

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

March 23, 2004

**SPECIAL/CLOSED SESSION AGENDA
SECOND FLOOR CONFERENCE ROOM**

March 23, 2004

6:00 P.M.

CLOSED SESSION

Council met in Closed Session at 6:05 p.m. to hold a conference with Real Property Negotiators pursuant to Section 54956.8; Freeman Park, APN 005-645-10; City Manager Rick Kirkwood as Agency Negotiator, with the City of Woodland and Woodland Joint Unified School District as negotiating parties. Under negotiation on the property are price and terms of payment. Council also held a conference with Legal Counsel regarding anticipated litigation, initiation of litigation pursuant to subdivision (c) of Section 54956.9, two cases. Present at this meeting were Mayor Rexroad, Council Members Monroe, Peart and Pimentel. Vice Mayor Flory arrived at 6:14. Also present were City Manager Kirkwood, Assistant City Manager Marler, City Attorney Siprelle, Associate City Attorney Thompson, Public Works Director Wegener, Parks, Recreation and Community Services Director Gentry, and Deputy Director of Public Works Baxter.

CITY COUNCIL/REDEVELOPMENT AGENCY BOARD
JOINT REGULAR MEETING

7:00 P.M.

CLOSED SESSION ANNOUNCEMENT

Mayor Rexroad announced that during Closed Session one case of anticipated litigation, initiation of litigation and on property negotiations had been discussed and direction was given to Staff and the City Attorney on both issues.



On a motion by Council Member Peart, seconded by Council Member Monroe and unanimously carried, Council removed the following item from the Agenda and added an Emergency item as indicated:

CONSENT ITEM REMOVED - RECEIVE UPDATE ON AUTO MANUFACTURERS SURVEY

REGULAR ITEM ADDED – AUTHORIZE CONTRACT FOR REPAIRS TO WATER WELLS 5 AND 22

CALL TO ORDER

Mayor Rexroad called the joint regular meeting of the City Council and Redevelopment Agency Board to order at 7:07 p.m.

PLEDGE OF ALLEGIANCE

Mayor Rexroad invited all in attendance to join in the Pledge of Allegiance led by Council Member Pimentel.

ROLL CALL

COUNCIL MEMBERS PRESENT: David Flory, Jeff Monroe, Neal Peart, Art Pimentel, Matt Rexroad

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Ann Siprelle, Tricia Stevens, Gary Wegener, Sue Vannucci, Aaron Laurel, Wendy Ross, Charlie Wilts, Marlin Balsiger, Dan Gentry, Jennifer Dzakowic, Ed Quinn, Dick Donnelly, Bruce Pollard, James Everett

PUBLIC COMMENT

Warren Meyer representing the American Legion on Bush Street, said the City has stopped taking care of the leaves and debris in the street in front of the American Legion. He wants the City to take care of the leaves dropped by the trees on Bush Street or remove the trees. Mayor Rexroad asked that Mr. Meyer and the City Manager have contact on this issue.



Randy Tafoya and Erik Puleo-Coats said they are members of the Associated Student Body at Woodland High School and are working on the Clean Air Challenge. They asked that Council declare the week of April 19-23, 2004 as Clean Air Week. Mayor Rexroad advised that this item is scheduled for adoption at the next Council meeting on March 30, 2004.

Bill Marcus expressed his concern regarding the resignation of the Library Services Director. He alleged the Director was fired from her position due to her support of the rescission of the Patriot Act. He asked that the Library Board pass a resolution indicating her departure was not related to such support and that the Council pass a resolution in opposition to the Act.

COUNCIL/STAFF COMMENTS AND REQUESTS

Council Member Pimentel asked that Council place on the March 30, 2004 Agenda an item proclaiming March 31, 2004 as Cesar Chavez Day. Council concurred.

Council Member Monroe expressed congratulations to Vicente Escobedo for securing a position on the Olympic Boxing Team.

Council Member Peart asked that Council place on a future Agenda an item of discussion on term limits for Council. Council concurred.

PRESENTATIONS

YOLO LITERACY COUNCIL

Literacy Coordinator Lynn Howard presented a check to Council in the amount of \$10,000 from the Yolo Literacy Council as their share of the 2003-04 budget for the Woodland Public Library Literacy Service.

PUBLIC HEARINGS - REGULAR

TURN OF THE CENTURY 160 EAST AND WEST SUBDIVISION AGREEMENT AMENDMENT-SPRING LAKE SPECIFIC PLAN

Director Stevens indicated that each Developer within the Spring Lake Specific Plan area must have a Development Agreement with the City. Section 4.16 of the Agreement requires advancement of funds prior to recordation of the final map. The original intent was to advance funds for the land and "greening"



of the Sports Park prior to 2015. There is still an obligation for the \$1,281 million as described in the Financing Plan, which is not an adequate amount based on the projections.

At 7:25, Mayor Rexroad opened the Public Hearing. With no comments heard, the Hearing was closed at 7:26 p.m.

