

Woodlake General Plan 2008 to 2028

Land Use Element

Introduction

The Land Use Element is the most prominent of the seven mandatory elements of the General Plan. It, more so than the other elements, has the most significant impact on existing and future Woodlake residents. It is the element that determines the general location of residential, commercial, industrial, public and open space uses and it discloses building intensities and population densities for the planning area. In planning circles, the land use and circulation elements of the General Plan have been termed the “blueprints” for the development of a city. The goals, policies, and implementation measures of the elements are considered to be the “instructions” for the blueprints.

The Woodlake Land Use Element contains seven sections:

- 1) land use and population;
- 2) population projections;
- 3) land use projections;
- 4) land use designations and population densities;
- 5) planning issues and land use goals;
- 6) land use policies and actions (implementation measures);
- 7) land use designation/ zoning district matrix; and a
- 8) land use map.

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Land Use and Population

Early Land Use Patterns

The early history of Woodlake is best described by the city's website:

"The Woodlake area was originally the home of the Yokut and Wutchumna Indians who lived around Bravo Lake. They were peaceful tribes, who made homes of tree bark and wood with roofs made from thatches of lake tules. They lived off the many herds of elk and antelope that would graze the areas wild vegetation growing along the local lakes and rivers. The Antelope Valley just north of Woodlake was once ceremonial grounds where hundreds of Indians would gather to hold annual ceremonies to mourn their dead. There are still many artifacts being found in the areas foothills to record their history. The first white settler was a miner named Tom Davis who started a cattle ranch in 1853. Ten years later a Reverend Jonathan Blair brought a covered wagon train from Missouri and founded a settlement along the lake called "String town". In 1867 a terrible flood wiped out most of String town and the settlers moved on. The lake used to stretch as far north as Castle Rock and the majority of Woodlake's eastside is built on lake bottom. The area became a significant agricultural producer during the 1870's when ranchers moved in and began raising cattle and sheep. Irish cowboys used to drive their cattle from here to Carson City, Nevada where beef was slaughtered and sold to miners. Portuguese shepherders from this area transported wool by wagon to The Port of Stockton. About this same time, grain also became an important crop for the area and was transported to Traver to be milled."

The original Woodlake township was formed by Gilbert F. Stevenson. In 1910, he purchased 13,000 acres in and around Woodlake's current location. Stevenson's vision for the area was a planned recreation community that would focus on Bravo Lake. The original Woodlake townsite contained approximately 240 acres.

Stevenson constructed a two-story commercial building on the northeast corner of Naranjo and Valencia Boulevards and installed streets, and sewer and water lines within the townsite.

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Much of the 13,000 acres owned by Stevenson was devoted to the Sentinal Butte Ranch, which grew oranges, olives, grapes, lemons, and grapefruit, and supported a packing house. Adjacent to and west of this ranch was the Redbanks Orchard Company, which covered 4,000 acres. At the time, it was the largest deciduous fruit ranch in Tulare County, growing plums, peaches and nectarines.



A plum orchard in the winter.

In 1905, the Visalia Electric Railroad was constructed. It linked the communities of Visalia, Farmersville, Exeter and Woodlake. The Sante Fe Railroad was constructed in 1914. Three acres of land was donated by Stevenson to insure that the Sante Fe Railroad did not bypass Woodlake.

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The Visalia Electric Railroad was constructed in 1914. It connected Woodlake with the communities of Visalia, Exeter and Farmersville. Adjacent to the Visalia Electric railcar is the new Bank of America building, which was demolished in 1961.

In 1941, Woodlake became incorporated. Prior to incorporation, Woodlake had already established a fire department, Chamber of Commerce and Cemetery District.

Woodlake's first streets were laid out in a grid pattern. The streets, which ran east/west and north/south had rights-of-way widths of 50 feet and each block formed by these streets had a 20-foot wide alley that bisected the block. The early blocks were rectangular in shape, 300 by 600 feet. They were composed of lots that measured 50 feet by 140 feet, 60 feet by 140 feet, and 75 feet by 140 feet. Valencia and Naranjo boulevards has rights-of-way that were 80 feet wide. They served as Woodlake's "main streets" and eventually became state highways. These two boulevards divided the community into quadrants. The southeast quadrant is dominated by Bravo Lake while the other three quadrants are occupied by residential, office and commercial uses.

