

CITY OF WOODLAND
PLANNING COMMISSION AGENDA
JUNE 16, 2011
CITY COUNCIL CHAMBERS
6:30 PM

1. Call to order
2. Roll Call
3. [Approval of Minutes](#)
5. **Director's Report:** This an opportunity for the Community Development Department's Director or designee to provide the Commission with information on any items other than those listed on the Agenda.
6. **Public Comment:** This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.
7. **Communication - Commission Statements and Requests:** This is an opportunity for the Commission members to make comments and announcements to express concerns or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.
8. **Subcommittee Reports:**

PUBLIC HEARING:

None

NEW BUSINESS:

11. [City of Woodland 2010/11-2019/2020 Capital Budget.](#) Staff recommends that the Planning Commission take action on the following:
 - Review of the proposed City of Woodland Capital Improvement Program (CIP) for 2010/11 – 2019/2020.
 - Finding of conformity with the General Plan, per Government Code 65401

Applicant:	City of Woodland
Environmental Document:	Prior EIR
Staff Contact:	Lynn Johnson
Recommended Action:	Finding of conformity with the General Plan

12. [Gateway II Project Revisions Workshop.](#) Based upon public comment, the applicant has revised and reduced the scale of the proposed project. This item has been scheduled for informational purposes to update the Planning Commission on the proposed project revisions.

Applicant:	Petrovitch Development Company, LLC
Environmental Document:	Draft Environmental Impact Report
Staff Contact:	Cindy Gnos, Raney Planning and Management and Mark Deven, City Manager
Recommended Action:	Review and Comment

OLD BUSINESS:

13. None
14. Adjournment

CITY OF WOODLAND
PLANNING COMMISSION AGENDA
MAY 19, 2011
CITY COUNCIL CHAMBERS
6:30 PM

DRAFT MINUTES

1. **Call to order**

2. **Roll Call**

Present: Lopez, Wurzel, Sanders, Gonzales, Peters, Barzo

Absent: Murray

3. **Minutes:** Review of draft minutes from the April 28, 2011 Planning Commission meeting.

Motion: Commissioner **Lopez** made a motion to approve the minutes, which was seconded by Commissioner **Gonzalez**.

Ayes: Lopez, Wurzel, Gonzales, Peters, Barzo, Sanders

No's:

Abstain:

4. **Director's Report:** This an opportunity for the Community Development Department's Director or designee to provide the Commission with information on any items other than those listed on the Agenda.

- *Budget report out Friday*
- *Beginning the process on technical zoning changes that may come before you. CA working on language*
- *New date for implementation of new FEMA flood map changes – May 2012*
- *Huntington Park and Starlyn Park underway. Street scene will be complete soon.*

5. **Public Comment:** This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.

6. **Communication - Commission Statements and Requests:** This is an opportunity for the Commission members to make comments and announcements to express concerns or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

Commissioner Lopez indicated that he has some follow up questions concerning the Redevelopment overview that was presented last meeting. That he would contact Cynthia Shallit to discuss.

7. **Subcommittee Reports:**

PUBLIC HEARING:

8. **Inland Terminal Expansion – Conditional Use Permit Modification, Site Plan, Design Review and a Mitigated Negative Declaration** – The proposed expansion of the existing Inland Terminal facility to include a new, approximately 52,000 square foot building, a 3,000 square foot "loadout" structure including a new conveyor system and product elevator, the extension of two existing rail road spurs, and the installation of a 200,000 gallon fire suppression water tank to ship, receive and store dry fertilizer, on 18.56 acres in the Industrial zone; APN 027-250-025.

Applicant/Owner:

Johnny L. Council

Staff Contact:

Cindy A. Norris, Principal Planner

Environmental Document:

Mitigated Negative Declaration

Recommended Action:

Approval with Conditions

Motion: Commissioner **Barzo** made the following motion, which was seconded by Commissioner **Gonzalez** :

Move that the Planning Commission:

1. *Adopt the Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA) section 15074, the Planning Commission finds on the basis of the whole record before it (including the initial study and any comments received), that there is no substantial evidence that the project will have a significant effect on the environment and that the mitigated negative declaration reflects the lead agency's independent judgment and analysis;*
2. *Approve the proposed Modified Conditional Use Permit, Site Plan, Design Review, as based on the Findings of Fact and as shown in the submitted plans dated February 2, 2011, subject to the Conditions of Approval as provided in the Staff Report presented on May 19, 2011 (**Attachment "A"**).*

Ayes; Lopez, Wurzel, Gonzales, Peters, Barzo, Sanders

No's:

Abstain:

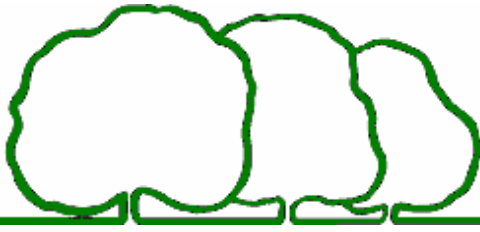
NEW BUSINESS:

None

OLD BUSINESS:

None

11. Adjournment: 6:53 PM



City of Woodland

MEMORANDUM

TO: **MEMBERS OF THE WOODLAND PLANNING COMMISSION**

FROM: Lynn Johnson, Senior Management Analyst

SUBJECT: City of Woodland 2011/12-2020/2021 Capital Budget

DATE: June 16, 2011

RECOMMENDATION:

Staff recommends that the Planning Commission take action on the following:

- Review of the proposed City of Woodland Capital Improvement Program (CIP) for 2011/12 – 2020/2021
- Finding of conformity with the General Plan, per Government Code 65401

PROJECT PROPOSAL: Last year, the City of Woodland adopted its third 10-year Capital Improvement Program (CIP) that presented a balanced ten-year spending plan. The Capital Budget represents the first three years of the CIP, and identifies projects for which appropriations will be requested. The CIP and associated Capital Budget are typically re-evaluated, updated and presented to the City Council annually; however, due to mid-year shortfalls in revenue, the first three years of the CIP have been modified mid-year (January/February timeframe) to readjust the expenditure plan to match the reduced revenue stream caused from the economic downturn. We are now bringing forward the City's fourth 10-year CIP beginning with FY2011/12.

The projects contained in the CIP were submitted for consideration by the various departments and then reviewed and discussed over several meetings with the City Manager and senior management staff to prioritize and program in alignment with the projected revenues. Prior to City Council approval, California Government Code 65401 requires that the Planning Commission (in the case of a municipality) first determine that the proposed CIP and associated Capital Budget is in conformity with the General Plan. A complete CIP project list with General Plan analysis is included as **"Attachment 1"**.

All new projects that have not been reviewed by the Planning Commission previously are shown in bold. Also shown on the list of projects is a section titled, "Below the Line Pending Future bonding and Rate Increases" and one titled, "Below the Line Parking Lot: Unfunded." Although the projects listed in these categories have been identified as necessary over the life of the 10-year CIP, they are not able to be recommended for programming at this time due to the decrease in overall City revenues and the amount of debt service the City must pay for previously constructed projects. The update to the

General Plan and the Downtown Specific Plan both fall within the latter category of below the line projects with revenues unavailable to support either project effort.

