Woodland City Council Minutes Council Chambers 300 First Street Woodland, California

April 6, 1999

The Woodland City Council met in regular session at 7:15 p.m. in the City Hall Council Chambers.

PLEDGE OF ALLEGIANCE:

Vice Mayor Borchard opened the meeting and invited everyone present to join him in the pledge of allegiance to the Flag of the United States of America.

ROLL CALL:

COUNCIL MEMBERS PRESENT: Borchard, Flory, Peart, Ryhal

COUNCIL MEMBERS ABSENT: Losoya

STAFF PRESENT: Kirkwood, Marler, Winnop, Siprelle, Fleming, P. Hanson,

D. Hanson, Pollard, MacNicholl, Pinegar, Rice, Ahlgren

MINUTES:

On motion of Council Member Ryhal, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the minutes for the regular Council meeting of March 16, 1999, as prepared.

COMMUNICATIONS:

- 1. From the Pacific Gas and Electric Company a copy of a notice was received advising of its application filed with the California Public Utilities Commission to reduce electric rates at the end of the electric rate freeze.
- 2. From Finance Director Margaret Vicars a memo was received advising of accounts payable, wire transfers and payroll paid for February 1999.
- 3. From the Paula Foster a claim against the City was received requesting reimbursement for her windshield which was damaged by a tree limb at 712 Third Street. The City's insurance representative recommended that the Council reject the claim and refer it to them.

Council Member Flory inquired if the City asked Ms. Foster to send the City a bill.

City Manager Richard Kirkwood said the way the letter from the City to Ms. Foster read could be interpreted as such, but according to the City's standard procedures the appropriate course of action is to reject the claim and refer the claim to the City's insurance representative. He said the City's insurance representative will receive notification, and if they determine the City has an obligation ,they will make that decision and act accordingly.

Council Member Flory suggested that staff or the insurance representative call Ms. Foster and advise her.

On motion of Council Member Peart, seconded by Council Member Flory and carried by unanimous vote, the City Council rejected the claim against the City submitted by Paula Foster and referred the claim to the City's insurance representative.

ORDER OF AGENDA:

City Manager Richard Kirkwood recommended that the Council change or add items to the agenda at this time.

Vice Mayor Borchard recommended postponing the agenda item on the regular calendar regarding the proposed Second Street streetscape design plan. He said the item has been pulled at the request of Mayor Losoya who was not present.

The City Manager said staff recommended the postponement as well as the associated Redevelopment Agency item regarding the Second Street design plan.

On motion of Council Member Flory, seconded by Vice Mayor Borchard and carried by the following vote, the City Council approved the agenda with the deletion of the Second Street design plan under the Council regular calendar and the Redevelopment Agency agenda:

AYES: COUNCIL MEMBERS: Borchard, Flory, Peart

NOES: COUNCIL MEMBERS: Ryhal ABSENT: COUNCIL MEMBERS: Losoya

COMMITTEE REPORTS:

1. From Public Works Director Gary Wegener a report was received transmitting the minutes of the Tree Commission meeting of March 8, 1999.

- 2. From Interim Parks, Recreation and Community Services Director a report was received summarizing action taken at the Commission on Aging meeting of March 9, 1999.
- 3. From Interim Community Development Director Don Fleming a report was received transmitting the minutes of the Historical Preservation Commission meeting of March 10, 1999.
- 4. From Finance Director Margaret Vicars a report was received transmitting the minutes of the Yolo County Public Agency Risk Management Insurance Authority Board meeting of March 10, 1999.

PUBLIC COMMENT:

Gretchen Batis, representing HOPE 2000, said she is a resident of Woodland and she read a letter requesting placement on a future Council agenda regarding a Y2K task force which provides information to residents about the potential impact of the Y2K problem. She said their forum is that of Town Hall meetings and their goal is to help people prepare effectively for the possible fallout of Y2K through balance and detailed accurate information. She said Hope 2000 is a nonprofit organization, which is representing individuals, churches and companies of Woodland. She asked if Woodland has addressed the possible impact of Y2K on our city government, how many mission critical systems have been identified to date, and does Woodland have contingency plans. She asked the City to respond to the questionnaire submitted by HOPE 2000 and return it to the task force. She said their first Town Hall meeting is scheduled for May 8, 1999, at the Woodland Library Leake Room from 9:00 a.m. until 1:00 p.m.

The City Manager said reports he received from City staff regarding Y2K compliance are that the City is compliant, and he said the Assistant City Manager has been meeting with the area City Managers on the Y2K issue.

Dudley Holman, 11 West Casa Linda Drive, Woodland, welcomed new City Manager Richard Kirkwood to the City of Woodland. He said there will be some new permanent department heads appointed to replace the interim positions. With respect to study sessions, he said when he was serving on the Council the original intent of the study sessions was to discuss issues of a very general nature, informational matters. He said these items were issues that the general public may or may not be interested in, and it was the Council's feeling when he was serving that these study sessions were not to be used for decision making purposes. He said those meetings are not televised or audio taped, and the last study session held by Council was not video taped or audio taped.

Mr. Holman asked why the Second Street streetscape design plan was pulled from the Council and Redevelopment Agency's agendas. He said the matter, at the suggestion of Vice Mayor Borchard, was reviewed by the Traffic Safety Commission and the Redevelopment Citizens' Advisory Committee. He said tonight he heard that the Mayor requested that the matter be removed from this agenda. He said last week he raised the question with the Interim City Manager about a conflict of interest with respect to the issue for Mayor Losoya since he is an employee of the County of Yolo and the Second Street District Attorney project is adjacent to County-owned property. He said he thought if a Council Member had an interest in property within a certain distance, the Council Member could not take part. He asked if Mayor Losoya has a conflict of interest.

Council Member Flory said the Mayor is out of town and that is why he asked to have the item pulled from the agenda. Vice Mayor Borchard said the Mayor wanted to speak on the issue, and there was no discussion of a conflict of interest.

City Attorney Ann Siprelle said the general rule is that a source of income, such as an employer, can pose a potential conflict of interest, but there is an exception for government salaries. Since Mayor Losoya is employed by the County, his government salary is not a source of income as defined in the conflict of interest rules, so he does not have a conflict.

Mr. Holman said there may not be a legal conflict but there may be a moral conflict of interest, particularly when his employer Supervisor Tom Stallard urges the Council to approve the project.

Vice Mayor Borchard said he and Council Member Flory are involved with a committee of developing a policy to be recommended to the Council involving the way the Council conducts itself in public as well as in its relationship to the staff. He said that is a portion of the recommendations to be made.

PROCLAMATION - MONTH OF YOUNG CHILD/FAMILY FUN DAY:

Recreation Manager Dan Rice reported on upcoming activities for April to celebrate "Month of the Young Child" and "Family Fun Day."

On motion of Council Member Flory, seconded by Council Member Ryhal and carried by unanimous vote, the City Council proclaimed April 1999 as the "Month of the Young Child" and proclaimed April 17, 1999 as "Family Fun Day."

Vice Mayor Borchard presented the proclamation to Dan Rice.

PUBLIC HEARING - COMMUNITY DEVELOPMENT BLOCK GRANT:

Assistant Planner Paul Hanson gave Council a brief background on the annual Community Development Block Grant (CDBG) which the City receives from the Federal Government. He said the Program is administered by the Department of Housing and Urban Development (HUD), and the funds are used to help low and moderate income persons and to remove blight from the community. He said this year the City of Woodland received \$556,000 in CDBG funding. As a requirement of the funding, he said the City must adopt two plans to guide the spending. One is the Consolidated Plan with a five-year strategy, and the other is the Annual Action Plan which spells out how the funds will be spent for the current year. He said the CDBG Committee met on February 17, 1999 and March 17, 1999, to review the Consolidated Plan and the Annual Action Plan.

Vice Mayor Borchard opened the public hearing. There being no comments, the hearing was closed. Following some Council discussion the following action was taken:

On motion of Council Member Ryhal, seconded by Council Member Peart and carried by unanimous vote, the City Council adopted the 1999 Annual Action Plan recommended by the Community Development Block Grant Committee:

1999 Annual Action Plan

Program	CBO	Allocated
1. Elderly Nutrition Program	People Resources, Inc.	\$15,000
2. Daily Services Program	Yolo Wayfarer Center	\$20,000
3. Haven House	Yolo Community Care Continuum	\$6,000
4. Emergency Shelter Home:	Woodland Youth Services	\$14,400
5. Emergency Grocery Bags	Woodland Food Closet	\$8,000
6. Enough To Eat	Yolo County Food Bank	\$20,000
	TOTAL	\$83,400
Project Name	Agency	Allocated

1. Safety Improvement Project	Woodland Youth Services.	\$65,252
2. Clinic Facility Expansion	Yolo Family Services Agency	\$17,348
3. Homeless Facility Building Project	Friends of the Mission	\$200,000
4. Safe Harbor Expansion & Renovation	Yolo Community Care Continuum	\$90,000
	Total	\$372,600
General Administration and Planning		\$90,000
Fair Housing		\$10,000
	Total	\$100,000
GRAND TOTAL		\$556,000

PUBLIC HEARING - WOODMARK APARTMENT PROJECT APPEAL:

Vice Mayor Borchard reported that this date and time had been set to consider an appeal filed by David Whitlow of the Planning Commission's approval of the site plan, landscape plan, building designs and elevations and sample colors and material submitted for the Woodmark Apartments. The subject property is located on the extenuation of Kincheloe Drive, north of County Road 23. The applicant is proposing an apartment complex of 173 units and an office/recreation/laundry facility. The property is located in the R-M/P-D Zone.

Associate Planner Ron Pinegar reported that on March 4, 1999 the Planning Commission held the second of two public hearings on the Woodmark Apartments to determine whether the project met the design and development standards from the Southeast Area Specific Plan and the Community Design Guidelines and whether the project would be compatible with surrounding development. At the conclusion of a four-hour meeting and considerable public input from the neighbors and homeowners in the area and considerable discussion the Commission added five additional design related conditions of approval to the staff review and unanimously approved the project.

City Attorney Ann Siprelle spoke on the focus of the appeal. She said the Specific Plan has a goal to establish a distinctive, well-designed and high quality environment. Because of that, she said the Specific Plan requires that every residential project undergo design review by the Planning Commission. She said the Specific Plan contains some fairly specific design criteria which the

Planning Commission looks at when undergoing design review, and in this case the Planning Commission decided that the site plan and the building materials used in the design of the project and the landscaping were all consistent with those criteria as the project is conditioned. She said that determination is being appealed tonight. She said the question is whether this project is consistent with the Specific Plan design criteria and whether the Planning Commission's decision was supported adequately by the evidence that was before them and which is now before the Council. She said there are some issues that are not appealable that may be raised, including the zoning of the property, the General Plan, the Specific Plan itself, the Environmental Impact Report for the Specific Plan, the Mello Roos District that has been established that includes this area, the landscaping and lighting district that includes this area. She said all of those things have been established and the statute of limitations has long since passed on those.

Vice Mayor Borchard opened the public hearing.

Comments were received from persons in the audience, including the following: David Whitlow (appellant); Brian McGehee; Michael Loera; Vanus Bigelow; Shannon Maree Jaurige; Rebecca Bunsy; Greg Borrego, Vice President of American Property Development, Inc.; Brigit Barnes, legal counsel for American Property Development, Inc.; Ronald Milam, Joe Countryman, Planning Commissioner Toni Thompson and Planning Commissioner Martie Dote.

Brigit Barnes, attorney representing American Property Development, Inc., asked that all Planning Commission staff reports and minutes, all related track map 4061 tentative map approvals, reports and minutes of both Planning Commission hearings of February 18, 1999 and March 4, 1999 as well as documents submitted tonight by the applicant be included in the records.

There being no further comments, Vice Mayor Borchard closed the public hearing. Council discussion followed.

On motion of Council Member Peart, seconded by Council Member Flory and carried by the following vote, the City Council sustained the Planning Commission's approval of the site plan, landscape plan, building designs and elevations and sample colors and materials submitted for the Woodmark Apartments with the following findings and conditions of approval including the six additional conditions and staff review conditions 49, 50 and 52 as amended by the City Attorney (note: see conditions 46, 47 & 55 of the renumber conditions that follow):

AYES: COUNCIL MEMBERS: Borchard, Flory, Peart, Ryhal

NOES: COUNCIL MEMBERS: None ABSENT: COUNCIL MEMBERS: Losoya ABSTAINED: COUNCIL MEMBERS: None

FINDINGS:

- ◆ THE PROPOSED PLANS ARE IN CONFORMANCE WITH THE SOUTHEAST AREA SPECIFIC PLAN AND COMMUNITY DESIGN GUIDELINES.
- ◆ THE EIR AND AN ADDENDUM PREPARED FOR THE SOUTHEAST AREA SPECIFIC PLAN HAVE BEEN PREVIOUSLY CERTIFIED; THE PROJECT IS CONSISTENT WITH THE SOUTHEAST AREA SPECIFIC PLAN AND NO FURTHER ENVIRONMENTAL ASSESSMENT IS REQUIRED.
- ◆ THE PROPOSED PLANS ARE IN CONFORMANCE WITH THE WOODLAND GENERAL PLAN, WHICH DESIGNATES THE PROPERTY AS MEDIUM DENSITY RESIDENTIAL (MULTIPLE FAMILY RESIDENTIAL/PLANNED DEVELOPMENT OVERLAY ZONE).

CONDITIONS OF APPROVAL:

THE APPLICANT SHALL:

COMMUNITY DEVELOPMENT DEPARTMENT

- 1. CONFORM TO ANY MITIGATION MEASURES OUTLINED IN THE SOUTHEAST SPECIFIC PLAN EIR.
- 2. SECURE APPROVAL AND SATISFY REQUIREMENTS OF ALL AGENCIES OF JURISDICTION.
- 3. COMPLY WITH APPLICABLE DEVELOPMENT STANDARDS OF SOUTHEAST AREA SPECIFIC PLAN.
- 4. PROJECT SHALL PARTICIPATE IN A LANDSCAPE AND LIGHTING DISTRICT FOR THE MAINTENANCE OF I-5 CORRIDOR LANDSCAPING ADJACENT TO FREEWAY FRONTAGE. PLANTER WIDTH ADJACENT TO PROJECT TO TRANSITION FROM 20 FEET ADJACENT TO SINGLE FAMILY HOMES ON WEST END DOWN TO A MINIMUM OF 10 FOR MAJORITY OF FREEWAY FRONTAGE.

- 5. APPLICANT WILL PAY FOR DESIGN OF THE I-5 CORRIDOR LANDSCAPING PLAN APPLICABLE TO PROJECT FRONTAGE AND APPLICABLE TO ONE-HALF OF THE ADJACENT SINGLE-FAMILY SITE TO THE WEST OF APPLICANT'S PROPERTY. APPLICANT WILL PAY FOR INSTALLATION OF LANDSCAPING ACCORDING TO THE PLAN APPLICABLE TO PROJECT ONLY. APPLICANT WILL BE ENTITLED TO RECOVER REIMBURSEMENT FOR DESIGN COSTS, PURSUANT TO A REIMBURSEMENT AGREEMENT AS SET FORTH IN CFD #1, FROM CITY OF WOODLAND IN YEAR 2005.
- 6. SECURE APPROVAL FROM CITY FOR A SOUND WALL FOR THE I-5 CORRIDOR LANDSCAPING BERM ADJACENT TO THE PROJECT WHICH IS IN CONFORMANCE WITH THE ACOUSTICAL STUDIES PREPARED BY THE CITY AND THE APPLICANT.
- 7. ALL PUBLIC LANDSCAPE AREAS SHALL BE PROVIDED WITH METERED WATER SERVICES FOR IRRIGATION AND P.G.&E. POWER SERVICE POINTS FOR AUTOMATIC CONTROLLERS.
- 8. PROVIDE MASONRY WALL ALONG SOUTH, WEST AND EAST PROPERTY LINES THAT CONFORMS TO THE SOUTHEAST AREA SPECIFIC PLAN DEVELOPMENT STANDARDS AND IS SIMILAR IN MATERIALS AND COMPATIBLE WITH EXISTING RESIDENTIAL FENCING ALONG PIONEER AVENUE AND FUTURE NOISE WALLS REQUIRED ALONG I-5.
- 9. DEVELOPER TO SIGN CITY ACKNOWLEDGEMENT AGREEMENT PERTAINING TO NEW FEMA FLOOD INSURANCE RATE MAP.
- 10. MODIFY LANDSCAPING PLAN TO CONFORM TO INTENT OF SOUTHEAST AREA SPECIFIC PLAN AND COMPLY WITH CITY LANDSCAPING ORDINANCE AND STAFF COMMENTS.
- 11. PAY SCHOOL MITIGATION FEES.
- 12. SUBMIT POOL PLANS TO YOLO COUNTY ENVIRONMENTAL HEALTH SERVICES FOR PLAN CHECK, CONSTRUCTION INSPECTIONS AND PERMIT TO OPERATE.
- 13. SECURITY LIGHTING SHALL BE PROVIDED BY USING SUFFICIENT POLES AND FIXTURES SO THAT THE LIGHTING IS EVENLY DISTRIBUTED OVER THE SURFACE AND DOES NOT IMPEDE UPON ADJACENT PUBLIC AND OR PRIVATE PROPERTIES. THIS HAS BEEN ACCOMPLISHED IN OTHER PROJECTS THROUGH THE USE OF REFRACTORS.

14. REVISE PROJECT SIGN TO ADDRESS STAFF COMMENTS PERTAINING TO DESIGN GUIDELINES, LANDSCAPING, ADDING COLUMNS AND TRIM CAP ACROSS FULL LENGTH OF SIGN

FIRE DEPARTMENT

- 15. "NO-PARKING FIRE LANE" SHALL BE POSTED IN BLACK LETTERS ON A RED BACKGROUND ON THE VERTICAL FACE OF THE CURB FLUSH WITH THE PAVEMENT IN APPROVED LOCATIONS ALONG THE FRONT OF THE TWO ACCESS POINTS LOCATED AT THE FRONT OF THE COMPLEX.
- 16. A PLAN INDICATING THE FIRE LANES SHALL BE SUBMITTED TO THE WOODLAND FIRE DEPARTMENT FOR REVIEW. ADDITIONAL FIRE LANES WILL BE REQUIRED AT LOCATIONS WHERE FIRE HYDRANTS ARE LOCATED AND IN LOCATIONS WHERE THE ACCESS OF FIRE APPARATUS WILL BE IMPAIRED BY PARKED VEHICLES.
- THE RESIDENTIAL SPRINKLER SYSTEM SHALL BE CONSTRUCTED TO N.F.P.A. 17. 13R STANDARDS. THE WOODLAND FIRE DEPARTMENT IS ACCEPTING APPROVED HORN-STROBE COMBINATION DEVICES AS OUTSIDE AUDIBLE WARNING DEVICES. THE INSIDE WARNING DEVICES SHALL BE PROVIDED BY THE SMOKE DETECTORS IN EACH UNIT. THE SMOKE DETECTORS SHALL BE INSTALLED IN SUCH A MANNER SO THAT THE ACTIVATION OF THE WATER FLOW DEVICE WILL ACTIVATE ALL OF THE SMOKE DETECTORS THROUGHOUT THE BUILDING. THE ACTIVATION OF A SMOKE DETECTOR BY SMOKE WILL ONLY ACTIVATE A SINGLE DETECTOR. ONE PULL STATION SHALL BE REQUIRED FOR EACH APARTMENT BUILDING. THE HORN-STROBE SHALL BE LOCATED IN AN APPROVED LOCATION, WHICH SHALL BE VISIBLE FROM THE STREET OR ROAD. PLANS FOR THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE SUBMITTED TO THE WOODLAND FIRE DEPARTMENT FIRE PREVENTION OFFICE FOR REVIEW AND APPROVAL. A FEE FOR THE PLAN CHECK AND INSPECTION OF THE SYSTEMS SHALL BE REMITTED UPON COMPLETION OF THE PLAN REVIEW.
- 18. THE LAUNDRY ROOM IN THE MULTIPLE USE ROOM SHALL BE CONSTRUCTED OF 1-HOUR CONSTRUCTION.
- 19. THE APPLICANT WILL CLEARLY IDENTIFY THE EXACT LOCATION OF THE STAIRCASE FOR THE MANAGER'S APARTMENT. THE UNDERSIDE OF THE STAIRCASE MAY NOT BE USED AS USEABLE SPACE.
- 20. SMOKE DECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM AND CENTRALLY LOCATED IN CORRIDORS.