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Existing Land Use Patterns

Woodlake is a compact community occupying approximately two square miles of land and containing a population of 7,524 (Jan. 1, 2008). The urban growth has extended in all directions from the original 1910 townsite. Woodlake's downtown and its older residential neighborhoods are concentrated around its main intersection, Valencia and Naranjo Boulevards. These intersecting boulevards divide Woodlake into four quadrants each with its own unique mix of land uses.

The southeast quadrant is dominated by Bravo Lake, a 350-acre lake used to store water for irrigation and operated by the Wutchumna Water District, the Bravo Lake Botanical Garden (10 acres) and residential neighborhoods that back up to the west and southwest sides of the Lake. The Lake's southern and eastern borders are dominated by olive and citrus groves.



The Bravo Lake Botanical Garden stretches along the northern bank of Bravo Lake. It contains thousands of agricultural and ornamental plant species.

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Bravo Lake, a 350 acres storage reservoir, dominates Woodlake's southeast quadrant.

The southwest quadrant contains all of Woodlake's industrial users as well as the Woodlake Airport (80 acres), the Woodlake Charros (a 8.5 acre rodeo facility), and Woodlake's waste water treatment facility, which includes a 30-acre plant site and 87 acres of adjacent olives. Major industrial users located in this quadrant include Golden State Packers, Bradford Steel, Fruit Growers Supply, U.S. Towers, and Dryvit Industries. This quadrant also contains about 200 residential units, mostly single family dwellings.

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Bradford Steel is one of newer industries to locate in Woodlake.

The northwest quadrant contains the Woodlake Cemetery (12 acres), Woodlake Memorial Building (4.13 acres), Woodlake High School (27 acres), Woodlake Middle School (18.5 acres), F.J. White Elementary School (10 acres), and Woodlake Adult and Preschool (10 acres). This quadrant contains the largest number of single family dwellings as well as a substantial number of apartments, over 150 units. A portion of Woodlake's downtown commercial development is located along the north side of Naranjo Boulevard and the west side of Valencia Boulevard. This quadrant also contains the largest number of churches.

The northeast quadrant contains Woodlake's only three parks - Miller-Brown Park (6.74 acres), Rubra Park (10,000 square feet) Willow Court Park (3.91 acres), and most of Woodlake's public buildings, Woodlake City Hall, U.S. Post Office, and Woodlake Fire District. Castle Rock Elementary School (grades 3 through 5) and ten acres of adjacent playing fields (soccer) is also located in this quadrant.

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Woodlake's largest park, Miller-Brown Park, contains 6.74 acres and hosts most of Woodlake's outdoor community activities.

Woodlake's sole shopping center is located in this quadrant along with retail, office and service commercial uses that line the north side of Naranjo Boulevard and the east side of Valencia Boulevard. This quadrant contains the second largest concentration of single family dwelling but houses the largest concentration of apartments, over 200 units. This quadrant is bounded on the north and east by various types of agriculture, including olives, citrus, and grazing lands. The Wells Tract, a county service area that contains about 50 rural residential units, is situated just east of the city limits and just north of Naranjo Boulevard.

Table 1 provides a breakdown by acreage of the land uses within the city limits as of January 1, 2008. Exhibit No. 4 illustrates the arrangement of land uses within the city as of this date.

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**Table No. 1
Woodlake Land Use (1-1-2008)**

<u>Land Use Type</u>	<u>No. of units</u>	<u>No. of lots/parcels</u>	<u>Acreage</u>
Residential			
single family dwellings	1475	1400	271
multi-family units	454	52	32.2
mobile homes/trailers	60	3	18.13
vacant sf residential lots		69	11.94
vacant residential land		22	105.92
subtotal	1989	1546	439.19
Public			
Woodlake Elem. School District		3	48.93
Woodlake H.S. District		3	24.2
School District Yard		1	8.86
Woodlake Cemetery District		2	11.28
Woodlake Memorial District		1	4.13
Wutchumna Water Company		3	29.85
Bravo Lake		2	350
Woodlake Fire District		1	0.48
Woodlake City Hall		1	0.96
Woodlake Corp. Yard		1	2.24
Woodlake Airport		2	82.16
Woodlake Parking Lots		2	0.4
Miller-Brown Park		1	6.74
Willow Court Park		1	3.91
Rubra Park		1	0.23
Woodlake WWTF		1	30
Woodlake WWTF ag. land		3	81.37
Woodlake water tank site		1	2.29
Tulare County Flood Control		1	2.14
U.S Post Office		1	0.48
subtotal		32	690.65
Industrial			
industries		13	64.72
vacant industrial land		10	74.03
subtotal		23	138.75
Commercial			
central commercial uses		30	14.52
vacant CC parcels		10	4.89
subtotal		40	19.41
service commercial uses		12	10.23
vacant CS parcels		15	3.35
subtotal		21	8.58
Churches		10	5.45
Agriculture		9	116.16
Right of-way			265.81
TOTAL	1989 res. units	1683 parcels	1423.19 acres

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Residential Development and Occupancy Trends

Compared to other cities in Tulare County, residential growth has lagged in Woodlake. A review of building statistics since 1980 shows that residential development has been steady but slow. Although single family development has been slow, especially when compared to other cities in Tulare County, multi-family development has been active. In 1980, there were 190 multi-family units, comprising 14.4 percent of Woodlake's housing stock. In 2007, this percentage grew to 23 percent and will likely increase in the near future given that three or four multi-family projects are in the pipeline. Figure No. 1 illustrates residential construction trends in Woodlake since 1980 as well as the number of persons occupying a residential unit.



Most of the single family dwellings constructed in Woodlake since 2000 have been built on infill lots, generally replacing substandard dwellings.

Over the last 27 years, Woodlake has constructed on average 15 single family and 10 multi-family residential units per year. The most significant year of residential construction occurred in 1991, when the City issued 52 single family residential building permits and a building permit for a 49-unit multi-family complex.

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**Table No. 2
Residential Construction Trends**

	1980	1985	1990	1995	2000	2005	2007
Residential Type							
single family dwellings	1088	1145	1208	1257	1330	1408	1472
multi-family dwellings	190	219	310	384	399	406	444
mobile homes/trailers	42	70	48	49	49	60	60
Occupancy (persons/unit)	3.39	3.54	3.69	3.84	3.73	3.89	3.86

The occupancy of a residential unit has climbed from 3.39 persons per unit to 3.86 persons per unit, a 14 percent increase. Cost of housing is the most significant causative factor in the increase of occupancy rates. In 1980, the median price of a home in Woodlake was 35,900. In 2000, the median home price had jumped to \$81,800, and by 2005, it had skyrocketed to about \$180,000, pricing most families out of the home market.

Rehabilitation and Demolition Trends

Self-Help Enterprises, whom the City of Woodlake contracts with for housing rehabilitation services, has rehabilitated 91 single family dwelling since 1997. During this same time period, 61 substandard, single family homes have been demolished. Generally, they are replaced with a new single family dwelling. The rehabilitation, demolition and construction of these dwelling units has been funded by CDBG and HELP funds. These housing-related activities will continue to be funded by these grant funds.

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This substandard home that occupied a one acre parcel was demolished and replaced with four new single family dwellings using HELP funds.

**Table No. 3
Residential Rehabilitation and Demolition Trends**

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Activity											
rehab.	13	11	8	7	9	14	9	8	7	4	1
demolition	2	7	1	1	3	5	8	5	6	12	11

Collins & Schoettler, January 1, 2008

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This new single family dwelling replaced a substandard dwelling that was demolished using HOME funds.

