City of Woodland

Meeting Agenda

Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

May 19, 2022
6:30 PM

***Please Note**: The numerical order of items on this agenda is for the convenience of reference; items may be taken out of order. No new items shall begin after 10:30 pm unless unanimous consent exists to continue.*

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. STAFF AND COMMISSIONER COMMENTS

This is an opportunity for the Planning Commission members and staff 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.

E. SUBCOMMITTEE REPORTS

F. COMMUNICATIONS FROM THE PUBLIC

This is an opportunity for the public to speak to the Planning Commission on any item other than those listed on this agenda. Speakers are requested to use the microphone in front of the Commission and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Chair may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered. The option to submit a public comment via voicemail is no longer available. Written Public Comments Members of the public are welcome to submit written comments prior to the meeting. Comments should be submitted by email to planningcommissionmeetings@cityofwoodland.org. Written Comments received at least two (2) hours prior to the scheduled start time of the Planning Commission meeting will be provided to the Commissioners and posted to the City website as part of the official record of the meeting but will not be read into the record. Written Comments received within two (2) hours of the scheduled start time of the Planning Commission meeting and during the meeting will be provided to the Commissioners the day following the Commission meeting. If you are submitting written comments on a particular item on the agenda, please identify the agenda item number and letter. If you are submitting written comments on an item not listed on the agenda, please identify your e-mail/comment as a General Public Comment. Note: Public comments at special meetings are limited to items on the agenda only.

G. APPROVAL OF MINUTES

H. PUBLIC HEARING

1. SUBJECT: Tentative Parcel Map Number 5222

   RECOMMENDATION FOR ACTION: Staff recommends that the City Planning Commission: (1) Receive the staff report; (2) hold a public hearing; (3) adopt Planning Commission Resolution No. PC 22-06 in support of Tentative Parcel Map No. 5222 for the division of property located at 1490 E. Main Street (APN

066-030-055) into two separate parcels consisting of 0.824 acres and 1.266 acres respectively in the City Community Commercial (CC) Zone.

I. BUSINESS ITEMS

2. SUBJECT: City of Woodland FY2022/23 - FY2025/26 Capital Improvement Program

   RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission 1.) Review the proposed City of Woodland Capital Improvement Program (CIP) for FY2022/23 - FY2025/26 and 2.) Make a finding that the Proposed CIP for FY2022/23 - FY2025/26 is in conformity with the 2035 General Plan

J. STAFF OR COMMISSIONER COMMENTS

K. ADJOURNMENT

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.

TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: May 19, 2022
ITEM #: H.1
SUBJECT: Tentative Parcel Map Number 5222

Recommendation for Action: Staff recommends that the City Planning Commission: (1) Receive the staff report; (2) hold a public hearing; (3) adopt Planning Commission Resolution No. PC 22-06 in support of Tentative Parcel Map No. 5222 for the division of property located at 1490 E. Main Street (APN 066-030-055) into two separate parcels consisting of 0.824 acres and 1.266 acres respectively in the City Community Commercial (CC) Zone.

Staff Contact:
Anna Canales, Assistant Planner, (530) 661-5819, anna.canales@cityofwoodland.org

Background:

Project Proposal:
On March 17, 2022, project applicant, Ram Sah, submitted Planning Application PLNG-22-00022 for a large lot parcel map to divide an existing approximate 2.09 acre lot into two parcels of 0.824 acres and 1.266 acres to allow for future development. The property is located within the Community Commercial zone and is designated for Community Commercial land use under the City 2035 General Plan.

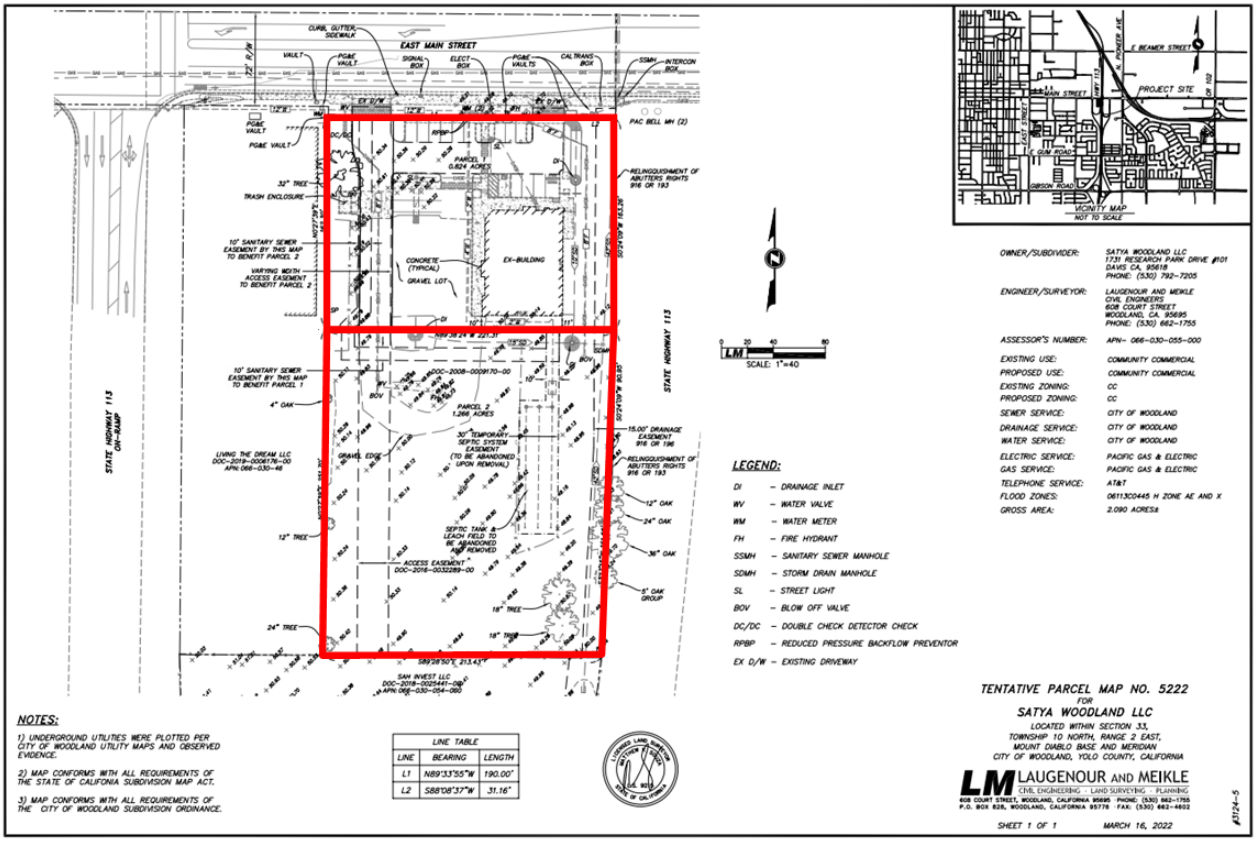
Prior Action:
On August 31, 2011, a 4,860 square foot retail market, a permitted use, was approved through Site Plan and Design Review. The retail market was required to install public frontage improvements, including sidewalk, landscaping, and driveway access.

On August 12, 2019, a 109 room, 4-story, 75,286 square foot, extended stay hotel (Staybridge Hotel) was approved through a Zoning Administrator Permit. The project development required the construction of a new sewer line, resulting in the removal of the existing septic field located south of the existing retail building. The project further required the installation of two street lights along the property frontage and the installation of a median from 75-feet west of the property's western driveway to about 75-feet east of the eastern driveway.

Discussion:

Project Site Description:
The project site consists of a single parcel of 2.09 acres in size. The existing parcel is currently developed with a 4,860 square foot market, parking adjacent to Main Street, and an existing drainage swale to the east. The site is bounded to the west and east by SR 113 on and off-ramps. To the south of the property is the approved Staybridge Hotel development and to the north is East Main Street. Immediately west of the project site is an existing building at 1480 Main Street that is currently used for office and commercial service. A Caltrans setback easement has been maintained on the east side of the property in anticipation of future development of the I-5/SR 113 connector.

Primary access to the project site will be from East Main Street.



The proposed project's electricity and natural gas provider is Pacific Gas & Electric (PG&E) Co. The City will serve as the provider for water, storm drainage, and sewer services. The final map will dedicate easements to allow the connection of storm drain facilities across parcels. Any future development on Parcel 2 will require the construction of separately metered water service and the installation of City approved backflow devices. Separate sewer service for Parcel 2 will be constructed in accordance with City Standards.

Public Notification

Public notice advertising for the public hearing on this project was prepared by the Community Development Department in accordance with notification procedures set forth in the City of Woodland's Municipal Code and State Planning Law.