- 21. EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE WITH C.F.C. STANDARD 10-1.
- 22. PROVIDE 1-HOUR SEPARATION BETWEEN THE RESIDENCES AND THE GARAGES WHERE THE TWO ARE CONSTRUCTED IN A SINGLE BUILDING.
- 23. A SPARE SPRINKLER HEAD SHALL BE PLACED IN A SPARE HEAD BOX AND LOCATED IN THE MANAGER'S OFFICE.
- 24. A PERMIT FOR MULTIPLE FAMILY UNITS SHALL BE OBTAINED FROM THE WOODLAND FIRE DEPARTMENT FIRE PREVENTION OFFICE LOCATED AT 532 COURT STREET IN WOODLAND. THE FEE FOR THE PERMIT IS SET AT \$80.00 AND SHALL BE OBTAINED PRIOR TO THE ISSUANCE OF THE OCCUPANCY USE PERMIT.
- 25. ON-SITE HYDRANTS SHALL BE REQUIRED TO BE SPACED AT APPROXIMATE 300-FOOT INTERVALS. THE GUIDELINE FOR ON-SITE HYDRANTS MAY BE OBTAINED FROM THE WOODLAND FIRE DEPARTMENT FIRE PREVENTION OFFICE LOCATED AT 532 COURT STREET IN WOODLAND. PLANS FOR THE UNDERGROUND FIRE PROTECTION SYSTEM SHALL BE REQUIRED TO BE SUBMITTED AND A FEE SHALL BE REQUIRED TO BE REMITTED UPON APPROVAL OF THE PLANS. THE CURRENT FEE FOR ON-SITE HYDRANTS IS \$100.00 AND \$25.00 PER HYDRANT.

PUBLIC WORKS DEPARTMENT

- 26. ENTER INTO AN IMPROVEMENT AGREEMENT FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS.
- 27. PREPARE, AND SUBMIT FOR APPROVAL, A UTILITY SITE PLAN PRIOR TO PREPARATION OF FULL IMPROVEMENT PLANS.
- 28. APPLICANT WILL GRANT A 10-FOOT EASEMENT (FIVE FEET ON EACH SIDE OF CENTERLINE) TO CITY OF WOODLAND FOR THE INSTALLATION OF A 10-INCH WATER LINE AS IT CROSSES APPLICANT'S PROPERTY. SAID WATER LINE IS TO BE DESIGNED, CONSTRUCTED AND INSTALLED AT THE EXPENSE OF APPLICANT THROUGH THE APPLICANT'S PROPERTY. CONSTRUCTION IS SUBJECT TO REIMBURSEMENT AGREEMENT WITH CITY.
- 29. PREPARE IMPROVEMENT PLANS FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND SUBMIT THEM TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL. THE IMPROVEMENT PLAN SHEETS SHALL INCLUDE

THE TITLE BLOCK AS OUTLINED IN THE CITY OF WOODLAND STANDARD SPECIFICATIONS. THIS SUBMITTAL IS SEPARATE FROM THE BUILDING PERMIT SUBMITTAL. ALL PUBLIC IMPROVEMENTS SHALL CONFORM TO THE CURRENT CITY OF WOODLAND STANDARD SPECIFICATIONS.

- 30. PUBLIC IMPROVEMENTS IN ADDITION TO ROADWAY CONSTRUCTION SHALL INCLUDE, BUT ARE NOT LIMITED TO, WATER, SEWER AND STORM DRAIN MAINS, FIRE HYDRANTS AND STREETLIGHTS.
- 31. PARTIAL CONSTRUCTION OF KINCHELOE DRIVE WILL REQUIRE A MINIMUM OF 32 FEET OF PAVEMENT, FULL FRONTAGE IMPROVEMENTS ALONG THE WEST SIDE OF THE STREET AND A TWO-FOOT WIDE GRAVEL SHOULDER ON THE UNDEVELOPED SIDE OF THE STREET.
- 32. THE SIGNALIZATION OF THE INTERSECTION OF KINCHELOE DRIVE AND MAXWELL DRIVE WILL REQUIRE A PRO-RATA SHARE PARTICIPATION BASED ON TRIP GENERATION FOR THE PARTICULAR LAND USES OF THE PROPERTIES INVOLVED.
- 33. CONFORM TO COUNTY HEALTH REGULATIONS AND REQUIREMENTS FOR THE ABANDONMENT OF ANY ON-SITE SEPTIC TANK AND/OR WATER WELLS.
- 34. PRIOR TO OBTAINING BUILDING PERMIT, APPLICANT WILL COOPERATE WITH DEVELOPER (TONY EVANS) IN OBTAINING REAPPORTIONMENT OF ASSESSMENTS AS THEY AFFECT THE PROPERTY TO BE PURCHASED BY APPLICANT.
- 35. PRIOR TO OBTAINING A BUILDING PERMIT, APPLICANT WILL COOPERATE WITH DEVELOPER (TONY EVANS) IN RELEASING APPLICABLE ACCESS RIGHTS ALONG I-5 FRONTAGE OF PARCELS.
- 36. ALL PUBLIC LANDSCAPE AREAS SHALL INCLUDE WATER LATERALS WITH METERS AND PG&E POWER SERVICE POINTS FOR AUTOMATIC CONTROLLERS.
- 37. APPLICANT WILL PAY ITS PRORATA SHARE OF HABITAT MITIGATION FEE (PRESENTLY SET AT \$1995/ACRE) AS PART OF BUILDING PERMIT FEES.