On a motion by Vice Mayor Flory, seconded by Council Member Pimentel and unanimously carried, Council moved to approve the amendment to the Turn of the Century 160 East and West Subdivision Development Agreement based on the identified Findings of Fact, by taking the following actions: (1) determined the project requires no further California Environmental Quality Act (CEQA) analysis under Section 65457(a) of the Government Code and directed that a CEQA Notice of Determination be filed; (2) determined that the project is consistent with the General Plan and Spring Lake Specific Plan; (3) introduced and read by title only an Ordinance to amend the Project Development Agreement as negotiated by Staff.

DEVELOPMENT AGREEMENT; TENTATIVE SUBDIVISION MAP 4670 FOR HEIDRICK RANCH PROJECT-SPRING LAKE SPECIFIC PLAN

Planner Dzakowic indicated the applicant has requested zoning, vesting of a Tentative Map and approval of the Development Agreement. The Tentative Map would subdivide 44.6 acres into 150 single family lots, 8 affordable cluster lots and one multi-family site. The conservation easement would be on the Merritt Ranch with no home sites.

Council Member Peart said this project will not be contiguous in building from Gibson Road South. The property owners on this piece are stepping forward first. Planner Dzakowic indicated this development is just South of the Pioneer High School.

Mayor Rexroad opened the Public Hearing at 7:29. With no comments heard the Hearing was closed at 7:29.

On a motion by Council Member Peart, seconded by Council Member Monroe and unanimously carried, Council approved the Heidrick Ranch project



based on the identified Findings of Fact and subject to the identified conditions of approval by taking the following actions: (1) determined that the project requires no further California Environmental Quality Act (CEQA) analysis under Section 65457(a) of the Government Code and directed that a CEQA Notice of Determination be filed; (2) determined that the project as conditioned is consistent with the General Plan and the Spring Lake Specific Plan; (3) introduced and read by title only an Ordinance zoning the property to single family residential (R-1) and multi-family residential (R-M) subject to maintaining consistency with the SLSP and satisfaction of the conditions of approval; (4) introduced and read by title only an Ordinance to execute the Project Development Agreement as negotiated by staff; (5) approved vesting Tentative Subdivision Map 4670 dividing APN 042-010-05 into 150 single family residential lots with 15 duplex/halfplex lots built at the R-5 density, subject to the Findings of Fact and Conditions of Approval.

PUBLIC HEARING (CONTINUED) –JOINT COUNCIL AND REDEVELOPMENT AGENCY

COUNCIL RESOLUTION 4520 AND AGENCY RESOLUTION 04-01 AUTHORIZING EXECUTION OF A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY AND SACRAMENTO VALLEY ORGANIZING COMMUNITY AFFORDABLE HOMES AND RELATED ACQUISITION AGREEMENT

Director Stevens said the purpose of the Continued Public Hearing was to address questions which had been raised by the public and Council regarding the proposed affordable housing development at the old Corporation Yard/Fire Training Center on Sutter Street. She presented an outline of the discussion to be heard regarding background, infrastructure issues, density, environmental clearance, schools, affordability information and selection process, Disposition and Development Agreement points and recommended actions. Two sessions have been held with representatives from the Sacramento Valley Organizing Community and neighbors in the area of the development. These sessions were held to address specific questions and concerns of the neighbors. The project came before Council originally in 1997. There will be 36 single family residences in the project. The Tentative Map was approved by the Planning Commission in February of 2002.

Engineer Donnelly said the project concerns heard and addressed regarding traffic impact and access, storm flows and flooding, water system capacity and the roads in the Beamer Park area. Based upon traffic studies originally done in 1998, it had been determined there were no significant impacts to the area with the project. The flows are and will continue to be well below



Level of Service A which is the minimum impact. Entrances and exits into the area are more than adequate. A traffic video camera was installed on Sutter Street looking toward Beamer Street which indicated there is no change in the Level of Service. These figures are based upon National standards. Other streets in the area are still well under the standards. There are any factors considered to reach those Levels of Service. The streets are considered full width streets. Police and Fire have confirmed emergency service accessibility. The access onto Beamer Street is not ideal but is not problematic.

In the area of storm flows and flooding, Engineer Donnelly said the construction of homes on this site will have no adverse affect on the water flows in that area at present. The project would reduce the flows into current drains. The project will also increase the drainage as compacted soil and concrete at the site will be removed to allow for the water to move downward rather than stand on the surface.

The project will not increase the base elevations should a flooding situation appear. There will be only a 1/8" difference in the levels. There are some drainage issues that must be addressed and the project engineer will be assuring those are all met prior to the development completion. The drainage must be the same or better than at present.

Water pressure will not be adversely affected. The City standard is to maintain at least 32 psi. One home in the area was tested at their request and the psi was at 36. There is a well (#19) on the site, which puts out 44 psi at present.

The road work in the Beamer Park area is planned through Measure H funds. In 2005-06, the reconstruction will begin. With this reconstruction, water, sewer, and storm drains will be addressed. The concern is the fund may not be adequate to handle the entire project. Council will hear this issue at some future time. Director Wegener acknowledged the concerns regarding storm drainage. There is a cost of \$10+ million to upsize the drains to handle the concerns. The funding is a problem and we will continue to have concerns until that is addressed.

There are no infrastructure concerns relating to this development.

Planner Laurel said the density of this project is less than the Westwood Subdivision (Schellinger development) at Kentucky and North Ashley Avenues. There are 36 units on this 6.6 acre site which equates to 5.46 units per acre.