Two methods of public notice were used:

- A legal notice was published in the Woodland Daily Democrat on May 7, 2022.
- Notices were mailed to all property owners within 300 feet of the project site

Applicable Laws, Codes, and Ordinances

The project is subject to several laws, codes, and ordinances:

- The California Environmental Quality Act (CEQA)
- City of Woodland 2035 General Plan
- City of Woodland Zoning Ordinance
- City of Woodland Subdivision Ordinance

Reviewing Agency Comments

The project has been circulated to other City divisions and departments for review. All reviewing agency comments have been integrated into the conditions of approval. The City Development Engineering Department has included additional conditions to specify that :

a. Applicant shall connect to a sewer pump station that will be constructed by the adjacent property owner (1484 E. Main Street, Staybridge Hotel, APN 066-030-054)

b. Applicant will be required to construct a separately metered water service for a building on Parcel 2 and

the owner will be required to install approved backflow devices for all services that service parcel 2.
c. Applicant will be required to construct a separate sewer service for parcel 2 in accordance with City Standards.
d. The final map will be required to dedicate easements to allow access and connection of utilities across parcels.
e. Applicant shall dedicate any necessary access and utility easements for the benefit of the Staybridge Hotel parcel (APN 066-030-054) to the south.

Environmental Assessment Status
Pursuant to the California Environmental Quality Act ("CEQA"), the proposed project is exempt from CEQA review per CEQA regulation Article 19 Categorical Exemption 15315. Minor Land Divisions.

15315. Class 15 Categorical Exemption applies to projects that propose the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The proposed project is not deemed a covered project under the Yolo Habitat Conservancy's Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP). The proposed project may be subject to applicable HCP/NCCP Avoidance and Minimization Measures.

Prior to taking an action to approve the project as recommended, the Planning Commission is required to confirm this environmental determination in conjunction with action on the project. If this project is approved, staff will file a Notice of Exemption with the Yolo County Clerk's Office in conformance with Article 5, Section 15062(a) of the CEQA guidelines.

Staff Analysis
The staff supports this project based on the following analysis for the Tentative Parcel Map request:

City of Woodland Subdivision Ordinance
The project site, as conditioned, complies with the City of Woodland's Subdivision Ordinance including conformance with applicable lot sizes and dimensions as required by the City's Zoning Ordinance.

City of Woodland Subdivision Ordinance, Section 16.12.020 – Subdivisions creating four or fewer lots or parcels. A tentative map and a parcel map shall be required for all subdivisions creating four or fewer lots or parcels of four or fewer condominiums as defined in Section 783 of the Civil Code, and for community apartment projects containing four or fewer parcels or for the conversion of a dwelling to a stock cooperative containing four or fewer dwelling units.

City of Woodland Subdivision Ordinance, Section 16.16.060 – Phasing Plan, Subsection (b), 1-3. Upon recommendation of the Community Development Director, the Planning Commission shall approve or conditionally approve requests for multiple final maps or parcel maps only if it finds that:

(1) The property which is described in the tentative map will be adequately served by required on-site and off-site improvements even if the property not covered by the proposed final map is not developed;
(2) All dedications required to serve the property which is described in the tentative map have been recorded, even though such dedications also benefit the remaining property; and
(3) Neither the inhabitants nor property owners of the City nor the future inhabitants and property owners of the property described in the tentative map will be detrimentally affected by the failure of the project proponent to develop the remaining property not covered by the proposed final map.

Staff finds that the project as conditioned will meet the requirements provided in Section 16.12.020.

General Plan Consistency

The City's 2035 General Plan sets a vision for the City with detailed descriptions of the commercial land uses that will be included in these continually evolving areas. The following is an analysis of the proposed project's consistency with the intent of the 2035 General Plan:

The 2035 General Plan designation for the site is Community Commercial (CC) which provides for commercial development that serves local neighborhoods as well as a broader area of the community than the Neighborhood Commercial designation, but does not regularly attract regional or pass-through traffic. Allowable uses include retail, services, grocery stores, restaurants, professional offices, and similar commercial uses. The allowed Floor Area Ratio (FAR) is 0.15 to 0.50.

The proposed tentative map is consistent with the intent of the City's General Plan Community Commercial (CC) designation is supported in the following General Plan Goals and Policies:

Policy 2.A.6 Infill Development. Encourage infill, redevelopment of, and development on underutilized sites, adaptive reuse, and the restoration of historic buildings in existing urbanized areas to enhance community character, promote pedestrian- and bicycle friendly neighborhoods, increase housing diversity, ensure the integrity of historic districts, optimize city investment in infrastructure, support increased transit use, and enhance economic vitality.

Policy 2.E.3 Transition Areas. Promote the sensitive design of transition areas between different land uses in order to ensure compatibility, and encourage a gradual and compatible shift in scale between different densities and intensities of various uses. Where residential development abuts farmland, a strong urban edge should be maintained, avoiding very low-density rural residential development to promote efficiency in land use.

Policy 2.E.5 View Corridors. Create attractive view corridors that frame the streets with distinctive buildings, trees, and other landscaping complemented by well-designed and integrated signage. At community entry points; provide a clear, physical sense of arrival into the community.

Zoning Consistency

Land Use
The zoning designation for the site is Community Commercial (CC), which provides development standards for properties located within the zone. Allowable uses in the Interim Zoning Ordinance include retail, services, grocery stores, restaurants, hotel/motels, professional offices, and similar commercial uses.

The proposed two-lot commercial parcel map is consistent with allowed uses under the City Zoning Ordinance. Tentative Parcel Maps require Planning Commission review and approval.

Development Standards
The site for the intended use is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the use and required provisions of the City of Woodland Zoning Ordinance and satisfies all minimum physical standards required under the City's Zoning Ordinance for commercial development. Future development on Parcel 2 will be reviewed for consistency with development standards with a future application submittal.

Yolo Habitat Conservation Plan/ Natural Community Conservation Plan
The proposed two-lot Commercial Parcel Map is not a covered project for the purpose of paying fees under the Yolo Habitat Conservation Plan and Natural Communities Conservation Plan, but is required to comply with

the HCP/NCCP Avoidance and Minimization Measures. The previously approved Staybridge Hotel development located south of the proposed tentative parcel map was not a covered project but did have to comply with HCP/NCCP Avoidance and Minimization Measures.

Flood
This project is located within a special flood hazard area, AE, subject to flooding because of a 1% annual chance of flood. A 1% annual chance flood (100-year flood), also known as the base flood, is a flood that has a 1% chance of being equaled or exceeded in any given year. The Base Flood Elevation is the water-surface elevation of the 1% annual chance of flood. In the AE zone, base flood elevations are determined. Development within the flood plain shall meet all city and FEMA requirements for development of the flood plain.

Entitlements:
The Planning Commission shall base its decision on the conformity of the tentative map with the requirements of the Subdivision Ordinance, the Zoning Ordinance, the 2035 General Plan, any applicable specific plans, and any other applicable ordinance, resolutions, or provisions of law. If the tentative map complies with all of the requirements of the Chapter and the Subdivision Map Act, the Planning Commission may approve or conditionally approve the map.

Appeal:
The subdivider, or any party adversely affected by the decision, the City Planning Commission, an individual City Planning Commissioner, or the City Manager or Community Development Director, may appeal any action of the Planning Commission with respect to a tentative map to the Planning Commission within (10) days after the action of the Planning Commission. No conflict of interest shall exist solely by reason of the filing of an appeal by the City Planning Commission, an individual City Planning Commissioner, the City Manager, or the Community Development Director. Any such appeal shall be filed with the City Clerk and, except an appeal by the City Planning Commission, a City Planning Commissioner, or the City Manager, shall be accompanied by a filing fee as prescribed by a Planning Commission resolution. Upon the filing of an appeal, the City Clerk shall set the matter for hearing. Such hearing shall be held within thirty days after the date of filing the appeal. Within ten days or at its next regular meeting following the conclusion of the hearing, the City Planning Commission shall render its decision on the appeal.

Conclusion:
Staff recommends that the City Planning Commission: (1) Receive the staff report; (2) hold a public hearing; (3) adopt Planning Commission Resolution No. PC 22-06 in support of Tentative Parcel Map No. 5222 for the division of property located at 1490 E. Main Street (APN 066-030-055) into two separate parcels consisting of 0.824 acres and 1.266 acres respectively in the City Community Commercial (CC) Zone.