POLICE DEPARTMENT

38. POST AN ILLUSTRATED APARTMENT COMPLEX MAP ON A SIGN AT BOTH COMPLEX ENTRANCES IDENTIFYING THE LOCATIONS OF EACH BUILDING

- WITHIN THE COMPLEX. THE ILLUSTRATED MAP NEEDS TO BE LARGE ENOUGH TO BE READ WHILE SITTING INSIDE A VEHICLE.
- 39. EACH BUILDING TO HAVE A SIGN ATTACHED TO THE OUTSIDE WALL THAT LISTS ALL APARTMENT NUMBERS CONTAINED IN THAT BUILDING. THE SIGN NEEDS TO BE LARGE ENOUGH TO BE READ WHILE SITTING IN A VEHICLE ON THE COMPLEX ROADWAY.
- 40. EACH APARTMENT TO HAVE AN ILLUMINATED UNIT NUMBER NEXT TO THE ENTRANCE DOOR THAT REMAINS ON DURING HOURS OF DARKNESS. THE NUMERALS SHALL BE NO LESS THAN FOUR INCHES IN HEIGHT AND BE A CONTRASTING COLOR TO THE BACKGROUND THEY ARE ATTACHED.
- 41. THE DRIVING LANES AND ROADWAY WITHIN THE COMPLEX SHALL ACCOMMODATE EMERGENCY RESPONSE VEHICLES. THE DRIVING LANES SHALL BE WIDE ENOUGH FOR AT LEAST TWO VEHICLES TO MOVE PAST EACH OTHER.
- 42. ALL LIGHTING TO MEET SECURITY LIGHTING LEVELS NEEDED FOR AN APARTMENT COMPLEX. PARKING LOTS, CARPORTS, CIRCULATION AREAS, PASSAGEWAYS, RECESSES AND GROUNDS CONTIGUOUS TO BUILDINGS SHALL HAVE ADEQUATE ILLUMINATION. ADEQUATE ILLUMINATION IS ENOUGH LIGHTING TO CLEARLY MAKE VISIBLE THE PRESENCE OF ANY PERSON ON OR ABOUT THE PREMISES DURING THE HOURS OF DARKNESS AND IT SHALL PROVIDE A SAFE, SECURE ENVIRONMENT FOR PERSONS, PROPERTY AND VEHICLES ON SITE.
- 43. LIGHT FIXTURES TO BE EQUIPPED WITH VANDAL-RESISTANT COVERS.
- 44. SECURITY AND PARKING AREA LIGHTING TO BE CONTROLLED BY PHOTOCELL OR TIMERS AND REMAIN ON DURING HOURS OF DIMINISHED LIGHTING.
- 45. ALL STAIRWELLS NEED TO HAVE ADEQUATE ILLUMINATION AND REMAIN ON DURING HOURS OF DIMINISHED LIGHTING.
- 46. THE APPLICANT SHALL ADOPT FOR THE WOODMARK APARTMENTS THE WOODLAND POLICE DEPARTMENT'S "NO ALCOHOL CONSUMPTION IN PUBLIC" POLICY TO THE EXTENT SUCH POLICY DOES NOT CONFLICT WITH THE TERMS AND CONDITIONS OF THE REGULATORY AGREEMENT EXECUTED BY APPLICANT AS PART OF ITS OBLIGATIONS AND COMMITMENTS WITH THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY, AND ANY APPLICABLE FEDERAL REGULATIONS.

- 47. THE APPLICANT SHALL INCORPORATE INTO ITS LEASE AGREEMENTS THE "DRUG AND GANG FREE" DECLARATION TO BE DRAFTED BY THE WOODLAND POLICE DEPARTMENT IN CONJUNCTION WITH THE CITY ATTORNEY, TO THE EXTENT SUCH DECLARATION DOES NOT CONFLICT WITH THE TERMS AND CONDITIONS OF THE REGULATORY AGREEMENT EXECUTED BY APPLICANT AS PART OF ITS OBLIGATIONS AND COMMITMENTS WITH THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY, AND ANY APPLICABLE FEDERAL REGULATIONS.
- 48. APARTMENT MANAGERS WILL BE REQUIRED TO ENFORCE EXISTING FEDERAL SUBSIDY GUIDELINES. MANAGERS SHALL AGGRESSIVELY EVICT TENANTS COMMITTING CRIMINAL ACTIVITY WHO RECEIVE FEDERALLY SUBSIDIZED MONEY (I.E. SECTION 8), AND MANAGERS WILL REPORT THE TENANTS TO APPROPRIATE FEDERAL GOVERNING AGENCIES.

