents