

Woodlake General Plan 2008 to 2028

LAND USE POLICIES AND ACTIONS

For each land use-related topic, this section of the element will provide a list of policies and actions that will facilitate implementation of the land use goals delineated in the previous chapter.

Growth Management

- **Maintain Woodlake as a small, agriculturally-oriented city surrounded by farmland and open space features.**
 1. Insure that Woodlake is surrounded by agricultural land that is zoned for large parcel agriculture (e.g. AE-20).
 - a. The City shall notify the County of Tulare that all agricultural land that is within its Sphere of Influence (SOI) and outside its city limits should be zoned to the AE-20 zone district.
 - b. The City shall protest any division of land requests within its Sphere of Influence that would create non-viable agricultural parcels.
- **Use natural barriers as a means of delineating the urbanized portion of Woodlake, including the St. Johns River, Antelope Creek, Bravo Lake and foothill lands.**
 1. The City of Woodlake shall establish the southern alignment of its Sphere of Influence (SOI) along the St. Johns River and Friant-Kern Canal.
 2. Woodlake's urban development boundary line (20- year growth line) shall follow Antelope Creek between Naranjo Boulevard and Cajon Avenue.
 3. Woodlake's urban development boundary line (20-year growth line) and Sphere of Influence shall align with St. Johns Street, a street that separates foothill and agricultural lands from lands that can be potentially urbanized.
- **Promote Smart Growth planning principals in order to discourage urban sprawl and the premature urbanization of agricultural land.**
 1. The City shall amend its Zoning Ordinance to add Smart Growth planning principles

Woodlake General Plan 2008 to 2028

to its Planned Unit Development (PUD) zone district.

- a. The Smart Growth planning principles shall potentially include reduced yard standards, passive solar orientation, narrower streets, unique architectural dwelling designs, and water and energy conservation measures.
2. The City shall promote mixed-use development where appropriate.
 - a. The City shall amend its Zoning Ordinance to provide for a mixed-use zone district.
 - b. The City should identify sites in the downtown core where mixed-use development would be appropriate.
- **Encourage the County of Tulare to upzone properties that surround the City of Woodlake so as to avoid future land use conflicts.**
1. Insure that Woodlake is surrounded by agricultural land that is zoned for large parcel agriculture (e.g. AE-20).
 - a. The City shall notify the County of Tulare that all agricultural land that is within its Sphere of Influence and outside its city limits should be zoned to the AE-20 zone district.
 - b. The City shall protest any division of land requests within its Sphere of Influence that would create non-viable agricultural parcels.

Community Image

- **An attractive, clean and well-maintained community.**
1. The City shall upgrade the community signs at the city's two designated entryways.
 - a. The City of Woodlake shall devote general fund monies to upgrade the two entry signs that are located on Naranjo Boulevard west of town and on Valencia Boulevard, adjacent to the airport.
 - b. The City of Woodlake shall erect smaller versions of its entry signs at its north and east entrances.

Woodlake General Plan 2008 to 2028

2. The City shall insure that street sweeping, trash pickup, and the maintenance of public grounds and buildings are completed on a weekly basis.
3. A downtown maintenance district should be formed to pay for the cost of maintaining improvements in the downtown, such as landscaping, street furniture, parking lots and lighting.
4. The City should actively enforce the State Housing Code, which provides a procedure for abating or rehabilitating unsafe, dilapidated residential structures.
 - a. The Woodlake Building Department shall report to the City Council on an annual basis their progress on rehabilitating or removing unsafe residential structures.
 - b. The Planning Department shall maintain a city map that identifies the location of unsafe residential dwellings.
 - c. The Woodlake Redevelopment Agency shall explore the use of state or federal funds to promote infill residential development while concurrently facilitating the removal of unsafe residential structures.
 - d. The Woodlake Fire District should implement a program wherein property owners who have properties that have accumulated junk, litter, vehicles, etc. should be required to clear their properties so that the material does not become a fire hazard.
5. The City should facilitate a landscaping program in parks and within the downtown that promotes shading, color, and interesting form.
 - a. The City shall apply for an urban forestry grant to pay for the planting of trees in the downtown.
6. The Woodlake Police Department shall continue to actively enforce the city's vehicle abatement program and illegal parking on residential property.
7. The City shall actively enforce its new sign ordinance.
8. The City shall identify an area in the community where an underground district should be formed. This typically involves a roadway that is lined with utility poles.

Woodlake General Plan 2008 to 2028

a. The City will contact Southern California Edison (SCE) to collaborate on the formation of an underground district consistent with Rule 20A.

- **A community that is free of land use conflicts**

1. Legal, non-conforming land uses should not be allowed to be enlarged physically or operationally.
2. The city shall actively enforce existing zoning and building regulations that preclude or eliminate uses of land or buildings that present conflicts for adjacent properties.
3. The city shall insure that commercial uses do not operate in residential neighborhoods unless the operator of the commercial use has secured a home occupation permit from the city.

