



This appendix summarizes questions and comments received from elected officials and other stakeholders on the initial draft of this Opportunities & Challenges, Issues & Options Report. The majority of comments received were incorporated into the final document; those that are listed in this section are generally suggestions for more information or research that will be handled as the General Plan Update process moves forward.

### Executive Summary

- There was a request to add a new chapter on Economic Development Opportunities and Challenges, summarizing the key fiscal and ED considerations (job creation, job growth, etc.). There was also a suggestion regarding adding a discussion of service standards from an economic development perspective—that high quality service is essential to attract businesses, and that the City needs to be able to afford its service levels.
  - Note: Economic Development and Fiscal Sustainability are addressed comprehensively in the companion document, Economic and Fiscal Background Report (April 2013). For that reason, an additional chapter of Economic Development has not been included here. A more detailed assessment of economic and fiscal impacts of future land use development will be a critical component of the next phase of the update process, in which the preferred Development Strategy is formulated.
- There was a request to see not only the issues but also possible options discussed related to the limitations of the Beamer trunk line and flooding.
  - These topics too will be explored in much greater detail in the Development Strategy phase.

### Chapter 1: Introduction and Purpose

- None

## Chapter 2: Land Use and Development Potential

- There was a question concerning internal versus external demand [for retail and services]. How do we compete with other communities in the region including Folsom, Natomas, Roseville, etc.?
  - This topic was also discussed in the Economic and Fiscal Background Report (April 2013).
- There was a desire to see growth projections for multi-family development.
  - Demand and growth projections for all land use types are included in the Economic and Fiscal Background Report (April 2013). The next phase of this update, the Development Strategy, will go into greater detail in residential product types and mix.
- There was a question regarding how the City can give or allow greater flexibility in permitting new development. The goal is to give staff more flexibility to allow efficiency and ability to deal with existing conditions. This would likely apply more in commercial/industrial non-conforming situations.
  - The General Plan may include policies to address non-conforming uses, but in general this is a zoning issue that should be addressed when the zoning ordinance is updated following completion of the General Plan update.

## Chapter 3: Environmental Resources and Constraints and Sustainability

- None

## Chapter 4: Transportation Systems and Circulation

- None

## Chapter 5: Community Facilities and Services

- There is concern about school facility problems and that some schools are located in the wrong places.
  - This question seems to refer to the relationship between schools and residential areas, which will be addressed as a policy issue in the new General Plan.
- There was a comment that this section should give more indication as to whether the police are in fact meeting needs or not and if not what might be needed.
  - Additional information was requested from the Chief of Police, and none was received at the time of publication.

## Chapter 6: Planning Opportunities and Challenges

- There was a question relating to the housing costs in Spring Lake and whether they exceed the ability of the average Woodlander to afford.
  - The scope of this report does not include current housing prices; this topic is addressed to some degree in the Economic and Fiscal Background Report (April 2013) and also in the Housing Element, adopted in 2013.

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