

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

July 24, 2001

CITY COUNCIL
ADJOURNED REGULAR SESSION

CALL TO ORDER

Vice Mayor Flory called the adjourned regular meeting of the City Council to order at 7:05 p.m.

PLEDGE OF ALLEGIANCE

Vice Mayor Flory invited all in attendance to join him in the pledge of allegiance to the Flag of the United States of America.

ROLL CALL

COUNCIL MEMBERS PRESENT: David Flory, Martie Dote, Jeff Monroe, Neal Peart

COUNCIL MEMBERS ABSENT: Steve Borchard

STAFF PRESENT: Richard Kirkwood, Phillip Marler, Mike Dean, Karl Diekman, Margaret Vicars, Henry Agonia, Steve Harris, Sue Vannucci, Gary Wegener, George Bierwirth, Loran Polete

OTHERS PRESENT: Contract Planner Heidi Tschudin, Contract Engineer Nick Ponticello

PUBLIC COMMENT

Dudley Holman stated that a City-wide rent control would not enhance the supply of available units, but would cause investors to be wary about investing here. It would be seen as a risk.

Brenda Cedarblade attend a Traffic Parking Control meeting last week and discussion regarding a parking structure with a business assessment was heard. The City has allowed Wayfarer Center to be built with eight parking spaces. This structure goes from North Street to Court Street, will employ fifteen people during the day and function as a Church. The new Court facility to be constructed will be on the existing parking structure presently utilized for the jury duty. The State, City, and County need to pay because it is their problem.

Mike Milligan is an owner of a small apartment building and is concerned because rents were lowered in the 1990's. In the past they have had a 4½% to 9% increase in rent based on the increases in costs. Supply and demand is the issue, as is finding a balance.

Collette Stewart said Pioneer Avenue and Gibson Road is being torn up. Those who are working on this area are to be commended for their work.

John Irvin said his people are after mobile home space rent control. Those who are now requesting apartment rent control will cause their issue to be defeated and should back off until their issue is resolved.

Paul Shapiro shares the concern of the property owners, but feels they can work together on the issue to benefit the whole. This should be a separate issue to the mobile home rent control.

Brenda Cedarblade asked if the downtown business owners could get money to paint the lamp posts. Vice Mayor Flory said they are working on this issue.

Vice Mayor Flory said the City will be working on the parking issue and additional Public Hearings will be held. There are two new businesses that have just opened. There is another business that just opened across from City Hall. City Manager Kirkwood said the Parking Management Plan will be heard at Traffic Safety Commission, the Redevelopment Citizens' Advisory Committee, the Planning Commission and will then proceed to Council.

Council Member Monroe feels that a permanent rent control would be a disaster to the City. With the supply not increasing but the demand rising, there will be a problem. He would like a staff report to see if there is a problem. He proposed a moratorium for three years as a temporary solution but encouraged further input on other possible solutions.

COUNCIL STATEMENTS AND REQUESTS

Council Member Peart stated the Fire Muster held last weekend was a success. There were approximately 3,000 people in attendance per day, with 1,500 participants. He commended the Police Department for securing their grant money.

Council Member Monroe said the California Highway Patrol turn lane on Road 23 to Road 102 will place a median in front of their access allowing for only a right turn. They will then be rerouted through a residential neighborhood going Code 3 (lights and sirens). We need a breakaway barrier for them to go left onto Road 102. He would like to put this on a future agenda. Council consensus was to add this item to a future agenda for discussion and consideration. Council Member Monroe would also like to see on a future agenda an item declaring the old landfill site on Road 102 as a regional park. There are many restrictions on the land and he has a concern about what is under the fill.

CONSENT CALENDAR

At the request of City Manager Kirkwood, the following item was removed from the Consent Calendar and the Agenda.

3. APPROVE PROJECT TO REPLACE CARPET ON SECOND LEVEL OF CITY HALL - PROJECT 00-22

On a motion by Council Member Dote, seconded by Vice Mayor Flory and carried by unanimous vote of the Members present, the Council approved the following Consent Items as presented.