Subdivision Trends

Woodlake has not entertained many residential subdivisions since 1980. In any given year, Woodlake has one active single family residential subdivision. Build out can occur within 18 months, like the recent Van Dellen subdivision, or it can require years for completion, like the DeOchoa Subdivision where construction began in 2000 yet there remains two phases to be completed, containing 28 and 25 lots. Table No. 4 below details the active single family residential subdivisions in Woodlake in 2007.

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Two examples of new single family dwelling that have been constructed in Woodlake. These units sold for approximately \$210,000.

**Table No. 4
Residential Subdivision Status**

<u>Subdivision Tract</u>	<u>Developed Lots</u>	<u>Vacant lots</u>	<u>Tent. Map Lots</u>
Rodeo Estates	0	0	220
Cervantes	5	41	0
Van Dellen	20	0	0
DeOchoa	<u>44</u>	<u>25</u>	<u>25</u>
TOTAL	69 lots	66 lots	245 lots

Collins & Schoettler, January 1, 2008

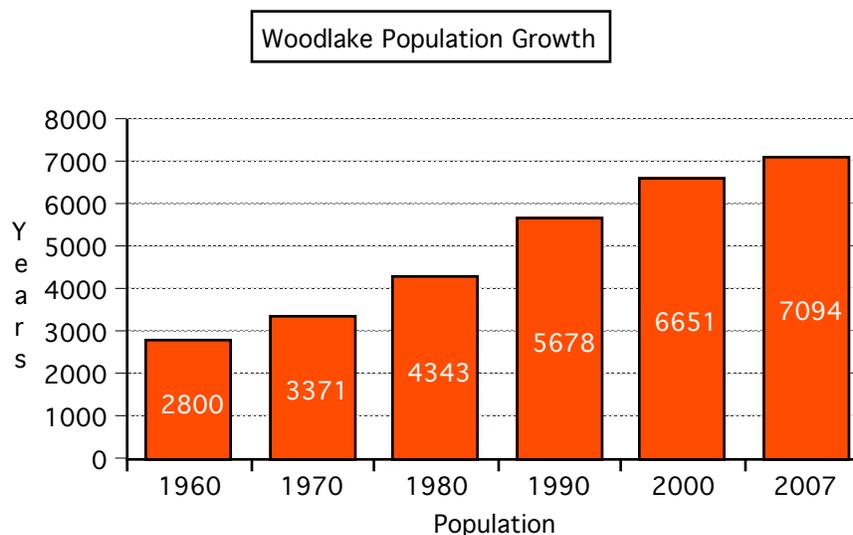
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Population

From 1980 to 2000, Woodlake had the lowest growth rate of the eight incorporated cities in Tulare County, except for Lindsay. During that period, Woodlake grew by 2.15 percent, from 4,343 to 6,651. The average growth rate of all eight Tulare County cities during this time period was 2.71 percent. During the decade from 1990 to 2000, Woodlake grew at even a slower pace, 1.59 percent. On average, the County's eight cities grew by 2.51 percent.

Figure No. 1 below graphically illustrates Woodlake's population growth over the last 47 years.

Figure No. 1
Population Growth in Woodlake



Source: U.S. Census Bureau and State Department of Finance

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Population Projections

In order to determine the amount of land needed for urban development in Woodlake over the next 20 years, 2008 to 2028, population projections and land use demand projections are required. Two population projection scenarios (low and high) are provided in the Plan. These population figures are projections from the base year of 2008, provided by the U.S. Census Bureau. The Plan's "low" population projection is based on Woodlake's growth rate from 1990 to 2000 (1.59 percent), and its "high" population projection is based on its growth rate from 1980 to 2000 (2.15 percent). Both of these growth rates are based on the U.S. Census Bureau figures.

**Table No. 5
Population Projections**

	2008	2018	2028
Low Population Projection (1.59 %)	7,524	8,809	10,315
High Population Projection (2.15 %)	7,524	9,307	11,514

Source: U.S. Census Bureau; State Department of Finance; Collins & Schoettler, 2008

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Land Use Projections

Projections for different types of urban development for the years 2018 and 2028 are based on the population projections above and other types of demographic data, including persons per dwelling unit, acres of parkland per 1000 persons, residential densities, and size of school sites to name a few.

