Council Chambers 300 First Street Woodland, California

December 19, 1995

The Woodland City Council convened a special session at 6:15 p.m. and immediately adjourned to closed session in the Second Floor Conference Room of City Hall for a Conference with Labor Negotiator regarding General Services Unit, Confidential Employees, Management Employees and City Manager (Government Code Section 54957.6). Council Members present at the meeting were: Sandy, Borchard, Flory, Rominger, Slaven; Council Members absent: None. City Manager Kris Kristensen and Assistant City Manager Kristine James also attended the closed session but left prior to adjournment.

Council adjourned the closed session and the special session at 7:05 p.m.

The Woodland City Council met in regular session at 7:12 p.m. in the City Hall Council Chambers.

PLEDGE OF ALLEGIANCE:

Mayor Sandy 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: Sandy, Borchard, Flory, Rominger, Slaven

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Ruggiero, Siprelle, Wegener, James, Ponticello,

Barry, Utterbach, Nies, Hanson, Tice, McDuffee

OTHERS PRESENT: Planning Commission Chair Jan Hicks

CITY MANAGER ANNOUNCEMENT:

The City Manager announced that the Council met in closed session from 6:15 p.m. until 7:05 p.m. for a conference with Labor Negotiator (Government Code Section 54957.6). He said no Council action was taken at the meeting.

MINUTES:

On motion of Council Member Slaven, seconded by Council Member Borchard and carried by unanimous vote, the City Council approved the minutes for the regular Council meeting of November 21, 1995, as prepared.

COMMUNICATIONS:

- 1. From the State Department of Alcoholic Beverage Control a copy of an application was received for an on sale beer and wine train license for Yolo Shortline Railroad, 1965 East Main Street. Police Lieutenant Terry Brown had advised that the Police Department has no concerns with the issuance of this license.
- 2. From the State Department of Alcoholic Beverage Control a copy of an application was received for an on sale general alcoholic beverage license (person to person transfer) for the Cedar Room, 102 Main Street. Police Lieutenant Brown had advised that the Police Department has no concerns with the issuance of the license.
- 3. From the State Department of Alcoholic Beverage Control a copy of an application was received for an on sale beer and wine eating place license and on sale general license for Nugget Market, 157 Main Street. Police Lieutenant Brown had advised that the Police Department has no concerns with the issuance of the license.
- 4. From Mark Hamblin of the Steering Committee for the Yolo County Habitat Conservation Program an invitation was received to the public release of the draft Yolo County Habitat Conservation Plan on January 11, 1996, 7:00 9:00 p.m., County Administration Building.

The City Manager encouraged Council Members to attend the public release of the Plan, but he said the event will be videotaped for those who cannot attend.

5. From Supervisor Betsy Marchand and Mayor Gary Sandy a letter was received requesting Council action to oppose the proposed Pope Ranch water transfer.

Mayor Sandy said that issue has been resolved.

Vice Mayor Rominger said the Water Resources Association is currently looking at water transfers into, out of, and within Yolo County, and the Association's legal counsel is looking at the legal aspects of transfers. Legal counsel will then report back to the Association in February.

Mayor Sandy noted in the Association minutes that every jurisdiction in the County ought to have a policy with respect to water transfers, and he agreed.

6. From Mr. and Mrs. G. W. Alexander a letter was received with concerns about the growth in Woodland and proposals to build on prime agricultural land.

COMMITTEE REPORTS:

1. From Fire Chief John Buchanan a report was received transmitting the minutes of the Yolo County Communications Emergency Service Agency Governing Board

meeting of October 4, 1995.

- 2. From City Manager Kris Kristensen a report was received transmitting the minutes of the Yolo County Transit Authority Board meeting of October 25, 1995.
- 3. From Parks, Recreation and Community Services Director Tim Barry a report was received summarizing action taken at the Parks and Recreation Commission meeting of November 15, 1995.
- 4. From the City Manager a report was received transmitting the minutes of the Water Resources Association meeting of November 17, 1995.
- 5. From the City Manager a report was received transmitting the minutes of the Yolo-Solano Air Quality Management District Board meeting of November 8, 1995.
- 6. From Community Development Director Janet Ruggiero a report was received transmitting the minutes of the Community Development Block Grant Committee meeting of November 27, 1995. Council was advised that a public hearing for consideration of the Fair Housing Plan has been set for January 2, 1996.
- 7. From Director of Public Works Gary Wegener a report was received transmitting the minutes of the Traffic Safety Commission meeting of December 4, 1995.
- 8. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of December 7, 1995, as follows:
 - a.Commission reviewed the elevations for the Lewis Homes Arbors Subdivision, located east of Pioneer Avenue and north and south of East Gum Avenue. Commission continued action on this item until January 18, 1996.
 - b.Commission approved the sign package for the Wal-Mart store at 1716 East Main Street. This package included three signs for the Wal-Mart building, and a monument sign along East Main Street.
 - c.Commission forwarded recommendations to the City Council regarding the Draft General Plan. (See <u>PUBLIC HEARING GENERAL PLAN</u> below.)
 - d.Commission set a hearing for January 18, 1996 to consider modifying the Zoning Ordinance to allow five-foot side yard setbacks for two-story homes.
 - e.Commission considered a request regarding street vending activities.