LETTER IN SUPPORT OF SENATE BILL 691 - LEGAL DEFENSE OF SPACE RENT CONTROL

Council authorized the Mayor to sign a letter to Senator Bruce McPherson in Support of Senate Bill 691.

LETTER OF OPPOSITION TO ASSEMBLY BILL 680 (STEINBERG) IN CURRENT VERSION

Council authorized the Mayor to sign a letter to Assembly Member Darrel Steinberg in opposition to Assembly Bill 680 as written in current form.

REPORTS OF THE CITY MANAGER:

REGULAR CALENDAR:

RESOLUTION 4301 - PLACING MOBILE HOME SPACE RENT CONTROL INITIATIVE ON THE NOVEMBER 6, 2001 BALLOT

City Manager Kirkwood reminded Council of their direction at the July 17, 2001 meeting whereby support was given for placing the citizen initiative for Mobile Home Space Rent Control on the November 6, 2001 ballot.

On a motion by Council Member Dote, seconded by Council Member Peart and carried unanimously by the Members present, the Council accepted the certified and validated "citizens' initiative" petition, "Shall Chapter 16B, relating to Manufactured Home Space Rent Control, be added to the Code of the City of Woodland"

On a motion by Council Member Peart, seconded by Council Member Dote and carried unanimously by the Members present, the Council adopted Resolution 4301, "A Resolution of the Council of the City of Woodland Calling a Special Election for November 6, 2001; Requesting the County of Yolo to Consolidate the Special Election with the Consolidated Special Municipal Election of that Date and Provide Services Relating to the Election; Submitting to the Qualified Electorate of the City of Woodland a Ballot Measure Relating to Manufactured Home Space Rent Control".

City Manager Kirkwood thanked County Elections Officer Tony Bernard, Supervisor Tom Stallard, and County Administrative Officer Vic Singh for their efforts on behalf of the City to certify and validate the signatures on the petition.

PUBLIC HEARINGS

RESOLUTION 4302 - RESCINDING RESOLUTION 4216 - SPRING LAKE SPECIFIC PLAN

City Manager Kirkwood stated last year the tentative Spring Lake Specific Plan was approved. A Special Committee was appointed including Council Members Dote and Peart to work on the issues which had not yet been resolved.

Community Development Director Harris said direction had been given to Staff to return to Council with further information. Recommendations from the Planning Commission with a Resolution on the fourteen items for consideration

is attached. Staff is in concert with many of the Planning Commission recommendations, but staff also has some concerns about other unresolved issues and there are some outstanding issues. The General Plan identified those areas as ones for growth of the City. We need to review CEQA compliance, traffic and circulation analysis, final feasibility and fiscal report, secure indemnification of the City from the property owners and agreement to the financing of the infrastructure.

Contract Planner Heidi Tschudin said there was a comprehensive staff report presented in August of 2000 that began looking at items affecting financial feasibility. Those issues were: forced main; central park of 4 rather than 8 acres; park ratio of 5 acres per 1,000 rather than 10; narrower local streets and hammerhead cul-de-sacs; fee deferral and use of attached units for for-sale affordable units; other modifications to affordable housing program; and other modifications to make the Plan feasible.

Additional modifications were made to: refinement of the land use map; elimination of segments of collector roadways; identification of an on-site 5 acre detention pond; modifications to the land use designations; the development regulations, scope of work of the design standards; certain improvements such as the State Route 113 over-crossing, Sports Park and Fire Station; and miscellaneous revisions to the text and tables.

After addressing the issues mentioned, the test of financial feasibility was done and found to be acceptable to proceed. The issues that helped to understand why there was some question, the Plan has no substantial commercial land uses, there is a large acreage of land in public use without residential yield, the school fees are high, park acreage of 10 acres per 1,000 is high and the affordable housing requirement is high. The integrity of the Plan has not been compromised. The Plan benefits outlined validate the integrity. Planner Tschudin outlined the Planning Commission recommendations as identified in the staff report. Council Member Monroe had asked about the summary of cost impacts and she had added that information to the report and a table to summarize those, with the assumption of worst case. She has added one item to Appendix E. The issues remaining unresolved are of the Second Units, County Road 102 Over-crossing and the Phasing of the Development.

