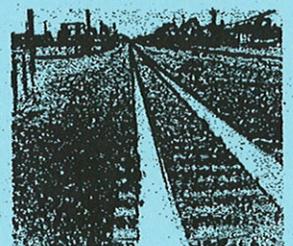
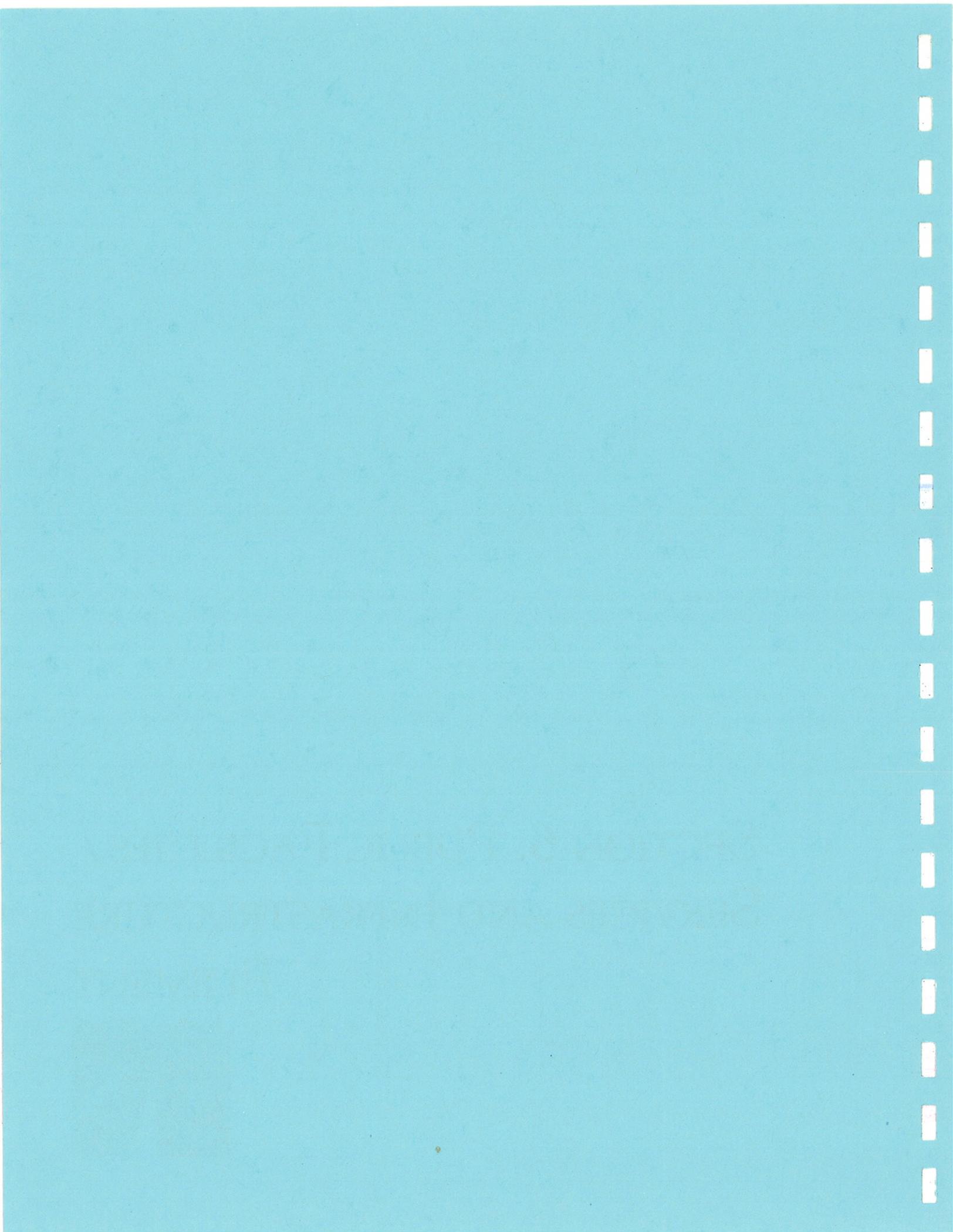