In January 2010, the City adopted a Water Rate Increase with rate adjustments planned through July 2012. While these rate adjustments funded many of the water related projects in the CIP, the rate adjustment does not fully fund the Surface Water Project after FY13. We anticipate further rate increases after FY12 to fund the remainder of the project as well as project bonding. We are getting ready to begin an updated Water Rate Study this summer.

The City Council will receive the proposed CIP and Capital Budget on July 5, 2011.

APPLICABLE LAWS, CODES AND ORDINANCES: The projects are subject to several laws, codes and ordinances:

- The California Environmental Quality Act (CEQA)
- City of Woodland's General Plan
- City of Woodland Infrastructure Master Plans (various)
- Public Contracts Code

ENVIRONMENTAL ASSESSMENT STATUS: Individual projects are subject to individual CEQA review on a project by project basis. Per the Capital Budget Policy approved January 2008, the CEQA compliance plan (e.g., likely a Categorical Exemption, Negative Declaration, EIR, etc) is reviewed and concurred with by the Community Development Department prior to the start of design.

STAFF ANALYSIS: The various departments have submitted the proposed projects and the development of the proposed CIP has been coordinated with the Finance Division and the Engineering Division. Community Development Department staff has reviewed these projects and is of the opinion that they are in conformity with the General Plan.

CONSISTENCY WITH OTHER PLANS: The majority of the projects are contained in the respective infrastructure master plans, the Measure E Spending Plan, the Major Projects Financing Plan and the Spring Lake Infrastructure Fee Nexus Study and Reconciliation Update Report. Those plans implement General Plan policies and goals. All are separately reviewed and adopted by Council.

RECOMMENDATION: Staff recommends that the Planning Commission take action on the following:

- Review of the proposed City of Woodland Capital Improvement Program (CIP) for 2011/12 – 2020/2021
- Finding of conformity with the General Plan, per Government Code 65401

Attachments:

1. Summary of proposed CIP projects/General Plan Analysis
2. Funding summary of proposed CIP Projects

CITY OF WOODLAND
10-YEAR CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEARS 11/12 TO 20/21)

Project No.	Category	Dept	Project Title	General Plan Policy Analysis
1	Environmental	PW	Regulatory Closure of Old City landfill	GP Policy 7.D.6. - The City shall serve as the steward of public open space and ensure that the use and maintenance of the open space is carried out in an environmentally responsible manner.
2	Planning	CDD	Pre-Engineering/Planning for Redevelopment Projects	GP Policy 1.A.4 – The City shall promote and support the development of a healthy balance of residential, commercial, and industrial development within the City.
3	Planning	CM	MPFP Annual Update	GP Policy 4.A.6 – The City shall annually review the Major Projects Plan (MPFP) and every five years update the MPFP to ensure the implementation and adequacy of the MPFP Plan.
4	Information Technology	FIN	EIS	GP Goal 4.K – To expand the use of information technology as a communication tool in order to improve personal convenience, to reduce dependency on nonrenewable resources, to take advantage of the ecological and financial efficiencies of new technologies, and to develop a better-informed citizenry.
5	Information Technology	FIN	Specialized Imagery	GP Goal 4.K – To expand the use of information technology as a communication tool in order to improve personal convenience, to reduce dependency on nonrenewable resources, to take advantage of the ecological and financial efficiencies of new technologies, and to develop a better-informed citizenry.
6	Information Technology	FIN	Technology Risk and Recovery Plan	GP Goal 4.K – To expand the use of information technology as a communication tool in order to improve personal convenience, to reduce dependency on nonrenewable resources, to take advantage of the ecological and financial efficiencies of new technologies, and to develop a better-informed citizenry.
7	Information Technology	FIN	Voice Over Internet (VOIP)	GP Goal 4.K – To expand the use of information technology as a communication tool in order to improve personal convenience, to reduce dependency on nonrenewable resources, to take advantage of the ecological and financial efficiencies of new technologies, and to develop a better-informed citizenry.
8	Information Technology	FIN	Network and Server Modernization	GP Goal 4.K – To expand the use of information technology as a communication tool in order to improve personal convenience, to reduce dependency on nonrenewable resources, to take advantage of the ecological and financial efficiencies of new technologies, and to develop a better-informed citizenry.
9	Library	Library	Library Material Collection	GP Policy 5.J.7. – The City shall strive to maintain a library standard of 1,800 volumes per 1,000 population with an annual acquisition rate of 200 volumes per 1,000 population.
			Automation	GP Policy 5.J.3. – The City shall actively support the library's six goals as stated in the 1993 <i>Woodland Public Library Planning Document</i> : a) Expand humanities programming; b) Strengthen children's and young adult materials and programs; c) Continue to provide literacy services; d) Strengthen and improve reference resources and offerings; e) Use new and developing technologies effectively to provide improved customer services; and f)

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10	Library	Library		Market library services to increase the general knowledge of the public about the services the library supplies now and its capacity for new services in the future.
11	Parks+Rec	Parks	SLSP Park N1 - Land	GP Policy 5.A.8. – The City shall ensure that appropriate funding mechanisms are identified to adequately fund the development of new parks and recreational facilities and the redevelopment of existing parks and recreational facilities.
12	Parks+Rec	Parks	SLSP Park N1 - Development	GP Policy 5.A.8. – The City shall ensure that appropriate funding mechanisms are identified to adequately fund the development of new parks and recreational facilities and the redevelopment of existing parks and recreational facilities.
13	Parks+Rec	Parks	SLSP Park N3-Land	GP Policy 5.A.8. – The City shall ensure that appropriate funding mechanisms are identified to adequately fund the development of new parks and recreational facilities and the redevelopment of existing parks and recreational facilities.
14	Parks+Rec	Parks	SLSP Central Park N4 - Land	GP Policy 5.A.8. – The City shall ensure that appropriate funding mechanisms are identified to adequately fund the development of new parks and recreational facilities and the redevelopment of existing parks and recreational facilities.
15	Parks+Rec	Parks	SLSP Central Park N4 - Development	GP Policy 5.A.8. – The City shall ensure that appropriate funding mechanisms are identified to adequately fund the development of new parks and recreational facilities and the redevelopment of existing parks and recreational facilities.
Park Rehabilitation Projects				
16	Parks+Rec	Parks	Park Irrigation Project-Phase 2	GP Policy 5.A.19. – The City shall maintain and systematically renovate and upgrade existing parks and recreation facilities. Existing parks and recreation facilities shall be retrofitted to meet all ADA requirements and Consumer Product Safety Commission recommendations.
17	Parks+Rec	Parks	Misc Parks Projects Phase II	GP Policy 5.A.19. – The City shall maintain and systematically renovate and upgrade existing parks and recreation facilities. Existing parks and recreation facilities shall be retrofitted to meet all ADA requirements and Consumer Product Safety Commission recommendations.
18	Parks+Rec	Parks	Misc Parks Rehab Projects Phase III	GP Policy 5.A.19. – The City shall maintain and systematically renovate and upgrade existing parks and recreation facilities. Existing parks and recreation facilities shall be retrofitted to meet all ADA requirements and Consumer Product Safety Commission recommendations.
19	Parks+Rec	Parks	Clark Field	GP Policy 5.A.19. – The City shall maintain and systematically renovate and upgrade existing parks and recreation facilities. Existing parks and recreation facilities shall be retrofitted to meet all ADA requirements and Consumer Product Safety Commission recommendations.
Storm Drainage				
20	Storm Drain	PW	Flood System SCADA and Floodprotection	GP Goal 4.E – To collect and dispose of stormwater in a manner that minimizes inconvenience to the public, minimizes potential water-related damage, and enhances the environment and complies with state and federal laws.