Council Member Monroe left the meeting at 8:28 and returned at 8:30.

At 8:28, Vice Mayor Flory declared the Public Hearing open.

John Gianola stated this has been a long process and there have been many concerns about affordable housing expressed. The Plan has changed and does not hold all of the elements but he commended the efforts to reach a compromise in the Plan. He has submitted written comments to the Plan as well designed. Vice Mayor Flory asked him to provide how we achieved the affordable housing. Mr. Gianola said it is different in each community. The State requires that each prospective Plan provide for affordable housing in the community. They are established by SACOG for each community in our area. Woodland falls far short of the goal. This Plan does address those issues very well. Vice Mayor Flory asked about the consequences if the goals were not met. Mr. Gianola said if the City cannot demonstrate they have met the goals, it could be subject to a lawsuit and all development would be stopped. Planner Tschudin said if there is no certified housing element, the City would not be eligible to receive most State or Federal funding.

Council Member Dote said at one point a mitigation fee was collected for off site building of multi-family low-income and asked if it still in the plan. Planner Tschudin said it is in the plan but in a different fashion. They have identified low-income units in several locations that would be built with the money collected as opposed to market rate.

Susan Pelican said there is a huge amount of land and lots of people involved in this Plan. She has four major problems with the revision. First, the quality of life with a decrease in the green area is significant. Second, traffic congestion and direction. Third, mitigation and fourth, finances. The developers pay less and less and the taxpayers are paying more. The parks, sewers (more maintenance), energy efficiency, appliances are "shoulds" rather than "musts". The financial feasibility, many are to be charged on each unit to cover costs, which would be about \$2,500 per unit.

Council Member Monroe asked if greenbelts were eliminated and Planner Tschudin indicated they were not.

Aaron Petty is concerned about changes to the Plan that will cheapen the development. He feels the Planning Commission actions are in violation of CEQA guidelines. He distributed a handout outlining his concerns and cited the rationale which would, in his opinion, require a new EIR.

Planner Tschudin said guidelines provide subsequent maps proposed in the area that are consistent with the Plan do not have to go through subsequent environmental review. That part of the process versus where we are in the process now is the confusion. Should a tentative approval be adopted at this meeting, a CEQA process be done to validate consistency. A report will then be returned to Council and requirements of CEQA will be adhered to.

Susan Pelican submitted a statement from Amy Diller, who had indicated the desire to speak but needed to leave the meeting prior to this item.

Jean Jackman, Chair of the Yolo Sierra Club Group, said they are very disturbed about the additional people as a result of this division. The changes are a cheapening of the original Plan. It was altered to cut open space, central park land, etc. New housing has smaller lots. The new language invites the developers to do whatever they wish by allowing "wiggle room". The documents pertaining to this Plan were not easily available. They were not in the Woodland Library, no loaner copies are available from the Planning Department. The developers contend they cannot proceed with the Plan as previously proposed due to finances. Others in the field dispute that claim. A professional planner in the Sierra Club has reviewed the documents and she provided the information from that review. She feels the Plan has substantial changes and a new EIR should be drafted and circulated for public comment. She feels it is not consistent with the General Plan.

Casey Stone from the Yolo County Farm Bureau feels it would be premature to include this land prior to the ruling from the State on the Russell property removal from the Williamson Act. This would be litigated as some of the staff from the State live in Woodland. It is a housing need in the City but we need to look at the future and possible recession issues. We may need to consider slowing this project down.