Prepared by: Anna Canales, Assistant Planner

Reviewed by: Cindy Norris, Principal Planner

Attachments:
1. Resolution and Conditions of Approval
2. Project Information Summary Sheet
3. Tentative Parcel Map No. 5222

RESOLUTION NO. PC 22 - 06

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND APPROVING TENTATIVE PARCEL MAP NO. 5222 LOCATED AT 1490 E MAIN STREET

(APN 066-030-055-000)

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on May 19, 2022 to review and consider a request for Tentative Parcel Map No. 5222, to divide a single existing parcel with a cumulative size of 2.09 acres into 2 parcels, of 0.824 acres and 1.266 acres, as shown in **Exhibit A**. The property is located at 1490 E. Main Street (APN 066-030-055); and

WHEREAS, the proposed project, as conditioned, is consistent with the provisions that have been outlined by the City of Woodland General Plan and meets all regulatory requirements of the City of Woodland Zoning Ordinance, and City of Woodland Subdivision Map Act; and

WHEREAS, pursuant to California state law and the City of Woodland Municipal Code, public hearing notices were mailed to all property owners within an area of a three hundred foot radius of the subject property, and a public hearing notice was published for a minimum of ten days prior to the public hearing in the Woodland Daily Democrat 10 days prior to the meeting date; and

WHEREAS, the site for the intended use is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the use and required provisions of the City of Woodland Zoning Ordinance and satisfies all minimum physical standards required under the City's Zoning Ordinance for a commercial development; and

WHEREAS, the proposed use will be organized, designed, constructed, operated, and maintained so as to be compatible with the character of the area as intended in the City of Woodland General Plan; and

WHEREAS, the proposed use will not constitute a nuisance or be detrimental to the public welfare of the community, the use would be consistent with existing and permitted uses in the area and all conditions and requirements deemed necessary and in the public interest have been or will be met as they have been imposed on the application approval to reduce the impact of the use and/or future use on adjacent properties and vicinity; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the proposed parcel map is exempt from CEQA review per CEQA regulation (Class 19 Minor Land Division) § 15315 which applies to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in

conformance with the City of Woodland General Plan and City of Woodland Zoning Ordinance, no variances or exceptions are required, and all services and access to the proposed parcels to local standards are available.; and

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby make the following findings and determinations with respect to the proposed Tentative Parcel Map No. 5222 at 1490 E. Main Street:

Section 1. The proposed Tentative Parcel Map is consistent with the City's General Plan. The proposed Tentative Map will implement the City of Woodland General Plan by helping to maintain an adequate amount of land properly zoned, consistent with the General Plan, and ready to be expeditiously developed, redeveloped, and/or revitalized for economic development and job creation purposes.

Section 2. The Tentative Parcel Map depicts a site that is physically suitable for development. There are no conditions that would render the property unsuitable for industrial development.

Section 3. The site is physically suitable for the proposed density of development. The site is of sufficient size and shape to allow the proposed density, and the parcel will be able to accommodate future development of industrial uses given the shape and topography of the project site.

Section 4. The design of the parcel or the proposed improvements will not create substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Section 5. The design of the proposed parcel will not cause serious public health problems and is not anticipated to have substantial negative impacts on project occupants or occupants of the surrounding area.

The Planning Commission does hereby approve Application No. PLNG-22-00022 for Tentative Parcel Map No. 5222 (**Exhibit A)**, subject to the recommended conditions of approval as provided in **Exhibit B**.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting of the Planning Commission held on the 19th day of May 2022, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Marco C. Lizarraga, Chairperson

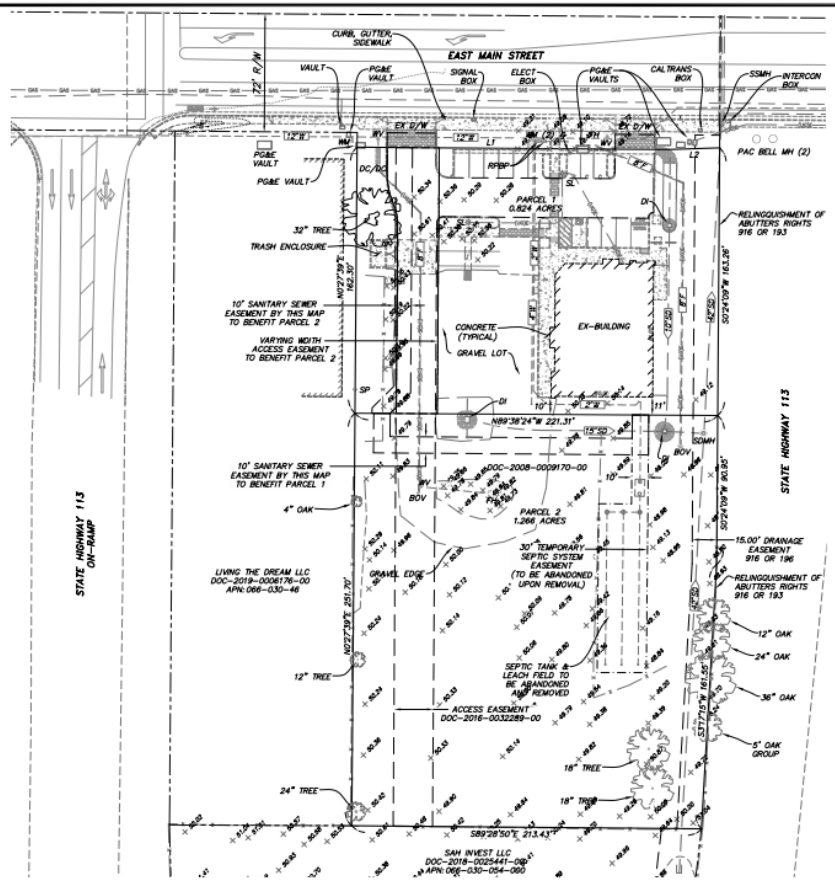
ATTEST:

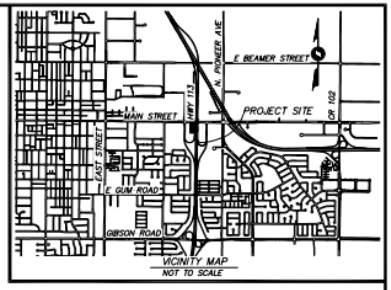
_____

Cindy Norris, Planning Commission Secretary

Exhibit A – Tentative Parcel Map No. 5222
Exhibit B – Conditions of Approval

Exhibit A





OWNER/SUBDIVIDER:	SATYA WOODLAND LLC 1731 RESEARCH PARK DRIVE #101 DAVIS CA, 95618 PHONE: (530) 792-7205
ENGINEER/SURVEYOR:	LAUGENOUR AND MEIKLE CIVIL ENGINEERS 608 COURT STREET WOODLAND, CA. 95695 PHONE: (530) 662-1755
ASSESSOR'S NUMBER:	APN- 066-030-055-000
EXISTING USE:	COMMUNITY COMMERCIAL
PROPOSED USE:	COMMUNITY COMMERCIAL
EXISTING ZONING:	CC
PROPOSED ZONING:	CC
SEWER SERVICE:	CITY OF WOODLAND
DRAINAGE SERVICE:	CITY OF WOODLAND
WATER SERVICE:	CITY OF WOODLAND
ELECTRIC SERVICE:	PACIFIC GAS & ELECTRIC
GAS SERVICE:	PACIFIC GAS & ELECTRIC
TELEPHONE SERVICE:	AT&T
FLOOD ZONES:	06113C0445 H ZONE AE AND X
GROSS AREA:	2.090 ACRES±

LEGEND:

DI	– DRAINAGE INLET
WV	– WATER VALVE
WM	– WATER METER
FH	– FIRE HYDRANT
SSMH	– SANITARY SEWER MANHOLE
SDMH	– STORM DRAIN MANHOLE
SL	– STREET LIGHT
BOV	– BLOW OFF VALVE
DC/DC	– DOUBLE CHECK DETECTOR CHECK
RPBP	– REDUCED PRESSURE BACKFLOW PREVENTOR
EX D/W	– EXISTING DRIVEWAY

NOTES:

1) UNDERGROUND UTILITIES WERE PLOTTED PER CITY OF WOODLAND UTILITY MAPS AND OBSERVED EVIDENCE.

2) MAP CONFORMS WITH ALL REQUIREMENTS OF THE STATE OF CALIFONIA SUBDIVISION MAP ACT.

3) MAP CONFORMS WITH ALL REQUIREMENTS OF THE CITY OF WOODLAND SUBDIVISION ORDINANCE.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°33'55"W	190.00'
L2	S88°08'37"W	31.16'

LICENSED LAND SURVEYOR — MATTHEW D. MEIKLE — No. 9218 — STATE OF CALIFORNIA

TENTATIVE PARCEL MAP NO. 5222

FOR

SATYA WOODLAND LLC

LOCATED WITHIN SECTION 33,
TOWNSHIP 10 NORTH, RANGE 2 EAST,
MOUNT DIABLO BASE AND MERIDIAN
CITY OF WOODLAND, YOLO COUNTY, CALIFORNIA

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

SHEET 1 OF 1 MARCH 16, 2022

#3124-5

Exhibit B
Conditions of Approval

GENERAL

1. The project is as described in the staff report prepared for the May 19, 2022 Planning Commission meeting to approve Parcel Map No. 5222 to divide the existing 2.09 acre parcel located at 1490 E. Main Street into two separate parcels, Parcel 1 of 0.824 acres and Parcel 2 of 1.266 acres. The project shall be carried out in substantial compliance as depicted on the submitted Tentative Parcel Map No. 5222 dated March 16, 2022, included in Exhibit A, except as modified in these conditions of approval and with any changes necessary to meet city codes and specifications.

2. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.

3. Secure approval and satisfy requirements of all agencies of jurisdiction.

4. The applicant/developer shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibility to comply with all pertinent requirements of the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City as well as hours of operation requirements in the City in addition to applicable state and federal laws.

5. Upon approval, the applicant will be required to submit a final parcel map. Prior to official recordation of the legal description and revised lots, the Community Development Department must approve this map.

6. Prior to issuance of a Certificate of Occupancy for future development, all conditions of approval and required improvements shall be completed to the satisfaction of the Community Development Department.

7. The applicant will be required to file a copy of the recorded instruments with the City of Woodland Community Development and the Public Works Department upon recordation of the revised parcels.

8. Applicant shall provide the Community Development Department with a check for the sum of $50.00 made out to Yolo County to record the environmental document with Yolo County.

9. Applicant shall be responsible for informing all subcontractors, consultants, engineers or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements herein in the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities.

PLANNING

10. Future Development. Future development shall be subject to Review with the City of Woodland Planning Division. Future development shall meet development standards and regulations as outlined in the City's General Plan, Zoning Code and Community Design Standards, as applicable.

YOLO HABITAT CONSERVANCY - HABITAT CONSERVATION PLAN/NATURAL COMMUNITY CONSERVATION PLAN

11. The project applicant shall comply with the Yolo HCP/NCCP Avoidance and Minimization Measures for any site work (grading) associated with parcels created by Map No. 5222 as follows:

    a. **AMM16, Minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite**. The project proponent will retain a qualified biologist to conduct planning-level surveys and identify any nesting habitat present within 1,320 feet of the project footprint. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas.

    If a construction project cannot avoid potential nest trees (as determined by the qualified biologist) by 1,320 feet, the project proponent will retain a qualified biologist to conduct preconstruction surveys for active nests consistent, with guidelines provided by the Swainson's Hawk Technical Advisory Committee (2000), between March 15 and August 30, within 15 days prior to the beginning of the construction activity. The results of the survey will be submitted to the Conservancy and CDFW. If active nests are found during preconstruction surveys, a 1,320-foot initial temporary nest disturbance buffer shall be established. If project related activities within the

    b. **AMM 18, Minimize Take and Adverse Effects on Western Burrowing Owl.** Applicant will implement AMM 18 by retaining a qualified biologist to conduct a survey in suitable burrowing owl habitat within 500-feet of the project boundary. The survey will be conducted according to the CDFG 2012 burrowing owl guidelines. If an active burrowing owl burrow is found, no-disturbance buffers will be established and maintained around the active burrow according to the 2012 CDFG guidelines.

DEVELOPMENT SERVICES ENGINEERING

Fees:

12. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.

13. Owner shall pay development impact fees in effect at time of building permit.

The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the applicant fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code, Section 66020, the applicant will be legally barred from later challenging such fees, dedications requirements, reservation requirements and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding, or other agreement with the applicant which authorizes the City to impose certain fees, and which may waive the applicant's right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

Construct with building permit

For Parcel 1:

14. Applicant shall connect to the sewer pump station to be constructed by the adjacent property owner (1484 E. Main Street, Staybridge Hotel, APN 066-030-054) on the property of Parcel 2. Applicant shall contact the Yolo County Environmental Health Division to obtain a Septic Abandonment Permit to properly abandon the existing septic tank and leach field.

For Parcel 2, applicant shall construct with first building the following:

15. Applicant shall construct separate metered water service for a building on parcel 2. Per the City's cross connection control ordinance, Owner shall install approved backflow devices for all services that serve parcel 2 including domestic and irrigation. Backflow devices shall be tested by a City-approved tester and results provided to the Public Works Department prior to occupancy.

16. Applicant shall construct a separate sewer service for parcel 2 in accordance with City Standards. Applicant shall connect to the sewer pump station to be constructed by the adjacent property owner (1484 E. Main Street, Staybridge Hotel, APN 066-030-054) on the property of Parcel 2.

Easement Dedications, Right of Way, and map restrictions

17. The final map shall dedicate easements to allow access and connection of utilities across parcels by one of the methods listed below.
    a. A legally binding CC&R document, reviewed and approved by the City and recorded on the title of the land; or

b. Prior to approval of the final map the applicant shall enter into an Agreement for Conveyance of Easements and record it against the property. The map shall reference the agreement; or
c. A statement on the map as follows "We hereby reserve easements for reciprocal private access, drainage, utilities, and maintenance, on, over, and across Parcels and these easements shall bind and insure to the benefit of the heirs, administrators, executors, and successors of the grantors and are for the benefit of each of Parcels so described."

18. In addition to any easements required for the 2 parcels created with this map, applicant shall dedicate any necessary access and utility easements for the benefit of the Staybridge Hotel parcel (APN 066-030-054) to the south.

General Information and Applicable Ordinances

19. If the final map is requested prior to the construction of required improvements, applicant shall prepare improvement plans and obtain an encroachment permit for all work within the public right-of-way, public easements, or new utility connections and submit them to the Development Services Engineering Division. Applicant shall enter into an improvement agreement and provide security in the amount of 100% performance bond, 50% payment bond and 10% warranty bond. This submittal is separate from the building permit submittal. All public improvements shall conform to the most current City of Woodland Standard Specifications.

20. The site is within the flood plain. Development shall comply with all FEMA standards and regulations and all City requirements for development within a flood plain.

21. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit. Applications/projects disturbing less than one acre of soil shall implement BMP's to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP to be approved by the City Engineer.

22. This project is subject to the City's Storm Water Quality Control Ordinance. Each parcel, regardless of size shall incorporate General site design measures, Site Specific Measures, and Treatment Measures.

Project shall include low impact development standards to minimize storm drain run off, applicant shall submit a plan to minimize run off to the City for approval. The plan shall include such measures as bioretention basins, porous pavement, dry wells/trench drains, or other approved method as described in section E.12.b.(ii) of the phase II MS4 General permit (CAS000004), and demonstrate that the amount of treated run off is in accordance with the section E.12.f E.12.e.ii.c of the phase II MS4 General permit. Applicant shall enter into an access, maintenance, and reporting agreement for such measures prior to certificate of occupancy for each parcel.

When constructing improvements, OWNER needs to describe how the project is meeting the requirement. OWNER may reference the City's Post Construction Standards Manual on the web.

http://www.cityofwoodland.org/gov/depts/cd/divisions/engineering/development/h2oquality.asp

23. Final map shall tie into two City control network monuments in accordance with the City's electronic submission ordinance.

24. Developer shall document and show evidence that all tentative map conditions are met with submittal of final map.

PROJECT INFORMATION SUMMARY SHEET

Tentative Parcel Map No. 5222 (PLNG-21-00088): Project applicant, Ram Sah, has submitted Planning Application PLNG-22-00022 for a proposed Tentative Parcel Map (TPM) to split a commercial parcel (APN 066-030-055) located south of East Main Street and between State Route 113 on and off ramps. The existing parcel is 2.09 acres in size. Resultant Parcel 1 will be 0.824 acres in size and Parcel 2 will be 1.266 acres. The property is located within City Community Commercial Zone District (CC) and is designated for Community Commercial land uses under the City 2035 General Plan.

Location: 1490 E. Main Street

Applicant/Owner: Ram Sah / Satya Woodland, LLC

Environmental Report: Categorical Exemption.