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21	Storm Drain	PW	North Gibson Ponds Detention	GP Goal 4.E – To collect and dispose of stormwater in a manner that minimizes inconvenience to the public, minimizes potential water-related damage, and enhances the environment and complies with state and federal laws.
22	Storm Drain	PW	FloodSAFE Yolo/Cache Creek Feasibility Study	GP Goal 4.E – To collect and dispose of stormwater in a manner that minimizes inconvenience to the public, minimizes potential water-related damage, and enhances the environment and complies with state and federal laws.
35	Storm Drain	PW	Storz Pond Maintenance	GP Goal 4.b.-To ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods.
Sewer				
36	Sewer	PW	Annual Sewer Repair & Replacement	GP Policy 4.D.1. – The City shall promote reduced wastewater system demand through efficient water use by: a) Requiring water conserving design and equipment in new construction; b) Encouraging retrofitting with water-conserving devices; and c) Designing, constructing, and repairing wastewater systems to minimize inflow and infiltration to the extent economically feasible.
39	Sewer	PW	Beamer Trunk Repair	GP Policy 4.D.1. – The City shall promote reduced wastewater system demand through efficient water use by: a) Requiring water conserving design and equipment in new construction; b) Encouraging retrofitting with water-conserving devices; and c) Designing, constructing, and repairing wastewater systems to minimize inflow and infiltration to the extent economically feasible.
40	Sewer	PW	Water Pollution Asset Replacement	GP Policy 4.D.1.- The City shall promote reduced wastewater system demand through efficient water use by: a) Requiring water conservation design and equipment in new construction; b) Encouraging retrofitting with water-conserving devices; and c) Designing, constructing, and repairing wastewater systems to minimize inflow and infiltration to the extent economically feasible.
41	Sewer	PW	Treatment Plant Exp - Biosolids	GP Policy 4.D.1.- The City shall promote reduced wastewater system demand through efficient water use by: a) Requiring water conservation design and equipment in new construction; b) Encouraging retrofitting with water-conserving devices; and c) Designing, constructing, and repairing wastewater systems to minimize inflow and infiltration to the extent economically feasible.
42	Sewer	PW	Sewer/Wastewater Master Plan	GP Policy 4.A.4. – The City shall update City facility master plans on a regular basis to ensure: compliance with appropriate state and federal laws; use of modern and cost-effective technologies; and compatibility with current land use policy.
43	Sewer	PW	Aeration Retrofit of Oxidation Ditch – Ph 1	GP Policy 4.D.1.- The City shall promote reduced wastewater system demand through efficient water use by: a) Requiring water conservation design and equipment in new construction; b) Encouraging retrofitting with water-conserving devices; and c) Designing, constructing, and repairing wastewater systems to minimize inflow and infiltration to the extent economically feasible.
44			Headworks Structural Concrete Repair	GP Policy 4.D.1.- The City shall promote reduced wastewater system demand through efficient water use by: a) Requiring water conservation design and equipment in new

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	Sewer	PW		construction; b) Encouraging retrofitting with water-conserving devices; and c) Designing, constructing, and repairing wastewater systems to minimize inflow and infiltration to the extent economically feasible.
Transportation & Circulation				
45	Trans+Circ	PW	Traffic Engineering Services	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
46	Trans+Circ	PW	Planning Analysis Studies	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
47	Trans+Circ	PW	Update Traffic Model	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
48	Trans+Circ	PW	Measure E Road Maintenance Planning	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
49	Trans+Circ	PW	2010/11 ADA Improvements	GP 3.D.3- The City shall consider the transit needs of senior, disabled, minority, low-income, and transit dependent persons in making decisions regarding transit services and in compliance with Americans with Disability Act.
50	Trans+Circ	PW	East Kentucky Rehab Project	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
51	Trans+Circ	PW	E Gum/Matmor Signal	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
52	Trans+Circ	PW	ROW for 4-lane arterial between West/CR98	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
53	Trans+Circ	PW	Traffic signal & Interconnect at E Main/Douglas	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
54	Trans+Circ	PW	Install traffic signal at Cottonwood/Beamer	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
55	Trans+Circ	PW	Install traffic signal at Lincoln/Cottonwood	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
56	Trans+Circ	PW	Install traffic signal at Kentucky/Cottonwood	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
57	Trans+Circ	PW	Install traffic signal at Kentucky/CR 102	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
58	Trans+Circ	PW	Install traffic signal at Gibson/CR98	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
59	Trans+Circ	PW	I5/113 Phase 2	GP Policy 3.A.7. – The City shall complete a study of alternatives for completing the connection of SR 113 to I-5 to reduce the use of Woodland streets for this connection, and shall provide corridor protection for the selected route.

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60	Trans+Circ	PW	Kentucky Ave Widening	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
61	Trans+Circ	PW	Main St Widening	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
62	Trans+Circ	PW	Install Traffic Signal at E. Main St/Freeway Dr Intersection	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
63	Trans+Circ	PW	2012 Maintenance (Seal) Project	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
64	Trans+Circ	PW	2013 Maintenance (Seal) Project	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
65	Trans+Circ	PW	2014 Maintenance (Seal) Project	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
66	Trans+Circ	PW	2015 Maintenance (Seal) Project	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
67	Trans+Circ	PW	2016 Maintenance (Seal) Project	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
68	Trans+Circ	PW	2016 Road Rehab Project	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
69	Trans+Circ	PW	2017 Maintenance (Seal) Project	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
70	Trans+Circ	PW	2017 Road Rehab Project	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
71	Trans+Circ	PW	Annual O&M Support	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
72	Trans+Circ	PW	I-5/CR 102 Landscaping	GP Goal 1.K – To maintain and enhance the quality of Woodland's major corridors, City entrances, landscape, and streetscape.
73	Trans+Circ	PW	Citywide ITS Improvements - Phase 1	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
Water				
72	Water	PW	Water System Leak Detection, Maintenance & Repairs	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the City.
73	Water	PW	Destroy Old Wells	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the City.
			Future Aquifer Storage Recovery Well	GP Policy 4.C.9. – The City shall approve new development only where an adequate City water supply can be delivered and an adequate funding source is in place to finance system

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10-YEAR CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEARS 11/12 TO 20/21)

