Table of Contents

Part 1: General Plan

Chapters **Page**

Chapter 1: Introduction

Woodlake	1
The General Plan	2
Legal Background	3
The Woodlake Planning Area	4
Document Organization	5
Public Participation	5
Relationship to other Plans	5

Exhibits

Exhibit No. 1: Regional Location	after 1
Exhibit No. 2: Planning Area	after 4
Exhibit No. 3: Sphere of Influence	after 5

Table of Contents

Chapter 2: Land Use Element

Introduction 6
Land Use and Population 7
Population Projections 21
Land Use Projections 22

- Residential Land Demand, 2018 and 2028 22
- Office/Retail Commercial Land Demand 26
- Service Commercial Land Demand 28
- Industrial Land Demand 30
- Park Land Demand 32
- School Land Demand 34
- Total Land Demand Projections 37
- Land Available for Development 38

Land Use Designations and Population Densities 41
Planning Issues and Land Use Goals 50

- Growth Management 50
- Community Image 51
- Economic Development 51
- Employment 52
- Housing 52
- Fiscal Conditions 54
- Infrastructure 56
- Resources 56
- Natural Resources 57
- Open Space, Parks and Recreation 57
- Agriculture 59
- Residential Neighborhoods 59
- Commercial Development 60
- Industrial Development 61
- Schools 62
- Public Safety and Emergency Medical Services and Health Care 62
- Public Facilities 63

Land Use Policies and Actions 65
Land Use Designation/Zoning District Matrix 95
Land Use Map 96

Table of Contents

Exhibits

Exhibit No. 4: Land Use after 13

Tables

Table No. 1: Woodlake Land Use 14
Table No. 2: Residential Construction Trends 16
Table No. 3: Residential Rehabilitation and Demolition Trends 17
Table No. 4: Residential Subdivision Status 19
Table No. 5: Population Projections 21
Table No. 6: Land Demand Projections 37

Figures

Figure No. 1: Population Growth in Woodlake 20

Table of Contents

Chapter 3: Circulation Element

Introduction	1
Existing Conditions	2
Evaluation of Existing Circulation System	8
Traffic Projections and Evaluation	12
Circulation Issues and Goals	14
Traffic	14
Arterials	14
Collectors	15
Local Roadways	16
Olive Lane	17
Alleys	17
Parking	17
School Routes	18
Street Design	18
Intersections	18
Alternative Modes of Transportation	19
Truck Traffic	19
Bike paths and Pedestrian Pathways	20
Landscaped Medians and Street Trees	21
Circulation Policies and Actions	22
Cross-Section Designs for Circulation System	35
Circulation Map	36

Exhibits

Exhibit No. 1: Existing Circulation System	after 2
Exhibit No. 2: Circulation Map	after 36

Tables

Table No. 1: Level of Service interpretation	8
Table No. 2: Daily Capacities for Types of Roadways	9
Table No. 3: Existing Traffic Volumes	9
Table No. 4: Projected Traffic Volumes, 2028	13
Table No. 5: Population Projections	18

Table of Contents

Chapter 4: Open Space, Recreation and Conservation Element

Introduction	1
Existing Conditions	4
Population and Park Land Need Projections	13
Open Space, Parks, Recreation and Conservation Issues/Goals Objectives and Action Plans	18
Issue One: Designation of Park Facilities	18
Issue Two: Park Location and Designs	20
Issue Three: Acquisition and Funding	22
Issue Four: Urban Boundaries and Farmland Protection	23
Issue Five: Air and Air Quality	25
Issue Six: Energy Conservation	28
Issue Seven: Biotic Resources	30
Issue Eight: Historical/Cultural Resources	30
Issue Nine: Bravo Lake Botanical Garden	32
Issue Ten: Woodlake Airport	37
Quimby Act Calculations	38
Open Space, Parks, Recreation and Conservation Map	41