Residential Land Demand, 2018 and 2028

Residential land demand projections (low and high) for the years 2018 and 2028 are calculated below. Residential uses include single and multi-family dwellings and mobile homes, including trailers. Criteria for the location and demand for this type of land use are as follows:

- The number of persons per residential dwelling unit will be 3.86 persons (State Department of Finance, 2007).
- Seventy-four percent of the new residential dwelling units will be single family units, 23 percent multi-family units, and 3 percent mobile home units (State Department of Finance, 2007).
- Single family developments will have a gross density of 3.5 units per acre; multi-family development, 15 units per acre; and mobile homes, 9 units per acre. (Collins & Schoettler, 2007 Land Use Survey).
- The residential land demand projections for 2018 and 2028 will be increased by 25 percent (flex-factor) so as to insure that the local residential real estate market does not become overly restricted thereby artificially forcing up residential land prices.
- In 2007, there was approximately 118 acres of vacant residential land available for development within the city limits. About 12 acres of this vacant land has already been divided into single family residential lots (69 lots).

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Residential Land Demand, Low Population Estimate, 2018

8,809 (2018 estimated population) - 7,524 (2007 population) = 1,285 persons
 1,285 persons / 3.86 persons per residential unit = 333 residential units

333 residential units x 74 percent single family units =	246 units
333 residential units x 23 percent multi-family units =	76 units
333 residential units x 3 percent mobile home units =	10 units

246 single family residential units / 3.5 units per acre =	70 acres
76 multi-family residential units / 15 units per acre =	5 acres
<u>10 mobile home units / 9 units per acre =</u>	<u>1.1 acres</u>

subtotal **76.1 acres**

76.1 acres x 1.25 (flex-factor) **95.12 acres**

118 acres of vacant residential land available - 95.12 acres needed for residential development = 22.88 acres of surplus vacant residential land

Residential Land Demand, High Population Estimate, 2018

9,307 (2018 estimated population) - 7,524 (2007 population) = 1,783 persons
 1,783 persons / 3.86 persons per residential unit = 462 residential units

462 residential units x 74 percent single family units =	342 units
462 residential units x 23 percent multi-family units =	106 units
462 residential units x 3 percent mobile home units =	14 units

342 single family residential units / 3.5 units per acre =	98 acres
106 multi-family residential units / 15 units per acre =	7.1 acres
<u>14 mobile home units / 9 units per acre =</u>	<u>1.5 acres</u>

subtotal **106.6 acres**

106.6 acres x 1.25 (flex-factor) **133 acres**

118 acres of vacant residential land available - 133 acres needed for residential development = 15 acres of land needed for residential development by 2018

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Residential Land Demand, Low Population Estimate, 2028

10,315 (2028 estimated population) - 7,534 (2007 population) = 2,791 persons
 2,791 persons / 3.86 persons per residential unit = 723 residential units

723 residential units x 74 percent single family units =	535 units
723 residential units x 23 percent multi-family units =	166 units
723 residential units x 3 percent mobile home units =	22 units

535 single family residential units / 3.5 units per acre =	153 acres
166 multi-family residential units / 15 units per acre =	11 acres
<u>22 mobile home units / 9 units per acre =</u>	<u>2.4 acres</u>

subtotal **166.4 acres**

166.4 acres x 1.25 (flex-factor) **208 acres**

118 acres of vacant residential land available - 208 acres needed for residential development = 90 acres of land needed for residential development by 2028

Residential Land Demand, High Population Estimate, 2028

11,514 (2028 estimated population) - 7,524 (2007 population) = 3,990 persons
 3,990 persons / 3.86 persons per residential unit = 1,034 residential units

1,034 residential units x 74 percent single family units =	766 units
1,034 residential units x 23 percent multi-family units =	238 units
1,034 residential units x 3 percent mobile home units =	31 units