APN: 066-030-055

Project Planner: Anna Canales, Assistant Planner

Staff Recommendation: Conditional Approval

Report For: Planning Commission Public Hearing – May 19, 2022

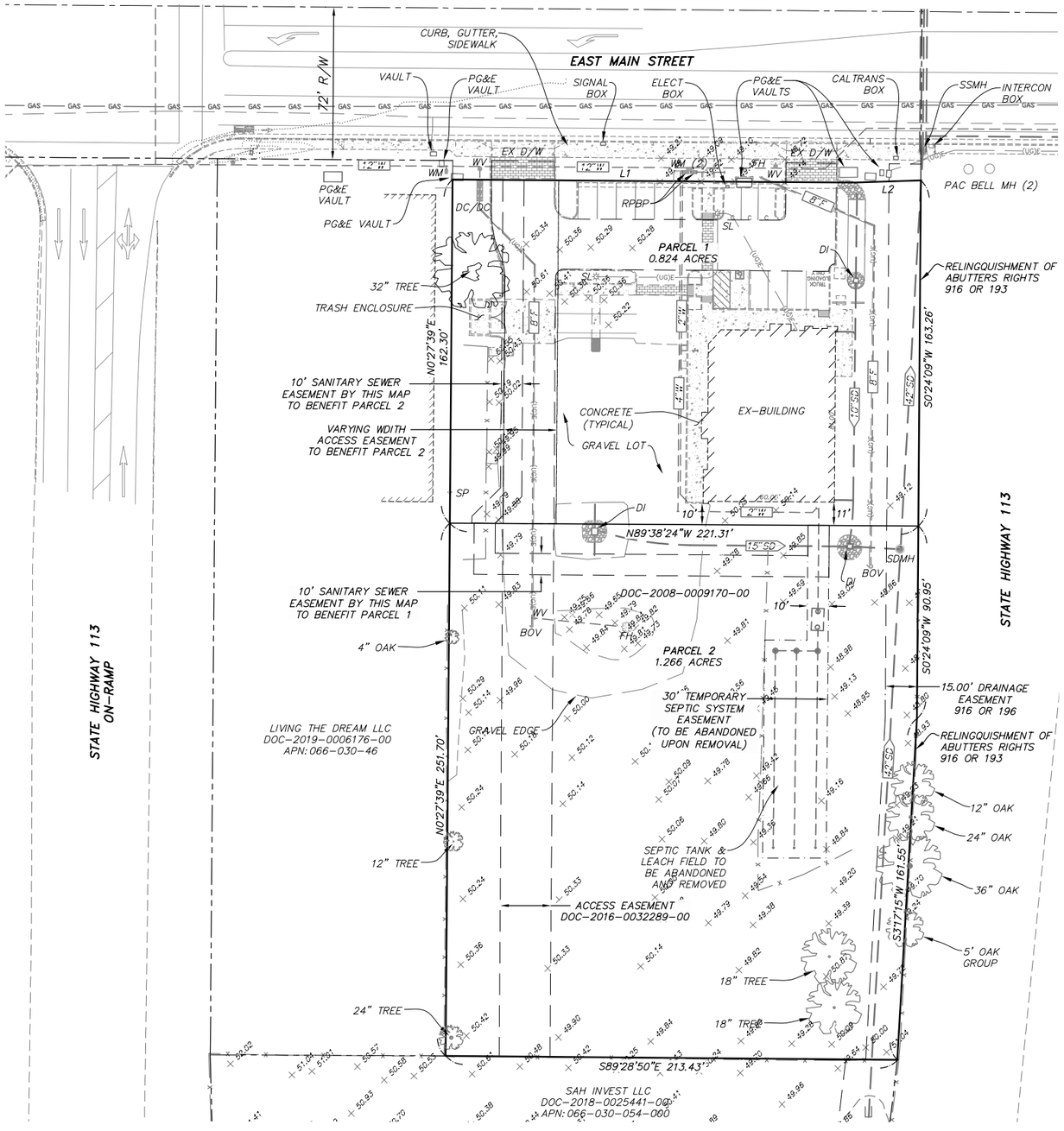
General Plan Designation: Community Commercial

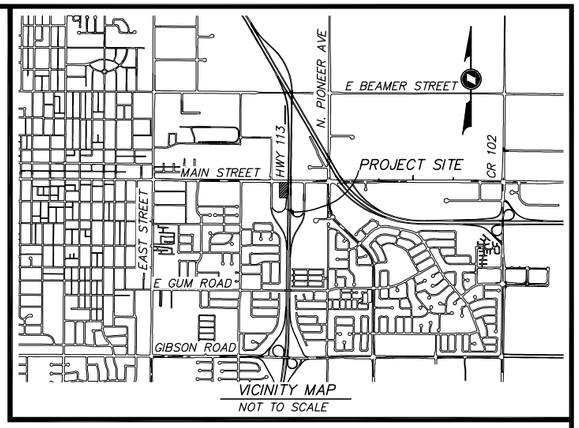
Existing Land Uses & Zoning:

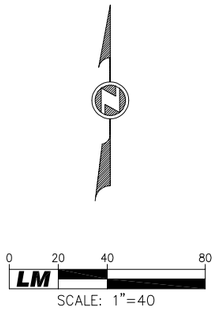
DIRECTION	LAND USE	GENERAL PLAN	ZONING
North	Electrical Contractor	Industrial	Industrial / Light Industrial Flex Overlay
South	Staybridge Hotel Development	Community Commercial	Community Commercial
East	State Route 113	Regional Commercial	Regional Commercial
West	Living the Dream / Office Land Use	Community Commercial	Community Commercial

Flood Zone: The project site is located within a FEMA Flood Map Special Flood Hazard Area, Zone AE – Regulatory Floodway. The FEMA flood map for the project area is 06113C0445H, effective on May 16, 2012.

Street Access: Single driveway access off East Main Street







LEGEND:

DI	–	DRAINAGE INLET
WV	–	WATER VALVE
WM	–	WATER METER
FH	–	FIRE HYDRANT
SSMH	–	SANITARY SEWER MANHOLE
SDMH	–	STORM DRAIN MANHOLE
SL	–	STREET LIGHT
BOV	–	BLOW OFF VALVE
DC/DC	–	DOUBLE CHECK DETECTOR CHECK
RPBP	–	REDUCED PRESSURE BACKFLOW PREVENTOR
EX D/W	–	EXISTING DRIVEWAY

OWNER/SUBDIVIDER:	SATYA WOODLAND LLC 1731 RESEARCH PARK DRIVE #101 DAVIS CA, 95618 PHONE: (530) 792-7205
ENGINEER/SURVEYOR:	LAUGENOUR AND MEIKLE CIVIL ENGINEERS 608 COURT STREET WOODLAND, CA. 95695 PHONE: (530) 662-1755
ASSESSOR'S NUMBER:	APN- 066-030-055-000
EXISTING USE:	COMMUNITY COMMERCIAL
PROPOSED USE:	COMMUNITY COMMERCIAL
EXISTING ZONING:	CC
PROPOSED ZONING:	CC
SEWER SERVICE:	CITY OF WOODLAND
DRAINAGE SERVICE:	CITY OF WOODLAND
WATER SERVICE:	CITY OF WOODLAND
ELECTRIC SERVICE:	PACIFIC GAS & ELECTRIC
GAS SERVICE:	PACIFIC GAS & ELECTRIC
TELEPHONE SERVICE:	AT&T
FLOOD ZONES:	06113C0445 H ZONE AE AND X
GROSS AREA:	2.090 ACRES±

NOTES:

1) UNDERGROUND UTILITIES WERE PLOTTED PER CITY OF WOODLAND UTILITY MAPS AND OBSERVED EVIDENCE.

2) MAP CONFORMS WITH ALL REQUIREMENTS OF THE STATE OF CALIFONIA SUBDIVISION MAP ACT.

3) MAP CONFORMS WITH ALL REQUIREMENTS OF THE CITY OF WOODLAND SUBDIVISION ORDINANCE.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°33'55"W	190.00'
L2	S88°08'37"W	31.16'

TENTATIVE PARCEL MAP NO. 5222

FOR

SATYA WOODLAND LLC

LOCATED WITHIN SECTION 33,
TOWNSHIP 10 NORTH, RANGE 2 EAST,
MOUNT DIABLO BASE AND MERIDIAN
CITY OF WOODLAND, YOLO COUNTY, CALIFORNIA

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

SHEET 1 OF 1 MARCH 16, 2022

#3124-5

TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: May 19, 2022
ITEM #: I.2
SUBJECT: City of Woodland FY2022/23 - FY2025/26 Capital Improvement Program

Recommendation for Action: Staff recommends that the Planning Commission 1.) Review the proposed City of Woodland Capital Improvement Program (CIP) for FY2022/23 - FY2025/26 and 2.) Make a finding that the Proposed CIP for FY2022/23 - FY2025/26 is in conformity with the 2035 General Plan

Staff Contact:
Lynn Johnson, Senior Management Analyst, (530) 661-5979, lynn.johnson@cityofwoodland.org

Report in Brief:
The projects contained in the Capital Improvement Program (CIP) have been reviewed and discussed with the City Manager to prioritize and program in alignment with 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 is in conformity with the 2035 General Plan. A CIP project list for FY2023 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. A list of all the CIP projects contained in the 5-year CIP and their total project funding is included in Attachment 2.

Background:
The City of Woodland adopts a five-year CIP that presents a balanced spending plan. The CIP is evaluated and updated annually to ensure that project cost and scope are current and that projected revenues can support the proposed projects. Projects that utilize Measure E or Measure F, the City's 1/2 cent supplemental sales tax, must first be included in an approved Measure E/F Spending Plan (updated Spending Plans were adopted by City Council on May 17, 2022).

Discussion:
The Community Development Department staff has reviewed these projects and is of the opinion that they are in conformity with the 2035 General Plan.

Conclusion:
Staff recommends that the Planning Commission 1.) Review the proposed City of Woodland Capital Improvement Program (CIP) for FY2022/23 - FY2025/26 and 2.) Make a finding that the proposed CIP for FY2022/23 - FY2025/26 is in conformity with the 2035 General Plan.

