



City of Woodland

Community Profile Information

Yolo County Operational Area Multi-Jurisdictional Hazard Mitigation Plan

December 2012

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City of Woodland

GENERAL INFORMATION

OVERVIEW

Woodland is a medium sized municipality located in the relative central portion of Yolo County. The designated county seat, Woodland is a mix of residential neighborhoods, commercial establishments, light industry, recreational facilities, government offices, and service activities. With it's proximity to both major highway and rail corridors, Woodland serves as the major agricultural support center for Yolo County, being host to both the processing and shipment of crops and other agricultural commodities.

HISTORY

Woodland's modern historical development was the result of several factors: its rich soil and climatic conditions, good transportation systems, and its function as the county seat. These combinations of natural and man-made influences are still the critical influences in Woodland's growth and development.

The origins of Woodland as an agricultural community can be traced to the early 1850's. In the winter of 1853, Henry Wyckoff settled in a dense grove of oak trees and opened a small store. Soon other businesses located in the area, including a store owned by Major F.S. Freeman. Major Freeman offered free lots to those who would clear the land and build homes.

Before long the settlement of Yolo City was established around what is now the central part of Main Street. Yolo City soon became an important agricultural center. Irrigation was a major contributor to the agricultural success of the region. The first irrigation canal was developed in 1856 by James Moore, who owned exclusive water rights to Cache Creek.

Yolo City also grew as a community. In 1861, Major Freeman gained permission to build a federal post office in the town and Yolo City was renamed Woodland. In 1862, the Yolo County seat was transferred from Washington (in what is now the city of West Sacramento) to Woodland. One year later, Major Freeman recorded the first plat of the city. The northern portion of present-day Woodland was divided into blocks, lots, and streets. Sixth Street was designated as the eastern boundary; College Street was the western boundary; North Street was the northern border, and South Street (now Main Street) was the southern boundary.

Money earned in the gold fields of California financed the purchase and cultivation of much of the farmland around Woodland. A variety of crops were grown, including tobacco, peanuts, grapes, rice, sugar beets, various grains, and row crops. Wineries and livestock were also important agricultural operations. In the 1880's, citizens organized the Woodland Creamery to provide dairy products for local residents.

As with most communities in the Central Valley, railroads played an important role in the development of Woodland since they made it so much easier to transport agricultural crops to market and bring in goods needed by local residents. In 1869, the California Pacific Railroad Company constructed a line between Davisville (now Davis) and Marysville with a Woodland station in the vicinity of College Street and Lincoln Avenue. The rail line expanded and was eventually acquired by Southern Pacific Railroad. The mainline track was relocated from College Street to East Street, then the eastern edge of the city.

Warehousing and industries requiring rail service developed along the railroad tracks, creating the industrial area that still remains in the area between East and Fifth Streets. The Sacramento Northern Railroad began direct freight and passenger service from Woodland to Sacramento in 1912.

The late 1800's ushered in the development of urban services, including construction of an electric lighting plant and a locally-run telephone system. In 1891, the City acquired the water works system, built a sewer system, and completed a city hall. The city hall building was reconstructed in 1936, enlarged in 1960 and 1975, and still serves the City today.

While many of Woodland's earliest buildings were destroyed by fire or demolished, Woodland still has a rich stock of historic buildings, particularly in the Downtown area.

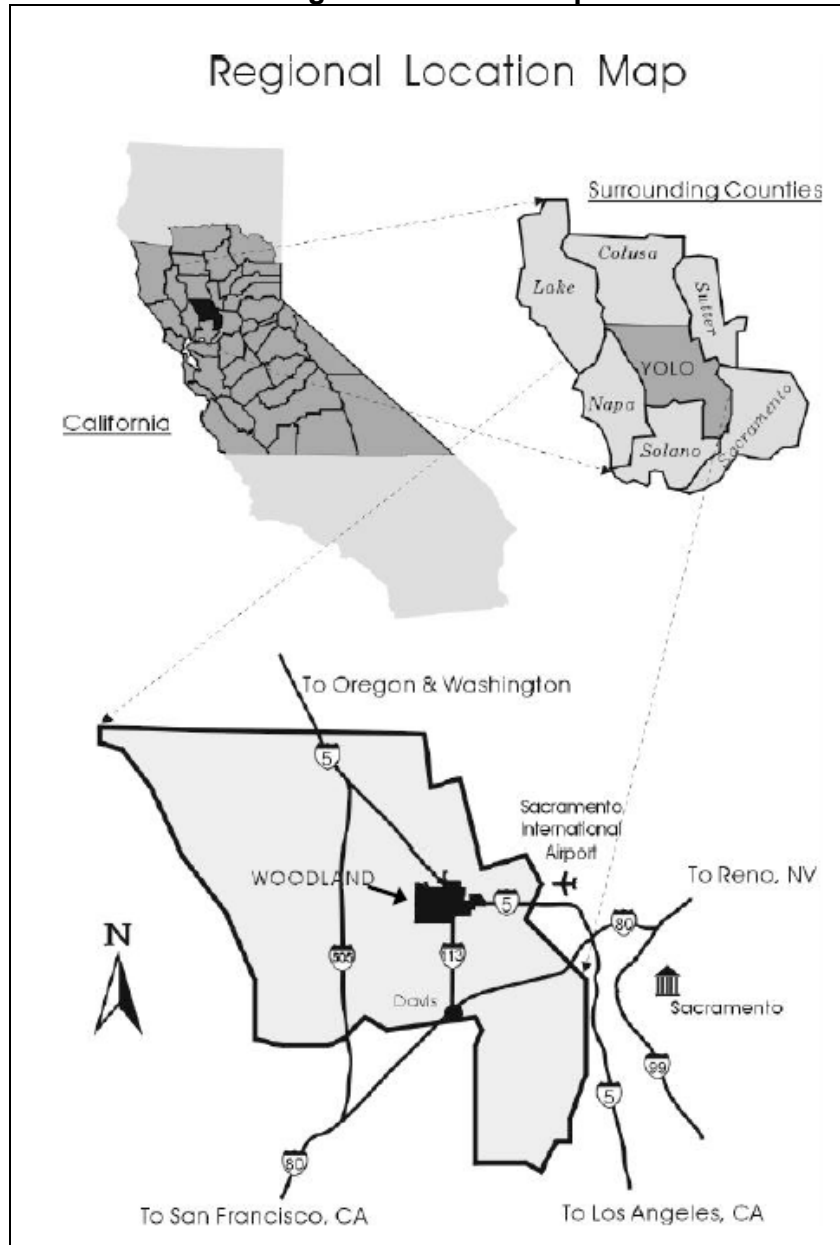
The Opera House, which was destroyed by fire in 1892 and rebuilt in 1896, was the source of great local pride and became the center for recreation and culture in the Woodland area. It closed in 1913 and remained unused until it was purchased in 1971 by the Yolo County Historical Society. It has since been restored and is now a part of the State Park System.

Over time, modern highways replaced the railroads as the critical transportation corridors. Alignments for State Route 113 and Interstate 5 were adopted and acquisition of the rights-of-way began in 1959. Interstate 5 opened in 1973, and construction of SR 113 connecting I-80 with I-5 was completed in 1990.