The average lot size is 4,639 square feet. The East Street Corridor Plan allows for 25 units per acre.

The California Environmental Quality Act (CEQA) requirements have been met. A Mitigated Negative Declaration was prepared in 2001 and adopted by the Planning Commission in February of 2002. The Development Agreement is consistent with that Mitigated Declaration. The Phase I and II reports on the property and site clean-up have been completed. A letter has been received from the County of Yolo indicating there is no groundwater contamination on the site. Should it be determined other clearances are necessary, they will be secured prior to moving ahead with the project.

The impact on the school district has been addressed. The Woodland Joint Unified School District indicates there will be a net increase of 31 school age children from this development. The project will pay impact fees to the District. As the plan is to provide these homes to current Woodland residents, these students will be coming from other schools in the City or currently attend the area school at present.

The affordability of these homes is determined by the factors for the area. There will be 18 moderate and 18 low-income homes in the project. For moderate, the income level for a 3 bedroom home at a cost of \$241,000 is \$72,250 annual income and a 4 bedroom at \$258,000 at \$78,050 annual income. The low-income for a 3 bedroom at \$188,000 is \$48,150 annual income and a 4 bedroom at \$203,000 with \$52,000 annual income. At these levels, a Firefighter, Police Officer or teacher qualify for these homes.

The covenants are that a moderate income home must remain affordable for 45 years. The low income home has a 10 year affordability requirement with a shared equity program which is the same as current City inclusionary housing units. With the "silent second" mortgage option, the notes are recorded in favor of the Agency and recaptured funds will pay for the future affordable units at a 1 to 1 ratio. There are deed restrictions in that the units must be owner-occupied. The City will monitor that restriction.

The marketing of the project will be handled in tandem between the City and SVOC. At least one-half of the units will be given priority to Woodland residents or those who presently work in Woodland. A selection process will be developed.

There is a demonstrated need for this project. It is extremely difficult for low and moderate income families to purchase homes in the City. The current



median priced home in Woodland is \$290,000. The project is consistent with the Housing Element of the General Plan. The units generated by this project are part of that adopted Plan and will need to be recaptured elsewhere in the City should this project not proceed.

Council Member Monroe asked for clarification on how a citizen could be placed on the list for affordable housing. Planner Laurel indicated they should contact him in Community Development or SVOC directly. Interested parties should also begin the process of pre-qualifying for their financing.

Council Member Pimentel asked about the statistics on affordable housing and Planner Laurel said we are at about 15% need on the low and very low. The Spring Lake Specific Plan will bring that figure to about 10% with 30% for multi-family.

Vice Mayor Flory asked if they had to sell, how it would remain as affordable. Planner Laurel said it would be based on the guidelines in place at that time.

Manager Ross said the 1021 Beamer Street site had been cleared of any environmental concerns. The 20 Sutter Street site was tested in 1991 and 1992. The wells as reported to the Water Quality Control Board were cleared. The County of Yolo was involved as well.

The cost to build will be at \$206,000. To recapture those costs, the split from low to moderate had to be set at 18/18. The Disposition and Development Agreement includes the requirement that SVOC must have a construction agreement with New Faze Development. There will be a Lighting and Landscaping District established. SVOC must obtain City approval of the Codes Covenants and Restrictions (CCR's) for the project. Evidence of financing and 36 eligible and qualified buyers must be shown. The size of the units will be between 1,066 and 1,485 square feet. Home prices will be set according to City guidelines and Redevelopment law. An agreed upon purchase preference program will be in place. On-site improvement must mitigate flood and storm drainage impacts on adjacent and up gradient properties to the satisfaction of the City Engineer. A 6 foot high property barrier will be constructed of masonry materials along East and Beamer Streets.

The property cost is \$706,000. The City would pay one-half and the City would take the balance to help the owners. SVOC will pay the City over the first 18 units. We received \$600,000 from the HOME program that may help this project.



Council Member Pimentel asked if the conditions are set by the Planning Commission and Director Stevens said each project is looked at and a determination made about the conditions. Council Member Monroe asked if this project would be a limited to just Woodland citizens and Manager Ross said the City must adhere to the Fair Housing law on the preferences.

Council Member Peart asked what would be the determining factor for citizens and Manager Ross said current residents or those who work within the City, not City of Woodland employees. The majority of those who have called regarding the project are local residents at present.

Director Stevens summarized that the project meets demonstrated community need for affordable owner-occupied housing. The technical issues and other concerns have been addressed by staff. Staff recommends Council and Agency authorization to execute the Disposition and Development Agreement between the Agency and SVOC Affordable Homes and the related Acquisition Agreement.

At 8:25 Mayor Rexroad opened the Continued Public Hearing.

Clementina Montejano indicated she has lived in the City for 21 years. She has attended many meetings on the project and the project has stalled many times. The neighbors must understand that this is a good project and those interested in the homes are good people. She works 8 to 10 hours per day and is not dependent upon government assistance to live. It is time for this project to happen. She urged approval.

Kim Crum said she is the spokesperson for the neighborhood and wants this project stalled. She does not think the staff has been unbiased. These reports just meet minimums and the traffic has a higher level of service.