SECTION 6. PUBLIC FACILITIES/
SERVICES AND INFRASTRUCTURE

ELEMENT





SECTION 6. PUBLIC FACILITIES / SERVICES AND INFRASTRUCTURE ELEMENT

6.1 EXISTING SETTING

6.1.A. Fire Protection

The Woodland Fire Department provides fire and emergency medical services to the East Street Corridor Area. The community is currently served by three fire stations. Station One is located at 532 Court Street, Station 2 at 1619 West Street and Station 3 at 1550 Springlake Court; each is manned with a minimum of three (3) career firefighters 24 hours a day. Each Station is equipped with a front line 1,250 gallon per minute structural pumper and a 750 gallon per minute mobile attack grass fire pumper.

Fire hydrants in the City of Woodland are located every 300 feet along the curb. The current maximum fire flow is sufficient at 3,500 gallons per minute. The department has an average response time of 3 to 4 minutes. Woodland Fire Department has a class 3 ISO Fire Insurance Grading. The City of Woodland requires all new construction be equipped with automatic fire sprinkler system.

The Woodland Fire Department is a participant in an Automatic Aid Agreement with the cities of Davis, West Sacramento, Dixon, the UCD Fire Department, and provides mutual aid to neighboring Rural Fire Districts. The department is funded by the City of Woodland and by the County for contract services to Springlake Fire District. In 1997, East Street Corridor area has had a total of 37 calls for service.

6.1.B. Police Services

Police Service to the East Street Corridor Area is provided by the City of Woodland Police Department, which is headquartered and dispatched out of the police station located at 520 Court Street. Uniformed patrol provides 24-hour uniformed services for emergencies, traffic control, preliminary investigations, arrests and other called-for services from the community. In the event of emergency, mutual aid is available from all agencies, including the City of Davis and the County Sheriffs Department.

Currently, the most prevalent crime is that of property theft, with incident rates higher in commercial areas than in residential. Crimes against persons are low. The citywide average emergency response time is under five minutes.

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The Neighborhood Watch groups are not well organized along the East Street Corridor. Both Yolano Village and the trailer parks hold Neighborhood Watch meetings on an irregular schedule. Both neighborhoods participate in "National Night Out".

Table 6.1
Accidents at Intersections¹ on East Street in 1996

Intersection	Number of Reported Accidents	Intersection	Number of Reported Accidents
Gum Avenue	1	Court Street	4
Pendegast Street	1	North Street	1
Cross Street	3	Beamer Street	1
Oak Street	4	Commerce Avenue	1
Main Street	3		

¹Those intersections not reported had no reported accidents in 1996

6.1.C. Yolo County Sheriff's Department

The Yolo County Sheriff's Department is also responsible for patrolling the Yolo County Fairgrounds located within the East Street Corridor area. The Yolo County Sheriff's Department and Detention Division are presently located south of Gibson Road, between County Road 101 and 102 (near Yuba College).

6.1.D. Water Supply

The East Street Corridor Area is in the City of Woodland water service area. The water supply is groundwater. The water mains in the East Street Corridor area provide reliable service but may need upgrades. Annual water system operations and maintenance costs in the City are financed through monthly user fees and connection charges. New capital construction costs are financed through development fees.

City wide, groundwater is pumped into a network of buried water mains and service lines. In July 1997, 17 wells were on-line with a pumping capacity of approximately 30,000 gallons per minute (gpm). Emergency pumping capacity in the event of a complete Pacific Gas & Electric power supply loss is estimated to be 12,000 gpm. Water system pressures typically are approximately 35-45 psi and vary with demand, time of day, and system pump on/off status's.

The City encourages wise water use and water conservation in all areas through programs including plumbing retrofit rebate programs and water wasting monitoring. Preferred

irrigation schedules include watering between 6:00 p.m. and 8:30 a.m. Alternate sides of streets are encouraged to water on opposite days.

Water main along East Street is from 12 to 8 inches with the majority being 10 inches. Water main runs the entire length of East street except for in front of the Yolo County Fair Grounds.