- **A city that portrays a “sense of community” through community events like the Woodlake Rodeo or events at the Woodlake Charros facility or the Bravo Lake Botanical Garden.**

1. Woodlake should continue to promote public events and celebrations in its downtown and in public places, like parks, schools and buildings, that bring citizens together.
 - a. Promote a Farmers Market in the Bravo Lake Botanical Garden.
 - b. Promote a 10-k run around Bravo Lake.
 - c. The City should contact the Urban Tree Foundation to seek their assistance in the development of a tree planting program in Woodlake.
2. The City of Woodlake working with the Woodlake Chamber of Commerce should sponsor an annual event at the Woodlake Botanical Garden that brings people who are interested in horticulture from outside the community.
3. The City of Woodlake in collaboration with the Chamber of Commerce should sponsor an annual event at the Woodlake Airport that brings people who are interested in flying from outside the community.

Woodlake General Plan 2008 to 2028

4. The City should work with other public entities and service organizations to jointly work on projects that benefit Woodlake as a whole.

a. The City Planner should make presentations to various community organizations to solicit their help in financing, constructing and/or maintaining public art or beautification improvements, such as mini-parks, statues, fountains, specimen trees or murals.

- **A friendly community that encourages public involvement.**

1. The City should form a citizens advisory committee that reports to the city council on a myriad of topics, including beautification, gangs, recreation and any other topic suggested by the city council.

2. The City should convene an annual study session with Woodlake Schools to discuss planning matters that are of mutual interest.

a. The City Manager will coordinate with the Woodlake Schools to set a date for a joint meeting between the two agencies.

b. The City Manager will meet with the Woodlake Schools Superintendent to prepare an agenda for the joint meeting.

3. The City Council and Planning Commission should hold biannual study sessions to discuss planning-related matters.

a. The City Manager and City Planner will set a date and formulate an agenda for these joint meetings.

Economic Development

- **Increase tourism.**

1. Woodlake should facilitate the construction of a small hotel in the downtown or at the airport to provide overnight opportunities for tourists.

2. The Woodlake Memorial Building should be marketed for various annual events, like dances associated with the Woodlake Rodeo.

Woodlake General Plan 2008 to 2028

- a. The Woodlake Chamber of Commerce should identify two additional events that could be held annually at the Woodlake Memorial Building that would attract persons to Woodlake. The events could be related to the citrus or cattle industries, irrigation technology and/or the packing house/cold storage sector.
3. Advertise in magazines and travel journals about the City of Woodlake and its botanical garden and airport.
 4. Upgrade the web page for the City of Woodlake.
 - a. The City Council should budget general funds for the upgrading of the web page for the City of Woodlake.
 - b. Woodlake's web site should provide a photographic essay of the city's botanical garden, downtown, airport, its local agricultural industries and other images of the community. The site should also provide socio-economic information on the city along with maps.
- **Promote the development of the Woodlake Airport with airport-related uses.**
 1. Encourage development at the Woodlake Airport consistent with the Airport Master Plan. Development could include service commercial uses, light industrial uses or tourist-related uses, like a hotel, a rent-a-car operation or restaurant.
 2. Provide redevelopment funds as incentives to attract users to the airport, which could include free land, free connection to sewer and water lines, or forgiveness of development impact fees.
 - **Market agriculture as a tourist attraction by encouraging visitation of the Bravo Lake Botanical Garden.**
 1. The City of Woodlake should take a more active role in the marketing of the Bravo Lake Botanical Garden.
 - a. The City should develop a timeline, a financing plan, and a schematic plan for the Garden, including planning for off-site improvements such as curb, gutter and sidewalks.

Woodlake General Plan 2008 to 2028

- b. The City should seek state and private grants for the installation of additional improvements throughout the Garden.
- **Work with existing businesses in the community to foster expansion, efficiency, or better site appearance, traffic circulation or building design.**
 - a. The City should utilize redevelopment or CDBG funds to assist existing businesses in an upgrade of their operations, which could involve expansion or a building or parking lot, redevelopment of a building facade, or installation of landscaping and irrigation.
 - b. The City could apply for state grants to install curb, gutter and sidewalks in front of existing businesses to make them more marketable.
- **Attract technologies to the Woodlake area that are related to the citrus, nursery and olive industries.**
 1. The City working with the EDC (Economic Development Corporation) should develop an information packet detailing the benefits of locating the above types of businesses in Woodlake.
 2. The City explore the purchase of the Wheeling-Pacific building so that it can be marketed to companies that may wish to locate in the Woodlake area, including industries in the agricultural field.
- **Assist existing industries to expand their operations and increase employment by providing financial incentives.**
 1. The City should contact on an annual basis existing industries to determine if they have plans for expansion and if there are tasks that the city could assist them with to make their expansion more successful.
 - a. The Redevelopment Agency could use redevelopment or CDBG funds to finance an existing business.
- **Increase the number of businesses operating in Woodlake in order to generate more sales, property, business and transient occupancy taxes.**
 1. Promote the development of a motel or hotel in Woodlake.