74	Water	PW		development and maintenance.
75	Water	PW	Modify Well Casings	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the City.
76	Water	PW	Well Replacements	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the City.
77	Water	PW	Surface Water – 09/10-11/12	GP Policy 4.C.1. – The City shall protect the groundwater basin from overdraft due to City pumpage. The City shall study the groundwater basin and the feasibility of using surface water supplies (e.g., obtaining water rights, transfers, or exchanges) for domestic and/or agricultural use within the Woodland area. Water management programs such as conjunctive use and recharge programs will also be considered. The City shall use this information to determine the most appropriate long-term water supply to serve Woodland.
78	Water	PW	Water Meter Implementation – Phase 2	GP Policy 4.C.3. – The City shall promote efficient water use by: C. Encouraging the retrofitting of existing development with water efficient plumbing devices.
79	Water	PW	First New Ground Level Tank	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the city.
80	Water	PW	Well #1 Replacement	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the city.
81	Water	PW	East St. to Pioneer 36" Water Main	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the city.
82	Water	PW	Pipeline Ashley to Tank	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the city.
83	Water	PW	2 nd Ground Level Tank & Pump Station – Ph 1	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the city.
84	Water	PW	Pipeline WTP to 2 nd Ground Level Tank – Ph 1	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the city.
85	Water	PW	Farmers Central Pipe (Rd 102 to Pioneer & East to Ashley) Phase 1	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the city.
86	Water	PW	Pipe Connections from Farmers Central Pipe to Dist System – Ph 1	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the city.
87	General	PW	Public Works Vehicles & Equipment	GP Goal 4.B – To ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods.
Spring Lake				

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88	Spring Lake	Spring Lake	Heritage Parkway	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
89	Spring Lake	Spring Lake	Gibson Road Ped Path b/n SR113 & Pioneer Ave	GP Policy 3.E.1 – The City shall promote the development of a comprehensive and safe system of recreational and commuter bicycle routes that provide connections between the City's major employment and housing areas, between its existing and planned bikeways, and between schools, parks, retail shopping, and residential neighborhoods.
90	Spring Lake	Spring Lake	Rd 102 Improvements south of Heritage Parkway	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
91	Spring Lake	Spring Lake	Pioneer Avenue from Gibson to Farmers Central	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
92	Spring Lake	Spring Lake	Marston Drive between Parkland and Harry Lorenzo Ave	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
93	Spring Lake	Spring Lake	Parkland Avenue between Heritage Pkwy and Marston	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
94	Spring Lake	Spring Lake	Beeghly Greenbelt	GP 5.A.6 – The City shall seek to establish and maintain a linear park system of greenbelts, bicycle paths, and pedestrian walkways that link the City park facilities, schools and Downtown.
95	Spring Lake	Spring Lake	Farmers Central Road between Harry Lorenzo Ave and Pioneer	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
96	Spring Lake	Spring Lake	Pioneer Avenue from Farmers Central to Heritage Pkwy	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
97	Spring Lake	Spring Lake	Harry Lorenzo Ave between Gibson and Farmers Central Roads	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
98	Spring Lake	Spring Lake	CR 25A between Harry Lorenzo Ave and SR113	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
99	Spring Lake	Spring Lake	Galvin Way Storm Drain	GP Goal 4.E – To collect and dispose of stormwater in a manner that minimizes inconvenience to the public, minimizes potential water-related damage, and enhances the environment and complies with state and federal laws.
100	Spring Lake	Spring Lake	Meikle between Parkway and Road 25A	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
101	Spring Lake	Spring Lake	Harry Lorenzo Ave & Road 25A Improvements	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.

CITY OF WOODLAND
10-YEAR CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEARS 11/12 TO 20/21)

102	Spring Lake	Spring Lake	Parkland Drive between Heritage Pkwy and Harry Lorenzo Ave	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
103	Spring Lake	Spring Lake	Sports Park Drive and Matmor Road	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
104	Spring Lake	Spring Lake	Marston Greenbelt and Path	GP 5.A.6 – The City shall seek to establish and maintain a linear park system of greenbelts, bicycle paths, and pedestrian walkways that link the City park facilities, schools and Downtown.
105	Spring Lake	Spring Lake	Harry Lorenzo Ave between Farmers Central and Parkland	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
106	Spring Lake	Spring Lake	SR113 Utility Crossings	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
107	Spring Lake	Spring Lake	County Road 25A between Promenade and Road 102	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
108	Spring Lake	Spring Lake	R&B Greenbelt	GP 5.A.6 – The City shall seek to establish and maintain a linear park system of greenbelts, bicycle paths, and pedestrian walkways that link the City park facilities, schools and Downtown.
109	Spring Lake	Spring Lake	Parkland between Marston and Road 25A	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
110	Spring Lake	Spring Lake	Harry Lorenzo Ave between Parkland and Marston	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
111	Spring Lake	Spring Lake	County Road 25A Between Promenade and Parkland	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
112	Spring Lake	Spring Lake	Offsite Spring Lake Storm Sewer Improvements	GP Goal 4.E – To collect and dispose of stormwater in a manner that minimizes inconvenience to the public, minimizes potential water-related damage, and enhances the environment and complies with state and federal laws.
113	Spring Lake	Spring Lake	Harry Lorenzo Ave between Marston and Road 25A	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
114	Spring Lake	Spring Lake	County Road 25A between Parkland and Plan Area edge (RD 101)	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
115	Spring Lake	Spring Lake	Monuments & Bus Shelters	GP 3.D.5 – The City shall require new development to provide sheltered public transit stops, with turnouts, where sufficient population or employment concentrations warrant an existing or future bus route.

CITY OF WOODLAND
10-YEAR CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEARS 11/12 TO 20/21)

BELOW THE LINE PENDING FUTURE BONDING and RATE ADJUSTMENTS				
1A	Water	PW	Surface Water Project – Phase 2	GP Policy 4.C.1. – The City shall protect the groundwater basin from overdraft due to City pumpage. The City shall study the groundwater basin and the feasibility of using surface water supplies (e.g., obtaining water rights, transfers, or exchanges) for domestic and/or agricultural use within the Woodland area. Water management programs such as conjunctive use and recharge programs will also be considered. The City shall use this information to determine the most appropriate long-term water supply to serve Woodland.
2A	Water	PW	Update Water Master Plan	GP Implementation Program 4.3 – The City shall maintain and periodically update the Major Projects Financing Plan and update water, sewer, and drainage master plans.
3A	Water	PW	2 nd Ground Level Tank & Pump Station – Ph 2	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the city.
4A	Water	PW	Groundwater Monitoring Wells	GP 4.C.2 – The City shall study groundwater basin quality and seek to maintain or enhance the quality of the basin supply or of delivered potable water or both.
5A	Water	PW	Water Source Security Systems	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the City.
6A	Water	PW	Nitrate Profiling of Wells	GP 4.C.2 – The City shall study groundwater basin quality and seek to maintain or enhance the quality of the basin supply or of delivered potable water or both.
7A	Water	PW	Road Repair Water Utility Work	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the City.
8A	Water	PW	Nitrate Source Reduction Program	GP 4.C.2 – The City shall study groundwater basin quality and seek to maintain or enhance the quality of the basin supply or of delivered potable water or both.
9A	Water	PW	Meikle Pipeline	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the city.
10A	Water	PW	Pipeline WTP to 2 nd Ground Level Tank – Ph 2	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the city.
11a	Water	PW	Farmers Central Pipe (Rd 102 to Pioneer & East to Ashley) Phase 2	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the city.
12A	Water	PW	Pipe Connections from Farmers Central Pipe to Dist System – Ph 2	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the city.
13A	Sewer	PW	Preliminary Odor Abatement	GP Implementation Program 4.8. – In connection with the <i>Wastewater Treatment and Disposal Master Plan</i> update, the City will investigate potential hazards associated with chlorine gas use and potential nuisance associated with odor at the plant, and will identify and implement buffer zone requirements or operational changes at the plant to address these issues including alternative disinfection purposes.
14A	Sewer	PW	Water Pollution Asset	GP Policy 4.D.1.- The City shall promote reduced wastewater system demand through