ADDITIONAL CONDITIONS

- 49. APPLICANT SHALL INSTALL WROUGHT IRON FENCING AROUND POOL AREA.
- 50. PROVIDE 14 LARGER TREES (24-INCH BOX SIZE) ALONG THE KINCHELOE DRIVE ENTRANCES TO THE PROJECT.
- 51. PROVIDE MORE HEIGHT VARIATION TO THE ROOFLINES BY PROVIDING 2 FEET OF ADDITIONAL OFF SET BETWEEN ROOF PLANES AND MIXING GABLE AND HIP ROOFS AT BUILDING ENDS.
- 52. INCREASE THE MEANDER (CURVATURE) OF THE COURTYARD AND INTERNAL SIDEWALKS.
- 53. PROVIDE 4 DIFFERENT COLOR SCHEMES TO INCREASE COLOR VARIATIONS AND TRIM OF BUILDINGS.
- 54. SUBMIT APARTMENT MANAGEMENT PLAN, WHICH INCLUDES A SECURITY COMPONENT FOR REVIEW BY THE CITY POLICE DEPARTMENT.

CITY ATTORNEY

55. THE APPLICANT SHALL HOLD HARMLESS THE CITY, ITS COUNCIL MEMBERS, OFFICERS, AGENTS, EMPLOYEES AND REPRESENTATIVES FROM LIABILITY FOR ANY AWARD, DAMAGES, COSTS, AND FEES INCURRED BY THE CITY AND/OR

AWARDED TO ANY PLAINTIFF IN AN ACTION CHALLENGING THE VALIDITY OF THIS PERMIT OR ANY ENVIRONMENTAL OR OTHER DOCUMENTATION WHICH IS RELATED TO THE APPROVAL OF THIS PERMIT. APPLICANT FURTHER AGREES TO PROVIDE A DEFENSE FOR THE CITY IN ANY SUCH ACTION. CITY ACKNOWLEDGES FOR ITSELF AND ITS DEPARTMENTS THAT SUCH INDEMNIFICATION SHALL NOT APPLY TO CLAIMS BROUGHT BY MEMBERS OF THE PUBLIC OR FUTURE RESIDENTS OF THE WOODMARK APARTMENTS CHALLENGING POLICIES ENFORCED BY APPLICANT AT THE REQUEST OF THE CITY OF WOODLAND POLICE DEPARTMENT.

ADDITIONAL CONDITIONS ADDED BY THE PLANNING COMMISSION:

- 1. PROVIDE 14 LARGER TREES (24-INCH BOX) ALONG THE KINCHELOE DRIVE ENTRANCE TO THE PROJECT.
- 2. PROVIDE MORE HEIGHT VARIATION TO THE ROOFLINES BY PROVIDING 2 FEET OF ADDITIONAL OFF SET BETWEEN ROOF PLANES AND MIXING GABLE AND HIP ROOFS AT BUILDING ENDS.
- 3. INCREASE THE MEANDER (CURVATURE) OF THE COURTYARD AND INTERNAL SIDEWALKS.
- 4. PROVIDE 4 DIFFERENT COLOR SCHEMES TO INCREASE COLOR VARIATIONS AND TRIM OF BUILDINGS.
- 5. SUBMIT APARTMENT MANAGEMENT PLAN, WHICH INCLUDES A SECURITY COMPONENT FOR REVIEW BY THE CITY POLICE DEPARTMENT.
- 6. PROVIDE WROUGHT IRON FENCING FOR POOL AREA"

Council took a recess from 10:25 p.m. until 10:40 p.m.

On motion of Council Member Ryhal, seconded by Council Member Peart and carried by unanimous vote, the City Council extended the Council meeting from 10:40 p.m. until midnight.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Vice Mayor Borchard temporarily adjourned the meeting of the Council at 10:40 p.m. in order to convene a meeting of the Woodland Redevelopment Agency Board of Directors. See Agency minutes attached to these Council

minutes as Exhibit A. At 10:42 p.m. the Redevelopment Agency Board meeting was adjourned, and the Council meeting was reconvened.

REPORTS OF THE CITY MANAGER:

CONSENT CALENDAR:

Council Member Peart removed the award of the Cemetery fencing bid from the Consent Calendar. Council Member Ryhal removed the salary ranges for Management employees from the Consent Calendar.

On motion of Council Member Flory, seconded by Council Member Peart and carried by unanimous vote, the City Council approved the following Consent Calendar items:

PARKS, RECREATION AND COMMUNITY SERVICES MONTHLY REPORT:

The City Council received the Parks, Recreation and Community Services Department monthly report.

COMMUNITY DEVELOPMENT MONTHLY REPORT:

The City Council received the Community Development Department projects monthly report.

PUBLIC WORKS MONTHLY REPORT:

The City Council received the Public Works Department monthly report.

CAPITAL BUDGET IMPLEMENTATION STATUS REPORT:

The City Council received the Capital Budget implementation status report.

TREASURER'S REPORT FOR FEBRUARY:

The City Council received the Treasurer's Investment Report for February 1999.

REPORT ON COST OF SUPPORTING ANTIQUE FIRE STEAMER MUSTERS:

The City Council received a report on the cost of supporting Antique Fire Steamer musters.