Betty Howell has lived there for many years and has a business on Main Street. They are trying to preserve the charm of the area. This project will change the area and overcrowd Beamer Park. The children will be bussed to school and not be going to the neighborhood school.

B. G. Tackett said there are many concerns with the project. He is concerned about the storm water. He feels low impact development techniques would help this project and offered his services. This project will not impact the farm land. They would like the project to go through.



Tom Henderson said the monitoring wells were put in 1998. The County has the right to direct some of the project. An investigation on this site took place. They did not know there were underground storage tanks on this site. There is some MTB on this site and they are within 1,000 feet of drinking water. He will be bringing those reports to them. An unauthorized release form must be issued.

Juan Carrillo is asking for the Council to vote and he also has a right to have a home. His children should not be locked up in an apartment. If the neighbors do not like or want them there, it is racism.

Fred Tinoco said the price of homes is skyrocketing. SVOC has worked very hard to get this program off the ground. These families would like to have a home. These people have been here for many years as well. We want to be neighbors and work with the neighborhood.

Debbie Liles lives on the very narrowest section of the road and must park her car on the sidewalk. People will be using Woodland Avenue and they will make it more difficult to get through. The City does not have the money to fix her flooding problem and she has not had any help. She put signs up and they were taken down. She was fined for having signs on her car. There were only seven people who knew about this project. There have been lies and misinformation on this project all the way through.

Willie Truitt said his main concern is the traffic. Beamer is the main exit from the project. Sutter is 38 feet wide. The traffic will take the path of least resistance. They will go onto Sutter and then to Woodland Avenue. You cannot pass if there are two cars parked on each side. The traffic will increase and they will be encouraged to go onto Sutter Street.

Debra Pena said this is not about the people, it is about the location. She now lives in her grandmother's house. There are many renters on this street. She has called the Police Department several times on speeding cars. There are many children playing in the street. Her dog has to be fenced and the traffic has gotten worse. Commuter traffic and trains will make it worse. There is a lot of crime in the neighborhood.

Garmon Hines said the workshop meetings were not successful and they did not answer any questions on the issue. Hollister is only 17 feet wide and they will be coming town this street. They have not told us how that will be resolved. He presented a petition with over 400 names. Everyone was upset and did not know what was going on. We will have affordable houses but they



are concerned about the neighborhood. He asked if any Council Members accepted donations from any members of this project.

Council Member Peart indicated that by law, notices were sent, with verification on file, to homes within 300 feet of the project.

Maria Garcia lives and works here. She needs a home for her children. She wants the best for her children and asked the Council to help by approving this project. She is paying very high rent.

Charlotte Wilson said it has been said that traffic is not a problem and the chart shows it is a problem. The rest home and houses on Palm Avenue exit onto Palm. The train blocks and that puts people onto Palm. Who will be living in these homes. Beamer is already overcrowded. The emergency services are of concern. There must be a better area for this project. It is wrong and an unsafe place for this project.

Brian Ridgway of SVOC said they are here to support the local Woodland residents. He has spent a great deal of time to try and alleviate concerns and make sure the project does not exacerbate any current problems.

Yolanda Tauzer wants to respond to comments made about racism. She does not understand where those perceptions are coming from. Affordability should be integrated into all mainstream development. Why are the wealthy areas not having to have affordable housing next to their location. This development will isolate. Covenants, etc., created shanty towns, barrios, oakieville and prevented integration into the communities. The East Street Corridor has been the area where residential and ethnic apartheid has flourished.

Chuck Cunningham of Cunningham Engineering indicated he is available to respond to questions on the project as needed. Council Member Peart asked if there has been mitigation on the property. Mr. Cunningham said they are working on mitigations and will continue to do so until all areas have been addressed and cleared. These will be conditions of approval for the project.

Michael Pena said it was said that the traffic would not be affected and he said they are congested now. He suggested this development be placed at the Flyer's Club and make this piece into a park. He accused staff of taking money to approve this project.

Alicia Monroy has been here for eight years. She is working and needs affordable housing. She asked the Council to support this project.



Ed Quinn, Attorney for the Agency, said that if the Development Agreement is approved, the developer must satisfy the conditions before the Agency can convey the property. Financing, the construction contract, etc. all must be done. All permits, State and local laws must be met.

Ana Rosa Rodriguez Sanchez said she pays very high rent and apartments are not comfortable for families. People need housing that is safe for their children. She asked that Council move ahead with the project.

Lidia Montiel said five years ago she purchased a home in Winters. She asked the Council to support the project. She said Council is welcome to come and look at her home.

Isaac Garcia said this project will benefit many families but it is not enough because there are many families that need homes in the City. They would like affordable housing and want new and better services in City. They are fighting against crime.

Eloisa Roma, the Spanish language interpreter provided by SVOC was introduced and thanked for assisting.

Jim Liles said Woodland needs affordable housing. The people who need this housing are already having difficulties. The issues of the train, flooding, emergency vehicle access, are all a problem. This location is of lesser value and there are other areas in the City that would be more beneficial.