Prepared by: Lynn Johnson, Senior Management Analyst

Reviewed by: Cindy Norris, Principal Planner

Attachments:
1. Attachment 1 - General Plan Conformity
2. Attachment 2 - CIP Project List

CITY OF WOODLAND
CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEAR 2022/23 to 2025/26)

Project No.	Category	Project Title	General Plan Policy Analysis
	Land Use, Community Design & Historic Preservation; Economic Development		**Policy 4.B.1 Public Service Standards.** Ensure adequate funding through the Capital Improvement Program and General Fund revenues to build and maintain necessary public infrastructure
Fire			
1	Fire Protection Services	Fire Station #3 Relocation	GP Policy 5.B.1. – Response Time and Service Standards - Strive to maintain a high level of fire protection service to the community by achieving response times as outlined in Policy.
General			
2	Land Use, Community Design & Historic Preservation	Zoning Ordinance & CEQA	GP Goal 2.A – Growth & Change – Support sustainable growth through orderly, well planned development that provides for economic growth, strong social ties, protection of the environment, an enhanced quality of life, and preservation of Woodland's community character and agricultural heritage.
3	Housing; Healthy Community	Permanent Supportive Housing	GP Goal 6.A – Health Equity – Promote health equity in Woodland, including the promotion of equal access to health facilities, goods, services, and economic and educational opportunities; helping to ensure overall well-being for residents of all ages, abilities, and incomes; and fairly treating all members of the public in the process of creating a healthy Woodland.
4	Land Use, Community Design & Historic Preservation	Local Early Action Planning (LEAP) Grant	Housing Element Policy 2.A.6 – The City shall participate, whenever eligible, in federal, state, or other programs that assist in providing and maintaining housing affordable to lower income and special needs groups.
5	Economic Development	Enterprise System Replacement	GP Policy 4.B.2 Efficiency of Public Services – Ensure that public services are being delivered as efficiently as possible.
6	**Housing**	**Armfield-Lemen Ave REAP Grant**	**Housing Element Policy 2.A.6 – The City shall participate, whenever eligible, in federal, state, or other programs that assist in providing and maintaining housing affordable to lower income and special needs groups.**
Library			
7	Community	Library Material Collection	GP Policy 6.D.3. – Library Facilities and Programming - Provide library facilities and

	Facilities & Services		programs that align with the community's learning needs, abilities and demographics, and changes in technology, such as through facility design, services and service delivery methods, and partnerships with educational and learning institutions.
Park Facilities			
8	Park System	Clark Field	GP Goal 5.C. – Park System - Establish and maintain a complete system of public parks and community and recreational facilities that provides opportunities for both passive and active recreation and is well suited to the needs of Woodland residents, employees, and visitors.
9	Spring Lake	Spring Lake Central Park	GP Policy 5.C.5. – Proximity of Parks to Housing - Strive to provide accessible public park, greenbelt, and/or recreational open space within one-quarter mile of all housing, especially in neighborhoods with higher density housing. Require new development in Specific Plan areas to meet this standard in site planning, and pursue opportunities to establish new parkland in proximity to underserved infill areas, as feasible.
10	Park System	Regional Park Site	GP Policy 5.C.14 – Public/Private partnerships - Encourage the establishment or joint development of commercial or private recreation facilities within the Woodland area. GP Policy 7.B.7 – Woodland Regional Park – Protect and maintain Woodland Regional Park as an important wildlife preserve and habitat for special-status plants and allow for public access that is compatible with and promotes public education of the site's habitat value.
11	Park System	Southeast Area Pool Project	GP Goal 5.C. – Park System -Establish and maintain a complete system of public parks and community and recreational facilities that provides opportunities for both passive and active recreation and is well suited to the needs of Woodland residents, employees, and visitors.
12	Park System	Charles Brooks Pool Bleacher Project	GP Policy 5.C.18 – Special Facilities – Support special use facilities that foster a variety of sports and recreational activities within the city including baseball, soccer, tennis, swimming, boxing, and others.
13	Park System	2022 Spring Lake Parks Project	GP Policy 5.C.5. – Proximity of Parks to Housing - Strive to provide accessible public park, greenbelt, and/or recreational open space within one-quarter mile of all housing, especially in neighborhoods with higher density housing. Require new development in Specific Plan areas to meet this standard in site planning, and pursue opportunities to establish new parkland in proximity to underserved infill areas, as feasible.
Storm Drainage			
14	Flood Hazards & Protection	FloodSAFE Yolo/Cache Creek Feasibility Study	GP Goal 8.B – Protect the lives and property of the citizens of Woodland from hazards and manage floodplains for their open space and natural resource values. GP Policy 8.B.7 – Require that new flood management projects or development within areas subject to flooding ensure that floodwaters will not be diverted into adjacent property to increase flood hazards on properties located elsewhere unless secured through a flood easement or fee title buyout.\

			GP Goal 4.C - Recognize the important roles that land uses and development play in the City's economic success and fiscal health. Consider economic benefits and cost and long-term community needs in land use decisions, and reserve sites for designated uses. GP Policy 4.C.11 - Comprehensive Flood Solution - Continue to work with Army corps of Engineers and responsible State and regional agencies to identify and implement a comprehensive flood solution to reduce risk of flooding in Woodland, especially in the northeastern industrial quadrant and eastern portion of the city.
15	Storm Drainage Facilities	Stormwater Quality Design Manual Update & Hydromodification Exemption Efforts	GP Policy 5.I.4 – Low Impact Development – Require new development and redevelopment projects to incorporate site design and low impact development runoff requirements, in accordance with the Municipal Code to reduce runoff rates, filter out pollutants, and facilitate groundwater infiltration.
16	Storm Drainage Facilities	Storm Drainage Outfall Channel Outlet Structure	GP Goal 5.I Stormwater Management – Maintain the City's storm drainage system and promote best management practices to protect from flooding, enhance water quality, prevent infrastructure deterioration, and comply with State and federal laws.
17	Storm Drainage Facilities	Storm Drain Channel south of Woodland Christian School	GP Goal 5.I Stormwater Management – Maintain the City's storm drainage system and promote best management practices to protect from flooding, enhance water quality, prevent infrastructure deterioration, and comply with State and federal laws.
18	**Storm Drainage Facilities**	**East Main Pump Station Emergency Generator Rehabilitation**	**GP Goal 5.I Stormwater Management – Maintain the City's storm drainage system and promote best management practices to protect from flooding, enhance water quality, prevent infrastructure deterioration, and comply with State and federal laws.**
19	**Storm Drainage Facilities**	**North Canal Pump Station Pipe Rehabilitatin**	**GP Goal 5.I Stormwater Management – Maintain the City's storm drainage system and promote best management practices to protect from flooding, enhance water quality, prevent infrastructure deterioration, and comply with State and federal laws.**
Sewer			
20	Wastewater	Annual Sewer Repair & Replacement	GP Policy 5.H.4. – Maintenance and Repairs - Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
21	Wastewater	Preliminary Odor Abatement	GP Policy 5.H.11. – Hazards and Nuisances - Investigate hazards and nuisance potential associated with operations at the City's wastewater treatment plant, including odor nuisances, and identify and implement any buffering requirements or operational changes at the plant that may be necessary.
22	Wastewater	Treatment Plant Exp - Biosolids	GP Policy 5.H.4. – Maintenance and Repairs - Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.

23	Wastewater	Water Pollution Asset Replacement	GP Policy 5.H.4. – Maintenance and Repairs - Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
24	Wastewater	Replace Orangeburg Pipe	GP Policy 5.H.4. – Maintenance and Repairs - Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
25	Wastewater	Sewer/Wastewater Treatment Master Plan	GP Policy 5.H.2 – Sanitary Sewer Management Plan – Maintain and periodically update the Sanitary Sewer Management Plan. Use available and "state of the practice" tools, such as computerized flow modeling to determine system capacity, as necessary to forecast demand by urban development, and to determine appropriate facility and system needs.
26	Wastewater	Large Diameter Wastewater Pipeline Repair, Replacement & Lining	GP Policy 5.H.4. – Maintenance and Repairs - Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
27	Wastewater	Main Street Sanitary Sewer and Storm Repairs	GP Policy 5.H.4. – Maintenance and Repairs - Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
28	Wastewater	WPCF Pond #11 Biosolids Removal	GP Policy 5.H.4. – Maintenance and Repairs - Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
29	Wastewater	E. Gibson Trunk Sewer Repairs	GP Policy 5.H.4. – Maintenance and Repairs - Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
30	Wastewater	Sewer System Hydraulic Model Update	GP Policy 5.H.2 – Sanitary Sewer Management Plan – Maintain and periodically update the Sanitary Sewer Management Plan. Use available and "state of the practice" tools, such as computerized flow modeling to determine system capacity, as necessary to forecast demand by urban development, and to determine appropriate facility and system needs
31	Wastewater	Spring Lake Lift Station Pump Replacement Project	GP Policy 5.H.4. – Maintenance and Repairs - Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
Transportation & Circulation			
32	Trans+Circ	Traffic Engineering Services	Goal 3.B - Complete Streets – Provide complete streets that accommodate driving, walking, bicycling, and public transit and that are designed to enable safe, attractive, comfortable access and travel for users of all ages and abilities.
33	Trans+Circ	I-5/SR113 Freeway to Freeway Connectors Ph 2	GP Policy 3.A.13 – SR 113/I-5 Interchange – Pursue funding to construct the connection of SR 113 to I-5 to reduce the use of local streets for this connection and continue to ensure the necessary right-of-way is secured for the selected route.
		Measure F Road	GP Policy 3.D.2. – Street and Sidewalk Maintenance - Promote street, alley, and sidewalk