CITY OF WOODLAND
10-YEAR CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEARS 11/12 TO 20/21)

			Replacement Phase 2	efficient water use by: a) Requiring water conservation design and equipment in new construction; b) Encouraging retrofitting with water-conserving devices; and c) Designing, constructing, and repairing wastewater systems to minimize inflow and infiltration to the extent economically feasible.
15A	Sewer	PW	New Calibrated City Sewer Model	GP Policy 4.D.1. – The City shall promote reduced wastewater system demand through efficient water use by: a) Requiring water conserving design and equipment in new construction; b) Encouraging retrofitting with water-conserving devices; and c) Designing, constructing, and repairing wastewater systems to minimize inflow and infiltration to the extent economically feasible.
16A	Sewer	PW	Main Street Slipline	GP Policy 4.D.1. – The City shall promote reduced wastewater system demand through efficient water use by: a) Requiring water conserving design and equipment in new construction; b) Encouraging retrofitting with water-conserving devices; and c) Designing, constructing, and repairing wastewater systems to minimize inflow and infiltration to the extent economically feasible.
17A	Sewer	PW	Trunk Line 2 Repairs	GP Policy 4.D.1. – The City shall promote reduced wastewater system demand through efficient water use by: a) Requiring water conserving design and equipment in new construction; b) Encouraging retrofitting with water-conserving devices; and c) Designing, constructing, and repairing wastewater systems to minimize inflow and infiltration to the extent economically feasible.
18A	Sewer	PW	Trunk Line 3 Repairs	GP Policy 4.D.1. – The City shall promote reduced wastewater system demand through efficient water use by: a) Requiring water conserving design and equipment in new construction; b) Encouraging retrofitting with water-conserving devices; and c) Designing, constructing, and repairing wastewater systems to minimize inflow and infiltration to the extent economically feasible.
19A	Sewer	PW	Aeration Retrofit of Oxidation Ditch-Ph 2	GP Policy 4.D.1.- The City shall promote reduced wastewater system demand through efficient water use by: a) Requiring water conservation design and equipment in new construction; b) Encouraging retrofitting with water-conserving devices; and c) Designing, constructing, and repairing wastewater systems to minimize inflow and infiltration to the extent economically feasible.
BELOW THE LINE PARKING LOT: UNFUNDED				
1B	Planning	CDD	General Plan Update	GP Policy 10.A.3. – The City shall conduct a major review of the General Plan, including the General Plan Policy Document and Background Report, beginning every five years from the date of final approval of this General Plan and shall revise it as deemed necessary. Prior to undertaking this review, the City shall identify the process for updating the plan and addressing public participation.
2B	Planning	CDD	Zoning Ordinance	GP Policy 10.A.4. – The City shall review and amend, as necessary, applicable ordinances and regulations to ensure consistency with the General Plan.
3B	Planning	CDD	Downtown Specific Plan	GP Policy 10.A.4 – The City shall review and amend, as necessary, applicable ordinance and regulations to ensure consistency with the General Plan.

CITY OF WOODLAND
10-YEAR CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEARS 11/12 TO 20/21)

4B	Planning	CDD	East St Specific Plan	GP Implementation Program 1.20. – The City shall prepare and maintain a specific plan for the East Street Corridor to implement the goals and policies of the General Plan and Redevelopment Agency and promote economic development in Woodland.
5B	Public Facilities	CDD	Downtown Streetscape Improvements	GP Policy 1.F.4. – The City shall work jointly with the Redevelopment Agency to undertake and maintain streetscape improvements Downtown to give the area a clear and visually-appealing identity. The Downtown landscaping program should distinguish Downtown from the rest of Main Street and include special street plantings at the eastern and western entrances to downtown.
6B	Public Facilities	CM	Opera House	GP Policy 4.B.2. – The City shall seek broad-based funding sources for public facilities and services that benefit current and future residents of the City.
7B	Storm Drain	PW	Annual Storm Repair & Replace	GP Goal 4.E – To collect and dispose of stormwater in a manner that minimizes inconvenience to the public, minimizes potential water-related damage, and enhances the environment and complies with state and federal laws.
8B	Storm Drain	PW	Storm ROW Acquisition	GP Goal 4.E – To collect and dispose of stormwater in a manner that minimizes inconvenience to the public, minimizes potential water-related damage, and enhances the environment and complies with state and federal laws.
9B	Storm Drain	PW	Kentucky Trunk Upgrades	GP Goal 4.E – To collect and dispose of stormwater in a manner that minimizes inconvenience to the public, minimizes potential water-related damage, and enhances the environment and complies with state and federal laws.
10B	Storm Drain	PW	Outfall Bridge & Yolo Bypass Improvements	GP Goal 4.E – To collect and dispose of stormwater in a manner that minimizes inconvenience to the public, minimizes potential water-related damage, and enhances the environment and complies with state and federal laws.
11B	Storm Drain	PW	Outfall Channel Improvements	GP Goal 4.E – To collect and dispose of stormwater in a manner that minimizes inconvenience to the public, minimizes potential water-related damage, and enhances the environment and complies with state and federal laws.
12B	Library	Library	Library Bookmobile	GP Goal 5.J – To ensure that library facilities are available to all current and future Woodland residents, in order to carry out the library's mission, which is to “to inform, to enhance the quality of life, and to foster lifelong learning.”
13B	Library	Library	Library Expansion Project	GP Goal 5.J – To ensure that library facilities are available to all current and future Woodland residents, in order to carry out the library's mission, which is “to inform, to enhance the quality of life, and to foster lifelong learning.”
14B	Information Technology	PD	Records Management System (RMS)	GP Policy 4.H.2. – Within the City's overall budgetary constraints, the City shall provide police support (including patrol and other vehicles, necessary equipment, and support personnel) sufficient to maintain its service standards.
15B	Information Technology	PD	Radio Communications Upgrade Ph2	GP Policy 4.H.2. – Within the City's overall budgetary constraints, the City shall provide police support (including patrol and other vehicles, necessary equipment, and support personnel) sufficient to maintain its service standards.
	Information		911 PSAP Facility	GP Policy 4.H.2. – Within the City's overall budgetary constraints, the City shall provide police support (including patrol and other vehicles, necessary equipment, and support

CITY OF WOODLAND
10-YEAR CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEARS 11/12 TO 20/21)