Marcelina Sandoval lives on Beamer Street and is very much in favor of the project. We will always have traffic. Something will be built on this site. We could have apartments or storage units there. This will improve the area. She does not see the problems and she has lived in this area for 55 years. There should be more homes like these in the other areas of the City also. She feels that some of the concerns would be eliminated if there were another exit from the project.

Chuck Rhoades said this is a wonderful project but it is in the wrong place. The houses do not fit the neighborhood design. If there are only 31 children why are two and three bedroom houses being built. That would be more like 100 children. The traffic flow will also go up on Palm Avenue, Jackson Street, Bliss Avenue and they will be affected.



Sylvina Frausto supports the project and all affordable housing. SVOC and the City helped her and others get a home. They would like to be good neighbors.

Eugenia Martin said it is very frustrating to pay rent and have nothing. She would like the opportunity to have a home. Many families need this project.

Margaret Batterman said the Council represents the entire City. The City needs to remove the contaminated soil. The children will be going out onto Beamer and the Council will be liable. The Council should reclude themselves from voting on this issue if they received contributions from any one connected with the project. Palm Gardens is expanding. The Council never read the Negative Declaration and are trying to make decisions based on staff reports that are not accurate.

Silvia Martinez has paid \$30,000 in the last three years for rent. This project is a good project. She does not have low self-esteem, she just wants to have a house.

Francisco Lopez has lived here for fourteen years. This project is very good for the City. The area will look very good when finished. They will be good for the neighborhood.

Lucy Villegas said these are working class people in search of the American dream. These people are looking for a chance to have a home.

Maria Salcido has been renting for 22 years. There are many homes being built but the prices are too high. Her dream is to become a citizen and own a home.

Concepcion Gonzalez pays \$900 a month in rent and lives in a very bad apartment. Something needs to be built on that land. We cannot stop growth. She asked Council to help find her a home.

Yolanda Sanchez has been in the United States for 14 years and has paid over \$80,000 in rent. The apartment she lives in requires they keep very quiet. She asked for support on this project.

Maria Zamorano said SVOC has tried to help them and she would like this project to move forward.

Aaron Difuntorum said this project will pay back a debt. SVOC may not have the proper group to conduct this project. The proposed drainage plan does



not show where the water will go. There is a major flooding impact on this project and the Department of Water Resources is interested in looking at the project. He accused Cunningham Engineering of bribing the Council with donations. The City of Dixon has had problems with New Faze.

Jorge Jimenez is a leader in SVOC. He used to live on Sutter Street. This project will be bringing a lot of positive things to the area. In 1995 he attended a meeting on this project where the property owners on Sutter were heard. He asked what the City can do together to improve the City. He asked for Council support.

Fernando Ayala said everyone wants a home. His children need a home. He has been telling his family that they would have a home on this site. Everyone has problems. There is traffic everywhere. Traffic will get worse. This land will be better with housing.

Tom Stallard said we need to take advantage of infill in this community. There are different sides but those involved have done a great job on this project. These will not be cheap houses and will be owner occupied.

Reverend John Boll urged Council to provide housing for the needs of these people.

Raquel Velasco lives in Winters in affordable housing. There is no difference between her house and her neighbors who have homes not part of the affordable program. They all help each other and asked for Council support of the project.

Rita Medina said she has never received any notice about this project and she lives within 300 feet. They are in a flood zone. She asked who will be paying flood insurance. The roads are too narrow. The lighting is poor. The lack of maintenance and drainage is bad. The workshop did not have any Council Members present. This is not a clean site and it is hazardous. The water pressure is bad. The traffic survey on one-half of a day is not adequate. The Fire and Police Departments said it is adequate but do not have enough staff.

Leslie Marcus said she and her husband are in the project area support this project. Traffic delays are a fact of life. She also represents Legal Services and John Gianola has sent written materials about the project to Council for review. The project complies with the law. If anyone is living in unsafe homes they should contact Legal Services.



Becky Olvera said the issue not that people should have their place. The City must have a Housing Element. The Agency (SVOC) has done their work on this project. Using National criteria is not right and the City should be using criteria pertaining to Woodland. Woodland Avenue is in very bad shape and is very cracked. The City should take care of that area and then decide what to add there. Putting the poor and needy people in that area is not right. They will add 70 to 90 cars to that area.

Sue Medina said the study shows 8,000 plus cars on Beamer per day. She cannot get out of her driveway now. She does not know how people are getting out and emergency vehicles will get in. When Main Street was changed from four to two lanes it was said that Court and Lincoln would be changed to one way streets. There are many streets that enter onto Beamer.

Jennifer Henderson lives in the Beamer Park area now and the traffic is already bad. Those who live there now should be helped first. People deserve to have a safe home and the concerns about the environmental issues are real. The questions about the project should not allow it to be approved now.

Frank Crum said the Council does not have the information to know what is good for the City. The City is scrambling to address problems that should have been addressed before. Why should traffic be monitored after the project is done, it should be done now. The Negative Declaration is all wrong. There are many unresolved issues. Legal Services has sent a written letter that they will be suing the City.