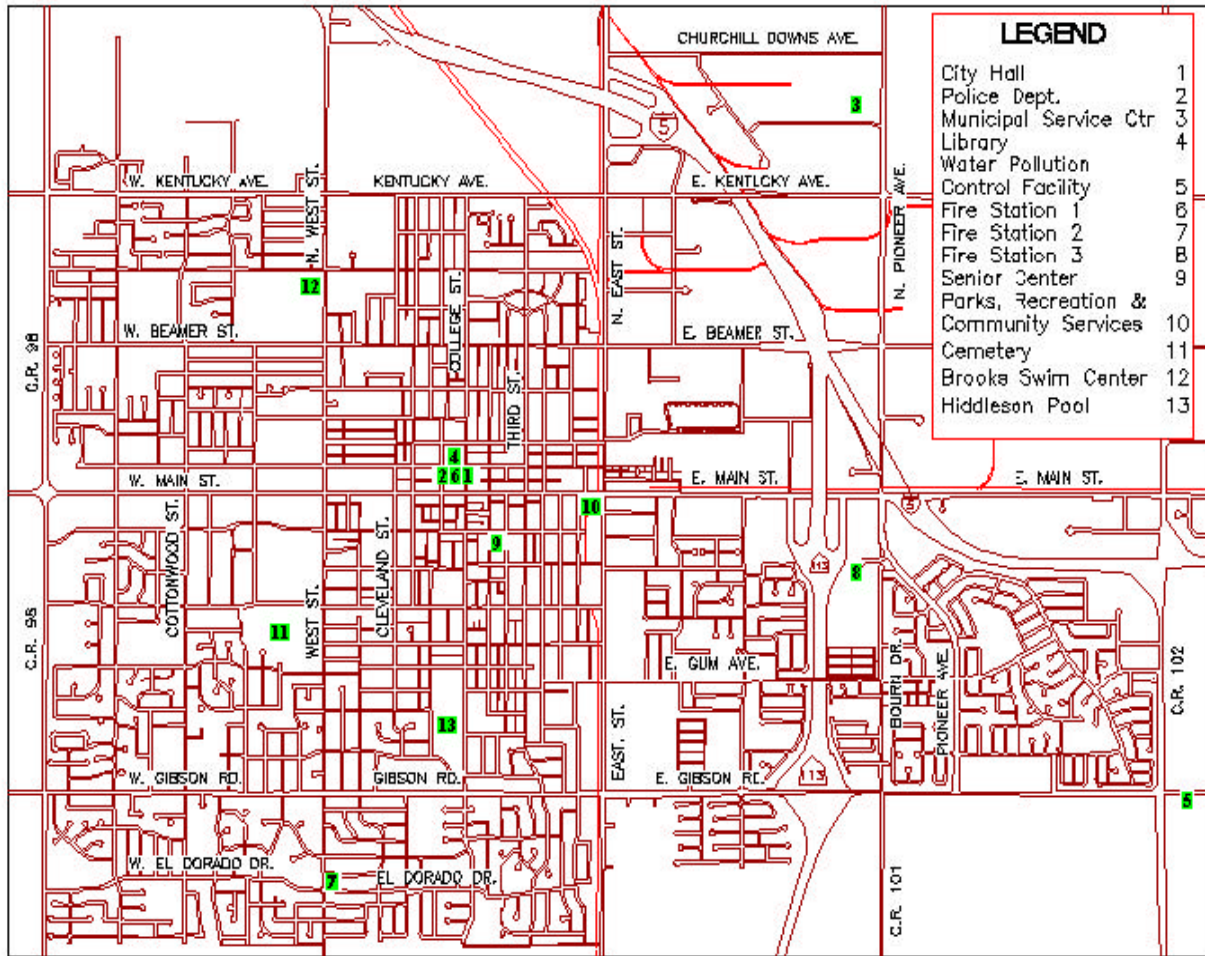
FACTS

Location & Geophysical Features

Regional Location Map



Street Map of Woodland



Elevation: 65 feet
Land area: 14.5 square miles
Zip codes: 95695, 95776.

Weather & Climate

Based on data reported by over 4,000 weather stations

Average Woodland Weather

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Average temp. (°F)	45.7	50.6	54.9	59.9	66.7	73.0	76.4	75.5	72.2	64.5	53.0	45.6
High temperature (°F)	53.7	60.3	65.5	72.6	80.9	89.0	94.0	93.2	88.6	78.7	63.5	54.1
Low temperature (°F)	37.6	40.9	44.2	47.2	52.4	57.0	58.7	57.8	55.8	50.3	42.5	37.0
Precipitation (in)	4.5	4.1	3.3	1.1	0.6	0.2	0.0	0.0	0.4	1.1	2.5	3.0

DEMOGRAPHICS

Population

Population (year 2009): 53,069, Est. population in 2013: 60,703

Males: 26,586 (50.1%), Females: 26,483 (49.9%)

Median resident age: 33.7 years

Median household income: \$56,278 (year 2009)

Median house value: \$372,700 (year 2009)

Races in Woodland:

- White Non-Hispanic (66.5%)
- Hispanic (42.5%)
- Other race (19.6%)
- Two or more races (4.7%)
- American Indian (1.4%)
- Black (1.6%)
- Asian (5.7%)
- Pacific Islander (0.5%)

(Note: Total can be greater than 100% because Hispanics could be counted in other races)

For population 25 years and over in Woodland

- High school or higher: 78.6%
- Bachelor's degree or higher: 23.8%
- Graduate or professional degree: 5.7%
- Unemployed: 8.8%
- Mean travel time to work: 19.4 minutes

For population 15 years and over in Woodland city

- Never married: 24.8%
- Now married: 54.4%
- Separated: 2.2%
- Widowed: 6.4%
- Divorced: 10.2%
- 20.1% Foreign born

Housing

Single-family new house construction building permits:

- 1996: 289 buildings, average cost: \$103,300
- 1997: 246 buildings, average cost: \$102,100
- 1998: 265 buildings, average cost: \$93,400
- 1999: 129 buildings, average cost: \$119,600
- 2000: 23 buildings, average cost: \$116,400
- 2001: 89 buildings, average cost: \$121,700
- 2002: 233 buildings, average cost: \$142,200
- 2003: 277 buildings, average cost: \$145,900

Woodland Compared To California State Average:

- Black race population percentage significantly below state average.
- Hispanic race population percentage significantly above state average.
- Median age below state average.
- Foreign-born population percentage below state average.
- Length of stay since moving in below state average.
- House age below state average.
- Percentage of population with a bachelor's degree or higher below state average.

Labor & Employment

- City of Woodland's per capita income is \$22,309 as of 2008.
- City of Woodland's median household income in 2009 was \$57,681.
- Number of households with income < \$10k: 4.8% (890)
- Number of households with income > \$15k: 3.4% (629)
- Number of households with income > \$20k: 6.3% (1,167)
- Number of households with income > \$30k: 2.5% (462)
- Number of households with income > \$40k: 5.3% (986)
- Number of households with income > \$60k: 10.7% (1,971)
- Number of households with income > \$75k+: 17.2% (3,178)
- Number of households with income > \$100+: 6.8% (1,261)
- Number of households with income > \$125+: 5.9% (1,090)
- Number of households with income > \$150+: 5.1% (937)
- Number of households with income > \$200k: 2.6% (478)

City of Woodland Occupational Structure

Occupations Listing

Occupational Category	Jobs	% Total Jobs	Annual Wages
Office and administrative support	3,220	17.6%	\$35,559
Sales and related	2,155	11.8%	\$38,354
Transportation and material moving	1,512	8.3%	\$31,940
Production	1,460	8.0%	\$34,035
Construction and extraction	1,106	6.0%	\$48,541
Food preparation and serving related	1,084	5.9%	\$20,494
Management	1,074	5.9%	\$97,913
Installation, maintenance, and repair	824	4.5%	\$45,395
Education, training, and library	809	4.4%	\$52,361
Building & grounds cleaning and maintenance	805	4.4%	\$25,843
Business and financial operations	748	4.1%	\$61,833
Farming, fishing, and forestry	745	4.1%	\$24,152
Personal care and service	462	2.5%	\$25,484
Computer and mathematical science	421	2.3%	\$71,557
Healthcare practitioners and technical	404	2.2%	\$78,551
Arts, design, entertainment, sports, and media	301	1.6%	\$49,407
Healthcare support	266	1.5%	\$30,423
Architecture and engineering	251	1.4%	\$75,936

Occupational Category	Jobs	% Total Jobs	Annual Wages
Protective service	250	1.4%	\$47,310
Community and social services	189	1.0%	\$48,864
Life, physical, and social science	136	0.7%	\$64,574
Legal	76	0.4%	\$87,483

City of Woodland Major Private Sector Employers

Major Woodland Private Employers

Company	Description	Employment
Target Distribution Center	Distribution Center	800
Woodland Healthcare	Health Services	773
Pacific Coast Producers	Growers & Cannery	750
Walgreens Distribution Center	Distribution Center	713
Rite Aid	Pharmacies & Drug Stores	480
Pepsi Bottling Group	Bottling & Distribution	400
Demetrio Campos	Farm Labor Contractors	250
Costco Wholesale	Membership Warehouse	170
Alderson's Convalescent	Nursing Home	150
Nugget Markets	Supermarkets	145
Truck Accessories Group	Auto Accessories Manufacturer	143
Ames Company	Fitting & Valve Manufacturer	140

City of Woodland Establishments by Industry

• Agriculture, Natural Resources, and Mining:	30	(1.4%)
• Construction:	216	(10.1%)
• Manufacturing:	75	(3.5%)
• Information:	20	(0.9%)
• Financial Activities:	240	(11.2%)
• Professional and Business Services:	274	(12.8%)
• Educational and Health Services:	220	(10.3%)
• Leisure and Hospitality:	146	(6.8%)
• Government:	109	(9%)
• Other Services:	303	(14.1%)

Large Industrial Concerns

The following large industrial concerns are located within Woodland:

• Cardinal Chemical:	57 Matmor Road
• Rite Aid Warehouse:	1775 East Beamer Street
• Suburban Propane:	1950 East Main Street
• Target Warehouse:	2050 East Beamer Street
• Walgreen's Distribution Center	2370 East main Street

Hospitals/Medical Centers

The following acute care hospital/medical facility is located in and provides service to Woodland:

- Woodland Healthcare (Woodland Memorial Hospital - 1325 Cottonwood)

Area and regional hospitals include:

- Sutter Davis Medical Center – 9 miles south, in Davis
- Sutter General Hospital – 23 miles east, in Sacramento
- NorthBay VacaValley Hospital – 29 miles west, in Solano

Skilled Nursing Facilities

The following skilled nursing facilities provide service to Woodland:

- St. John's Retirement Village
- Courtyard Healthcare
- Alderson Health Care
- Woodland Skilled Nursing
- Cottonwood Health Care

Community Facilities in Woodland

The following community facilities are located in and directly serve Woodland:

- Woodland Public Library – 250 First Street
- Woodland Community Center – 2001 East Street
- Yolo County Library (Administrative Center) – 226 Buckeye Street
- Yolo County Historical Museum – 512 Gibson Road

Colleges/Universities

Located Within Woodland

- Woodland Community College – 2300 E. Gibson Road
- Cambridge Junior College – 501 Main Street

Major Regional Colleges & Universities

- University of California-Davis (about 9 miles, at Davis)
- California State University Sacramento – about 25 miles, in Sacramento
- Sacramento City College – about 23 miles, in Sacramento
- Cosumnes River College -about 27 miles, in Sacramento
- American River College - about 30 miles, in Sacramento

Public Primary & Secondary Schools

The following public primary and secondary schools are located in Woodland:

Senior High Schools

- Woodland Senior High School - 21 N. West; Grades: 10 - 12
- Pioneer High School - 1400 Pioneer Ave.; Grades: 09-12
- Yolo Youth Academy - 1240 Harter Avenue; Grades: 07 - 12
- Alternative/Opportunity - 175 Walnut St.; Grades: 07 - 12

Intermediate/Middle Schools

- Douglass Junior High - 525 Granada Dr.; Grades: 07 - 09
- Lee Junior High - 520 West St.; Grades: 07 - 09

Elementary/Primary Schools

- Beamer Elementary - 525 Beamer St.; Grades: KG - 06
- Dingle Elementary - 625 Elm St.; Grades: KG - 06
- Freeman Elementary - 126 N. West St.; Grades: KG - 06
- Gibson Elementary - 312 Gibson Rd.; Grades: KG - 06
- Maxwell (Rhoda) Elementary - 50 Ashley St.; Grades: KG - 06
- Tafoya (Ramon S.) Elementary - 720 Homestead Way; Grades: KG - 06
- Whitehead (T.L.) Elementary - 624 W. Southwood Dr.; Grades: KG - 06
- Woodland Prairie Elementary - 1444 Stetson St.; Grades: KG - 06

Private Primary/Middle Schools in Woodland

The following private primary and middle schools are located in Woodland:

- Holy Rosary Parish School - 505 California St.; Grades: PK - 8
- Montessori Children's School House - 1738 Cottonwood; Grades: PK - 7
- Phoenix School - 211-215-219 Court St.; Grades: KG
- Woodland Adventist - 29 Elliot Street; Grades: 1 - 8
- Woodland Christian Elementary School - 1616 West Street; Grades: PK - 10

INFRASTRUCTURE

OVERVIEW

The provision of primary utility services, as well as the operation and maintenance of associated systems is undertaken at both the public and private levels.

COMMUNICATIONS

Telephone

Several local telephone companies service the Woodland area. The City of Woodland utilizes the ShoreTel Company for its phone services.

Data Networks

There are several data networks that service the Woodland area. Among them are AT&T, Verizon, Sprint/Nextel, and T-mobile.

Community Cable TV

The local cable TV provider for the Woodland area is Wave Broadband which is located in West Sacramento at 1031 Triangle Court.

Broadcast Media – Television & Radio

The Woodland area is served by multiple radio stations and several television stations from Sacramento. They are listed as follows:

FM Radio Stations

Station Identifier	Broadcast Site	Station Identifier	Broadcast Site
KRRE – 104.3 FM	Davis	KRCX - 99.9 FM	Marysville
KSGM – 102.5 FM	Woodland	KXTS – 100.9 FM	Calistoga
KUIC – 95.3 FM	Vacaville	KYMX – 96.1 FM	Sacramento
KXCL – 103.9 FM	Yuba City	KBBF – 89.1 FM	Santa Rosa
KYLO-LP – 93.3 FM	Woodland	KMJE – 101.5 FM	Gridley
K284AG – 104.7 FM	Woodland	K213BZ – 903.5 FM	Richvale
KTТА – 97.9 FM	Esparto	KKSF – 103.7	Pleasanton
KKFS – 105.5 FM	Dunnigan	KKCY – 103.1 FM	Colusa
KNDL – 89.9 FM	Angwin	KBLX-FM2 – 102.9 FM	Pleasanton
KLVR – 91.9 FM	Santa Rosa	KSOL-FM3 – 98.9 FM	Pleasanton

TV Broadcast Stations

Station Identifier	Broadcast Site	Station Identifier	Broadcast Site
KCRA – Channel 3	Sacramento	KSPX – Channel 29	Sacramento
KVIE – Channel 6	Sacramento	KMAX-TV – Channel 31	Sacramento
KBTV-LP – Channel 8	Sacramento	KCSO-LP – Channel 33	Sacramento
KXTV – Channel 10	Sacramento	KTXL – Channel 40	Sacramento
KOVR – Channel 13	Stockton	KRJR-LP – Channel 47	Sacramento
KMMK-LP – Channel 14	Sacramento	KSAO-LP – Channel 49	Sacramento
KMUM-CA – Channel 15	Sacramento	KQCA – Channel 58	Stockton
K17EH – Channel 17	Eureka	KSTV-LP – Channel 60	Sacramento
KUVS – Channel 19	Modesto	K61DW – Channel 61	Sacramento
K22FR – Channel 22	Sacramento	K69FB – Channel 69	Sacramento
KEZT-CA – Channel 23	Sacramento		

Print Media

The Daily Democrat is the local newspaper for the Woodland area. The Sacramento Bee is also available to all Woodland residents as well as the Davis Enterprise.

TRANSPORTATION

Highways

Interstate 5 and State Route 16 travel east to west through Woodland, as State Route 113 travels north to south.

Public Transit

Public transit services are provided to Woodland by Yolo Bus – a public transportation agency that services all of Yolo County and other communities within the Sacramento regional area.

Rail

Rail service in Woodland is provided by two short line railroads:

- California Northern Railroad
- Yolo Short Line Railroad

Airports

Airports certified for carrier operations nearest to Woodland:

- Sacramento International (about 14 miles; SACRAMENTO, CA; ID: SMF)

Other public-use airports nearest to Woodland:

Watts-Woodland (about 7 miles; WOODLAND, CA; ID: 041)

Yolo County COUNTY-DAVIS/WOODLAND/WINTERS (about 10 miles;
DAVIS/WOODLAND/WINTERS, CA; ID: 2Q3)

University (about 11 miles; DAVIS, CA; ID: 005)

Marine

There are no navigable waterways in Woodland.

Pipeline

Small natural gas pipeline that runs along East Main Street

UTILITIES & LIFELINES

Power

Commercial electrical power distribution to residential, commercial, and institutional properties within Woodland is provided by Pacific Gas & Electric.

Water

Water for human consumption, irrigation, and commercial use is provided to Woodland through a series of deep wells, above ground storage tanks, and pumping systems. The Woodland Department of Public Works oversees the distribution of water, as well as the maintenance and servicing of all supporting systems.

Natural Gas

Pressurized natural gas is provided to residential, commercial, and industrial clients within Woodland by Pacific Gas & Electric.

Waste Water Treatment

Wastewater treatment is conducted by the City, and managed through the Public Works Department. The City operates a Class V Waste Pollution Control Facility that provides treatment up to the tertiary (advanced) level.

Solid Waste Management

Waste collection, recycling, and disposal are provided to Woodland under a contract agreement with the firm Waste Management. Most collected refuse is transported to a county operated landfill site located between Woodland and Davis.

HAZARD IDENTIFICATION

The Steering Committee for the City of Woodland identified hazards that affect the city and developed hazard profiles based upon the countywide risk assessment, past events and their impacts. Definitions for the rankings and a detailed explanation of the hazards can be found in Element B: Hazard identification and Risk Assessment of the Yolo County MHMP Base Plan.

City of Woodland—Hazard Profiles

Hazard	Probability of Occurrence	Geographic Extent & Potential Magnitude	Priority Hazard
Dam Failure	Unlikely	Critical	No
Drought	Likely	Critical	Yes
Earthquake	Occasional	Critical	Yes
Flood	Likely	Catastrophic	Yes
Severe Weather	Highly Likely	Catastrophic	Yes
Volcanic Activity	Unlikely	Critical	No
Wildfire	Highly Likely	Critical	Yes

Previous Occurrences

Information on previous occurrences for the hazards is located in Element B of the Yolo County MHMP Base Plan.

VULNERABILITY ASSESSMENT

The vulnerability assessment analyses the population, property and other assets at risk to natural hazards in the City of Woodland. This section lists assets at risk to natural hazards including critical facilities and infrastructure. It also discusses the impacts that occurred in past events and vulnerability to specific hazards ranked affecting the City of Woodland with a high or medium significance.

ESTIMATING POTENTIAL LOSSES

The Total Exposure to Hazards table shows the maximum population and building exposure in the City of Woodland in terms of population and the number and values of structures. More information on how these estimates were calculated can be found in Element B.3 Vulnerability Assessment of the Yolo MHMP Base Plan.

Total Exposure to Hazards

Jurisdiction	Exposed Population	Buildings	
		Number	Value
City of Woodland	55,468	15,551 parcels	\$3,218,266,476
Total	55,468	15,551 parcels	\$3,218,266,476

Source: City of Woodland Steering Committee; Yolo County GIS

ASSET INVENTORY

The following list of facilities has been determined to be critical to the ability of the City of Woodland to fulfill the requirements of its mission during an emergency:

Woodland Critical Facilities

Item #	Facility	Address
131	City Hall & Fire Station	300 First Street
132	Police Department	1000 Lincoln Ave
133	Office - Police	520 Court Street
134	Community & Senior Center	2001 East Street
	Fire Station #1	101 Court Street
152	Fire Station #2	1619 West St
153	Fire Station #3	1550 Springlake Ct
191	Water Well #51	Elm & Maedel
192	Water Well #12	Kentucky Ave west of Rd 101
193	Water Well #13	Cottonwood & El Dorado
194	Water Well #15	Thomas St & Matmor St
195	Water Well #16	Crawford & College
196	Water Well #18	Gibson Rd
197	Water Well #19	Sutter St Yard
198	Water Well #20	West Court Street
199	Water Well #21	Kentucky & Cottonwood
200	Well #1	409 5 th St
201	Well #4	Beamer & Walnut
202	Well #6	Grand between Lincoln and Mai
203	Well #7	California St
205	Well #9	6 th & El Dorado
206	Well #10	Bemmerly & Wycoff
207	Well #11	Cottonwood & W. Southwood
208	Well #14	CR101 & Case Place
209	Well #17	Rd 98 & W El Dorado
210	Municipal Service Center	655 Pioneer Ave
211	Water Tank	Christiansen Park
212	Public Library	250 First St
215	Shop & Maintenance	42323 County Road 24
216	Electrical Building	42323 County Road 24
217	Chlorine/Sulfur Dioxide Building	42323 County Road 24
218	North Building and Well	42323 County Road 24
219	South Pump Station	42323 County Road 24
220	West Water Well	42323 County Road 24

Item #	Facility	Address
221	West Levee Pump Station	42323 County Road 24
222	North Pump Station	42323 County Road 24
223	Operations & Lab Building	42323 Count Road 24
224	Other Equipment & Concrete Structures	42323 County Road 24
225	Pump Station	Beamer St
226	Clarifier Expansion	42323 County Road 24
487	Armory Building	102 Beamer St

IMPACTS OF HAZARDS

Lower Cache Creek has a history of flooding. Twenty severe floods have occurred since 1900 in the Cache Creek basin. The most severe floods of recent years downstream from Clear Lake occurred in 1955, 1956, 1958, 1964, 1965, 1970, 1983, 1995, and 1997.

In 1983, a levee failure near County Road (CR) 102 caused flooding in the area which is now Woodland's industrial area. The flood hazard evaluation conducted for this study also determined that a significant portion of the project area is subject to floods having a 1 in 100 chance of occurring in any given year. The primary purpose of this study is to identify economically feasible and environmentally sensitive methods to reduce flood-related damages to Woodland and adjacent areas. Without a flood damage reduction project, average annual flood damages to real property from overflows from Cache Creek are expected to be in the millions, most of which would be in Woodland. Other adverse effects and losses would include the potential for flood-related loss of life, contamination from sanitary sewage and hazardous materials, and the extended closure of the section of Interstate 5 (I-5) east and north of Woodland.

Cache Creek Flood Impact on the City of Woodland

Cache Creek and the Yolo Bypass will continue to be the primary flood hazards to the City of Woodland. The primary flood hazard within the project area would be from Cache Creek. The Army Corps of Engineers enlarged and extended the existing constructed levees along both banks of Cache Creek in the 1950's. The design flow for the levees is 30,000 cfs, which has approximately a 1 in 10 chance of occurring in any given year. Historically, the levee system has passed flows up to 34,000 cfs, a 1 in 20 chance flow, without failures. Without a new project, larger flows would continue to flood agricultural lands and would likely flood the City of Woodland.

From the west of the City, the runoff area is small and does not pose a flood threat. From the south, Willow Slough floods towards the south; from the east, the Yolo Bypass would flood to a maximum elevation of 32 feet, which affects only a small portion of Woodland. Interior drainage and localized flooding is not expected to generate major flood damages.

Maintenance of the existing Cache Creek levee system is the responsibility of the Department of Water Resources (DWR) with the exception of the south levee west of Interstate 5, which is maintained by the County. Under state law, operation and maintenance will continue to be the responsibility of DWR. Due to the fact that the existing system was designed to reliably pass 1 in 10 chance flood flows, flood fighting and repair are expected to be done relatively frequently. Due to existing bank erosion and bank instability problems of the existing levee system, rehabilitation on the existing levee system would be necessary to maintain the current function of the system.

Without the rehabilitation, flooding risk to agricultural land and the City of Woodland would likely increase.

The Corps' will continue to provide the area with varying levels of flood damage reduction from the Yolo Bypass. In addition, the Indian Valley Dam and Reservoir, located on the North Fork of Cache Creek, will continue providing some flood damage reduction to lands along Cache Creek using the 40,000 acre-feet allocated for flood damage reduction. The Indian Valley Dam and Reservoir provide a limited amount of flood damage reduction to the lower reaches of Cache Creek and regulates about 20 percent of the Cache Creek watershed area.

The lands to the east of Woodland could potentially be subject to deep flooding from overflows from the Willow Slough Bypass or the Yolo Bypass, depending on the particular flood event or levee failure and the associated volume of overflow. The deep flooding could occur as a result of water ponding against levees of the Yolo Bypass and the Willow Slough Bypass. The proposed document that outlines the method of assessment for operation and maintenance of Reclamation District 2035 states those lands to the east of Woodland would be subject to 6.5 to 16 feet of inundation should the bypass levee fail.

Storm Drain Limitations in Woodland

The City Storm Drain system collects water through gutters, ditches, and catch basins, and conveys that water generally from west to east, by gravity, through canals and 12 inch to 60 inch storm mains to the pump stations on East Main Street. From there it is pumped into a canal along the south side of the Cache Creek Settling Basin. From there it flows into the Yolo Bypass, Tule Canal, and the Sacramento River. There are several detention basins at various locations around the City that assist in dealing with peak storm flows.

System Design: The storm drain system is not adequately sized for the flows that it must handle. In the older sections of town, particularly west of East Street, the capacity is generally less than required for a "two year" storm (meaning a storm that has one chance in two of occurring each year-or a 50% probability of occurring each year). When the capacity of the system is exceeded, localized street flooding occurs until 3-4 hours after the rainfall subsides and the streets are again able to drain. While it may appear that the catch basin grates are blocked, the system is just overloaded and the excess water is "stored" in the gutters and on the street. A citizens Blue Ribbon Committee, appointed by the City Council, studied the situation in 1988 and reported that the benefits of upgrading the system (at a cost in excess of \$10 million) was not justified.

FUTURE DEVELOPMENT TRENDS

The City of Woodland's Nationally Registered Historic Downtown vision is to revitalize the "heart" of the City, thereby re-establishing it as the specialty retail, business, entertainment, and cultural center of the community and to enhance its role as the governmental center for both the City and Yolo County.

City of Woodland General Plan Update

A wide range of topics will be addressed in the General Plan Update, such as how and where the City should grow; connections between the older neighborhoods, downtown, and newer developments; strategies for attracting new businesses, stores, and high-quality jobs; protecting important natural and agricultural areas; strategies for growth management; and quality of life issues such as public facilities, air quality, parks, walkability, environmental sustainability, and

livability. The new General Plan will contain chapters or “elements”—such as land use and community design, housing, conservation, transportation, safety, open space and recreation, and historic preservation—to guide future decisions on these important issues and others.

CAPABILITY ASSESSMENT

Capabilities are the programs and polices currently in use to reduce hazard impacts or that could be used to implement hazard mitigation activities. The capability assessment is divided into five sections: regulatory, administrative and technical, fiscal, outreach and partnerships, and other mitigation efforts.

REGULATORY CAPABILITY

The legal and regulatory capabilities of each jurisdiction are shown in the table below, which presents the existing ordinances and codes that affect the physical or built environment of each jurisdiction. Examples of legal and/or regulatory capabilities can include: a jurisdiction’s building codes, zoning ordinances, subdivision ordinances, special purpose ordinances, growth management ordinances, site plan review, general plans, capital improvement plans, economic development plans, emergency response plans, and real estate disclosure plans.

City of Woodland Regulatory and Planning Capabilities

Regulatory Tools	YOA	WLD	DAV	WSAC	WIN	YDH
Building code	√	√	√	√	√	√
Zoning ordinance	√	√	√	√	√	√
Subdivision ordinance or regulations	√	√	√	√	√	
Special purpose ordinances (floodplain management, storm water management, hillside or steep slope ordinances, wildfire ordinances, hazard setback requirements)	√	√	√	√	√	√
Growth management ordinances (also called “smart growth” or anti-sprawl programs)	√	√	√	√	√	√
Site plan review requirements	√	√	√	√	√	√
General or comprehensive plan	√	√	√	√	√	
A capital improvements plan	√	√	√		√	√
An economic development plan	√	√	√	√	√	√
An emergency response plan	√	√	√	√	√	√
A post-disaster recovery plan				√		√
A post-disaster recovery ordinance						
Real estate disclosure requirements	√	√	√	√	√	
Habitat Management Plan	√	√	√	√	√	
Master Drainage, Sewer, Water, & Reclaimed Water	√	√	√	√	√	√
Redevelopment Master Plan	√	√	√	√	√	

Source: Steering Committee

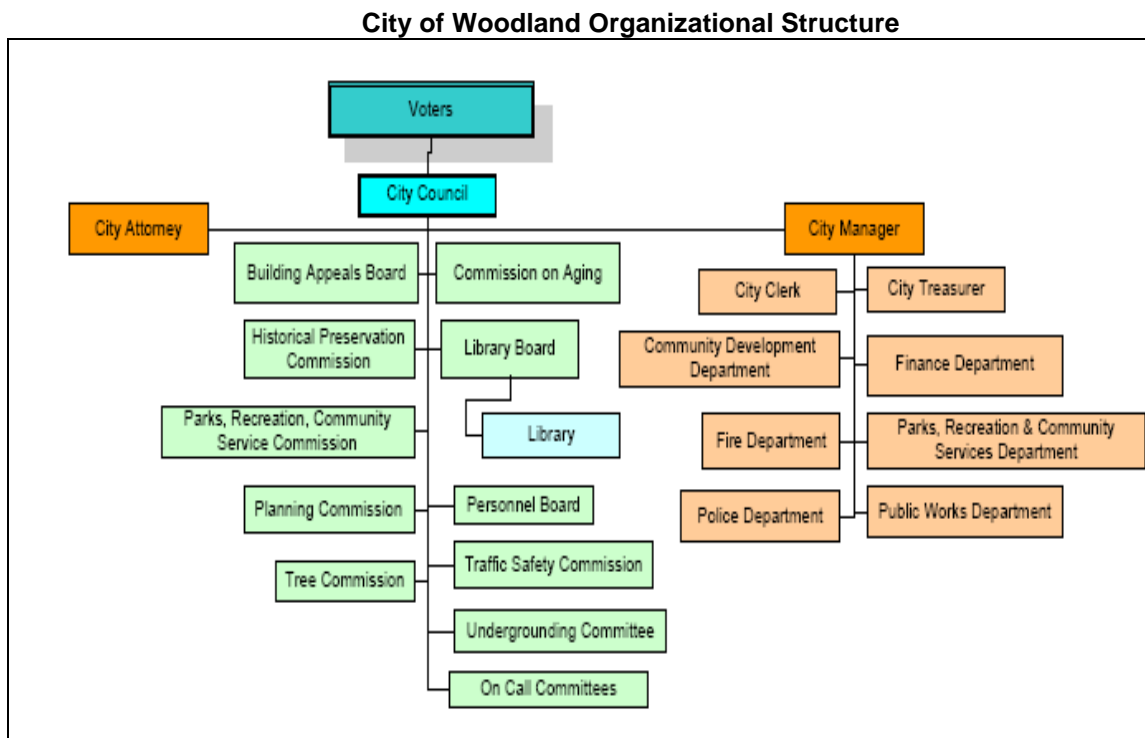
Policy & Direction

The City of Woodland has three basic goals:

1. To provide the best quality of life possible for its citizens
2. Community Vitality
3. Government Effectiveness

The City has identified a specific strategic direction to ensure each goal is reached and to help measure success.

City Departments



The following is a list of services provided to the citizens of Woodland:

- Fire and Police protection
- Water and Sewer services
- Library services
- Public Works Department
- Parks and Recreation
- Refuse collection is contracted with Waste Management Inc.
- Ambulance service is contracted to a private provider.

Municipal Ordinance

All municipal codes and city ordinances can be located at www.cityofwoodland.org under Municipal Codes.

Boards and Commissions

- Board of Building Appeals - meets as required
- Commission on Aging - meets 2nd Tuesday of the month, 11:30am
- Historical Preservation Commission - meets 2nd Wednesday of the month, 7:00pm
- Library Board - meets 1st and 3rd Monday of the month, 7:30pm
- Manufactured Home Fair Practices Commission - meetings to be determined
- Parks, Recreation, and Community Services Commission - meets 4th Monday of the month, 7:00pm
- Personnel Board - meets as required
- Planning Commission - meets 1st and 3rd Thursday of the month, 7:00pm
- Redevelopment Citizens Advisory Committee - meets 4th Wednesday of the month, 7:00pm
- Traffic Safety Commission - meets 1st Monday of the month, 7:30pm
- Tree Commission - meets 3rd Monday of the month, 7:00pm
- Undergrounding Committee - meets as required

General Plan

The City of Woodland General Plan provides information in regards to Hazard Mitigation Planning. It is located in the Woodland General Plan Policy Document, Part II, Section 8, Health and Safety. Hazard Mitigation is also covered in the City’s Emergency Operations Plan.

ADMINISTRATIVE AND TECHNICAL CAPABILITY

The **Administrative and Technical Capability** table identifies the city personnel responsible for activities related to mitigation and loss prevention in the City of Woodland. Many positions are full time and/or filled by the same person. A summary of technical resources follows.

City of Woodland Personnel Capabilities

Personnel Resources	Department/Position
Engineer and/or Planner with knowledge of land development/land management practices	Community Development; Public Works Department
Professional trained in construction practices related to buildings and/or infrastructure	Community Development; Building Official, Public Works Department
Full time Building Official	Community Development; Building Official; Public Works
Floodplain Manager	Public Works Department; Flood Management
Emergency Manager	City Manager’s Office, Fire Department
Grant Writer	Various Departments
Other Personnel Resources	Various Departments

Source: Steering Committee

**Public Safety & Preparedness
Woodland Police Department**

The Woodland Police Department is divided into five divisions: Administration, Operations, Support Services, Special Operations and Prevention and Youth Services. A Lieutenant manages

each division. These divisions work in conjunction with each other to provide the best possible service to the community.

Woodland Fire Department

<u>Apparatus</u>	<u>Demographics</u>	<u>Personnel</u>
Engines: 5	Area served (sq. mi.): 64	Administration: 2
Grass Engines: 2	Population: 56,000	Fire Prevention: 3
Ladder Trucks: 2	ISO Rating: 3	Operations: 37
Rescue: 1	Assessed Value: \$2.84 billion	Reserves: 6
Haz Mat Unit: 1		Training: 1
Water Tender: 1		Minimum Staffing: 13
FIU: 1		
Command Vehicle: 2		
Support Vehicles: 4		
	<u>Incidents- 2010</u>	
	Fire: 187	
	EMS: 3025	
	Hazardous Condition: 114	
	Service Call: 440	
	Good Intent: 548	
	False Alarms: 267	
	Other: 2	
	TOTAL: 4,583	
<u>2009-2010 Budget</u>		
Administration: \$570,394		
Training: \$376,913		
Operations: \$7,893,436		
Prevention: \$534,890		
TOTAL: \$9,375,633		

Emergency Management & Preparedness

Emergency Management and Disaster Preparedness is the responsibility of all City departments with most of the emergency response delegated to the fire and police departments. The City General Plan discusses disaster preparedness as an ongoing mission with part of that mission to keep the public informed of response practices and preparedness.

The City of Woodland Public Safety Department provides an “all hazards” response to any type of emergency or natural disaster. This department is comprised of Fire and Police and is lead by the Police Chief. The City’s Emergency Response Plan addresses responses to natural and technological disasters. Responses include fire and rescue personnel, law enforcement, utility plans, evacuation plans and evacuation centers.

FISCAL CAPABILITY

The **Fiscal Capability** table shows specific financial and budgetary tools available to the jurisdictions such as community development block grants; capital improvements project funding; authority to levy taxes for specific purposes; fees for water, sewer, gas, or electric services; impact fees for homebuyers or developers for new development; ability to incur debt through general obligations bonds; and withholding spending in hazard-prone areas.

