



**REPORT TO MAYOR AND CITY COUNCIL**

AGENDA ITEM

TO: THE HONORABLE MAYOR  
AND CITY COUNCIL

DATE: February 26, 2008

SUBJECT: City/County 2x2 Meeting and County Development Projects that  
Impact Woodland

**Report in Brief**

The City/County 2x2 meeting scheduled for February 27 includes five items for discussion. One of these items is a summary of various County sponsored development projects that will have an impact on Woodland. The City members of the 2x2, Mayor Flory and Vice Mayor Davies, requested that a discussion of these issues be placed on the Study Session agenda prior to the February 27 meeting.

**Background**

During the last few weeks several County sponsored development projects have come to staff and Council's attention. All of these projects could have significant impact on Woodland. The projects include:

- Clark Pacific
- Barnard Court
- Elkhorn

In addition, Council members have requested an update on the Court Modernization and Expansion Project.

**Discussion**

All three of the above projects could have a significant impact on Woodland. The City Council has been supportive of the County's recent economic development efforts as shown by the approval of the Resolution supporting the Clark Pacific development and the partnership to develop an expanded and modernized court facility. However, some concerns have been expressed by Council and staff regarding these projects. These concerns are briefly noted as follows:

**Clark Pacific:** The development of the Spreckles site supported by Council was primarily limited to 90 acres. There has been some discussion of expanding the development to approximately 270 acres. Staff and Council have expressed concerns regarding this potential expansion.

**Barnard Court:** Staff began working with the developers of a gas station and adjacent mini-mart on the Barnard Court property within the County's jurisdiction located near I-5 and West Street. The framework for the City's agreement to support the project was based on project sponsor's agreement to limit the development to the gas station/mini-mart and secure the agreement of adjacent property owners to annex to the City *at the appropriate time*. Staff recently learned that the development has expanded to a hotel and retail businesses. Staff has also reviewed a draft annexation agreement that was not favorable to the City.

**Elkhorn:** Staff is also concerned that the County is considering a proposal to develop a conference center/hotel facility in the Elkhorn area. This area is located on I-5 between Woodland and the Sacramento River. If this site is developed, it would potential compete with Woodland hotels at County Road 102. In addition, this site is within a flood plan and is contrary to the County's longstanding development policies to focus projects in urbanized areas.

These projects appear to represent a trend that could have an adverse impact on the City's economic development. In addition, the City may have some leverage to influence these developments through the provision of utility services.

Regarding the Court Modernization and Expansion Project, staff will provide an update on site discussion and other aspects to facilitate the Council's discussion.

### **Fiscal Impact**

The fiscal impact associated with these projects is unknown at this time.

### **Public Contact**

Posting of the City Council agenda.

### **Recommendation for Action**

Staff recommends that the City Council review and discuss these items.

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