

City of Woodland

Summary of the

Permanent Urban Limit Line^{and} Open Space Protection Study



City of Woodland
Community Development Department
300 First Street
Woodland, CA 95695
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Project Overview

The Woodland General Plan calls for the City to establish a permanent Urban Limit Line to circumscribe urban development and preserve surrounding agricultural lands (Policy 1.A.12). Implementation Program 1.1 calls for the City to undertake a study to identify the location of the Urban Limit Line on the south and east sides of Woodland and to identify funding sources for implementing the permanent Urban Limit Line. Woodland retained the planning consulting firm Mintier & Associates to research Permanent Urban Limit Line alternatives.

Establishing a permanent Urban Limit Line represents a significant step in city growth policy. While the Urban Limit Line has been adjusted periodically to accommodate population growth, a **permanent** Urban Limit Line will fix the ultimate growth boundaries of the city. This will provide long term protection for agricultural and wildlife habitat lands in the vicinity of the city. At the same time, land available for development within the line will become increasingly valuable and the city will be faced with the challenge of assuring an affordable housing supply as it continues to grow. The Urban Limit Line Study identifies development constraints and opportunities, and three alternatives for a permanent Urban Limit Line. The study also identifies a range of *techniques* that provide differing degrees of agricultural preservation.



The 1996 General Plan Policy 1.A.12 states

"The City shall establish a permanent urban limit line around Woodland to permanently circumscribe urban development and preserve surrounding agricultural lands. The western and northern boundaries are the 1996 Urban Limit Line boundaries. The boundaries to the south and east will be determined after further study"

Q&A

WHY ARE WE DISCUSSING AN URBAN LIMIT LINE?

Woodland's 1988 General Plan established an Urban Limit Line to protect surrounding agricultural land. Woodland's 1996 General Plan expanded the Urban Limit Line and also recommended that it be established as a permanent line. A subsequent referendum resulted in voter approval of the 1996 General Plan.

WHAT IS THE URBAN LIMIT LINE?

It is a political boundary around the city beyond which urban development is not planned or permitted within the time frame of the General Plan. Woodland first adopted an adjustable Urban Limit Line as a part of its 1988 General Plan. The line was adjusted with the adoption of the 1996 General Plan. The 1996 Plan also called for establishing a permanent Urban Limit Line after further study.

HOW IS A PERMANENT URBAN LIMIT LINE DIFFERENT?

A permanent Urban Limit Line defines the ultimate boundary for city growth, regardless of time period. The line would no longer be adjustable as it has been in the past.

WHAT IS THE PURPOSE OF A PERMANENT URBAN LIMIT LINE?

To circumscribe urban growth and protect agricultural land around Woodland in forever.