6.1.E. Wastewater Service

Wastewater service to the East Street Corridor Area is provided by the City of Woodland. Woodland's wastewater system consists of a network of gravity flow pipelines, a lift station, and a wastewater treatment plant (WWTP). Treated effluent from the WWTP is discharged to the Tule Canal within the Yolo Bypass. The treatment facilities are located about 0.75 mile east of the City's southeasterly boundary at the intersection of County Road 24 and County Road 102.

Most of the gravity sewers and trunk lines are vitrified clay pipe, with some reinforced concrete pipe. In the older part of town, some terra cotta pipe is still in use. Current WWTP facilities went into operation in 1989, and were designed to handle 6 million gallons per day (mgd) of average dry weather flow (ADWF) and 21 mgd of peak flow. Phased construction of improvements to the WWTP to expand its capacity to 6.8 mgd is currently underway. Most of East Street is served by a 12 inch collection line.

Figure 6.2
Existing Sanitary Sewer Pipe Line Along East Street

Location	Size
Beamer St. to Lemen Ave.	18 inch
Lemen Ave. to Gum Ave.	15 inch
Gum Ave. to 300' north of Gibson Rd.	12 inch

6.1.F. Storm Drainage

Three storm drainage pumping stations are located just north and south of the intersection of East Main Street and County Road 103. The north and south pump station's capacities are presently exceeded by major winter storm events/flows. The East Main Street station capacity is presently being evaluated to determine if its capacity may or may not be exceeded during major winter storm events/flows.

The Storm Drain Master Plan (Woodland, 1987) recommends more than 24,000 linear feet of subsurface storm drain improvements on the following streets in the Redevelopment Area: Main, North, Pendegast and Sixth, and Third Streets, Gum, Lemen and Lincoln Avenues, Matmor Road, and Wilson Way.

In general, during periods of intense rainfall, there is localized flooding that encroaches on private property, but does not endanger structures. This flooding subsides within several hours after the storm passes. The City is in a process to update its 1987 Storm Drainage Master Plan.

Figure 6.3
Existing Storm Drain Pipe Line Along East Street

Location	Size
Kentucky Ave. To Beamer St.	36 inch
Beamer St. To North St.	24 inch
Armfield Ave. To East Main St.	18 inch
East Main St. To Depot St.	12 inch
150' south of Oak Ave. To Pendegast St.	18 inch
Approx. 230' north of Gibson Rd. to Gibson Rd.	18 inch
Gibson Rd. in front of the County Fair Mall	15 inch

6.1.G. Flooding

Historically, the City has been subject to localized flooding. The potential source of flooding could be Willow Slough, Cache Creek, and the Bypass area. The U. S. Army Corps of Engineers' (Corps of Engineers) Sacramento River Flood Control Project (SRFCP) provides the area with varying levels of flood protection from these sources. Portions of the East Street Corridor Area lie within areas classified by the Federal Emergency Management Agency (FEMA) as being 100 and 500 year flood zones (see Flood Map Figure 6.1).

6.1.H. Utilities

Electrical power and natural gas are provided to the East Street Corridor Area by Pacific Gas and Electric Company (PG&E). Telephone Service is provided by Pacific Bell Telephone. There are currently a number of overhead utility lines in the Project Area. PG&E has proposed a "Pipeline Replacement Program", a project that involves the conversion of low pressure gas lines to high pressure lines, and is estimated to take 10 to 15 years to complete. East Street from Lemen to Commerce Avenue is currently undergrounded as well as the Fairground frontage south along the County Fair Mall property.

The City receives on average \$184,000 annually in Rule 20A funds from P.G.&E. through an allocation formula based on the number and type of electric meters in the community. These funds are intended to benefit the public through the undergrounding of overhead lines along streets with high traffic volumes or civic areas or areas of unusual scenic interest.

The undergrounding of railroad-owned overhead communication facilities along railroad rights-of-way is difficult to achieve. Historically, such privately owned facilities have not been regulated by the California Public Utilities Commission (CPUC) and railroads have claimed that their communication facilities are not subject to city and county ordinances or franchise agreements. In most cases, railroads decline to convert overhead facilities within local underground conversion districts. In the long run, the benefits of microwave and fiber optic technologies may cause railroads to remove their overhead facilities. In the interim, a community with a strong desire to convert railroad communication facilities will have to negotiate directly with the railroad. The City has required new development (such as Blue Shield) to underground the railroad communication lines.