 Commission continued further discussion to January 18, 1996.

PUBLIC COMMENT:

Lois Linford, representing the League of Women Voters of Woodland, read a letter to the Council regarding Woodland's water. She said the League's water position states that "protection of the aquifer, both quality and quantity, is our highest priority." Since 1986 the League has been using this position as they have studied and testified about activities that might affect Cache Creek and its aquifers. She said today the League has concerns about the potential for flooding in Woodland, the west pit mining that will be taking place almost in Woodland's "back yard", and the quality of the water in those pits which will be so deep that it is like mining in the aquifer. She said the potential for contamination is very great and prevention will be much more effective than trying to clean up contamination after it has happened. She urged the Council to become actively involved in this issue now. The Draft Cache Creek Resources Management Plan now being considered by the County calls for testing of water quality in the pit annually, and she said this is not frequent enough. She said the Woodland League has written the letter out of concern for Woodland's water supply, the aquifers beneath Cache Creek.

Mayor Sandy presented a Certificate of Appreciation to Ernie Medina who has worked in the City Public Works Department since June 1, 1978 in the Equipment Service Division and was leaving the employ of the City of Woodland to work in the City of Bakersfield.

Mayor Sandy said Mr. Medina has made a real difference to the City, has saved the City a lot of money, and has professionalized the operation of the City's fleet.

PUBLIC HEARING - GENERAL PLAN:

Mayor Sandy said the only public hearing scheduled for this meeting is to consider the Policy Plan, including Land Use Alternatives, of the Woodland Area General Plan.

Council Member Borchard said he has a conflict of interest, and he took a seat in the audience.

Planning Commission Chair Jan Hicks presented the Planning Commission's recommendation regarding land use alternatives and changes to the Draft General Plan. She said two years ago this recommendation would not have been a unanimous one, due primarily to the strong opinions held by several Commissioners. She said there was even speculation in the beginning that the Commission would find it necessary to include a minority report when the time came to make a recommendation to Council. She assured the Council that the Commission's recommendation was not driven by developers' influence with Commissioners. She said the Commissioners were determined not to be swayed by input from developers or anyone else who would be motivated by financial gain, but she said it was unfortunate that the process began with development proposals. She said the Commission concluded early on that although growth to the east seemed the logical alternative to growing on prime soil, that alternative provided a very simplistic answer to a complicated situation. Flooding problems caused the Commission to change

the direction of residential growth previously planned in the north. The Commission recognized its responsibility to future home buyers in whatever direction the City should Potential flooding would mean exorbitant insurance rates for home buyers. Growth to the east would result in unpleasant odors from the sewer ponds. Moving the ponds would raise the price of those homes, making affordable housing in this area unlikely. Unstable soils in the area would further compound the problem, raising housing costs even more. She said this left the Commission with Alternatives 1 and 2, both of which involved growth to the south. The considerations mentioned so far took up the largest part of the Commission discussions, focusing most of its attention on only one of the fifteen General Plan Goals. She said it finally became obvious that real planning for the long term and consideration of all of the General Plan goals pointed to Alternative 1 for future residential development. She said this was especially true, given the desire on the part of the majority of the Commission and Council to finally end development to the south. With Alternative 1 the City has an opportunity to begin the development of an "Ultimate Urban Limit Line" to the south. Design of the infrastructure in this area, similar to what the City has to the west, will make future development impractical. She said strong guidelines for growth and a definite stated desire to end development to the south will reinforce the need to look elsewhere for future growth. She said this will also save future planners and the Council from the need to deal with this issue in the future. She said most of the Council Members were involved with the Gibson Road problem which came about because of increased east/west traffic. Alternative 2 would have compounded the problem; Alternative 1 can relieve the pressure on Gibson Road, El Dorado Drive, and other residential streets west of Highway 113. She said these are a few of the more compelling reasons that the Commission found to recommend Alternative 1. In the end, the Commission unanimously agreed that Alternative 1 would best serve current and future City residents, while continuing to provide equally to all residents, the City's unique "Quality of Life" in years to come. She said this was a very difficult decision to make, and she said she was pleasantly surprised that the Commission came to a unanimous decision.