Woodlake General Plan 2008 to 2028

- a. The City should contact motel/hotel developers to solicit their input in regards to type of incentives they would require to develop a complex in town.
2. Promote the redevelopment of underutilized commercial uses located along Naranjo Boulevard.
 - a. The subject properties should be reclassified from service commercial uses to community commercial, which permits both retail and office uses.
 - b. The City of Woodlake should consider purchasing properties along Naranjo Boulevard so that development can be facilitated in a manner consistent with the design vision for this corridor.
3. Promote the development of multi-story buildings in the downtown, including residential uses.
4. Contact existing businesses in the downtown through the Chamber of Commerce to determine if there are improvements the city can make to enhance business activity.
 - a. The Woodlake Redevelopment Agency should continue its facade renovation funding to businesses who wish to develop in this area.
 - b. Where opportunities arise, the City should purchase land in the downtown for public parking lots.

Employment

- **Diversify employment base**

1. The City should consider the purchase of the Wheeling-Pacific plant located on the southeast corner of Road 196 and Naranjo Boulevard.
 - a. The City should extend a water line to the building to enhance its marketability.
 - b. The City should extend West Bravo Street westward to Road 196, which would run along the rear of the Wheeling-Pacific building.
 - c. The City should purchase the railroad right-of-way that forms the northern

Woodlake General Plan 2008 to 2028

boundary of the Wheeling-Pacific site. This right-of-way could be used for drainage, landscaping or parking.

2. The City should be prepared to apply for state infrastructure grants to assist potential businesses that may wish to build in one of Woodlake's industrial parks.

a. The City should contact the EDC to discover what types of grant opportunities exist for infrastructure improvements.

3. The City should market the Woodlake Airport as a future site for industrial development or airport-related commercial uses.

• **Attract industries that are complementary to the existing work force, that do not adversely affect air quality, the city's waste water treatment facility or the city's water system and do not have a negative impact on the health and safety of the neighborhood or on the community as a whole.**

1. Seek industries that compliment the local work force, such as agricultural equipment repair and manufacturing, nurseries, warehouses and packing houses, and trucking and farm management.

2. The City Engineer will review each industry that wishes to locate in Woodlake to insure that the project will not have an adverse impact on Woodlake's sewer or water systems. Should the City Engineer make such a findings, the city will require a mitigated negative declaration or an environmental impact report to be prepared on the proposed industry.

a. The City Engineer will require industries that generate high strength industrial effluent to mitigate this impact by either pre-treating the effluent or by paying an appropriate wastewater impact fee to defray the city's cost of treating the effluent.

3. New industrial uses will be processed through Woodlake's site plan review process to insure that they do not conflict with surrounding land uses or adversely impact the health and safety of the community.

Woodlake General Plan 2008 to 2028

Fiscal Conditions

- **Encourage a strong sales tax base.**
 1. The City should attempt to reverse the leakage of sales tax dollars to surrounding communities by:
 - a. continuing to improve on the image of the downtown and its associated businesses;
 - b. work to attract new retail establishments to the Naranja and Valencia corridors.
 - c. widen State Routes 216 and 245 with curb, gutter, sidewalk and street paveout where lacking.
- **Facilitate the construction of a small motel in Woodlake and impose a transient occupancy tax.**
 1. The City of Woodlake should attempt to attract a small hotel, which could be located in the downtown or at the airport.
- **Insure that development impact fees pay for public improvements required by the general plan and infrastructure master plans.**
 1. A new fee schedule shall be developed for Woodlake's development impact fees.
 - a. The City Engineer shall review Woodlake's sewer, water and storm drainage impact fees and forward a recommendation to the City Council regarding any modification.
 - b. The City Planner shall review Woodlake's park impact fees and forward a recommendation to the City Council regarding any modification.
 - c. The City Planner shall identify any new impact fees that would be appropriate for financing public improvements delineated by the General Plan.
 2. The cost of the General Plan shall be collected through building permit fees.

Woodlake General Plan 2008 to 2028

- a. The fee schedule for building permits in Woodlake shall be amended to include a fee for the cost of preparing and maintaining the General Plan
3. The fees for Woodlake's planning, subdivision and zoning applications should be reviewed and amended every three years.
 - a. These fees should be developed consistent with AB 1600.
- **Promote public-private and public-public partnerships towards the construction of projects that are of significant community value.**
1. The City should form a group composed of public and private entities interested in the development of the Bravo Lake Botanical Garden, including the Woodlake school districts, College of Sequoias, and the U.C. Extension Service.
 2. The City should work with the private sector in the upgrading and development of the Woodlake Airport. Private sector developers could include a rental car agency, a small hotel, airport-related industries and restaurant operators.
- **Enhance tax increment revenues by encouraging development to occur in the redevelopment district.**
1. The City should seek state and federal grants to promote infill development in the redevelopment district, including HELP, CDBG, and HOME funds.
 - a. The City could consider encouraging higher residential densities in the redevelopment district in order to encourage infill development.
 - b. The City should apply for state grants that can be used to encourage infill residential development, including Proposition 1C monies.
 2. The Redevelopment Agency should fashion a financial assistance program that promotes development within the District. This program would have the Agency participating financially based on the number of new jobs being created.
 - a. Financial assistance by the Agency shall be based on job creation and/or assessed value.
 3. The Redevelopment Agency should, on behalf of existing companies or companies interested in locating in Woodlake, apply for state or federal grants that assist the

Woodlake General Plan 2008 to 2028

company with off-site improvements, purchase of land or equipment or training of employees.