A local cable television (CATV) company, while not under the jurisdiction of the CPUC, needs to be an active stakeholder in the local conversion planning process. As a general rule, the conversion of overhead CATV facilities to underground is governed by the terms of the CATV company's franchise agreement with the community in which it operates.

6.1.I. Code Enforcement

The Director of Community Development shall enforce all provisions of this Specific Plan and all the applicable codes of all government agencies and jurisdictions in such matters including building, mechanical, fire and electrical codes and codes pertaining to drainage, waste water, public utilities, subdivisions and grading.

6.2 IMPACTS

6.2.A. Fire Protection

The addition of ten (10) new hydrants along East and East Beamer Streets as part of the East Street Corridor Area will have a beneficial impact on fire protection services in that area. The rezoning of properties to a residential density will have no negative impact on fire protection capabilities. New residences will be required to be equipped with fire sprinkler systems and should not adversely impact fire protection. The potential increase in commercial occupancies may result in an increase in the demand for fire department services. It should be noted that new buildings and homes will be required to be constructed with Automatic Fire Sprinkler System and as such, will be much safer than older buildings. Specific requirements for additional personnel or equipment should be evaluated with each new development proposal with its impact on services mitigated.

6.2.B. Police Services

General East Street Corridor projects are not expected to create any significant adverse impacts on police services. However, secondary impacts associated with the increase in commercial

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and residential development may eventually necessitate an increase in police services. Proposed street and sidewalk improvements are expected to provide for safer vehicular and pedestrian movement, which will in turn lead to a decreased potential for traffic violations and accidents which must be investigated by police. Again, specific requirements for additional equipment or personnel should be evaluated with each new development proposal, and its impact on police services mitigated.