34	Trans+Circ	Maintenance Planning	maintenance to encourage safe use; have a funding plan in place for improvements.
35	Trans+Circ	Annual O&M Support	GP Policy 3.D.2. – Street and Sidewalk Maintenance - Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.
36	Trans+Circ	East Main Street Improvement Project	GP Policy 3.F.2 – Bikeway Network – Promote the development of a comprehensive system of recreational and commuter bicycle routes that provide safe and convenient connections between the city's: major employment and housing areas; existing and planned bikeways; and schools, parks, retail shopping, and residential neighborhoods.
37	Trans + Circ	Install traffic signal at Freeway Drive & E. Main Street	GP Policy 3.B.3 – Connectivity and Balance – Preserve and continue to develop a comprehensive, integrated, and connected network of streets that balance walking and bicycling with transit, automobiles, and trucks.
38	Trans + Circ	Install Traffic Signal at Kentucky/Cottonwood	GP Policy 3.B.3 – Connectivity and Balance – Preserve and continue to develop a comprehensive, integrated, and connected network of streets that balance walking and bicycling with transit, automobiles, and trucks.
39	Trans+Circ	Sports Park Drive Pedestrian Overcrossing	GP Policy 3.E.3 – Off-Street Pedestrian Paths - Continue to develop off-street pedestrian paths for access to schools, recreation facilities, and neighborhood services in existing and future neighborhoods in the city.
40	Trans+Circ	2020 Road Rehabilitation (Matmor & Gum Ave)	GP Policy 3.D.2. – Street and Sidewalk Maintenance - Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.
41	Trans+Circ	Traffic Calming Program	GP Policy 3.D.3 – Traffic Calming - Implement traffic-calming design and devices, as funding allows, in existing and new residential areas where appropriate to reduce vehicle speeds and preserve neighborhood livability.
42	Trans+Circ	Gibson Road Bicycle/Pedestrian Mobility Project – East to West Street	GP Policy 3.B.4. – Retrofit - Strive to retrofit existing streets into more complete streets, prioritizing improvements on roadways providing access to services, schools, parks, civic uses, as well as in the downtown and along mixed use corridors. Consider all modes and users in decisions made affecting retrofit projects and strive to remove existing barriers to safe and connected travel.
43	Trans+Circ	2021 Road Maintenance	GP Policy 3.D.2. – Street and Sidewalk Maintenance - Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.
44	Trans+Circ	E. Gibson Road/Harry Lorenzo Ave/Bourn Drive Traffic Signal	GP Policy 3.B.3 – Connectivity and Balance – Preserve and continue to develop a comprehensive, integrated, and connected network of streets that balance walking and bicycling with transit, automobiles, and trucks.
45	Trans+Circ	W. Gibson Road Safe Routes to School – West St to CR 98	GP Policy 3.B.4. – Retrofit - Strive to retrofit existing streets into more complete streets, prioritizing improvements on roadways providing access to services, schools, parks, civic uses, as well as in the downtown and along mixed use corridors. Consider all modes and users in decisions made affecting retrofit projects and strive to remove existing barriers to safe and connected travel.
46	Trans+Circ	2020 ADA	GP Policy 3.B.8 – Accessibility - Endeavor to ensure that all streets are safe and accessible

		Improvements	to people with disabilities and others with limited mobility.
47	Trans+Circ	2021 ADA Improvements	GP Policy 3.B.8 – Accessibility - Endeavor to ensure that all streets are safe and accessible to people with disabilities and others with limited mobility.
48	Trans+Circ	Local Roadway Safety Plan Project	GP Policy 3.A.12 - Transportation Evaluation. Evaluate projects for potential impacts to traffic operations, traffic safety, transit service, bicycle facilities, and pedestrian facilities for the purpose of assessing the timing and phasing of traffic improvements
49	**Trans+Circ**	**SR 113/CR25A Ultimate Interchange Modifications**	**GP Policy 3.A.10 – Overcome Barriers and Remove Gaps – Eliminate barriers and gaps in the existing roadway, bikeway, and pedestrian networks. GP Policy 3.B.9 Roundabouts – Consider roundabouts as an intersection traffic control option with demonstrated air quality and safety benefits.**
50	Trans+Circ	2022 ADA Improvements	GP Policy 3.B.8 – Accessibility - Endeavor to ensure that all streets are safe and accessible to people with disabilities and others with limited mobility.
51	**Trans+Circ**	**2022 Road Maintenance/ Rehabilitation**	**GP Policy 3.D.2. – Street and Sidewalk Maintenance - Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.**
52	**Trans+Circ**	**Main Street Feasibility Project**	**GP Policy 3.A.9 – Road Diets – Investigate road diets within the existing built-out portion of the city.**
53	**Trans+Circ**	**East & Main Street Signal Project**	**GP Policy 3.B.3 – Connectivity and Balance – Preserve and continue to develop a comprehensive, integrated, and connected network of streets that balance walking and bicycling with transit, automobiles, and trucks.**
54	**Trans+Circ**	**Pedestrian Crossing Improvement Project**	**GP 3.E.1 – Pedestrian Promotion – Promote walking by providing appropriate facilities, programs, and information.**
55	**Trans+Circ**	**Active Transportation Plan**	**GP Policy 3.F.1 – Bikeway Master Plan – Maintain a Bikeway Master Plan to reflect current best practices for bike facilities and programs as well as bikeway changes to accommodate the cycling public.**
56	Trans+Circ	2023 Road Maintenance	GP Policy 3.D.2. – Street and Sidewalk Maintenance - Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.
57	**Trans+Circ**	**E. Gibson Road/Matmor Road Signal Modification Project**	**GP Policy 3.B.3 – Connectivity and Balance – Preserve and continue to develop a comprehensive, integrated, and connected network of streets that balance walking and bicycling with transit, automobiles, and trucks.**
58	Trans+Circ	New Traffic Signal – CR102 & Kentucky Avenue	GP Policy 3.B.3 – Connectivity and Balance – Preserve and continue to develop a comprehensive, integrated, and connected network of streets that balance walking and bicycling with transit, automobiles, and trucks.
59	Trans+Circ	2024 Road Maintenance	GP Policy 3.D.2. – Street and Sidewalk Maintenance - Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.
60	Trans+Circ	Planning Analysis Studies	GP Policy 3.B.3. – Connectivity and Balance - Preserve and continue to develop a comprehensive, integrated, and connected network of streets that balance walking and bicycling with transit, automobiles, and trucks.

Water			
61	Potable Water	Water System Leak Detection, Maintenance & Repairs	GP Policy 5.G.7 – Maintenance and Repairs - Evaluate existing water production and distribution systems on an ongoing basis and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities, including wells and storage tanks.
62	Potable Water	Chromium 6 Investigations	GP Goal 5.G – Safe Reliable, and Sufficient Potable Water – Maintain a safe, reliable, and sufficient potable water supply and delivery system that meets the needs of the city.
63	Potable Water	ASR Wells #31	GP Policy 5.G.1 – Potable Water Supply and Cost Recovery – Provide potable water to the existing Woodland community. Ensure that potable water capacity (including surface water treatment capacity and Aquifer Storage and Recovery well capacity) is available to serve planned urban development within the planning area consistent with the General Plan. Accommodate increase in water demand from the existing community with the capital costs and benefits allocated equitably and fairly between existing users and new users, as authorized by law. Remain in compliance with existing and new water quality regulations.
64	Potable Water	Recycled Water Master Plan	GP Policy 5.G.5 – Recycled Water – Expand the recycled water system as feasible and in accordance with a Recycled Water System Master Plan, which should provide an evaluation of potential recycled water uses, facilities planning, distribution service areas, recommended recycled water system, financial modeling, implementation strategies, and the feasibility of forming a recycled water utility.
65	Potable Water	2019 Water Main Replacement Project	GP Policy 5.G.7 – Maintenance and Repairs - Evaluate existing water production and distribution systems on an ongoing basis and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities, including wells and storage tanks.
66	Potable Water	2021 Water & Sewer Repair & Replacement Project: Gum & Marshall	GP Policy 5.G.7 – Maintenance and Repairs - Evaluate existing water production and distribution systems on an ongoing basis and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities, including wells and storage tanks.
67	Potable Water	2021 Water & Sewer Repair & Replacement Project: Pendegast & College	GP Policy 5.G.7 – Maintenance and Repairs - Evaluate existing water production and distribution systems on an ongoing basis and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities, including wells and storage tanks.
68	Potable Water	Groundwater Monitoring Wells	GP Goal 5.G – Safe Reliable, and Sufficient Potable Water – Maintain a safe, reliable, and sufficient potable water supply and delivery system that meets the needs of the city.
69	Potable Water	Groundwater Wells Demolition Project	GP Policy 5.G.7 – Maintenance and Repairs - Evaluate existing water production and distribution systems on an ongoing basis and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities, including wells and storage tanks.
70	Potable Water	Water Meter Replacement	GP Policy 5.G.7 – Maintenance and Repairs - Evaluate existing water production and distribution systems on an ongoing basis and plan for, fund, and implement necessary