16B	Technology	PD		personnel) sufficient to maintain its service standards.
17B	Public Safety	PD	Police Personnel (recruitment/training)	GP Goal 4.H – To deter crime and to meet the growing demand for police services associated with increasing population and commercial/industrial development in the City.
18B	Public Safety	PD	Police Parking	GP Policy 4.H.2. Within the City's overall budgetary constraints, the City shall provide police support (including patrol and other vehicles, necessary equipment, and support personnel) sufficient to maintain its service standards.
19B	Public Safety	FD	Spring Lake Fire Station	GP Policy 4.I.5 – The City shall require new development to develop or fund fire protection facilities that, at a minimum, maintain the above service level standards.
20B	Public Facilities	Various	Facilities Maintenance & Repair	GP Goal 4.A. – To ensure the timely development of public facilities and the maintenance of specified service levels for these facilities.
21B	Information Technology	FIN	Technology Master Plan	GP Goal 4.K – To expand the use of information technology as a communication tool in order to improve personal convenience, to reduce dependency on nonrenewable resources, to take advantage of the ecological and financial efficiencies of new technologies, and to develop a better-informed citizenry.
22B	Information Technology	FIN	Document Management System	GP Goal 4.K – To expand the use of information technology as a communication tool in order to improve personal convenience, to reduce dependency on nonrenewable resources, to take advantage of the ecological and financial efficiencies of new technologies, and to develop a better-informed citizenry.
23B	Information Technology	FIN	Project Management System	GP Goal 4.K – To expand the use of information technology as a communication tool in order to improve personal convenience, to reduce dependency on nonrenewable resources, to take advantage of the ecological and financial efficiencies of new technologies, and to develop a better-informed citizenry.
24B	Information Technology	PW	PW Maintenance Mgmt System	GP Goal 4.K – To expand the use of information technology as a communication tool in order to improve personal convenience, to reduce dependency on nonrenewable resources, to take advantage of the ecological and financial efficiencies of new technologies, and to develop a better-informed citizenry.
25B	Public Facilities	CM	City Hall Expansion	GP Goal 4.B.2. – The City shall seek broad-based funding sources for public facilities and services that benefit current and future residents of the City.
26B	Parks+Rec	Parks	Swim Center	GP Policy 5.A.3. – The City shall strive to achieve the standards for sports and recreational facilities established in the Park and Recreation Master Plan. These standards may be satisfied through any combination or joint development of public facilities, private recreational facilities, and school facilities. In addition, to these standards and minimum sizes, sports facilities shall be developed according to the adopted sports facilities master plans.
			Community Sports Park Ph II	GP Policy 5.A.3. – The City shall strive to achieve the standards for sports and recreational facilities established in the Park and Recreation Master Plan. These standards may be satisfied through any combination or joint development of public facilities, private recreational facilities, and school facilities. In addition, to these standards and minimum sizes, sports facilities shall be developed according to the adopted sports facilities master

CITY OF WOODLAND
10-YEAR CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEARS 11/12 TO 20/21)

27B	Parks+Rec	Parks		plans.
28B	Parks+Rec	Parks	Community Sports Park Ph III	GP Policy 5.A.3. – The City shall strive to achieve the standards for sports and recreational facilities established in the Park and Recreation Master Plan. These standards may be satisfied through any combination or joint development of public facilities, private recreational facilities, and school facilities. In addition, to these standards and minimum sizes, sports facilities shall be developed according to the adopted sports facilities master plans.
29B	Parks+Rec	Parks	SLSP Park N3 - Development	GP Policy 5.A.8. – The City shall ensure that appropriate funding mechanisms are identified to adequately fund the development of new parks and recreational facilities and the redevelopment of existing parks and recreational facilities.
30B	Trans+Circ	PW	Main Street Landscaping	GP Goal 1.K – To maintain and enhance the quality of Woodland's major corridors, City entrances, landscape, and streetscape.
31B	Trans+Circ	PW	Series Street Lights Phase 4	GP Goal 3.A – To provide for the long-range planning and development of the City's roadway system to ensure the safe and efficient movement of people and goods.
32B	Trans+Circ	PW	Series Street Lights Phase 5	GP Goal 3.A – To provide for the long-range planning and development of the City's roadway system to ensure the safe and efficient movement of people and goods.
33B	Trans+Circ	PW	ADA Transition Plan Project	GP Goal 3.E – To provide a safe, comprehensive, and integrated system of facilities for non-motorized transportation.
34B	Trans+Circ	PW	Neighborhood Traffic Calming	GP Policy 3.B.6. – The City shall investigate the use of appropriate traffic-calming devices in existing and new residential areas.
35B	Trans+Circ	PW	ADA Transition Plan	GP 3.D.3 – The City shall consider the transit needs of senior, disabled, minority, low-income, and transit dependent persons in making decisions regarding transit services and in compliance with Americans with Disability Act.
36B	Trans+Circ	PW	Update Street Master Plan	GP Goal 3.A – To provide for the long-range planning and development of the City's roadway system to ensure the safe and efficient movement of people and goods.
37B	Trans+Circ	PW	Annual Traffic Signal Improvements	GP Goal 3.A – To provide for the long-range planning and development of the City's roadway system to ensure the safe and efficient movement of people and goods.
38B	Trans+Circ	PW	ADA Curb Ramps	GP 3.D.3 – The City shall consider the transit needs of senior, disabled, minority, low-income, and transit dependent persons in making decisions regarding transit services and in compliance with Americans with Disability Act.
39B	Trans+Circ	PW	W. Main St Frontage Improvements	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
40B	Trans+Circ	PW	Gibson Road/SR 113 Interchange Improvements	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
41B	Trans+Circ	PW	Beamer St UC- Phase 2	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
42B	Trans+Cir	PW	East main St Bike Lane Project	GP Policy 3.E.2. – The City shall promote bicycling and walking through appropriate facilities, programs, and information.

CITY OF WOODLAND
10-YEAR CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEARS 11/12 TO 20/21)

	c			
43B	Trans+Cir c	PW	Downtown Streetscape Improvements – Ph 2	GP Policy 1.F.4. – The City shall work jointly with the Redevelopment Agency to undertake and maintain streetscape improvements Downtown to give the area a clear and visually-appealing identity. The Downtown landscaping program should distinguish Downtown from the rest of Main Street and include special street plantings at the eastern and western entrances to downtown.
44B	Trans+Cir c	PW	Citywide ITS Improvements Ph 2	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.