Mayor Sandy said on behalf of the Council he thanked the Commission for its hard work and diligence over the past couple of years, and he said realized that the Commission's decision was not easy. Mayor Sandy then opened the public hearing.

Bill Abbott said his clients, the Heidrick property owners, made an offer to the City for 17 acres in conjunction with the development of their property. He said that property was to be used for recreational purposes as well as for the development of a high tech office industry. He said those are issues which have been identified previously by many speakers as being an interest to the City along with other issues as well. He said there has been concern expressed about whether or not the City could accommodate that request or any other similar request at this time due to the recirculation requirements of the California Environmental Quality Act (CEQA). He said the question assumes that the City does not otherwise have an obligation to recirculate the upcoming final EIR. He said he has not discussed the issue with staff, and staff will give the Council guidance on that. That is an issue that is relevant to the very basic question of whether or not recirculation

will take place. At the same time, he said, his review of the CEQA decision, the Laural Heights case, is that the Supreme Court has reduced substantially the circumstances in which recirculation is required. He said the City has an opportunity to make adjustments in the planning process in response to environmental issues that have been raised and not necessarily go through the recirculation process, and that would include accommodating the proposal that he has with regard to his clients' property. The specific request that he has with regard to the Heidrick property would involve a designation of planned neighborhood similar to what is proposed for Alternative 1 or Alternative 2. Additional language would be added to the Plan which would give the City the specific opportunity to respond to some of the issues that have been raised, including buffer setbacks and circulation. With the proposal he would offer the opportunity exists also to prepare a development agreement which would assure the City that upon the annexation of the property that the City, the Community College District as well as the Emerging Technologies Institute receives for free the 17 acres that has been discussed. He said he felt all of those issues can be accommodated in conjunction with the Council's General Plan decision. At this point in time, based upon what he has seen in the draft EIR he believed there is the opportunity to complete that even with recirculation, even if the Council goes through a 45 day review process that will conclude by the end of February, leaving the Council with an additional 30 days to complete its action on the Final EIR. As part of that he prepared the outline of a motion or direction to staff that would accomplish that (attached as Exhibit A).

Mayor Sandy asked Mr. Abbott who he is working for.

Mr. Abbott said his clients consist of a number of representatives made up of partnerships which are family members in the Heidrick family. Some of those members are residents within the City of Woodland, and some are not residents. The person he works with most closely is Bruce Knott, a developer who works both in Northern California and Southern California.

Council Member Slaven noted on the map the designations for the possibility of a community park and also some land to be set aside for Yuba College and for Emerging Technologies. He said he did not see a designation for that on the map.

Mr. Abbott said the map the Council has is the map submitted in June of 1995 in consideration as an alternative to be studied in the EIR process. The proposal that was refined and made to the City in November includes the 17 acres. He said they have been told by representatives of Roy Hobbs that they do not need all of the recreational lands that are designated within that 17 acres which would free up space for the Emerging Technologies Institute. The 17 acres gives the opportunity through the specific plan process to determine what is the best allocation of land. He said the overall proposal is reflected in the map Council Member Slaven mentioned.

Vice Mayor Rominger asked about redesignation and recirculation. She asked if the City were to redesignate Heidrick property or any other property at this point in time to some other use that might be more intensive, would the EIR need to be recirculated.

Harriet Steiner of McDonough, Holland & Allen said each property would have to be judged individually based on the facts for that particular property. She said her firm has looked at this particular property along with staff and the consultants, and it is their joint opinion that a redesignation of this property to residential would require recirculation. She said this opinion is based on several reasons. First the redesignation is a change in the project description, especially in light of the fact that now there is no proposed deletion of property anywhere else within the alternatives. property raises issues that cause some of the other properties within the planning area to be changed from residential to other uses, issues like flooding and circulation, etc. In addition, she said there is the proximity to the sewer treatment plant; there are the safety issues when crossing the road, etc. When you look at those issues even when taken alone would require additional environmental assessment before the Council could make a reasonable decision as to whether residential use was appropriate for that property. She said they believe that when taken altogether the proposal made by Mr. Abbott to put residential designation on that property would require recirculation and would still require recirculation even if a policy was added which stated that the City would look at all of the impacts some other time. If that decision was made, and when the property is developed there would be the problem of having prejudged what the decision should be on the property without having dealt with the specific issues and specific environmental impacts.