- a. The Agency should identify state or federal grants that are available for the above listed costs.
- b. The Agency should send a letter to existing companies in Woodlake asking about their long-term needs in terms of expanding their operation.
- c. Retain the services of a grant-writer to apply for housing, infrastructure, roadway and open space funds.

Infrastructure

- **Adequately finance infrastructure systems.**

1. The City shall install water, sewer and storm drainage improvements that correct existing infrastructure deficiencies.

- a. Woodlake's water, sewer and storm drainage master plans shall be reviewed in order to insure that they can properly and efficiently serve future development provided for by the Land Use Element.

- b. The City's water, sewer and storm drainage development impact fees shall be reviewed on an annual basis. This review should focus on the relationship between the amount of fees being collected for each of the accounts and the future capital needs of each system based on development trends in Woodlake.

- c. The modification of the City's development impact fees should be processed consistent with AB 1600.

2. The City should continue to seek state and federal grants for the upgrading and expansion of its infrastructure systems.

- **Insure infrastructure master plans and the general plan are in concert with each other.**

1. The Land Use Element shall identify where development will occur in Woodlake over the next 20 years. The Element will be fashioned so that it is generally in concert

Woodlake General Plan 2008 to 2028

with existing master plans.

- **Maintain, rebuild and upgrade infrastructure systems.**

1. The City shall update its 5-Year Capital Improvement Program to insure that its infrastructure system can accommodate the urban growth provided for by the Land Use Element.

2. The Redevelopment Agency shall prepare a 5-Year Capital Improvement Program to assist in the maintenance, rebuilding and upgrading of Woodlake's infrastructure system.

3. The City should work with the private sector to participate in the upgrading of the infrastructure system when it is developing in the City.

- a. From time to time, the City may wish to work with a developer to upgrade a part of the infrastructure or street system that is not part of the project being developed.

Resources (see Open Space, Parks, Recreation and Conservation Element)

The goals listed below are discussed in detail in the Open Space, Parks, Recreation and Conservation Element. They have been listed below to give the reader an understanding of how the goals of this element are intertwined with that of the Land Use Element.

- **Plan for adequate park and recreation facilities to meet existing and future needs in Woodlake.**
- **Establish parks in appropriate locations and ensure their design caters to the needs of the community.**
- **Create and preserve open space in the Woodlake area to meet the needs of the community now, and in the future.**
- **Establish policies to reduce the impact of urbanization on agricultural lands,**

Woodlake General Plan 2008 to 2028

while allowing the City to grow.

- **Protect air and water quality from negative impacts.**
- **Consider energy conservation in the planning and design of new and existing development in Woodlake.**
- **The City of Woodlake should explore opportunities for generating energy or conserving energy.**
- **Minimize the impact of new development on biotic resources in the planning area.**
- **Take actions to promote Woodlake's historic identity and protect cultural resources.**
- **Preserve the natural areas on the Woodlake Airport as open space.**

Agriculture

- **Preserve agricultural land that lies outside the planning area.**
1. Encourage Tulare County to apply large-lot agricultural zoning (20-acre minimum) to land within Woodlake's Sphere of Influence.
 2. The City shall oppose any county development within its Sphere of Influence, including agriculturally-related industries and small-lot agricultural parcels.
 - a. When the City receives such a request from the County of Tulare, the planning department will send a letter indicating that they do not support the approval of the proposed land use.
 3. The City shall encourage the county to place lands around Woodlake, outside its urban area boundary line, into an agricultural preserve.
 - a. The City shall send a letter to the County indicating that they support the formation of agricultural preserves outside the City's sphere of influence.

Woodlake General Plan 2008 to 2028

- **Discourage land uses outside the planning area of the general plan that conflict with existing agricultural operations.**

1. Encourage the county to apply large-lot agricultural zoning to land within Woodlake's Urban Development Boundary line.

- a. Send a letter to the Tulare County Resources Management Agency requesting that all land within this portion of the planning area be zoned to the AE-20 (exclusive agriculture, 20 acre minimum) zone district.

2. Apply an agricultural designation to land within the planning area that is not slated for urban development within the next 20 years.

- a. Adoption of the Land Use Element and Land Use Map will implement this policy.