City of Woodland
Capital Improvement Program
FY2012 - FY2021

Project Number	Division	Project Name	Project Budget Over 10 yr CIP
09-12	CDD	Pre-Engineering/Planning for Redev Projects	60,000
08-57	CM	MPFP Annual Update	80,000
11-23	PW	Regulatory Closure of Old City Landfill	270,000
08-37	IS	EIS	532,884
08-51	IS	Specialized Imagery	30,000
08-44	IS	Technology Risk and Recovery Plan	100,000
08-45	IS	Enterprise GIS Database Server	45,000
09-32	IS	Voice Over Internet (VOIP)	120,000
TS-013	IS	Network and Server Modernization	200,000
94-45	Lib	Library Material Collection	850,000
LIB-001	Lib	Library Automation	184,000
10-01	Parks	Park Irrigation Project - Phase 2	869,756
PR-021	Parks	Misc Park Rehabilitation Projects-Phase 2	663,396
PR-022	Parks	Misc Park Rehabilitation Projects-Phase 3	649,705
PR-027	Parks	SLSP Neighborhood Park N1 Land	1,215,506
PR-028	Parks	SLSP Neighborhood Park N1 Development	2,498,507
PR-029	Parks	SLSP Neighborhood Park N3 Land	1,477,455
PR-031	Parks	SLSP Central Park N4 Land	578,813
PR-032	Parks	SLSP Central Park N4 Development	1,700,864
PR-019	Parks	Clark Field	1,300,000
11-02	Storm	Flood System SCADA and Floodprotection	398,700
11-13	Storm	North Gibson Ponds Detention	3,017,560
09-15	Storm	FloodSAFE Yolo	150,000
09-31	Storm	Storz Pond Maintenance	10,000
08-21	SS	Annual Sewer Repair & Replacement	5,882,945
SAS-006	SS	Beamer Trunk Repair	1,000,000
09-07	SS	Water Pollution Asset Replacement	1,675,000
10-11	SS	Treatment Plant Exp-Biosolids	13,605,000
12-01	SS	Sewer/Wastewater Master Plan	80,000
12-02	SS	Aeration Retrofit of Oxibation Ditch	3,700,000
12-03	SS	Headworks Structural Concrete Repair	166,000
02-28	Trans	Traffic Engineering Services	200,000
95-24	Trans	Planning Analysis Studies	200,000
TRANS-027	Trans	Update Traffic Model	130,000
06-06	Trans	Measure E Road Maintenance Planning	280,000
98-01	Trans	E Gum/Matmor Signal	295,000
TRANS-011	Trans	Install traffic signal at Lincoln/Cottonwood	365,000
TRANS-013	Trans	Install traffic signal at Kentucky/Cottonwood	365,000
04-07	Trans	Kentucky Ave Widening	8,518,000
06-14	Trans	Annual O&M Support	5,450,000
08-61	Trans	Yolo County Bikeway Study	19,524
10-07	Trans	East Kentucky Rehab Project	757,000
10-09	Trans	Gibson Ranch Landscaping -Pioneer	85,000
11-08	Trans	Install Traffic Signal at E. Main St/Freeway Dr Intersection	365,000
TRANS-008	Trans	Traffic Signal at E. Main/Douglass	365,000
TRANS-012	Trans	Install Traffic Signal - Cottonwood/Beamer	365,000
TRANS-014	Trans	Install Traffic Signal - Gibson/CR98	91,250
TRANS-015	Trans	Install Traffic Signal - Kentucky/CR 102	365,000
TRANS-017	Trans	ROW for 4 Lane b/n West/CR98 (Kentucky)	27,714
11-06	Trans	School Related Crossing Improvements	41,218
11-07	Trans	2012 Road Maintenance	1,500,000
TRANS-046	Trans	2013 Road Maintenance	1,500,000
TRANS-047	Trans	2014 Road Maintenance	1,500,000
TRANS-048	Trans	2015 Road Maintenance	1,500,000
TRANS-049	Trans	2016 Road Maintenance	1,500,000
TRANS-050	Trans	2017 Road Maintenance	1,500,000
TRANS-052	Trans	2016 Road Rehab	2,500,000
TRANS-053	Trans	2017 Road Rehab	3,800,000
TRANS-016	Trans	Public Works Vehicles & Equipment	250,000

City of Woodland
Capital Improvement Program
FY2012 - FY2021

Project Number	Division	Project Name	Project Budget Over 10 yr CIP
Trans-055	Trans	Gibson Frontage Improvements	306,000
11-24	Trans	I-5/CR 102 Landscaping	851,989
11-27	Trans	Main St/Cleveland Signal Intersection Improvements	312,200
Trans-060	Trans	I-5/CR 102 Landscaping	200,000
09-23	Water	Water System Leak Detection, Maintenance, & Repairs	8,080,000
11-10	Water	Destroy Old Wells	420,000
WTR-004	Water	Future ASR Well	2,800,000
08-28	Water	Modify Well Casings	410,000
08-32	Water	Well Replacements(well 15 first yr)	4,100,000
09-22	Water	Water Meter Phase II	2,539,000
08-33	Water	First New Ground Level Tank 08/09	1,860,000
08-07	Water	Surface Water	20,011,000
10-08	Water	Well #1 Replaceent	200,000
11-14	Water	East Street to Pioneer 36" Water Main	2,288,000
12-05	Water	Pipeline Ashley to Tank	519,000
12-06	Water	2nd Ground Level Tank & Pump Station - Phase 1	511,000
12-07	Water	Pipeline WTP to 2nd Ground Level Tank-Phase 1	792,000
12-08	Water	Farmers Central Pipe (Rd 102 to Pioneer & East to Ashley)-Phase 1	749,000
12-09	Water	Pipe Connections from Farmers Central Pipe to Dist system-Phase 1	1,862,000
SL-001	SL	Heritage Parkway	703,000
SL-002	SL	Gibson Road Ped Path b/n SR113 & Pioneer Ave	677,000
SL-003	SL	Rd 102 Improvements south of Heritage Parkway	1,888,000
09-24	SL	Pioneer Avenue from Gibson to Farmers Central	4,369,548
11-03	SL	Marston Drive between Parkland and Rd 101	426,000
11-11	SL	Parkland Avenue between Heritage Pkwy and Marston	3,311,000
SL-007	SL	Beeghly Greenbelt	285,000
11-04	SL	Farmers Central Road between Road 101 and Pioneer	1,619,000
09-27	SL	Pioneer Avenue from Farmers Central to Heritage Pkwy	3,500,000
SL-010	SL	Road 101 between Gibson and Farmers Central Roads	1,097,000
95-25	SL	County Road 25A between Road 101 and SR113	995,000
SL-012	SL	Galvin Way Storm Drain	88,000
SL-013	SL	Meikle between Parkway and Road 25A	100,000
SL-015	SL	Parkland Drive between Pioneer Ave and Road 101	2,294,000
SL-016	SL	Sports Park Drive and Matmor	500,000
SL-017	SL	Marston Greenbelt and Path	1,582,000
SL-018	SL	Road 101 between Farmers Central and Parkland	516,000
SL-019	SL	SR113 Utility Crossings	2,448,000
SL-020	SL	County Road 25A between Promenade and Road 102	772,000
SL-021	SL	R&B Greenbelt	1,743,000
SL-022	SL	Parkland between Marston and Road 25A	2,221,000
SL-023	SL	Road 101 between Parkland and Marston	362,000
SL-025	SL	Offsite Spring Lake Storm Sewer Improvements	795,000
SL-026	SL	Road 101 between Marston and Road 25A	918,000
SL-027	SL	SR 113/CR 25A Interchange Modifications	2,225,000
SL-028	SL	County Road 25A between Parkland and Plan Area edge (Road 101)	875,000
SL-030	SL	Monuments and Bus Shelters	931,000
TOTAL EXPENDITURES			<u>\$ 162,857,534</u>