			repair or enhancement of damaged or antiquated facilities, including wells and storage tanks.
71	Potable Water	2023 Water & Sewer Replacement Project	GP Policy 5.G.7 – Maintenance and Repairs - Evaluate existing water production and distribution systems on an ongoing basis and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities, including wells and storage tanks.
72	Potable Water	2026 Water & Sewer Replacement Project	GP Policy 5.G.7 – Maintenance and Repairs - Evaluate existing water production and distribution systems on an ongoing basis and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities, including wells and storage tanks.
Spring Lake			
73	Spring Lake	South Urban Growth Area Drainage Study	GP Policy 5.I.4 – Low Impact Development – Require new development and redevelopment projects to incorporate site design and low impact development runoff requirements, in accordance with the Municipal Code to reduce runoff rates, filter out pollutants, and facilitate groundwater infiltration.
74	Spring Lake	Pioneer Avenue High School Entrance to Farmer's Central Road	GP Policy 3.B.10 – School Safety – Partner with schools to ensure a high level of vehicle, bicycle, and pedestrian safety adjacent to school facilities.
75	Spring Lake	Gibson Landscape – Pioneer to SR 113	GP Policy 3.B.5 – New Developments -Require new developments to provide interconnected street networks with walkable blocks that allow and encourage active multimodal transportation.
76	Spring Lake	Spring Lake 2019 CIP Update	GP Policy 3.K.1 – Fee Assessments - Assess fees through the Major Projects Financing Plan (MPFP), on new development, sufficient to cover the fair share portion of that development's impacts on all modes of the transportation system. Exceptions may be made when new development generates significant public benefits and alternative sources of funding for the improvements can be obtained to offset foregone revenues.
77	Spring Lake	South Area Flowage Easement	GP Policy 5.I.7. – Stormwater Detention Facilities - Use stormwater detention facilities to mitigate drainage impacts and reduce storm drainage system costs. To the extent practical, design stormwater detention facilities for multiple purposes, including recreational use in dry conditions and/or stormwater quality improvement.
78	Spring Lake	Spring Lake Sewer Pump Station Improvements	GP Policy 5.H.4. – Maintenance and Repairs - Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.

Project Category	Project Number	Project Name	Total Project Funding
Fire	16-10	Fire Station #3 Relocation	$ 1,214,000
General	07-07	Zoning Ordinance & CEQA	$ 667,700
General	19-22	Permanent Supportive Housing	$ 4,083,972
General	21-08	Local Early Action Planning (LEAP) Grant	$ 157,300
General	21-09	Enterprise System Replacement	$ 2,251,790
General	22-12	Armfield-Lemen Ave REAP Grant	$ 234,750
Library	94-45	Library Material Collection	$ 425,000
Park Facilities	13-03	Clark Field	$ 75,000
Park Facilities	15-07	Camarena Ball Field - Grant Match	$ 50,000
Park Facilities	18-04	Park/Recreation Facility Planning	$ 65,000
Park Facilities	19-11	Spring Lake Central Park	$ 510,000
Park Facilities	19-17	Regional Park Site	$ 716,500
Park Facilities	19-18	Southeast Area Pool Project	$ 6,881,905
Park Facilities	19-23	Charles Brooks Pool Bleacher Project	$ 40,000
Park Facilities	20-03	2022 Spring Lake Parks Project	$ 1,146,417
Sewer	08-21	Annual Sewer Repair and Replacement	$ 5,049,180
Sewer	08-22	Preliminary Odor Abatement	$ 414,500
Sewer	10-11	Treatment Plant Exp-Biosolids	$ 5,960,000
Sewer	14-02	Water Pollution Asset Replacement Project	$ 6,497,119
Sewer	14-03	Replacement of Orangeberg Sewer Laterals	$ 2,385,000
Sewer	14-07	Sewer/Wastewater Treatment Master Plan	$ 591,500
Sewer	14-15	Large Diameter Wastewater Pipeline Repair, Replacement, & Lining	$ 3,596,000
Sewer	17-23	Main Street Sanitary Sewer and Storm Repairs	$ 100,000
Sewer	20-13	WPCF Pond #11 Biosolids Removal	$ 1,530,000
Sewer	22-05	E. Gibson Trunk Sewer Repairs	$ 1,000,000
Sewer	23-03	Sewer System Hydraulic Model Update	$ 90,000
Sewer	23-04	Spring Lake Lift Station Pump Replacement Project	$ 600,000
SLIF Infrastructure	06-12	Spring Lake East Regional Pond Landscaping	$ 484,000
SLIF Infrastructure	14-16	Pioneer Avenue High School Entrance to Farmer's Central Rd	$ 2,300,000
SLIF Infrastructure	19-01	GIBSON LANDSCAPE - Pioneer Avenue to Harry Lorenzo Ave	$ 457,000
SLIF Infrastructure	19-12	Spring Lake 2019 CIP Update	$ 155,000
SLIF Infrastructure	19-14	South Area Flowage Easement	$ 300,000
SLIF Infrastructure	21-10	Spring Lake Sewer Pump Station Improvements	$ 50,000
Storm Drain	09-15	FloodSAFE Yolo/Cache Creek Feasibility Study	$ 5,679,000
Storm Drain	16-03	Stormwater Quality Design Manual Update & Hydromodification Exemption Efforts	$ 150,000
Storm Drain	20-06	Storm Drainage Outfall Channel Outlet Structure	$ 3,985,000
Storm Drain	21-07	Storm Drain Channel south of Woodland Christian School	$ 400,000
Storm Drain	22-02	East Main Pump Station Emergency Generator Rehabilitation	$ 50,000
Storm Drain	22-08	North Canal Pump Station Pipe Rehabilitation Project	$ 180,000
Transportation	00-06	I-5/SR113 Freeway to Freeway Connectors Phase 2	$ 499,000
Transportation	02-28	Traffic Engineering Services	$ 175,000
Transportation	06-06	Measure E/Measure F - Planning-Management	$ 250,000
Transportation	06-14	Annual In-House Road Program Support	$ 4,750,000
Transportation	13-05	East Main Street Improvement Project	$ 8,135,838
Transportation	16-02	Install traffic signal at Freeway Drive & E. Main Street	$ 450,000
Transportation	17-02	Install Traffic Signal at Kentucky/Cottonwood	$ 450,000
Transportation	17-22	Sports Park Drive Pedestrian Overcrossing	$ 7,785,000
Transportation	19-05	Matmor Rd & E. Gum Ave Rehab (2020 Road Rehabilitation)	$ 10,379,877
Transportation	19-06	Traffic Calming Program	$ 400,000
Transportation	20-01	Gibson Road Bicycle/Pedestrian Mobility Project - East to West Street	$ 8,206,617
Transportation	20-02	2021 Road Maintenance	$ 1,698,238
Transportation	20-04	E. Gibson Road/Harry Lorenzo Ave/Bourn Drive Traffic Signal	$ 1,290,000
Transportation	20-08	W. Gibson Road Safe Routes to School - West Street to CR 98	$ 6,361,700
Transportation	21-13	Local Roadway Safety Plan Project	$ 66,700
Transportation	21-14	SR 113/CR 25A Ultimate Interchange Modifications (Roundabouts)	$ 1,867,082
Transportation	22-01	2022 ADA Improvements	$ 221,645
Transportation	22-01	2022 ADA Improvements	$ 10,000
Transportation	22-06	2022 Road Maintenance/Rehabilitation	$ 1,125,000
Transportation	22-13	Main Street Feasibility Project	$ 125,000
Transportation	22-14	East and Main Street Signal Project	$ 336,900

Project Category	Project Number	Project Name	Total Project Funding
Transportation	22-15	Pedestrian Crossing Improvement Project	$ 275,000
Transportation	22-17	Active Transportation Plan	$ 186,125
Transportation	23-01	2023 Road Maintenance	$ 1,000,000
Transportation	23-06	E. Gibson Road/Matmor Road Signal Modification Project	$ 550,000
Transportation	23-07	New Traffic Signal - CR102 and Kentucky Avenue	$ 525,000
Transportation	24-01	2024 Road Maintenance	$ 1,000,000
Transportation	95-24	Planning Analysis Studies	$ 200,000
Water	09-23	Water System Leak Detection, Maintenance & Repairs	$ 2,689,898
Water	15-04	Chromium 6 Investigations	$ 75,000
Water	17-05	ASR Wells #31	$ 5,557,000
Water	17-07	Recycled Water Master Plan	$ 440,000
Water	19-15	2019 Water Main Replacement Project	$ 200,000
Water	20-14	2021 Water & Sewer Repair & Replacement (Gum & Marshall)	$ 5,550,000
Water	21-01	2022 Water & Sewer Repair & Replacement (Pendegast & College)	$ 4,940,000
Water	21-02	Groundwater Monitoring Wells	$ 1,555,000
Water	21-05	Groundwater Wells Demolition Project	$ 300,000
Water	22-03	Water Meter Replacement	$ 1,000,000
Water	22-04	2023 Water & Sewer Replacement Project	$ 4,200,000
Water	23-02	2024 Water & Sewer Replacement	$ 4,000,000
Water	25-01	2026 Water and Sewer Replacement Project	$ 400,000