Rosalinda Martinez said SVOC looked at other property and discussed with the Council and Board on where they should go. This property was the only thing available. They met with the neighbors on concerns and bought the Beamer Street property because the neighbors did not want all of the traffic onto Sutter. They did not want two story houses next to the existing houses so they will be placed on the East side of the site. Two years ago they put out leaflets regarding a meeting and no one from the area came. They put monitoring wells in and the water has been declared safe. They talked with Mr. Cunningham and he is helping with the project. They have responded to all of the concerns.

Karen Hulbert said there is a great need for affordable housing and the problems are with this site. The traffic study is not accurate. They need to know how many of the affordable houses from other Cities have stayed affordable. Other streets in the Beamer Park area need to be looked at. The property appraisal needs to be looked at again and the City may be able to get



more money. The right place is to integrate this project into the Spring Lake Specific Plan area. The Westwood project should also include affordable housing.

At 10:25 on a motion by Council Member Monroe, seconded by Council Member Pimentel and approved unanimously, Council extended the meeting until 11:00 p.m.

At 10:25 p.m., Mayor Rexroad closed the Public Hearing.

Council Member Monroe asked if the project is approved, will the concerns be addressed. Manager Ross said all of the environmental issues have been addressed. There is no further testing needed for 1021 Beamer Street. Yolo County Environmental Services responded and makes a determination if other wells need to be checked. There is no case with the Water Resources Board on this site.

Council Member Pimentel asked if there is a well on the site and Director Wegener reported there is a well and it is clear.

Vice Mayor Flory said questions have been addressed and the reports are accurate. There are traffic concerns on all streets in the City. The traffic patterns change as the City grows. If this project does not cause traffic, other projects that may come in will cause them. The issue of contamination needs to be addressed fully. He has read all of the reports, talked with citizens and feels they are valid.

Council Member Pimentel has gone through all of the reports as well, met with staff and some of the neighbors. The City must provide affordable housing. The prices are high even for the affordable homes. The project provides the elements to be a good project. Any possible contamination issues must be handled prior to moving forward. Thirty-six homes are not enough.

Council Member Monroe said the studies provide information and must be accurate. His decision is based upon fact. All of the concerns were addressed.

Council Member Peart said 6½ years ago this project came before the Council. The project is no different than Westwood and that project is a high density one. He has been through the project in Dixon and the Woodland



project is better. The Banks will not loan money on this project until the issues have been resolved.

Mayor Rexroad feels this is not a good deal for the City. The value of the property has changed. He is not convinced about the arguments of the neighbors but does not feel the project at this location is good for the taxpayers of the City.

Attorney Quinn suggested the form of the motion in that the staff has made a determination reflected in the written report that the Negative Declaration of two years ago has adequately considered and covered the Environmental Impacts of the project and no further CEQA action is required. The motion should indicate that the Council and Agency Board concur with the staff recommendation and the Negative Declaration.

On a motion by Council Member Pimentel, seconded by Vice Mayor Flory and carried, Council moved the to concur with staff determination that no further CEQA review is required, the existing Negative Declaration adequately considered the environmental impacts of the project, adopted Council Resolution 4520 and Agency Resolution 04-01 authorizing execution of a Disposition and Development Agreement between the Redevelopment Agency and Sacramento Valley Organizing Community Affordable Homes and the related Acquisition Agreement for the Nueva Vista project. Mayor Rexroad voted to the negative.

Council recessed at 10:40 and reconvened at 10:49.

Council concurred to address Consent Calendar items at this time on the Agenda.

On a motion by Vice Mayor Flory, seconded by Council Member Monroe and unanimously carried, Council adopted the Regular and Agency Consent Calendar items as presented with the exception of the item previously removed:

CONSENT - REGULAR

FIRE DEPARTMENT STATUS REPORT

Council received the Monthly Status Report from the Fire Department for February 2004.



PARKS, RECREATION AND COMMUNITY SERVICES DEPARTMENT STATUS REPORT

Council received the Monthly Status Report for Parks, Recreation and Community Services for February 2004.

TREASURER'S REPORT

Council reviewed and accepted the January 2004 Investment Report as submitted.

FIRE STATION #1 RELOCATION PROJECT 02-27

Council rejected all proposals from the Request for Proposals No. 03-04-62 for demolition of the existing structures at 101, 105, and 107 Court Street for the Fire Station #1 relocation.

SALE AND DISPOSITION OF SURPLUS CITY EQUIPMENT, OBSOLETE VEHICLES AND FURNITURE

Council authorized the sale and disposal of City surplus and obsolete vehicles, equipment and miscellaneous furniture.

FUNDING REQUEST FORM-DEPARTMENT OF CONSERVATION DIVISION OF RECYCLING

Council approved the submittal of the Funding Request Form to the Department of Conservation, Division of Recycling for beverage container recycling and litter reduction and authorized the Public Works Director to execute all necessary forms on behalf of the City.

NOTICE OF COMPLIANCE WITH CONDITIONS OF APPROVAL; FINAL WILLIAMSON ACT CANCELLATION CONTRACT FOR RUSSELL RANCH IN SPRING LAKE SPECIFIC PLAN PROJECT AREA

Council accepted the Turn of the Century Notice of Compliance with the tentative cancellation conditions of approval for the Cancellation of the



Williamson Act Contract on the Russell Ranch property and directed staff to file for the Final Cancellation of the Williamson Act Contract.