Rick Elkins said no matter what decision is made by the Council at this meeting the Turn of the Century and Chrysalis Group stands behind all of the commitments made. He said they have been here long before the General Plan process, and he and Roger Kohlmeier, local representatives, have been committed to this community, and they support the Council's efforts. He said their business wants to continue to work on issues such as joint use, education, employment, economic development, and telecommunications. He said he felt this decision before the Council is more of beginning than an end of the process.

Mark Lasher, owner of property at the southeast corner of Road 102 and I-5 currently designated auto usage, said he has been trying to develop his property for some time, and it is their desire to build a new facility. He said he hoped that prior to any more commercial properties being added, that the Council consider lifting the auto related portion on twenty additional acres of their property which would give them a total of twenty-five acres of commercial to enable them to proceed with building their facility.

John Murphy said the General Plan process has been going on for about two years, and the Council has two good alternatives to consider. He said he would like to see the Planning Commission and the City Council work together. The Planning Commission has come up with a recommendation after all of that analysis, and he said he hoped the Council can come to a decision, go on past the General Plan and do some implementation of it.

William Wilson said his opinion on the alternative growth problem is that there are too many people. He said Woodland should only have 56,000 people, and 67,000 is 11,000 too many people. He said Woodland should be a town of quality not quantity. He said he felt the growth rate should be between .5 percent and .75 percent. He said he felt agriculture is an important part of our

industry, and it affects his business if the Council gets rid of any agricultural land.

There being no further comments, Mayor Sandy closed the public hearing. He said the issue before the Council is to select a land use alternative and to provide direction to staff regarding additional modifications to the General Plan. He asked the Council Members to individually describe briefly their thoughts about growth, the economy and the quality of life in the community in the future.

Council Members commented on their views on the direction of growth. After considerable discussion Vice Mayor Rominger said she felt it is important for the City to look at property which the City owns east of County Road 102 and encourage growth east. Council Member Slaven and Council Member Flory said they felt strongly about not extending growth east of Road 102 and supported growth to the south. Mayor Sandy said he did not want to have growth to the south going no further west than College Street, and he said he felt it is irresponsible to develop on flood plains. He also said he felt when massive mitigation is done to preserve ag land, that becomes a hidden ag subsidy which is passed on to the new home buyer.

Mayor Sandy attempted to reach a compromise of the Council and said he was trying to accommodate each Council Member to reach some sort of agreement. He said he was not trying to ask Council Members to change their views, but he tried to find some areas of agreement regarding direction of growth. He asked the Community Development Director to articulate what Vice Mayor Rominger stated that she wanted to do with the Urban Reserve definition.

Community Development Director Janet Ruggiero said Vice Mayor Rominger stated earlier that she wanted to remove the time restriction from the definition of Urban Reserve and to include language commencing with the study regarding utilizing alternative land uses and implications of those land uses within those areas. That study would commence within a certain time frame.

Mayor Sandy requested a vote on changing the Urban Reserve definition to remove the time stipulation, setting a time start, and setting a time ending. The Community Development Director said staff will develop some language and report back to the Council.

All four Council Members agreed that staff shall develop language to change the definition of Urban Reserve.

After considerable discussion Mayor Sandy asked which Council Members

supported growth west of East Street with a western boundary of College street, southern boundary at Road 25. Council Member Flory, Council Member Slaven and Mayor Sandy voted "aye." Vice Mayor Rominger voted "no."

Mayor Sandy said the Council previously outlined and reached consensus on its support for growth east of East Street, south of County Fair Mall.

Mayor Sandy then asked the Council about growth east of State Route 113 to County Road 102, and he asked for support for growth from State Route 113 south to Road 25A to Road 102.

The Community Development Director said she was conferring with consultants about including land east of East Street within the proposal made by Mayor Sandy, and they are comfortable that the change in additional acreage would not necessitate recirculation of the EIR.

Vice Mayor Rominger said in the original alternative area south of Road 25 was not included unless it was determined that it was necessary for additional growth. She said if the Council is willing to consider studies to determine whether there should be any growth east of Road 102 which could include residential, it would be very difficult to include that additional residential without a trade off somewhere. She said it appears that there would be close to an even trade with area south of Road 25 to Road 25A and the area east of Road 102. She said the southern line should be at Road 25. She said if this property is included in the Urban Limit Line, the price goes up; if the property is not within the Urban Limit Line, the price stays at a reasonable amount.

Mayor Sandy again asked if Council could agree to a direction of growth alternative which would have a westerly boundary of College Street, south to a new Urban Limit Line 1/2 mile south of the existing City limit, east to State Route 113, then south to County Road 25A, east to County Road 102, and north to the existing City limits.

Council Member Slaven agreed to Mayor Sandy's proposal.