Below the Line Pending Utility Rate Adjustments:

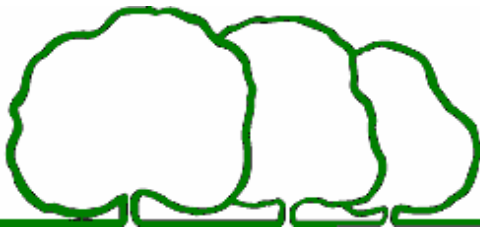
08-22	SS	Preliminary Odor Abatement	4,000,000
08-23	SS	Main Street SlipLine	1,000,000
08-35	SS	New Calibrated City Sewer Model	66,578
SAS-007	SS	Trunk Line 2 Repairs	1,000,000
SAS-008	SS	Trunk Line 3 Repairs	1,000,000
SAS-009	Sewer	Water Pollution Asset Replacement Ph 2	11,150,000
SAS-010	SS	Aeration Retrofit of Oxidation Ditch-Phase2	4,800,000
08-07A	Water	Surface Water - Phase II	138,721,000
WTR-003	Water	Water Master Plan Update	235,000
WTR-007	Water	Second New Ground Level Tank-Phase 2	4,886,000

City of Woodland
Capital Improvement Program
FY2012 - FY2021

Project Number	Division	Project Name	Project Budget Over 10 yr CIP
08-29	Water	Groundwater Monitoring Wells	280,000
09-05	Water	Water Source Security Systems	255,000
09-06	Water	Nitrate Profiling of Wells	175,000
WTR-020	Water	Road Repair Water Utility Work	2,400,000
WTR-021	Water	Nitrate Source Reduction Program	200,000
WTR-023	Water	Meikle Pipeline	570,000
WTR-024	Water	Pipeline WTP to 2nd Ground Level Tank - Phase 2	3,117,000
WTR-025	Water	Farmers Central Pipe (Rd 102 to Pioneer 7 East to Ashley) - Phase 2	5,298,000
WTR-026	Water	Pipe Connections from Farmers Central Pipe to dist syst - Phase 2	1,756,000
			<u>\$ 180,909,578</u>

Below the Line:

07-06	CDD	General Plan Update	1,100,000
07-07	CDD	Zoning Ordinance	30,000
07-08	CDD	Downtown Specific Plan	168,000
07-09	CDD	East St Specific Plan	150,000
08-58	CDD	Downtown Streetscape Improvements	1,075,000
GEN-005	CM	City Hall Expansion	20,000,000
07-10	CM	Opera House	1,800,000
07-14	IS	Tech Enhancements-IT Governance (Technology Master Plan)	100,000
08-39	IS	Document Management System	250,000
08-40	IS	Project Management System	100,000
TS-019	IS	Public Works Maintenance Management System	100,000
03-25	Fire	Spring Lake Fire Station	4,108,822
POL-001	PD	Police Parking	1,069,751
POL-005	PD	Radio Communication Upgrade Phase 2	1,536,749
POL-006	PD	911 PSAP Facility	3,075,000
POL-007	PD	Police Personnel	234,550
TS-002	PD	Records Management System	447,020
POL-008	PD	Police Vehicles	228,044
08-55	Facilities	Facilities Maintenance & Repair	1,500,000
SD-001	SD	Annual Storm Drain Repair and Replacement	3,000,000
SD-006	SD	Kentucky Trunk Upgrades	737,550
SD-003	SD	Right of Way Acquisition	594,550
SD-010	SD	Repair East main Pumping Pland & South Canal Pumping Plant	293,000
SD-007	Storm	Outfall Bridge & Yolo Bypass Improvements	1,324,667
SD-008	Storm	Outfall Channel Improvements	5,146,237
TRANS-023	Trans	Update Master Plan	200,000
TRANS-054	TRANS	Annaul Traffic Signal Improvements	250,000
TRANS-033	TRANS	Beamer St UC - Phase II	3,500,000
TRANS-004	TRANS	Neighborhood Traffic Calming	300,000
TRANS-005	TRANS	ADA Curb Ramps	800,000
TRANS-056	TRANS	W. Main St Frontage Improvements	840,000
TRANS-057	TRANS	Gibson Road/SR 113 Interchange Improvements	4,100,000
TRANS-058	TRANS	East Main St Bike Lane Project	1,040,000
TRANS-059	TRANS	Downtown Streetscape Improvements-Phase 2	1,150,000
TRANS-061	TRANS	Citywide ITS Improvements Phase 2	300,000
PR-024	Parks	Community Sports Park : Phase 2	6,000,000
PR-025	Parks	Community Sports Park : Phase 3	28,020,000
PR-026	Parks	Swim Center	3,000,000
PR-030	Parks	SLSP Neighborhood Park N3 Development	2,477,226
LIB-002	LIB	Library Bookmobile	270,500
LIB-003	LIB	Library Expansion	5,550,660
SL-024	SL	County Road 25A between Promenade and Parkland	2,719,000
			<u>\$ 108,686,326</u>



City of Woodland

MEMORANDUM

TO: MEMBERS OF THE WOODLAND PLANNING COMMISSION

FROM: Mark Deven, City Manager
Cindy Gnos, Contract Planner

SUBJECT: Woodland Gateway Phase II Project Revisions Workshop

DATE: June 16, 2011

SUMMARY: Developer Paul Petrovich has submitted an application to the City for a General Plan Amendment, Prezoning, and Annexation of the 154 acres south of the existing Woodland Gateway shopping center. An Environmental Impact Report was prepared and circulated for public review. Based upon public comment, the applicant has revised and reduced the scale of the proposed project. This item is for informational purposes to update the Planning Commission on the proposed project revisions. A special meeting held by the Planning Commission on July 7, 2011 will include a public hearing and review of the project entitlements.

BACKGROUND: The Planning Commission considered a Petition for the proposed project in December 2006. The Planning Commission took public testimony and accepted the proposal for further application processing. The Planning Commission, however, requested updates during the processing of the application. An application was submitted to the City in order to prezone 156 acres to General Commercial and allow a maximum buildout of the site with 808,000 square feet of retail, three hotels, four restaurants, 80,000 square feet of automall, and 100,000 square feet of office. Based on the maximum buildout of the site, a Draft Environmental Impact Report (EIR) was prepared and circulated for public review. The Planning Commission received public comment on the Draft EIR on May 20, 2010. Based upon public comment received and the current economy, the applicant has decided to revise and reduce the project.

DISCUSSION: The applicant's revised project consists of annexation of the entire 154 acres; however, the prezoning would include 42 acres for general commercial uses, 20 acres for auto uses, and 92 acres remaining as agricultural. The general commercial acreage would accommodate up to 340,000 square feet of buildings. The proposed project remains a policy-level analysis with no identified users. Additional entitlements will be required prior to development of any specific uses on the site.

Staff anticipates the Final EIR and Response to Comments will be complete in order for the Planning Commission to hold a public hearing on the EIR certification, Annexation, General Plan Amendment,

and Rezoning on July 7, 2011. At that time, the Planning Commission would make a recommendation on the entitlements and forward to the City Council.