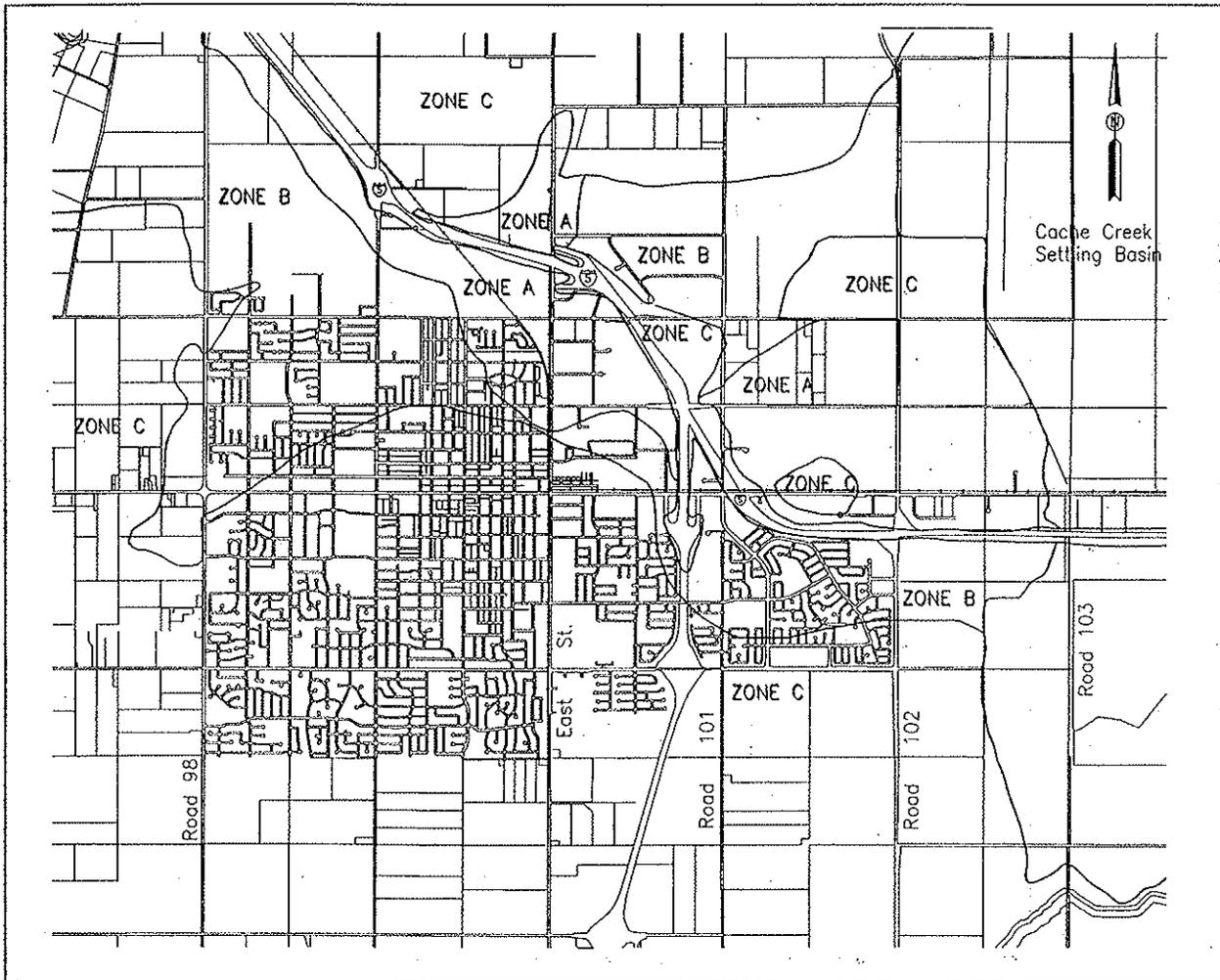


Figure 6.1 - Flood Plain Map

Zone A: Areas of 100 year flood; base flood elevations and flood hazard factors not determined.

Zone B: Areas between limits of 100 year and 500 year flood; or certain areas subject to 100 year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood.

Zone C: Areas of minimal flooding.

6.2.C. Yolo County Sheriff's Department

General development projects outside of the Yolo County Fairgrounds are not expected to create any significant adverse impacts on the Yolo County Sheriff's Department. Improvements to the fairgrounds could require additional equipment or personnel and should be evaluated with each new improvement proposed, and its impact on sheriff services mitigated.

6.2.D. Water Supply

Direct impacts on water service in the East Street Corridor area would occur in the form of increased demand for services associated with commercial and residential growth in the East Street Corridor area. The effects of increased demands will be computer-modeled in the upcoming City Water Master Plan update to identify the possible need for new water wells and larger water transmission pipes.

6.2.E. Wastewater Service

The East Street Corridor Specific Plan is anticipated to facilitate new growth in the East Street Corridor area, and direct impacts to the wastewater service would occur in the form of increased demand for wastewater disposal services associated with proposed development. Although the current wastewater facility is exceeding capacity, the completion of the first phase of the sanitary sewer upgrade program, based on the City's 1986 Wastewater System master Plan, should accommodate any initial demands due to new development. Phase 2 and Phase 3 of this upgrade program are expected to accommodate future wastewater demands that result from new commercial and residential development. Again, any future projects should be assessed individually, on a case by case basis, to determine their actual impacts on the existing wastewater system.

6.2.F. Storm Drainage

Storm drainage improvements proposed in the East Street Corridor Specific Plan would have beneficial impacts on existing and future drainage patterns. Implementation of these improvements would reduce maintenance costs and safety hazards associated with flooding, and reduce the threat of property damage that may have deterred affected property owners from maintaining or improving their properties.

Secondary impacts, those which result from increased development, will in turn increase the demand on and for storm drainage facilities. Future projects should be assessed on an individual case by case basis to ensure that they will not have significant adverse impacts on the local or citywide storm drainage system.

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However, the new Wastewater (Storm Drainage) Master Plan updates currently under development will identify any existing and projected wastewater (storm drainage) system deficiencies. The Capital Improvement Project identified by this master plan update may affect the East Street Corridor Specific Plan wastewater (storm drainage) system required improvement.

6.3. GOALS AND POLICIES (From the 1996 Woodland General Plan)

Modern development requires a wide range of publicly-provided services, such as water, sewer, storm drainage, police, and fire. The General Plan seeks to provide for the logical and efficient extension of these services as new development occurs. The City provides for the development of major public facilities through its Major Projects Financing Plan, which identify capital improvements projects to accommodate growth projected under the General Plan consistent with applicable state and federal law.