City of Woodland Available Financial Tools and Resources

Financial Resources	YOA	WLD	DAV	WSAC	WIN	YDH
Community Development Block Grants	√	√	√	√	√*	
Capital improvements project funding	√	√	√	√	√	

Financial Resources	YOA	WLD	DAV	WSAC	WIN	YDH
Authority to levy taxes for specific purposes	√	√	√	√	√**	
Fees for water, sewer, gas, or electric service	√	√	√	√	√	
Impact fees for homebuyers or developers for new developments/homes	√	√	√	√	√	
Incur debt through general obligation bonds	√	√	√	√	√**	
Incur debt through special tax and revenue bonds	√	√	√	√	√**	
Incur debt through private activity bonds	√	√	√	√	√**	
Withhold spending in hazard-prone areas	√	√	√	√	√	

* Subject to grant from State
** Subject to voter approval

Source: Steering Committee

Financing

The City of Woodland's annual revenue for 2009-2010 was \$73.3 million with expenditures totaling \$77.4 million.

GOALS AND OBJECTIVES

Yolo County adopts the hazard mitigation goals and objectives developed by the Steering Committee and described in Element C Mitigation Goals.

MITIGATION ACTIONS

The Steering Committee for City of Woodland identified and prioritized the following mitigation actions based on the risk assessment.

2012 MITIGATION ACTIONS

Mitigation Action #1 WLD

Action:	All Hazards Public Awareness and Disaster Preparedness
Jurisdiction:	City of Woodland
Priority:	High
Issue/Background:	There are many different jurisdictions within Yolo County. Each jurisdiction is responsible for their own public awareness and disaster preparedness program for hazards in their community. The level of effort varies by jurisdiction. All jurisdictions are faced with limited resources; some must sacrifice educational outreach campaigns to direct their limited resources to the most critical projects. A unified public awareness and disaster preparedness program will ascertain both broad and targeted needs. Resources will be leveraged by consolidating messaging where appropriate and reaching across jurisdictional lines would greatly benefit the entire county.
Responsible Office:	Woodland Public Safety; Woodland City Manager's Office – Public Information Officer
Partners:	Yolo County; Cities of Davis, Winters, West Sacramento, Yolo County Housing; Yocha Dehe Wintun Nation; Special Districts; Public Information Officers in each of the participating jurisdictions
Potential Funding:	Homeland Security Grant Programs, Hazard Mitigation Grant Programs, other funding sources as available
Cost Estimate:	\$150,000
Benefits: (Losses Avoided)	Increase in population knowledge of potential hazards and activities needed to mitigate the affects of those hazards
Hazards Addressed:	Drought, Flood, Earthquake, Severe Weather, Wildfire

Mitigation Action #2 WLD

Action:	Convene Local Disaster Councils
Jurisdiction:	City of Woodland
Priority:	Medium
Issue/Background:	<p>The emergency services ordinance establishes the local Disaster Council and designates the membership of the council. The council's powers include the development of emergency and mutual aid plans and agreements and the ordinances and resolutions to implement them, including the Hazard Mitigation Plan.</p> <p>The City of Woodland would like to convene the formal inter-jurisdictional entity that meets regularly to coordinate emergency management and mitigation issues.</p>
Responsible Office:	Director of Emergency Services for the City of Woodland
Partners:	City Departments and Agencies; Woodland Public Safety; Yolo County OES;
Potential Funding:	General Fund
Cost Estimate:	Minimal, staff time
Benefits: (Losses Avoided)	Increase knowledge of potential hazards and activities needed to mitigate the affects of those hazards; hazard mitigation plan approval and oversight
Hazards Addressed:	Drought, Flood, Earthquake, Severe Weather, Wildfire

Mitigation Action #3 WLD

Action:	Integrate Local Hazard Mitigation Plan into Safety Element of General Plan
Jurisdiction:	City of Woodland
Priority:	High
Issue/Background:	Local jurisdiction reimbursement for mitigation projects and cost recovery after a disaster is guided by Government Code Section 8685.9. Specifically, this section requires that the County must adopt a local hazard mitigation plan in accordance with the federal Disaster Mitigation Act of 2000 as part of the safety element of its general plan adopted pursuant to subdivision (g) of Section 65302. It is important for the City of Woodland to incorporate the City's LHMP into the safety element as part of the next general plan update.
Responsible Office:	City Manger's Office; Public Works Department
Partners:	Woodland Public Safety, other City Departments and Agencies
Potential Funding:	General Fund
Cost Estimate:	Minimal, staff time \$2,000 - \$5,000
Benefits: (Losses Avoided)	AB 2140 Compliance; Provides General Plan policy direction for development activity with the county's unincorporated areas. Potential loss reductions in the \$1000's as any new development within the city will be considered within the context of the city's Safety Element.
Hazards Addressed:	Drought, Flood, Earthquake, Severe Weather, Wildfire

Mitigation Action #4 WLD

Action:	Community Warning System
Jurisdiction:	City of Woodland
Priority:	High
Issue/Background:	The County and City existing emergency notification system that is exclusively phone based is antiquated and inefficient. It is estimated that due to the proliferation of cell phones and other electronic devices, existing landline based systems reach less than 60% of the targeted households during a notification event. Secondly, updating the core databases and incorporating new technologies is expensive and cumbersome. The County seeks to purchase an updated system that allows families to modify their profile online and alert all the communications devices each household possess to maximize the ability to alert and warn the residents of the county wherever they might be during times of emergency. This countywide system can integrate alert and warning, EAS messaging and customized notifications of first responders, targeted neighborhood or demographic groups as needed.
Responsible Office:	Woodland Public Safety; County and City Public Safety Agencies; Yolo Emergency Communications Agency; Yolo County Office of Emergency Services
Partners:	City Departments and Agencies; Cities of Davis, Winters, and West Sacramento; Yolo County Housing; Special Districts; Yocha Dehe Wintun Nation; County Departments and Agencies
Potential Funding:	Homeland Security Grant Programs; other funding as available
Cost Estimate:	Approximately \$300,000 for the complete Countywide system, \$30,000 annually to staff and maintain the system
Benefits: (Losses Avoided)	Timely alerting and warning to all segments of the county's population during a disaster or major event leads to appropriate and informed responses by the residents and populations. Simplifies sheltering, evacuation, resource efforts which will save time, resources and lives in an emergency.
Hazards Addressed:	Drought, Flood, Earthquake, Severe Weather, Wildfire

Mitigation Action #5 WLD

Action:	Mass Care and Shelter Plan Development to include People with Disabilities, the Elderly and People with Access and Functional Needs
Jurisdiction:	City of Woodland
Priority:	High
Issue/Background:	The participating jurisdictions in this planning effort would like to develop some specialized planning for Mass Care and Shelter countywide. The focus would be to develop a plan for emergency response agencies to assist in providing Mass Care and Shelter services to members of the community. An additional component to this plan would be dedicated to addressing the affects of a Major Bay Area Earthquake and Yolo County's response to support that overall regional effort.
Responsible Office:	Woodland Public Safety; County Public Health; County Department of Employment and Social Services; Yolo County Office of Emergency Services
Partners:	City Departments and Agencies; Cities of Davis, Winters, and West Sacramento; Yolo County Housing; Special Districts; Yocha Dehe Wintun Nation; American Red Cross, County and City Public Safety Agencies;
Potential Funding:	Homeland Security Grant Programs; Emergency Management Performance Grant Program; other funding as available
Cost Estimate:	Approximately \$75,000 for the complete Countywide planning effort
Benefits: (Losses Avoided)	Emergency planning for a Mass Care and Shelter Response will help reduce loss of life and injury during emergency events. Increased community awareness and planning will also be beneficial.
Hazards Addressed:	Drought, Flood, Earthquake, Severe Weather, Wildfire