- **Insure that Woodlake's agriculturally-related businesses are encouraged to operate at their current location and to expand if appropriate.**

1. The City will fast track proposals to expand existing agriculturally-related businesses.

2. The City will explore opportunities to assist in the expansion of these businesses.

Residential Neighborhoods

- **Revitalize blighted neighborhoods using redevelopment and CDBG funds.**

1. Remove substandard homes from residential neighborhoods.

- a. The City shall abate or rehabilitate residential dwellings through the process described in the State Housing Code.

- b. The Redevelopment Agency should explore the purchase of substandard housing in order to clear the property for new, low to moderate income housing.

Woodlake General Plan 2008 to 2028

- c. The City shall work with Self-Help Enterprises to identify substandard homes that can be demolished and replaced with new residential units. Self-Help could use HELP or CDBG funds to purchase substandard dwellings.
2. Rehabilitate homes that have deteriorated.
 - a. The City should contract with Self-Help Enterprises to rehabilitate homes that have deteriorated.
3. Upgrade public improvements in blighted neighborhoods, including sidewalks, alleys, street trees, roadways, parkways and street lights.
 - a. Establish an annual objective for repairing or replacing broken curbs, gutters and sidewalks.
 - b. Replant vacant parkways with street trees.
 - c. Identify alleys that can be abandoned and initiate the process consistent with the Streets and Highways Code.
 - d. Upgrade alleys with pavement, where possible.
4. Encourage residential infill development in neighborhoods that are blighted.
 - a. Consider increasing the allowable underlying density on land that will support a residential infill project by utilizing Woodlake's PD (planned development) zone district.
 - b. Utilize state housing grants that can mitigate blight in neighborhoods by removing dilapidated housing and replacing it with new, standard housing. Woodlake has recently used the state's HELP program to promote new infill housing.
5. Continue to enforce sections of Woodlake Municipal Code that prohibit certain activities in Woodlake's residential zone districts. This section reads as follows:

Prohibited Uses

The outside placement, parking, storage or stockpiling of equipment, materials,

Woodlake General Plan 2008 to 2028

vehicles, furnishings or commodities, not associated with the normal use, maintenance or repair of a residential dwelling or its accessory structures, and including but not limited to farm equipment, port-potties, picking ladders, agricultural produce, produce boxes and bins, trucks larger than one ton, scrap materials, inoperable vehicles and appliances or furniture.

- **Protect existing neighborhoods from incompatible land uses.**

1. Insure that the city's zoning ordinance regulations do not permit uses that will be incompatible with residential neighborhoods. Persons wishing to conduct a business in a residential district shall be required to comply with Woodlake's Home Occupation regulations, which serves to minimize the impact of the business on the residential neighborhood.

2. The planning and building department will work together to insure that building and zoning code violations are corrected and/or eliminated.

- a. The city on a monthly basis will send out correction letters to persons who are in violation of planning or building code regulations.

- b. The planning and building department will work with the Police Department's code enforcement officer to insure that zoning and building codes are enforced.

3. The city will annually seek state grant and loan funds that can assist in the elimination of blight in residential neighborhoods.

- a. The City should work with Self-Help Enterprises and the Tulare County Housing Authority to develop a residential in fill program that will replace dilapidated housing with new housing, using state funds.

4. The Woodlake Redevelopment Agency will use its low to moderate housing income (LMI) funds to eliminate conditions of blight in residential neighborhoods.

- **Promote neighborhoods that are quiet, visually pleasing, and cool.**

1. The City should discourage land uses that are incompatible with residential neighborhoods.

Woodlake General Plan 2008 to 2028

- a. Adoption of the Land Use Element and Land Use Map will implement this policy.
 - b. New development should be required to install street trees to improve the aesthetics of the site and also reduce summer temperatures.
- **Promote attractive, well-maintained and designed residential neighborhoods.**
2. The City should continue to utilize its Planned Development Combining District which promotes:
 - a. Tree-lined streets.
 - b. Neighborhood parks.
 - c. Dwellings that are architecturally interesting.
 - d. Common areas that are maintained by Landscaping and Lighting Districts.
 - e. Narrow streets.
 3. Encourage residential developments and adjacent land uses to be pedestrian-oriented.
 - a. All residential developments with walls should provide openings for pedestrian and bike traffic.
 - b. Land uses adjacent to residential developments should provide for pedestrian access between the two types of developments.
- **Large multi-family projects should incorporate design features that insure that the project is compatible with adjacent properties and the larger neighborhood.**
1. Apartment/condominium development should utilize architectural styles that are native and traditional to Woodlake.
 - a. Regardless of size or number of units, apartment/condominium projects should be designed to integrate into the surrounding neighborhood.
 - b. Dwelling units should be "pulled forward" on the lot, towards the street, with parking to the rear. This helps apartment / condominium projects better harmonize with the existing streetscape and surrounding neighborhood.
 - c. Dwelling units fronting the street should include a front door facing the

Woodlake General Plan 2008 to 2028

street.

d. Dwelling units with doors facing streets should include a front porch with a minimum of six feet of depth and a minimum of eight feet of width.