6.3.A. Funding

Goal: To ensure the timely development of public facilities and the maintenance of specified service levels for these facilities.

Policies:

Where new development requires the construction of new public facilities, new development shall fund its fair share of the construction of those facilities.

1. Through fiscal revenues generated by new development, the City shall provide for expansion of general government services (e.g., City administrative services) in connection with new development, if warranted.

6.3.B. Fire Protection

Fire protection is a critical component of public safety. Woodland currently enjoys a high level of fire protection. Fire protection depends on several factors: personnel and equipment, available water supply and pressure, quickness of response, and reducing potential fire hazards. Buildings can also be constructed with fire resistant materials, smoke alarms, or sprinkler systems to reduce fire hazards.

Goal: To protect residents of and visitors to Woodland from injury and loss of life and to protect property from fires.

Policies:

1. The City shall attempt to maintain an ISO (Insurance Service Organization) rating of 3.

2. The City shall, through adequate staffing and patrol arrangements, endeavor to maintain the minimum feasible response times for fire calls. To this end, the City shall attempt to maintain the following fire flow and response time standards:

**Table 6.4
Fire Flow and Response Time Standards**

Type of Development	Fire Flow Standard	Response Standard
Commercial and Industrial	3,500 gallons per minute (GPM)	First response within 4 minutes
Light Commercial and Multi-Family	2,500 GPM	First response within 4 minutes
Single-Family	1,500 GPM	First response within 4 minutes

3. The City shall require new development to develop or fund fire protection facilities that, at a minimum, maintain the above service level standards.
4. The City shall require new development, as demonstrated through positive fiscal impacts or through specific funding mechanisms in the event of fiscal deficits, to fund fire protection personnel and operations and maintenance that, at a minimum, maintain the above standards.
5. The City Fire Department shall attempt to maintain response time of four minutes for emergency medical service (EMS) calls.
6. The City shall require that ambulance service maintains a response time of six minutes or less for emergency medical service (EMS) calls.

6.3.C. Police Services

A sense of public safety is one of the most important aspects of small town quality and enjoyment of a community. The policies in this section address public safety by setting standards for police service. Public safety can also be addressed through other public safety programs and the design of new residential and commercial development and remodels and public facilities such as parks, schools, and pedestrian and bike trails.

Goal: To deter crime and to meet the growing demand for police services associated with increasing population and commercial / industrial development in the city.

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Policies:

1. The City shall, through adequate staffing and patrol arrangements, endeavor to maintain the minimum feasible response times for police calls. The following are the goals for average response times for calls for service:

**Table 6.5
Response Times for Calls for Service**

Priority	Class of Crime	Dispatch Standard	Response Standard
Priority 1	Major Crime	Dispatch time: 1 minute	Police response time: 4 minutes
Priority 2	Major Crime	Dispatch time: 1 minute	Police response time: 5 minutes
Priority 3	Major Crime Cold	Dispatch time: 15 minutes	Police response time: 10 minutes
Priority 4	Major Crime Cold	Dispatch time: 30 minutes	Police response time: 10 minutes
Priority 5	Service Call	Dispatch time: 35 minutes	Police response time: 10 minutes

To maintain the ability for quick response, the City shall strive to not exceed an average of 30 percent committed police patrol time.

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.
3. The City shall require new development to develop or fund police facilities and equipment that, at a minimum, maintain the above standards.
4. The City shall require new development, as demonstrated through positive fiscal impacts or through specific funding mechanisms in the event of fiscal deficits, to fund police personnel and operations and maintenance that, at a minimum, maintain the above standards.
5. The City shall promote and fund public safety programs, including neighborhood watch, child identification and fingerprinting, substance abuse prevention, violence prevention, conflict resolution, and other public education and crime prevention efforts.
6. The City shall provide and promote services for children at risk of abuse, neglect, youth violence and exploitation.
7. The City shall consider public safety issues in all aspects of public facility, commercial, and residential project design, including crime prevention through environmental design.

6.3.D. Water Supply

Woodland relies on groundwater for its municipal water supply, as do most of the surrounding agricultural operations. The General Plan seeks to ensure a safe and adequate water supply for existing and future development, by investigating the groundwater basin and other water supply options to determine the most appropriate long-term water supply for the city. Policies of the plan also promote water conservation and reuse.

