

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

September 14, 2004

**CITY COUNCIL
SPECIAL MEETING/STUDY SESSION**

7:00 P.M.

CALL TO ORDER

Mayor Rexroad called the special study session of the City Council to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

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

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Rick Kirkwood, Tricia Stevens, Sue Vannucci, Robert Bishop

COUNCIL/STAFF COMMENTS AND REQUESTS

Mayor Rexroad asked that the Wayfarer Center Phase II Expansion Appeal Public Hearing be continued to an adjourned meeting on September 28, 2004 and re-noticed as such. Council concurred.



REPORTS OF THE CITY MANAGER

REPORT ON MARKET STUDY AND DRAFT LAND USE ALTERNATIVES FOR WOODLAND PARK SPECIFIC PLAN

Community Development Director Stevens indicated Council had asked for information on the proposed land uses for the Northern industrial area of the City. Staff is seeking input from Council regarding their thoughts on the development of this area. Further refinements will be provided following the Council input and the item will return to Council at a later time.

Planner Bishop outlined the parameters of a Specific Plan. This is a tool to implement the General Plan in the specific area under consideration. This Specific Plan must include a variety of items to tie it to the General Plan requirements. Within the Planning Process those items establish a vision for the size, analyze conditions, assess the market, develop land use alternatives, refine and create the Specific Plan. A complete environmental review and public hearings are part of that process. The Woodland Park Specific Plan area includes approximately 900 acres. The property is within the City's sphere of influence and remains primarily undeveloped at this time. Two hundred forty-seven of the 900 acres were annexed in March of 2004. The balance of the annexation should take place in the near future. Economic and Planning Systems began a study at Council direction to determine what types of business could and should go into that area. The Specific Plan Consultant, EDAW, has provided alternative possibilities for the area as well. The entire area is in the 100 year flood plain with some areas of deep flooding.

David Zenler, Principle at EPS, said within the Market Analysis they examined the historical and projected employment and the real estate performance trends for the area, interviewed local real estate professionals and assessed the competitive position. The major factor for future commercial use in this area is the threat of deep flooding. He feels that some businesses have left, downsized or chosen not to locate here due to the flood threat. The Land Uses include Warehouse Distribution, Light Industrial/Sales-Service, and Office/Research and Development. The City is in a strong competitive position on the transportation network for Warehouse/Distribution. We have a leasing rate advantage compared to the Natomas and West Sacramento sites. The abundance of land is a competitive advantage for Light Industrial/Sales-Service uses. Again the price is an advantage over surrounding areas but there is concern about the competition with the upcoming Metro AirPark development. Office/Research and Development would provide a growth of higher income households but there is some competition with the Dixon area. At present the Northgate/Natomas, U. C. Davis and West Sacramento areas hold the



competitive edge for traditional office demand. Figures indicate the market area demand is for 7.5 million square feet or 580 acres. This site would capture about 33 percent of that demand. The recommendation is for campus reserve, combined Research and Development, manufacturing, assembly and distribution.

We should go to market with three or four uses at once. This diversification is good for the developer and the City. Council Member Monroe asked if the City property would be in the first phase and Director Stevens said the first phase is that which is not in the deep flooding area.

Alan Faulks of EDAW provided three maps of possible designations. Planner Bishop indicated the agriculture buffer is to provide a space between the agriculture uses and the human uses with minimal overlap. The open space indicated on the maps is the closed landfill from the former Spreckels Sugar Company upon which development cannot be accomplished.

Eight to ten percent of the land needs to be set aside for storm drain detention. Some would be handled on site, some off. Council Member Monroe asked whether the detention ponds affect the flood plain and Director Stevens said the detention is needed regardless of the flood plain. There is potential to do the detention in Phase II as Phase I develops and then move it off site. They would not impact the one foot level.

The entire site is within the Federal Emergency Management Act 100 year flood plain. One-third of the site is not in the deep flood zone but an extensive amount of fill would be needed to develop. Two-thirds of the site is in the deep flooding and development cannot proceed at this time.

The Land Use Scenarios were based on existing conditions analysis and technical input, market conditions, input from property owners, and the City vision for the site. Those land uses mentioned were considered in the overall development of the plan. Other common elements are the medium/heavy industrial to be developed on the Clark-Pacific parcel, a 15 acre open space area and the 500 foot agricultural buffer at the Northern end of the site.

Planner Bishop said the City is represented on the property owners group. Director Stevens said staff needs more direction to try to answer the questions for the Council. Council Member Monroe prefers the scenario three presented (in chart form) because storm water would be offsite, would maximize the available development and help the City.



Gerry Kamilos said this business park is very different from residential development. They are longer term projects and need to have flexibility. Today what might be appropriate may change with time. We must be ready for the potential users as they look only a few years ahead. It takes many years to get the property ready for the users and we need to have a vision for the future so that the City will be ready to move forward when approached. They are incorporating any property that can be used for drainage and the owners will be compensated. The shapes of the parcels may be subdivided into smaller ones. The process will help the City be prepared to attract businesses in the future. There may need to be some R and D of existing buildings to meet the newer standards and needs of the future. He feels that warehousing is needed to make any of these plans work because of the relationship to the Interstate 5 corridor.

Mayor Rexroad said there are a lot variables and the City should have the flexibility on those sites to address. Planner Bishop said the corporate campus is being looked at as an overlay zone. As the plan matures, the Specific Plan will be overlying the zoning designation. These maps are conceptual at this time.

Director Stevens said we are looking for questions and certain attributes of the plan for which Council would like consideration. She would also like to know what is not desirable for the area. Mayor Rexroad said the big boxes and warehouses are questionable but the other uses are more desirable. Mr. Kamilos feels it is good to have a diversification of uses. All options should be kept open until the full analysis of everything is complete.

Council Member Monroe does not want another business in the area that creates undesirable odors. Vice Mayor Flory feels it is important that the City is a good steward on getting the greatest value for the City property. We should not get to far down the road without specific direction.

Mayor Rexroad asked if we are not picking a specific plan at this time, how does the infrastructure differ. Director Stevens said the different scenarios would have different traffic flow issues.

Mayor Rexroad would like to maintain that flexibility so that if a good business appears interested in locating to the City, they could proceed.

Vice Mayor Flory left the room at 8:35 and returned at 8:40.

Mr. Faulks does not recommend large warehouses next to a small office complex as that creates issues and problems. City Manager Kirkwood said he would like to see more office type environments in the mix. This pre-planning



process will help those who may be interested in locating their business here of the direction of the City and the parameters that will be set for their business. He would like to see on Kentucky Avenue, Beamer Street and particularly and Road 102, which is somewhat of a gateway or corridor to the City, a campus/corporate center look. These would be a better quality of building in appearance. The warehouses and light industrial outside of that corridor would be acceptable provided the transportation and distribution spine can accommodate the movement of traffic. We also need to maximize the flexibility, get the property owners working together and try to create a system of leveraging the values as a 900 acre parcel rather than piece-mealing the product based upon what could be developed today. The office feature could be linear around Road 102 and he would suggest those questions be placed back to the Planning for response. Director Stevens said that suggestions had been the intent, the warehouse type structures behind the campus/corporate structures along the major roadways.

Director Stevens indicated staff will take Council thoughts back and meld them together to develop a preferred alternative that takes the comments into account.

ADJOURNMENT

At 8:28 p.m., Mayor Rexroad adjourned the joint meeting of the Council and Redevelopment Agency Board.

Respectfully submitted,

Sue Vannucci, CMC, City Clerk