2. All apartments/condominium development should incorporate the following elements:

a. Varied front setbacks within the same structure with staggered unit plans.

b. Varied roof lines (especially where the building exceeds 20 feet in height). Roof lines of large buildings should be varied to reduce apparent scale and mass. Use of overhanging eaves, parapet wall details and three dimensional cornice treatments can enhance character of the roof line area.

c. Use reverse building plans to add variety.

d. A maximum of two adjacent units with identical exterior colors.

e. Exterior walls on single story dwelling units that face a street should contain a base treatment and a wall of a contrasting material; exterior walls of a two-story dwelling shall be constructed of two different building materials and/or painted with two different colors.

f. Stairways should be designed as an integral part of the overall structure and should incorporate materials used in the main building. Exposed "Motel-style" prefabricated stairways composed of concrete and open wrought-iron railing is discouraged. Common stairways should be designed to serve a limited number of units.

g. Accessory structures such as club houses, equipment buildings, and trash enclosures should be architecturally treated to be consistent with main buildings.

h. Large roof mounted equipment is prohibited except in select in-fill type projects where space is critical. Where necessitated such equipment should be screened from view through the use of parapets or screening that complement the architectural character of the building.

i. Exterior lighting should be designed to complement the overall architectural character of the site and should be shielded from neighboring

Woodlake General Plan 2008 to 2028

properties. Utilitarian light fixtures are discouraged.

3. Apartment/condominium developments should be well landscaped, ideally incorporating an appropriate combination of turf, shrubs and shade trees. Not more than fifty percent of the landscaped area should be composed of turf; xerophytic shrubs should be utilized as well as tree species where possible.

Commercial Development

- **Insure that different types of commercial development are provided for in Woodlake, including central, neighborhood and service commercial; office and mixed-use.**

1. Amend the Zoning Ordinance to add office and residential uses to the central and neighborhood commercial zone districts subject to a conditional use permit.

2. Allow service commercial uses to be located in Woodlake's industrial parks.

- a. Amend the Zoning Ordinance to provide for service commercial uses in the industrial zone district.

3. Permit certain types of retail uses on properties that are zoned for office.

- a. Amend the Zoning Ordinance to provide for certain retail uses in the office zone district.

- **Promote commercial development that is aesthetically pleasing.**

1. All commercial developments shall be processed through the city's site plan review process.

- a. Require each commercial development to be built consistent with an architectural theme.

- b. All commercial parking lots shall be landscaped and shall be provided with pedestrian-oriented circulation patterns.

2. The City should modify its development standards for its commercial zone districts

Woodlake General Plan 2008 to 2028

to upgrade improvements such as parking, landscaping, pedestrian features, setbacks and signage.

a. Amend the Woodlake Zoning Ordinance to add the upgraded development standards to each commercial zone district.

- **Promote the conversion of residential dwellings in the downtown into office and/or retail uses.**

1. Insure that Woodlake's Zoning Ordinance permits residential dwelling units in the downtown to be converted to office or retail uses.

a. All conversions will be processed through the city's site plan review process.

b. The Woodlake Redevelopment Agency will continue to offer financial assistance to businesses locating in the downtown and to existing establishments that are undergoing facade renovation.

- **Reduce sales-tax leakage.**

1. Encourage a used automobile dealership to locate in Woodlake.

a. Insure that commercial zones along Naranjo Boulevard allow for new and used auto dealerships, subject to a conditional use permit.

b. Identify other types of dealerships (boats, trailers, farm equipment) that could be located along Naranjo Boulevard.

2. Continue to promote shopping in Woodlake's downtown.

a. Continue to identify other uses that could be located in the downtown that would be compatible with existing downtown uses, like antique stores, gift shops, restaurants, and banks.

b. Continue to work with building owners in the renovation of their building facades in order to make the storefronts more attractive.

c. Continue to identify, design and construct downtown streetscape improvements that make the downtown a more desirable place to visit and

Woodlake General Plan 2008 to 2028

shop, including paseos, alleys, and streets.

3. Promote the development of commercially designated land on both sides of Naranjo and Valencia Boulevard with commercial uses that enhance the city's sales tax position.

a. Insure that the commercial zoning applied to lands along Valencia Boulevard allows uses that are compatible with each other, like shopping centers, offices and fast food operations. This zoning should not include commercial uses like auto repair, corporation yards and light industrial uses.

b. Promote commercial infill in the Woodlake Plaza Shopping Center by improving its appearance and accessibility.

c. Promote commercial development along Naranjo Boulevard that will enhance Woodlake sales tax position. Stores could include lumber yards, tire shops, used car development, etc.

d. Encourage the replacement of service commercial uses (auto repair and towing) that exist along of Naranjo Boulevard with retail establishments and offices.

- **Encourage commercial development to be pedestrian-oriented.**

1. Through design, require new commercial development to be accessible by the walking public.

a. During Woodlake's site plan review process the city will insure that the design of the commercial development will be pedestrian-oriented.

b. Continue to encourage downtown stores to open their stores from the rear.