Mitigation Action #6 WLD

Action:	Develop Public Health and Mass Care Tiered Response System
Jurisdiction:	City of Woodland
Priority:	High
Issue/Background:	The focus would be to prioritize response structures, site identification, and activation triggers of multiple sites that may need to be activated simultaneously in response to a large event.
Responsible Office:	Woodland Public Safety; County Public Health; County Department of Employment and Social Services; Yolo County Office of Emergency Services
Partners:	City Departments and Agencies; Cities of Davis, Winters, and West Sacramento; Yolo County Housing; Special Districts; Yocha Dehe Wintun Nation; American Red Cross, County and City Public Safety Agencies;
Potential Funding:	Homeland Security Grant Programs; Emergency Management Performance Grant Program; other funding as available
Cost Estimate:	Approximately \$25,000 for the complete Countywide planning effort
Benefits: (Losses Avoided)	Emergency planning for a Mass Care and Shelter Response will help reduce loss of life and injury during emergency events. Increased community awareness and planning will also be beneficial.
Hazards Addressed:	Drought, Floods, Severe Weather, Wildfires and Earthquakes

Mitigation Action #7 WLD

Action:	Drought Emergency Plan
Jurisdiction:	City of Woodland
Priority:	High
Issue/Background:	The participating jurisdictions in this planning effort would like to develop a drought emergency plan to include rationing criteria during drought conditions, develop agreements for secondary water sources, establish an irrigation scheduling program so that all agricultural land in Yolo County receives water needed and all water is not used at one particular time.
Responsible Office:	City Public Works; Woodland Public Safety, Yolo County Agricultural Commissioner, Yolo County, Yolo County Flood Control & Water Conservation District
Partners:	County Departments and Agencies; Cities of Davis, Winters, and West Sacramento; Yolo County Housing; Special Districts; Yocha Dehe Wintun Nation
Potential Funding:	Hazard Mitigation Grant Programs; Homeland Security Grant Programs; Emergency Management Performance Grant Program; other funding as available
Cost Estimate:	Approximately \$75,000 for the complete Countywide planning effort
Benefits: (Losses Avoided)	Emergency planning for Drought will help reduce loss of water supply, provide criteria and set policy for use of water during drought conditions and increase community awareness and planning
Hazards Addressed:	Drought

Mitigation Action #8 WLD

Action:	Non-Structural and Structural Earthquake Mitigation Outreach Program
Jurisdiction:	City of Woodland
Priority:	High
Issue/Background:	Existing structures can be retrofitted to better withstand damage from seismic events. By educating home and business owners about structural and non-structural retrofit techniques by teaching them how to seismically strengthen their homes and business locations can be an effective mitigation tool. Development of an outreach program to secure furnishings, storage cabinets and utilities to prevent injuries and damages, such as anchoring, installing lathes, using flexible connections on gas and water lines, and bracing propane tanks and water heaters.
Responsible Office:	City Public Works; Yolo County Planning and Public Works, Woodland Public Safety
Partners:	City Departments and Agencies; Cities of Davis, Winters, and West Sacramento; Yolo County Housing; Special Districts; Yocha Dehe Wintun Nation
Potential Funding:	Hazard Mitigation Grant Programs; other funding as available
Cost Estimate:	\$100,000
Benefits: (Losses Avoided)	Increase in population knowledge of structural and non-structural mitigation activities needed to mitigate the affects of those hazards
Hazards Addressed:	Earthquake

Mitigation Action #9 WLD

Action:	Promote Flood Insurance
Jurisdiction:	City of Woodland
Priority:	High
Issue/Background:	This CRS activity credits communities that take an active role in encouraging residents and businesses to purchase and maintain adequate flood insurance coverage. It credits a four-step process that allows communities to assess their own needs and receive credit for improving their coverage.
Responsible Office:	City Flood Management; Woodland Public Safety
Partners:	City Manager's Office-Public Information Officer
Potential Funding:	Hazard Mitigation Grant Program
Cost Estimate:	Minimal Staff time \$2000 - \$8,000
Benefits: (Losses Avoided)	Property Protection during a flood event
Hazards Addressed:	Flooding

Mitigation Action #10 WLD

Action:	Cache Creek Flooding
Jurisdiction:	City of Woodland/Yolo County
Priority:	High
Issue/Background:	This program/project would provide permanent flood protection for the City of Woodland in a 100 year Cache Creek flood event and reduce flood damage costs. FEMA Flood study placed 50% of City in 100 year zone and the Corps of Engineer's 2003 draft Feasibility Study shows a total annual flood damage reduction benefit of about \$12 million depending on the flood protection alternative selected. Two solutions have been found feasible: a flood barrier and setback levees. No other alternatives have been found feasible to date. The voters in Woodland rejected the flood barrier concept and indicated a desire for a "regional" solution.
Responsible Office:	City of Woodland Community Development and Public Works
Partners:	Woodland Public Safety; other City Departments and Agencies; Yolo County Planning and Public Works, Yolo County Office of Emergency Services Department of Water Resources; FEMA, US Army Corps, Reclamation Districts
Potential Funding:	Various Levee project funding from local, state and federal funds. HMGP Funding
Cost Estimate:	The project costs depend on protection alternative selected. The estimated cost for the flood barrier is \$43 million (non-federal cost of \$16 million) and the estimated cost for the setback levees is \$162 million (non-federal cost of \$128 million).
Benefits: (Losses Avoided)	Property Protection during a flood event; Permanent flood protection (life safety and property damage) to the community in a 100 year Cache Creek flood event.
Hazards Addressed:	Flooding

Mitigation Action #11 WLD

Action:	Winter Weather Preparedness Campaign
Jurisdiction:	City of Woodland
Priority:	High
Issue/Background:	Severe Winter Weather and Flooding is a priority hazard in the City of Woodland. A public awareness and disaster preparedness specifically geared to Winter Weather Preparedness with an emphasis on flooding and severe weather has not been done in many years. This is a program that will target all residents in Yolo County in the fall months.
Responsible Office:	City Manager's Office-Public Information Officer
Partners:	Woodland Public Safety; Other City Departments and Agencies; Yolo County Office of Emergency Services
Potential Funding:	Hazard Mitigation Grant Program; Homeland Security Grant Program; other funding as available
Cost Estimate:	\$100,000
Benefits: (Losses Avoided)	Increase in population knowledge of severe weather and flood hazards and activities needed to mitigate the affects of those hazards
Hazards Addressed:	Severe Weather; Flooding

Mitigation Action #12 WLD

Action:	Reducing Wildfire Risk Maintenance Program
Jurisdiction:	City of Woodland
Priority:	High
Issue/Background:	Fire fuel reduction mitigation measures in the local responsibility areas within the City of Woodland is critical to gain and maintain defensible space and control the fire fuels on and near both public and private lands. Actions of the program will consist of debris clearance, recycling wood materials through chipping to be used for weed abatement; fire hydrant testing, arson prevention and cleanup of abandoned structures, power line tree trimming and maintenance and safe access for fire apparatus to wildland/urban interface (WUI) area neighborhoods and properties
Responsible Office:	City of Woodland Fire; Woodland Public Safety
Partners:	Other City Departments and Agencies
Potential Funding:	FEMA grant funding as available
Cost Estimate:	Approximately \$100,000 – \$150,000
Benefits: (Losses Avoided)	Potential loss of numerous homes and structures from the uncontrolled spread of wildfire
Hazards Addressed:	Wildfire