SACRAMENTO AREA COUNCIL OF GOVERNMENTS BLUE PRINT WORKSHOP

Council received an update on the SACOG Blue Print project.

RESIGNATION OF PLANNING COMMISSIONER

Council accepted the resignation of Planning Commissioner Darlene Crites, effective immediately. Ms. Crites is leaving the area.

RESOLUTION 4522-GRANT APPLICATION-SAFE ROUTES TO SCHOOL PROGRAM

Council adopted Resolution 4522, "A Resolution Authorizing A. B. 1475 Safe Route to School Grant Program" and authorized the Deputy Director of Public Works/City Engineer to so execute the application.

CONTRACT WITH ANDREW PUGNO FOR SPECIAL LEGAL COUNSEL SERVICES

Council approved a contract with the Law Offices of Andrew P. Pugno for special legal counsel services, including the Manufactured Homes Fair Practices Commission attorney services and authorized the City Manager to sign said agreement.

ART IN PUBLIC PLACES

Council acknowledged receipt of the proposal for Art in Public Places proposed by the Woodland Art Center and referred the proposal to the Planning Commission for further consideration and recommendation.

VACANT POSITION REVIEW REQUEST FROM LIBRARY BOARD FOR LIBRARY SERVICES DIRECTOR

Council approved the request of the Library Board of Trustees to proceed with the steps to fill the currently vacant position of Library Services Director.



RESOLUTION 4523 - AMENDMENT TO CITY GOALS AND POLICIES FOR MELLO ROOS COMMUNITY FACILITIES DISTRICT FINANCING

Council adopted Resolution 4523, "A Resolution of the City Council of the City of Woodland Amending Local Goals and Policies for Use of the Mello-Roos Community Facilities Act of 1982".

WETLAND RESERVE GRANT PROGRAM

Council authorized the submittal of an application for the Wetland Reserve Grant Program for City property currently leased by Pacific Coast Producers.

RESOLUTION 4524-S. B. 1346 RUBBERIZED ASPHALT CONCRETE GRANT PROGRAM

Council adopted Resolution 4524, "A Resolution Authorizing S. B. 1346 Rubberized Asphalt Concrete Grant Program" to authorize Public Works to execute the grant applications.

TECHNICAL GUIDANCE MANUAL FOR STORM WATER QUALITY CONTROL MEASURES

Council approved revisions to the Technical Guidance Manual for Storm Water Quality Control Measures.

ELECTION RESULTS

Council received the Summary Report of the Presidential Primary Election held March 2, 2004.

RESOLUTION 4525 - RETENTION OF BEALE AIR FORCE BASE

Council adopted Resolution 4525, "A Resolution of the City Council of the City of Woodland Requesting Retention of Beale Air Force Base". Council also concurred to submit a similar Resolution to urge retention of Travis Air Force Base. City Manager Kirkwood will contact the appropriate staff at Travis to begin this process.



SUBDIVISION NO. 4573, NANTUCKET UNIT 1

Council accepted as complete those public improvements constructed with the development of Subdivision 4573, Nantucket Unit 1, and authorized the City Clerk to file a Notice of Completion.

MEMORANDUM OF UNDERSTANDING WITH YUBA COLLEGE CONTRACT EDUCATION-INDUSTRIAL CLUSTER ANALYSIS RELATED JOB TRAINING AND JOB PLACEMENT

Council approved the execution of a Memorandum of Understanding with the Yuba College Contract Education Department to develop an Industrial Cluster Analysis related to the City's need for job training and job placement.

CONSENT-COUNCIL AND REDEVELOPMENT AGENCY BOARD

CASA DEL SOL MOBILE HOME PROJECT SECTION 108 LOAN

Council and the Board received an update on the City's Section 108 loan for the Casa del Sol Mobile Home project on East Street.

REPORTS OF THE CITY MANAGER

EMERGENCY REPAIRS TO WATER WELLS 5 AND 22

On a motion by Vice Mayor Flory, seconded by Council Member Peart and unanimously carried, Council authorized staff to contract with Layne Christensen Company for the emergency repair of water wells 5 and 22 in an unspecified amount.

CITY COUNCIL COMMITTEE MEMBERS AND ALTERNATES; APPOINT/REAPPOINT JOINT POWERS AUTHORITY REPRESENTATIVES

Council appointed and reappointed members to the various Committees for the 2004-05 year. Council concurred to eliminate the City Cable Television Committee, the Reclamation District 2035 Advisory Committee and Board of Trustees, and the Sacramento Commerce and Trade Organization Board from the roster at this time as they either do not meet or the City involvement has rotated



off. Council continued the discussion regarding the Habitat Conservation JPA to a future meeting as they would like the JPA to consider alteration of their bylaws to allow former Council Member Dote to remain in this appointment. Vice Mayor Flory will also continue to serve on the Yolo County Transit District Board during the period where they are considering moving their operations to all in-house. Following conclusion of that item, Council Member Monroe will become the primary member.

At 11:03, it was moved by Council Member Monroe, seconded by Vice Mayor Flory and unanimously carried to extend the Council meeting until 11:30.