766 single family residential units / 3.5 units per acre =	219 acres
238 multi-family residential units / 15 units per acre =	16 acres
<u>31 mobile home units / 9 units per acre =</u>	<u>3.4 acres</u>

subtotal **238 acres**

238 acres x 1.25 (flex-factor) **297 acres**

118 acres of vacant residential land available - 297 acres needed for residential development = 179 acres of land needed for residential development by 2028

These residential land demand projections indicate that Woodlake will need between 0 and 22.88 acres of land for residential development by 2018 and between 90 and 179 acres by 2028. As previously mentioned, these acreage projections are based on

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specific variables, including population growth rates, residential density, persons per dwelling unit, land demand flex-factor, and residential composition. A modification of any one variable can cause the above land projections to decrease or increase. For example, if Woodlake were to require single family residential development to meet a density of 4.5 units per acre rather than the proposed 3.5 units per acre, the demand for residential land for the year 2028 would be lower, ranging from 47 to 119 acres rather than the proposed 90 to 179 acres.

By 2018, Woodlake will need to designated 22.88 acres of land for future residential development. By 2028, this residential land demand will increase to between 90 and 179 acres.

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Office/Retail Commercial Land Demand

High projections for office/retail commercial land for the years 2018 and 2028 are calculated below. Office/retail commercial uses will generally include professional and administrative uses and businesses that retail goods. Criteria for the location and demand for these types of land uses are as follows:

- Retail commercial/office uses will generally be restricted to lands along Valencia and Naranjo Boulevards in the downtown.
- Retail commercial /office uses will continue to be intermixed.
- Retail commercial/office uses will replace service commercial and residential uses in Woodlake's Downtown as land values increase.
- Existing retail commercial/office buildings are not operating at capacity. They have the ability to serve a significant number of additional clients and/or shoppers.
- New retail commercial/office uses will generally be housed in one-story buildings.
- There were 14.52 acres of retail commercial/office uses in Woodlake as of 1-1-2008.
- There was five acres of vacant, commercial/office land in Woodlake as of 1-1-08.

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Retail/Office Land Demand, High Population Estimate, 2018

7,524 (2008 population)/14.52 acres of retail/office (2007) = 1 acre retail/office per 518 persons

9,307 (2018 estimated population)/1 acre of retail/office per 518 persons = 17.96 acres retail/office needed

17.96 acres retail/office needed - 14.52 acres of existing retail/office - 5 acres of vacant retail/office = 1.56 acres of surplus land for retail/office development

Retail/Office Land Demand, High Population Estimate, 2028

7,524 (2008 population)/14.52 acres of retail/office (2007) = 1 acre retail/office per 489 persons

11,514 (2028 estimated population)/1 acre of retail/office per 518 persons = 22.22 acres retail/office needed

22.22 acres retail/office needed - 14.52 acres of existing retail/office - 5 acres of vacant retail/office = 2.70 acres of retail/office needed by 2028

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Service Commercial Land Demand

High projections for service commercial land for the years 2018 and 2028 are calculated below. Service commercial uses generally involve repair, maintenance and overhaul of equipment and vehicles, light manufacturing operations, storage and warehousing, and service uses, like rug cleaning, auto painting, tire and muffler shops, etc. Criteria for the location and demand for these types of land uses are as follows:

- The service commercial sector (commercial services like automobile repair, warehousing, and light manufacturing) of the economy will grow faster than the retail/office and industrial sectors.
- Service commercial uses do not require the high visibility that office/retail commercial uses require.
- Existing service commercial uses are not operating at capacity and can serve additional clients.
- Service commercial uses will generally be restricted to lands along South Acacia Street, portions of Naranjo Boulevard, West Bravo Avenue in Woodlake's industrial park, and within the Woodlake Airport environs.
- There were 10.53 acres of service commercial uses in Woodlake as of 1-1- 2008.
- There was 3.35 acres of vacant service commercial land as of 1-1-08.