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council extended the meeting from 10:30 p.m. until 11:30 p.m.

After further discussion there was a consensus reached to include the area attached as Exhibit B.

Council took a recess from 10:30 p.m. until 10:47 p.m.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Sandy temporarily adjourned the meeting of the Council at 10:47 p.m. in

order to convene the meeting of the City of Woodland Redevelopment Agency Board of Directors. See Agency minutes attached to these Council minutes as Exhibit C. At 10:50 p.m. the Redevelopment Agency Board meeting was adjourned, and the Council meeting was reconvened.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

Staff advised Council that the action on the Consent Calendar regarding the Mid-Management Memorandum of Understanding will be postponed.

Vice Mayor Rominger requested that the Whitehead School After School Program be removed from the Consent Calendar.

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

EMPLOYEE ASSISTANCE PROGRAM:

The City Council approved a contract with Psychological Resource Associates in the amount of \$38,128.00 to provide an Employee Assistance Program (EAP) for calendar year 1996.

WASTEWATER INDUSTRIAL PRETREATMENT PROGRAM:

The City Council authorized the Director of Public Works to add Wastewater Industrial Pretreatment Program Task Number 4.9, Engineering Services to Resolve Local Limits Issues, for an amount of \$18,006.00, to the existing Wastewater Industrial Pretreatment Program Contract for Services with Larry Walker Associates, Inc., of Davis, California.

STORM DRAINAGE MASTER PLAN:

The City Council authorized an additional \$12,000 for the Phase 1 Storm Drain Master Plan Consultant Contract to Borcalli and Associates for development of the North Woodland Floodway concept for the Cache Creek Environmental Restoration Report.

1995 STP PHASE II STREET PROJECT:

The City Council authorized additional expenditures for the 1995 STP Phase II Street Project, Federal-Aid Project No. STPLE-5046 (004), Project No. 94-07, in

the amount of \$21,000 for a total expenditure authorization of \$793,500 (Granite Construction contract).

REGULAR CALENDAR:

WHITEHEAD SCHOOL AFTER SCHOOL PROGRAM:

Vice Mayor Rominger said she is against the City being involved in child care services.

Council Members Slaven and Flory expressed support for extending the Whitehead School After School Program.

On motion of Council Member Flory, seconded by Council Member Borchard and carried by the following vote, the City Council approved a \$6,000 budget allocation to continue the Whitehead After School Program through June 14, 1996:

AYES: COUNCIL MEMBERS: Borchard, Flory, Slaven, Sandy

NOES: COUNCIL MEMBERS: Rominger

AGENDA ITEMS POSTPONED:

Because of the lateness of the meeting the City Manager advised the Council to postpone the following agenda items until the next regular Council meeting:

- 1. Forward recommended legislation on local sales tax election
- 2. Approve Welcome to Woodland and downtown directional signage proposal
- 3. Consider initiating steps to annex City sewer treatment properties
- 4. Receive results of analysis on City computer system
- 5. Approve Yolo County Emergency Medical Plan
- 6.Approve compensation adjustments for management and confidential employees (res.)

UPDATE ON RECENT STORM FLOODING:

Director of Public Works Gary Wegener gave Council a brief report on recent storm flooding. He said with the most recent storm the City received 5.2 inches of rain which is the most rainfall received during a single 24-hour period since 1980. He said Waste Management did an excellent job of maintaining their pickup

schedule and worked additional hours picking up leaf piles and sweeping throughout the City. He said in 1988 there was a blue ribbon committee appointed by the Council to look at the storm drain program and what level of improvement should be funded. The consensus was that the cost of the improvements was so significant, the committee felt they could live with the inconvenience of infrequent flooding occurrences. He said the result is that there are no identified sources of funds for making any improvements in the older sections of the City.

Mayor Sandy asked the Public Works Director to send Waste Management a thank you letter from the Council.

1996 COMMUNITY SERVICE AWARD NOMINATING COMMITTEE:

On motion of Council Member Rominger, seconded by Council Member Flory and carried by unanimous vote, the City Council appointed the 1996 Community Service Award Nominating Committee: Twyla Thompson, Walt Loewen, Marsha Schofield, Jim Smith, Rich Harrison, and Al Lucero.

ORDINANCE NO. 1279 - PRESIDING OFFICER AT COUNCIL MEETINGS:

On motion of Council Member Rominger, seconded by Council Member Borchard and carried by unanimous roll call vote, the City Council adopted and read by title only Ordinance No. 1279 regarding policy for designating the presiding officer at Council meetings.

ADJOURNMENT:

At 11:08 p	o.m. the	meeting	was	adjourne	ed.
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City Clerk of the City of Woodland	