Goal: To ensure a safe and reliable water supply sufficient to meet the future needs of the city.

Policies:

1. The City shall promote efficient water use and reduced water demand by:
 - a. Requiring water-conserving building design and equipment in new construction;
 - b. Encouraging water-conserving landscaping and other conservation measures; and
 - c. Encouraging retrofitting of existing development with water-conserving devices.

More stringent water conservation measures will be required, as appropriate, based on the findings of the studies in Policy 1.

2. The City shall investigate the use of reclaimed wastewater to offset the demand for new water supplies.
3. The City shall work with other agencies to promote water conservation measures countywide for both urban and agricultural uses.
4. The City shall reduce currently "unaccounted for" water losses by metering public facilities and substantial construction water use, and by developing and implementing a leak detection and repair program.
5. The City shall only approve new development that relies on an adequate City water supply and delivery system.

6.3.E. Wastewater

The City provides sewer collection, treatment, and disposal services. The City's wastewater treatment plant is located south of I-5 and east of Road 102. New development will require expansion of the plant and new trunk lines.

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The policies in this section seek to provide for the logical expansion and extension of the wastewater system to serve new development. Water conservation efforts also reduce the amount of waste water that must ultimately be disposed of. Industrial waste source control and pretreatment of industrial wastewater can lessen the burden on the City's treatment plant.

Goal: To ensure adequate wastewater collection and treatment and the safe disposal of wastes.

Policies:

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 wastewater systems to minimize inflow and infiltration to the extent economically feasible.
2. The City shall implement and maintain an industrial pretreatment program in accordance with state and federal requirements.
3. The City shall require all sewage generators within its service area to connect to the City's system, except those areas where on-site treatment and disposal facilities are deemed appropriate.
4. The City shall require that collection systems be designed on a gravity-flow basis except where a site-specific engineering analysis clearly demonstrates the long-term cost-effectiveness of pumped facilities.

6.3.F. Storm Drainage

The City's storm drainage system consists of collection, conveyance, detention, and pumping facilities. Stormwater is ultimately pumped into an outfall channel that discharges directly into the Yolo Bypass.

Goal: To collect and dispose of stormwater in a manner that minimizes inconvenience to the public, minimizes potential water-related damage, and enhances the environment.

Policies:

1. The City shall require development to provide for the overland flow of stormwaters exceeding the City's standard design capacity of the storm drainage system. These

overland flow waters shall be conveyed over public streets where possible and shall be at least one foot below building pad elevations.

2. The City shall encourage project designs that minimize drainage concentrations and impervious coverage.
3. The City shall prohibit grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of storm drainage facilities.
4. The City shall require projects that have significant impacts on the quantity and quality of surface water runoff to incorporate mitigation measures for impacts related to urban runoff.
5. Future drainage system requirements shall comply with applicable state and federal pollutant discharge requirements.
6. The City shall seek to minimize operational complexities and maintenance requirements of the storm drainage system.
7. The City shall allow stormwater detention facilities to mitigate drainage impacts and reduce storm drainage system costs. To the extent practical, stormwater detention facilities should be designed for multiple purposes, including recreational and/or stormwater quality improvement.

6.3.G. Utilities

Other public utilities important to future development include electricity, gas, and communication services. Although provided by private utility companies, most of these services are critical for existing and new development.

Goal: To promote adequate levels of utility services provided by private companies and ensure that these are constructed to minimize negative effects on surrounding development.

Policies:

1. The City shall communicate its major development plans with utility companies and coordinate planning of extension of these facilities.
2. The City shall require undergrounding of utility lines in new development and as areas are redeveloped, except where infeasible for operational reasons.

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3. The City shall promote technological improvements and upgrading of utility services in Woodland.

6.3.H. Code Enforcement

Goal: To enforce the Zoning Ordinance provisions contained in the East Street Corridor Specific Plan.

Policies:

1. The City shall establish a proactive Code Enforcement Program.
2. The City shall promote compliance through community involvement.
3. The City shall work closely with the Code Enforcement Officer to ensure ongoing compliance with applicable City code.