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Service Commercial Land Demand, High Population Estimate, 2018

7,524 (2008 population)/10.53 acres of service commercial (2007) = 1 acre service commercial per 715 persons

9,307 (2018 estimated population)/1 acre of service commercial per 715 persons = 13.02 acres of service commercial needed by 2018

13.02 acres of service commercial needed - 10.53 acres of existing service commercial - 3.35 acres of vacant service commercial = .86 acres of surplus of service commercial land

Service Commercial Land Demand, High Population Estimate, 2028

7,524 (2007 population)/10.53 acres of service commercial (2007) = 1 acre service commercial per 715 persons

11,514 (2028 estimated population)/1 acre of service commercial per 715 persons = 16.11 acres of service commercial needed

16.11 acres of service commercial needed - 10.53 acres of existing service commercial - 3.35 acres of service commercial land = 2.24 acres of service commercial land needed by 2028

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Industrial Land Demand

High projections industrial land, which includes light and heavy industrial uses, for the years 2018 and 2028 are calculated below. Industrial uses generally involves manufacturing, food processing and storage, transportation operations, packing houses and cold storage, metal fabrication, and warehousing. Criteria for the location and demand for these types of land uses are as follows:

- Industrial uses will generally be restricted to land located on the south side of Naranjo Boulevard between Road 196 and Antelope Creek, both sides of Ropes Avenue between Road 204 and Antelope Creek and along South Acacia between Ropes and Deltha Avenues.
- The industrial sector will include the following typical industrial uses: packing houses, manufacturing plants, cold storage facilities, food processing plants, and metal fabrication operations.
- Industrial uses do not require high visibility, however, they do require effective roadway and railroad access.
- Existing industrial uses are not operating at capacity. They have the ability to expand production internally
- A significant amount of vacant, industrially zoned land, can be accommodated along the south side of Naranjo Boulevard between Road 196 and Antelope Creek.
- Other area where future industrial development could be accommodated include the Woodlake Airport, a county enclave located at the intersection of Road 196 and Naranjo Boulevard.
- There were 64.72 acres of general industrial uses in Woodlake as of 1-1- 2008.
- There was 74 acres of vacant industrially zoned land in Woodlake as of 1-1-08.

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Industrial Land Demand, High Population Estimate, 2018

7,524 (2008 population)/64.72 acres of industrial land (2008) = 1 acre industrial land per 110 persons

9,307 (2018 estimated population)/1 acre of industrial land per 116 persons = 80 acres of industrial land needed

80 acres of industrial land needed - 64.72 acres of existing industrial land - 74 acres of vacant industrial land = a surplus of 58.66 acres of vacant industrial land

Industrial Land Demand, High Population Estimate, 2028

7,524 (2008 population)/64.72 acres of industrial land (2008) = 1 acre of industrial land per 116 persons

11,514 (2028 estimated population)/1 acre of industrial per 116 persons = 99 acres of industrial land needed

99 acres of industrial land needed - 64.72 acres of existing industrial land - 74 acres of vacant industrial land = a surplus of 39.67 acres of of vacant industrial land

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Park Land Demand

Park land demand projections (low and high) for the years 2018 and 2028 are calculated below. Parks uses include open space, sport and recreation facilities, and water features. Criteria for the location and demand for this type of land use are as follows:

- The City of Woodlake has set a standard through its *Conservation, Open Space, Parks and Recreation Element* of 3 acres of parkland for every 1000 persons in Woodlake (Note: Many communities opt for 5 acres per acre, however, given that Woodlake enjoys existing open space features in or near Woodlake, like Bravo Lake, the St. Johns River, or Bravo Lake Botanical Garden, the need for 5 acres of parkland per 1000 persons is unnecessary). .
- The open space associated with school grounds, botanical gardens, Bravo Lake and land adjacent to waterways, like St. Johns River and Antelope Creek, will not be counted as park land.
- The City of Woodlake currently has 10.9 acres of passive and active parkland.
- The City of Woodlake's current parkland ratio is 1.54 acres of parkland for every 1000 persons