DUBACH SPORTS PARK MANAGEMENT - RESOLUTION 4521-APPLICATION FOR LAND AND WATER CONSERVATION FUNDS FOR DUBACH PARK DEVELOPMENT PROJECT

The internalization of the management of Dubach and the associated actions will cause this project to become an Enterprise Fund. The operation will be revenue neutral and there should be no waiver of fees for use.

On a motion by Council Member Monroe, seconded by Vice Mayor Flory and unanimously carried, Council approved the management of Dubach Park to be the responsibility of the Parks, Recreation and Community Services Department; approved the revised Project Programming Summary Sheet for Dubach; adopted Resolution 4521, a "Resolution of the City Council of the City of Woodland Approving the Application for Land and Water Conservation Funds for the Dubach Park Development Project".

MINUTES

On a motion by Council Member Monroe, seconded by Vice Mayor Flory and carried, Council approved the minutes of the regular Council meetings of January 20 and February 3, 2004 and joint regular Council and Redevelopment Agency Board of February 17, 2004 meeting as presented. Council Member Pimentel abstained.



COMMUNICATIONS - WRITTEN

Council received notification of an Application for a new off-sale Alcoholic Beverage Control License for Bel Air Market to be located at 1885 East Gibson Road.

Council received notification of an Application for a new on-sale beer and wine Alcoholic Beverage Control License for Fish and Chips of Woodland to be located at 353 West Main Street, Suite E.

Council received notification of an Application for a new off-sale Alcoholic Beverage Control License for Quik Stop Markets, Inc. #147, to be located at 1400 East Main Street.

Council received a copy of a letter to Senator Machado and Assembly Member Wolk urging opposition to Redevelopment Educational Revenue Augmentation Fund shift.

COMMITTEE REPORTS

Council received the minutes of the Manufactured Homes Fair Practices Commission meeting of January 21, 2004.

Council received the minutes of the Parks, Recreation and Community Services Commission meeting of January 26, 2004.

Council received the minutes of the Library Board of Trustees meeting of February 2, 2004.

Council received the minutes of the Traffic Safety Commission meeting of February 2, 2004.

Council received the summary of Planning Commission actions taken at their meeting of February 5, 2004 as follows:

- (a) recommended approval of Turn of the Century Development Agreement for Russell Ranch Northeast project, tentative Subdivision Map 4650 and rezoning to single family large lot and open space.
- (b) certified Negative Declaration, site and design of building elevations, approved parcel map, subdividing of parcel into 4, approved Conditional Use Permit for the Clark Pacific project.



Council received the minutes of the Tree Commission meeting of February 9, 2004.

Council received the minutes of the Commission on Aging meeting of February 10, 2004.

Council received the summary of Planning Commission actions taken at their meeting of February 19, 2004 as follows:

- (a) conditionally approved Herediz/Cortez tentative map 4672 for lot split at 130-132 Locust Street.
- (b) approved Community Design Standards.

Council received the minutes of the Library Board of Trustees meeting of February 23, 2004.

Council received the minutes of the Disaster Mitigation Act Hazard Mitigation Steering Committee meeting of February 27, 2004.

Council received the summary of Planning Commission actions at their meeting of March 4, 2004 as follows:

- (a) approved Heidrick Ranch project (Spring Lake Specific Plan).
- (b) recommended approval of proposed amendments to the Front Yard Parking Ordinances.

ORDINANCES

ORDINANCE 1385 - SECTION 2-1-18 OF THE MUNICIPAL CODE ON MANNER TO ADDRESS CITY COUNCIL

On a motion by Council Member Monroe, seconded by Council Member Peart and carried, Council adopted Ordinance 1385, "An Ordinance of the City of Woodland Amending Section 2-01-18(a) of the Woodland Municipal Code Relating to the Requirement for Persons Desiring to Address the Council During a Meeting". On roll call the vote was as follows:



AYES: Council Members Flory, Monroe, Peart
NOES: Council Members Pimentel and Rexroad
ABSENT: None
ABSTAIN: None

ORDINANCE 1385 - DEVELOPMENT AGREEMENT FOR RUSSELL RANCH

On a motion by Council Member Monroe, seconded by Vice Mayor Flory and unanimously carried, in relation to the Russell Ranch Northeast project based identified Findings of Fact and subject to the identified conditions of approval, Council took the following actions: (1) determined that the project requires no further California Environmental Quality Act analysis under Section 65457(a) of the Government Code and directed that a CEQA Notice of Determination be filed; (2) determined that the project as conditioned is consistent with the General Plan and Spring Lake Specific Plan; (3) Adopted Ordinance 1386 zoning the property to Single Family Residential, Large Lot Residential and Open Space subject to maintaining consistency with the SLSP and satisfaction of the conditions of approval; (4) Adopted Ordinance 1387 to execute the Project Development Agreement as negotiated by staff; (5) approved vesting of the Tentative Subdivision Map No. 4650 dividing APN 042-030-14 into 69 single family residential lots built at the R-4 density, 51 large single family lots built at the R-3 density, and 20 lots to be built at the R-15 density, subject to findings of fact and conditions of approval.

ADJOURNMENT

Mayor Rexroad adjourned the joint meeting of the City Council and the Redevelopment Agency Board at 11:24 p.m.

Respectfully submitted,

Sue Vannucci, CMC, City Clerk