Industrial Development

- **Promote and encourage agriculturally-related industries.**

1. The Land Use Map will designate sufficient acreage for the development of industries that are agriculturally-related.

a. Adoption of the Land Use Map will implement this policy.

Woodlake General Plan 2008 to 2028

b. Develop the south side of Naranjo Boulevard between Roads 196 and 204 as an industrial facility that could cater to citrus industry for transportation, packing and cold storage uses.

- **Diversify the City's industrial base.**

1. Encourage industrial development at the Woodlake Airport.

- a. The City shall insure that the Woodlake Airport Master Plan provides for industrial development.

- b. The City shall amend its Zoning Ordinance to add industrial uses to the airport zone district subject to a conditional use permit.

2. Utilize redevelopment funds to financially assist new companies to locate in Woodlake.

- a. Financial assistance should be based on the number of jobs being created by the new company and/or by the hourly wages paid by the company.

3. The City should utilize Measure R funds to improve roadways that provide access to properties designated for industrial growth.

- **Promote agriculturally-related tourism.**

1. The City working with the agricultural community should develop tours of various sectors of the agricultural economy, including farms, packing houses, cold storage plants and other related businesses.

- a. The City, working with the Chamber of Commerce, should form a citizen advisory committee composed of persons knowledgeable about the local agricultural economy.

- b. The Chamber of Commerce should maintain a list of docents who can conduct tours of local farms and agriculturally-related plants (e.g. packing houses and cold storage plants).

2. The City should develop tours of the Bravo Lake Botanical Garden.

Woodlake General Plan 2008 to 2028

- a. The Chamber of Commerce should maintain a list of docents who can conduct tours of the Bravo Lake Botanical Garden.
3. The City should facilitate the development of a tourist-based citrus farm that has examples of all the different varieties of citrus species.
 - a. The City shall contact the U. C. Extension Service, U. C. Riverside and representatives of the local citrus industry to gather information on how such a farm could be created.
- **Attract small, light industries.**
1. The Woodlake Zoning Ordinance will be amended to allow to small, light industrial uses in the City's service commercial district.
 2. The City shall review other zone districts in the Woodlake Zoning Ordinance to determine if there are opportunities to allow these types of uses in non-industrial zones on a small scale.
 3. The City shall promote the development of light industrial uses along segments of Naranja Boulevard, west of Valencia Boulevard, within the Woodlake Airport, and on South Acacia Street.
 - a. The City will develop design standards for these corridors.
 - b. The City will insure that these corridors are served with adequate infrastructure.
 - c. The Woodlake Redevelopment Agency will financially assist the development of light industrial uses along these corridors based on job creation and/or wages paid.
- **Attract technologies that are related to agriculture, including irrigation, plant science, and pest management.**
1. The City working with the Chamber of Commerce will prepare an annual questionnaire that can be sent to local agricultural industries asking them about their type of business, do they know of like industries that would like to relocate to Woodlake and are there incentives that the city could offer to assist in the expansion of their existing business.

Woodlake General Plan 2008 to 2028

- **Promote airport-related development at the Woodlake Airport.**

1. The City should make an application to the FAA to secure a grant to upgrade the airport.

- a. The City should solicit airport related businesses to move to the Woodlake Airport, including a motel, restaurant, and a car rental agency.

- b. The City should fashion an infrastructure master plan for the airport so that potential industrial users are aware of the location and size of these improvements.

Schools

- **Schools that are easily accessible and free from land use and circulation conflicts.**

1. Schools should be located in areas of the community where they are easily accessible for school-aged students.

- a. Schools should be designed so that they can be accessed from adjacent residential developments.

- b. Schools should be designed so that students can be easily dropped off by their parents.

- c. Bus drop-off zones should be separate from where parents drop off their children.

- d. Roadways adjacent to schools should be provided with sidewalks, properly striped crosswalks and signage.

2. The location of schools should not be on roadways that attract other types of traffic (e.g. commuter, industrial or commercial traffic).

- a. Schools should not front onto major collector or arterial roadways.

Woodlake General Plan 2008 to 2028

- b. Sidewalks should be installed on all streets around a school site.
 - c. Schools should be connected to bike path systems.
3. To the best extent possible, schools should be centrally located.
- a. Existing, centrally located schools should buy adjacent property for future expansion.
 - b. The Woodlake Elementary School District should investigate the purchase of a future elementary school site.
- **Schools that have adequate land for future expansion.**
1. When schools are purchasing land for future expansion, additional land should be purchased in case other types of school facilities are required.
- **Encourage the schools to forge partnerships with other public entities.**
1. The City and Woodlake Schools should work on projects jointly, including recreation building, a joint cooperation yard and playing fields.
2. The Woodlake High School District should forge a working relationship with College of Sequoias as it pertains to agricultural, technical and mechanical training courses.
- **Work with educational institutions to fashion a training program that teaches skills that mirror local industrial sectors, including equipment repair, irrigation technology, food processing, nurseries, and agricultural technology.**
1. The Woodlake High School District should develop training and vocational programs for students that wish to be employed in the above sectors.
- a. The School District should develop programs in cooperation with Proteus Inc., C-Set, and the Tulare County Private Industry Council.
 - b. The high school district should develop vocational programs for the citrus industry.
- **Encourage college courses to be taught in the Woodlake area.**

Woodlake General Plan 2008 to 2028

1. The Woodlake High School District should provide classroom space for College of Sequoias classes.
2. The Woodlake High School District should make its facilities available to other institutions that wish to provide instruction, training, or certification.