Exhibits

Exhibit No. 1: Existing Land Use	after 4
Exhibit No. 2: Agricultural Preserves	after 6
Exhibit No. 3: Soils	after 7
Exhibit No. 4: Floodplains	after 10
Exhibit No. 5: Existing Park Locations and Service Area	after 14
Exhibit No. 6: Parks and Open Space	after 41

Table of Contents

Part 2: Draft Environmental Impact Report

Chapters		Page
1. Introduction		
1.01	Introduction	1
1.02	Purpose	2
1.03	Specificity	2
1.04	Format	2
2. Project Description		
2.01	Project	4
	Land Use Element	
	Circulation Element	
	Open Space, Parks, Recreation and Conservation Element	
2.02	Project Description	12
2.03	Location	14
2.04	The Woodlake Planning Area	14
2.05	Planning Period	14
2.06	General Plan Objectives	14
2.07	Intended Use of EIR	15
3. Environmental Setting		
3.01	Climate	16
3.02	Topography	16
3.03	Soils	16
3.04	Hydrology	17
3.05	Flooding	17
3.06	Agricultural Preserves	18
3.07	Biological Resources	19
3.08	Cultural Resources	20
3.09	Geological Hazards	20
3.10	Socioeconomic Conditions	21
	Population	
	Age	
	Ethnicity	
	Housing	
	Income	
	Employment	
	Retail Sales	

Table of Contents

4. Environmental Impact Analysis

Risk of Upset

4.01	Seismic and Geologic Hazards	28
4.02	Flooding	30
4.03	Noise	32

Resources

4.04	Agricultural Resources	39
4.05	Biotic Resources	42
4.06	Ground Water	46
4.07	Surface Waters	49
4.08	Air Quality	54

Human Impacts

4.09	Land Use Conflicts	65
4.10	Water Supply and Distribution	77
4.11	Wastewater Treatment Plant and Collection System	81
4.12	Stormwater Collection and Disposal	85
4.13	Traffic/Circulation	88
4.14	Schools	100
4.15	Solid Waste	104
4.17	Fire Protection	105
4.18	Police Protection	108

5.0 Unavoidable Adverse Environmental Effects 110

6.0 Alternatives to the Proposed Action 110

No Project
No Annexation Alternative

7.0 Long-Term Implications of the Proposed Project 111

Short-Term Use of the Environment versus its Long-Term Productivity
Irreversible Environmental Changes
Growth-Inducing Impacts
Cumulative Impacts
Green House Gases

8.0 Effects Found not to be Significant 117
9.0 Organizations and Persons Consulted 118

Table of Contents

Exhibits

Exhibits	Page
No. 1 Land Use Element	after page 4
No. 2 Circulation Element	after page 8
No. 3 Open Space, Parks, Recreation and Conservation Element	after page 11
No. 4 Location	after page 14
No. 5 Topography	after page 16
No. 6 Soils	after page 16
No. 7 Flooding	after page 17
No. 8 Agricultural Preserves	after page 18

Tables

Tables	Page
No. 1 Population Projections	12
No. 2 Land Demand Projections	13
No. 3 Development Constraints for Woodlake Soils	17
No. 4 Woodlake Employment by Industry	26
No. 5 Per Capita Sales Tax	27
No. 6 Community Noise Survey	34
No. 7 Traffic and Noise Level Data	35
No. 8 Traffic and Noise Level Data	36
No. 9 Environmental Effects of Surface Water Contamination	50
No.10 Ambient Air Quality Standards	54
No. 11 Existing Traffic Volumes	89
No. 12 Projected Traffic Volumes	89
No. 13 Level of Service Definitions for Signalized Intersections	91

Figures

Figures	Page
No. 1 Population Trends	22
No. 2 Ethnicity	23
No. 3 Employment by Industry	25

Appendices

A. Live Oak and Associates, Biotic Survey

B. Kirkpatrick and Associates, Biotic Survey