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Park land demand, low population projection, 2018

Three acres of parkland per 1000 persons or 1 acre of parkland per 333 persons

8,809 (2018 estimated population)/1 acre of parkland per 333 persons = 26.54 acres of parkland

26.54 acres of parkland needed - 10.9 acres of existing parkland = 15.55 acres of parkland needed by 2018

Park land demand, high population projection, 2018

Three acres of parkland per 1000 persons or 1 acre of parkland per 333 persons

9,307 (2018 estimated population)/1 acre of parkland per 333 persons = 27.95 acres of parkland

27.95 acres of parkland needed - 10.9 acres of existing parkland = 17.04 acres of parkland needed by 2018

Park land demand, low population projection, 2028

Three acres of parkland per 1000 persons or 1 acre of parkland per 333 persons

10,315 (2028 estimated population)/1 acre of parkland per 333 persons = 30.98 acres of parkland

30.98 acres of parkland needed - 10.9 acres of existing parkland = 20.08 acres of parkland needed by 2028

Park land demand, high population projection, 2028

Three acres of parkland per 1000 persons or 1 acre of parkland per 333 persons

11,514 (2028 estimated population)/1 acre of parkland per 333 persons = 34.58 acres of parkland

34.58 acres of parkland needed - 10.9 acres of existing parkland = 23.68 acres of parkland needed by 2028

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School Land Demand

School land demand projections for the years 2018 and 2028 are calculated below. The high population projection for 2018 and 2028 was used because it is in the best interest of Woodlake's school districts and the students they serve to identify, purchase and construct schools before the existing schools are impacted with too many students. Using the higher population projection will achieve this objective. Criteria for the location and demand for this type of land use are as follows:

- The Woodlake Union School and Woodlake High School Districts have set acreage figures for the following types of schools: elementary school, 10 to 20 acres; middle school, 15 to 25 acres; and high school, 40 acres or more.
- The Woodlake Elementary School and Woodlake High School Districts have set enrollment figures for the following types of schools: elementary school, 600 to 700 students; middle school, 750 to 900 students; and high school, 1000 to 2000 students.
- Elementary school sites should be located within walking distance of the neighborhoods they are to serve; all sections of Woodlake should be effectively served by elementary schools.
- Middle school sites should be located within walking distance of the neighborhoods they are to serve; all sections of Woodlake should be effectively served.
- For the 2007/08 school year, Woodlake's school districts reported the following enrollments: Castle Rock Elementary (3-5), 537 students; Francis J. White Elementary (K-2), 507 students; Woodlake Valley Middle School (6-8), 521 students; Woodlake High School (9-12), 714 students; Continuation High School, 52 students; and Community Day School, 17 students.
- The percentage of school enrollment to city population is expressed as follows: K-2 grades, 507 students/7,394 population or 6.85 percent; 3-5 grades, 537 students/7,394 population or 7.26 percent; 6-8 grades, 521 students/7,394 population or 7.04 percent; and grades 9-12, 714 students/7,394 population or 9.65 percent.

Woodlake General Plan 2008 to 2028

School land demand, high population projection, 2018

Grades K-2

9,307 (2018 population) x .0685 percent = 638 students / 700 students per school site = .91 elementary school sites needed by 2018

.91 sites needed by 2018 - 1 current site (F.J. White Elementary) = 0 sites needed by 2018

Grades 3-5

9,307 (2018 population) x .0726 = 676 students / 700 students per school site = .97 elementary school sites needed by 2018

.97 sites needed by 2018 - 1 current site (Castle Rock Elementary) = 0 sites needed by 2018

Grades 6-8

9,307 (2018 population) x .0704 = 655 students / 750 students per school site = .87 middle school sites needed by 2018

.87 sites needed by - 1 current site (Woodlake Middle School) = 0 sites needed by 2018

Grades 9-12

9,307 (2018 population) x .0965 = 898 students / 1500 students per school site = .6 high school sites needed by 2018

.6 sites needed by - 1 current site (Woodlake High School) = 0 sites needed by 2018