Public Safety

- **A community that is free of crime and fire hazards**
 1. Through Woodlake's site plan review process, new developments should be designed so that that crime and fire safety are considered in the design.
 - a. Insure that all new uses have water available to the site and that proper water pressure is also available.
 - b. Buildings larger than 5,000 square feet in size should be equipped with sprinklers.
 - c. Insure that all new uses are properly equipped with on-site lighting to promote safety.
 2. The City will continue to upgrade its water system to insure that adequate water pressure is maintained throughout the system.
 - a. The City should amend its development impact fee schedule to provide funds for replacement of older water lines.
 - b. The City should amend its development impact fee schedule to provide funds for the construction of new water wells and water storage tanks.
 3. Residential development should be designed so that two points of access are provided.
 - a. The Site Plan Review Committee will insure that new developments provide proper access for public safety vehicles.
- **Adequately financed public safety departments**

Woodlake General Plan 2008 to 2028

1. The City should apply for state and federal grants that can provide money to supplement the city's police department revenue.
 2. The City should collect a development impact fee that can be used for capital improvements.
 - a. Consistent with AB 1600, the City of Woodlake should create a development impact fee for public safety for public safety improvements, including buildings, equipment or grounds.
 3. The Police Department should implement innovative programs that promote an efficient delivery system, such as:
 - a. Volunteer program
 - b. Take-Home Car Program
 - c. K-9 Unit Program
 4. The Fire Department should implement innovative programs that promote an efficient delivery system, such as:
 - a. Volunteer program
 - b. Aggressive fire prevention program
 - c. Promoting sprinklers to be installed in new commercial and industrial developments
- **Woodlake should facilitate a cooperative working relationship between the police department and other public safety departments, including the Tulare County Sheriffs Department, the Visalia Police Department, and the Tulare County Probation Department.**
1. The City should be financially supportive of the police department's collaboration with other agencies in law enforcement.
 2. The City should be financially supportive of the police department's efforts towards

Woodlake General Plan 2008 to 2028

gang suppression.

Emergency Medical Services and Health Care

- **An efficient medical emergency delivery system**

1. The City should work with the Exeter Ambulance District to insure that persons in the Woodlake area are well served in regards to response time by ambulances.

- **Promote the continued operation and future expansion of health facilities within the community, including not-for-profit health care clinics.**

1. The City should work with Kaweah Delta District Hospital and other entities that provide medical care to provide medical services to the community, especially for low-income families.

2. The City should encourage the District Hospital to provide outreach programs to Woodlake and other smaller cities.

- **The City and Kaweah Delta District Hospital should work together on projects that are of mutual benefit.**

1. The City and Kaweah Delta District Hospital should jointly work on opportunities to provide medical services to the community that are not presently available from private or non-profit clinics.

Public Facilities

- **The city should forge partnerships with other public entities in the financing and construction of public facilities.**

1. A Corporation Yard that could be jointly used by the City of Woodlake and Woodlake Schools should be investigated.

- a. Joint use buildings could be constructed at the school district's industrially zoned site on West Bravo Avenue.

2. Woodlake schools should identify building projects where the city could financially become involved. These projects could include:

Woodlake General Plan 2008 to 2028

- a. multi-purpose room
- b. recreation fields
- c. theater

- **The Bravo Lake Botanical Garden, built on city-owned land, should be enhanced with additional improvements that make the operation more attractive to tourist**

1. The City should apply for state or private grants to further develop the Garden with needed improvements.
2. The City should market the Garden on their web site, and in local publications and national magazines.

- **Where possible, public facilities should have multi-purpose uses.**

1. The restoration of public buildings should always provide for public meeting rooms.
 - a. Public meeting rooms should be equipped with modern audiovisual equipment and the room should also be wired for modern telecommunications.
2. The City should investigate utilizing one a room in one of its buildings as a teleconferencing center.

- **The Woodlake Airport, a city-owned facility should be upgraded with a new runway in order to attract investors the the facility.**

1. The City should apply for a FAA grant to upgrade its airport consistent with its airport master plan.

Woodlake General Plan 2008 to 2028

Land Use Designation/Zoning District Matrix

Woodlake General Plan 2008 to 2028

Land Use Map

The Woodlake land use map (Exhibit No. 4) delineates the ultimate uses of land in and around Woodlake. It is to be read in conjunction with the land use descriptions and special regulations detailed in the land use element text. The land use map shows areas intended for urban development during the term of the General Plan.