Major Issues & Alternatives

TWO MAJOR ISSUES

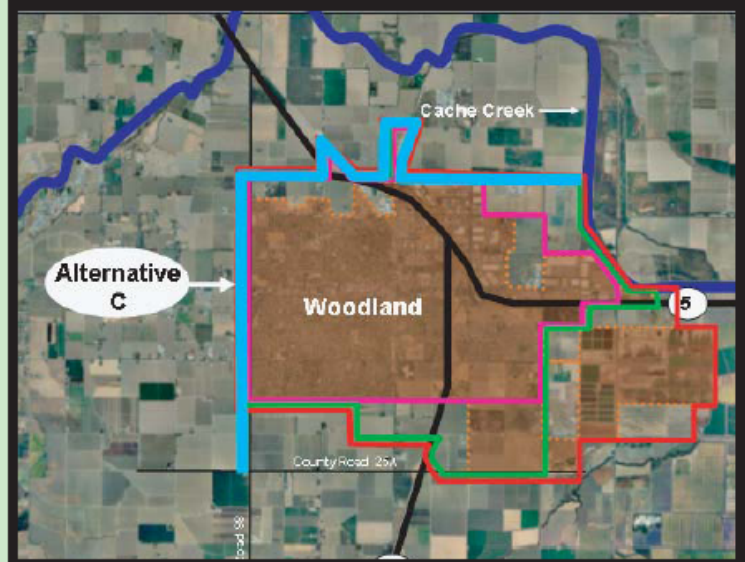
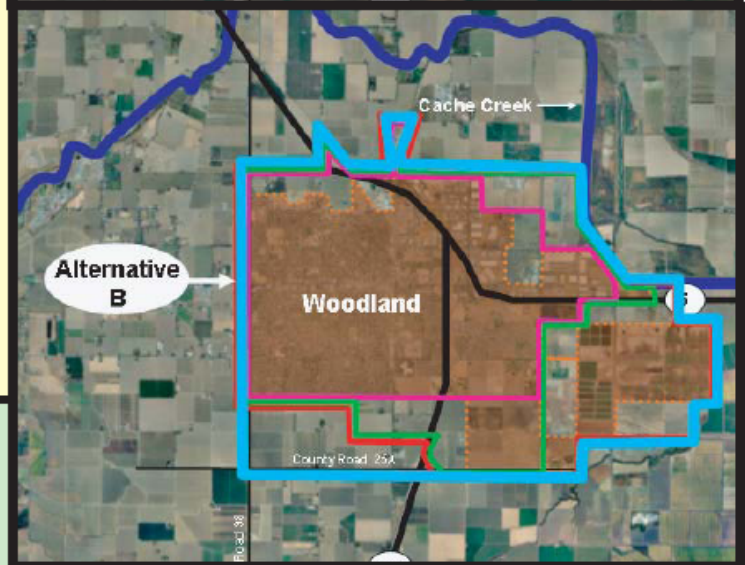
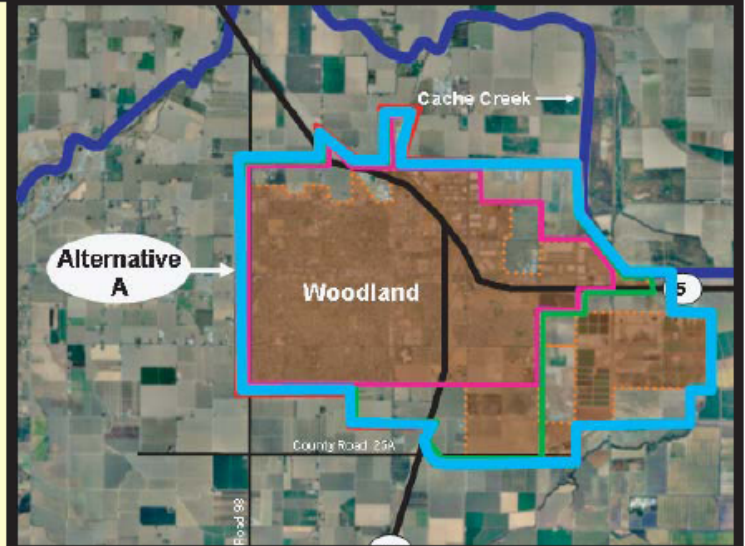
1 How large an area should the Permanent Urban Limit Line cover?

In deciding where to draw a permanent Urban Limit Line, assumptions need to be made regarding the amount of land to be included within the line. The Urban Limit Line Study focused on SACOG growth projections for the year 2050.

At current residential densities (about 6 dwellings units per acre), 2,000 additional acres of land outside the existing Urban Limit Line would be needed. If residential densities increased to 10 du/acre, 1,500 additional acres would be needed.

2 Where should the Permanent Urban Limit Line be located?

The location of a permanent Urban Limit Line must consider several factors such as flood hazards, prime agricultural land, conservation easements, agricultural-wildlife habitation mitigation areas, and the Cities-County open space preservation Memorandum of Understanding.



POSSIBLE ALTERNATIVES*

- A** Alternative "A" makes the current adjustable Urban Limit Line permanent. It provides the least amount of land for future growth and maximizes agricultural land preservation. This alternative would require increased residential densities.
- B** Alternative "B" maintains the current Urban Limit Line as a 20-year growth boundary. However, the line can be expanded south if necessary, as long as it does not go past County Road 25A. The amount of land needed for future growth would be consistent with SACOG's projections for Woodland. This alternative would include strong support for agricultural land preservation.
- C** Alternative "C" reaffirms the current Urban Limit Line on west and north as permanent. On the south and east sides the Urban Limit Line would remain adjustable.

* All of these alternatives assume the resolution of flood problems.

Stay Informed, Get Involved!

Project Timeline and Upcomming Meetings:

"Permanent Urban Limit Line and Open Space Protection Study"

Completed March 2004 and available at
www.jlmintier.com/woodland.htm or at
City Hall.

Presentations to Community Groups and Organizations

Ongoing process starting in June 2004

ULL Community Forum

Saturday, July 31st

9am-2pm

Pioneer High School Auditorium

Report and Recommendations

Fall of 2004

Date and time to be determined

Public Hearings

Winter of 2004-2005

Date and time to be determined

Possible Ballot Measure

November 2005

*For more information,
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The ULL Study and additional information
can be found on the web at:

www.jlmintier.com/woodland.htm

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