CITY PUBLIC AUCTION:

The City Council authorized the sale and disposal of all of the City's surplus and obsolete property and equipment through public auction.

CONSTRUCTION CONTRACT FOR CONCRETE REPLACEMENT:

The City Council awarded the indefinite quantity construction contract for Concrete Replacement Project No. 98-40, to Ramirez Construction; and authorized the Public Works Director to execute the contract on behalf of the City.

REGULAR CALENDAR:

CEMETERY FENCING BID:

Council Member Peart said he normally does not like one bid, but he said with the Cemetery fencing bidding there were four local contractors notified. Only one responded, so he supported the recommendation.

On motion of Council Member Peart, seconded by Council Member Flory and carried by unanimous vote, the City Council awarded the bid for fabrication and installation of wrought iron fencing at the City of Woodland Cemetery to Arrow Fence Company in the amount of \$36,471.00.

RESOLUTION NO. 4118 - MANAGEMENT SALARY RANGES:

Council Member Ryhal said his concern with respect to the adoption of a resolution approving salary ranges for Management Employees is that there be a review cycle with Council.

City Manager Rick Kirkwood said discussion the Council had was that the Interim City Manager would set the specific salary for the existing department heads, and then he would set the salary for the new department heads that will be recruited. He said he had committed to the Council that he will have a discussion with Council prior to that decision being made so he can get Council's constructive feedback. He

said the Council did say that the Council would set the ranges, and that is the recommended action tonight.

Council Member Ryhal said he did not recall Council agreeing to include Consumer Price Index adjustments in the resolution.

On motion of Council Member Ryhal, seconded by Council Member Peart and carried by unanimous vote, the City Council adopted Resolution No. 4118 approving salary ranges for Management employees, excluding the paragraph relative to adjustments by the Consumer Price Index (CPI) effective July 1 of each year commencing July 1, 2000, and Council agreed to discuss the CPI adjustments at a later date.

Vice Mayor Borchard said he would like a report back on the CPI adjustment issue within the month. Assistant City Manager Phil Marler said the Council will discuss this matter at the next Council meeting in closed session. Council Members Ryhal and Flory said they would like to meet with the City Manager prior to the closed session.

SACOG WORK PROGRAM:

Yolo County Supervisor Tom Stallard, Martin Tuttle, Executive Director of Sacramento Area of Governments (SACOG), and Mayor Christopher Cabaldon of West Sacramento presented the SACOG Work Program for FY 1999-2000.

RESOLUTION NO. 4119 - SACOG JOINT POWERS AGREEMENT:

On motion of Council Member Flory, seconded by Council Member Peart and carried by unanimous vote, the City Council adopted Resolution No. 4119 approving amendments to the Joint Powers Agreement (JPA) of the Sacramento Area Council of Governments (SACOG), including admitting newly incorporated Citrus Heights to the JPA.

PROPOSED SECOND STREET STREETSCAPE DESIGN PLAN:

The City Council previously voted by majority vote to postpone discussion of the proposed Second Street streetscape design plan.

FLOOD CONTROL TASK FORCE:

On motion of Council Member Peart, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the mission, composition and reporting process (See Exhibit B attached to these minutes) for a Flood Control Task Force with three citizen-at-large members to be chosen by Council Members who are not a part of the Task Force.

On motion of Council Member Peart, seconded by Council Member Flory and carried by unanimous vote, the City Council appointed Council Member Ryhal to serve with Mayor Losoya on the Flood Control Task Force.

SVOC PROJECT:

Senior Planner Robert MacNicholl gave Council an update on the purchase agreement with SVOC project at the Sutter Street property. The purchase agreement provides for the clearing buildings and remediation of the site for eventual development is to be performed by the City. This will necessitate the removal of all buildings on the premise and testing of the site for remediation of soil borne substances. Four of the five buildings will need to be removed from the site, while one of the buildings is to be retained by the City and used at the Municipal Corporation Yard.

On motion of Council Member Flory, seconded by Council Member Ryhal and carried by unanimous vote, the City Council authorized the City Manager to sign a contract with R. C. Patterson to provide for the removal of four buildings at the Sutter Street yard, at no cost to the City, conditioned on the close of escrow of the B. C. Stocking property.

APPEAL OF PRELIMINARY FLOOD INSURANCE RATE MAP (FEMA):

Interim Community Development Director Don Fleming briefed the Council on the appeal of the Preliminary Flood Insurance Rate Map (FIRM).

PUBLIC HEARING FOR HISTORIC STREET LIGHTING DISTRICT:

On motion of Council Member Peart, seconded by Council Member Ryhal and carried by unanimous vote, the City Council set May 18, 1999 as the date for a public hearing on the proposed Historic Street

Lighting District and requested a methodology analysis of surveys taken of district property owners.

FUTURE MEETING AGENDA ITEMS:

Council Member Peart requested a future meeting agenda item for a discussion of updating the City's Web Pages. He said it may be necessary to allocate funds for a service to update the Web Pages.

<u>ADJOURNMENT</u>:

At 11:45 p.m. the regular meeting was adjourned.

City Clerk of the City of Woodland