Planner Tschudin said the property is in Phase 2 and is in the Williamson Act. She is not sure of the status as we have not heard as yet. It would not be a problem if we adopted the Plan and would become an issue at the annexation stage. Council Member Dote asked about other parcels within the contract but Ms. Tschudin said they are all out at present. Council Member Dote asked if annexation could proceed if the property was still in Williamson Act, as long as it were not to be developed. Planner Tschudin said she was unsure of the answer to that question at present. Council Member Monroe asked if phasing keeps the City within the General Plan for growth rate? Planner Tschudin said there are two elements discussed in the Plan. One is the rate of growth, the 1.7 number utilized by the City in terms of monitoring growth. The other is the absolute population number. All of discussions and projections have all assumed a 1.7 rate of growth. The Council does face an issue in that the absolute amount of population when added to the year 2000 number for the City of 50,000, it does put the City beyond the population caps for both 2015 and 2020. It appears to not be a result of surprise numbers in the planning, but probably a better count of the City's existing population. The City has not had any type of growth in the last year. The population number utilized a year ago is dramatically different from the 50,614 figure, there has been no growth,

which translates to a better count. We continue to monitor that growth as we approach it. Council Member Peart asked if on the North corner of the development is part of the Russell piece and in the Williamson Act. Planner Tschudin indicated it was neither.

James Barrett asked if the map indicated the original level of parks at 10 acres per thousand and Planner Tschudin said the additional acreage was made up in revenue, not land. The amount of parkland, with the exception of the adjustment made to Central Park, has never been modified in the Plan. He strongly opposes the changes in parks and green land.

Bruce Jacks said the sidewalks are proposed at four feet in width. He asked if any other local area communities have that width. Engineer Ponticello said other cities do not have set standards for width. The City's current standard is 4½ feet. The curb adds another six inches. The width must meet the ADA standards. There is not a general standard. The four feet proposal is because of the attempt to assist in the financial feasibility of the project. The planting strip would be 6½ feet in width. Mr. Jacks said the majority of sidewalks in the City are five feet in width. Ten acres per thousand is acceptable, but has been reduced to five acres per thousand. This area will have one third more houses than other areas but will have less park acreage than other portions of the City. It also does not make good park usage for a dog park development. If that is the direction, it should be consolidated in one park only.

Catherine Portman said the current plan page 73, objective E.R.7 indicates creation of ecological value with use of open space and greenbelts in native plantings. "Natives" was eliminated and "drought tolerant" was replaced. She feels it negates the meaning of the sentence. To create ecological value would mean native plants. She discussed the Swainsdon Hawk concerns. Willow Slough has a high concentration of these birds and the EIR does not address this species. We need to keep the native plants for the rodents so that the hawks will have a good food source. She asked that open space be maximized.

Dudley Holman is concerned about the park ratio. There appears to be agreement to reduce to five acres. There are areas in the City that have good size lots, set backs are considerable, and back yards for children to play. In the new area there is a need for children to have a place to play. Planner Tschudin said neighborhood parks will be paid for 100% by developers. The sports park will be 83½% by the developers. Mr. Holman said the Highway 113 overpass is greatly needed and he would like information on when that should be completed. Engineer Ponticello said it is scheduled for construction when the level of service (LOS) exceeds the General Plan standards, but only after other

minor mitigations are accomplished in an attempt to return to the LOS. Finance will be an issue when the mitigation is required. The Finance Director has been looking at various means of financing the construction. Planner Tschudin said the traffic analysis never indicated the overpass would be triggered on the basis of traffic volumes. It is triggered by the General Plan policies requiring connectivity. There is no traditional type of nexus. A deadline is set for no later than build out of the entire Master Plan area. The unacceptable LOS on either Gibson and County Road 25A will also trigger. The lesser type of mitigations could be re-striping, signal timing, etc., which would be implemented prior to overpass construction. Mr. Holman asked who will assuming the construction cost and Planner Tschudin said the Specific Plan must pay for 83.7%. He feels we need to look ahead to the traffic flow projected on East Parkway as the lanes are to be reduced from four to two. This will be heavy traffic and should not be reduced. The General Plan may need changes. This plan was voted on and he does not see the Council making changes without voter approval. He asked Council to keep in mind any legal issues will cost us time and money. Council Member Dote asked if Farmer's Central will be signalized and Planner Tschudin indicated it would be.

Council Member Monroe left the meeting at 9:35 and returned at 9:37.

Council Member Dote said next year the General Plan will be updated and asked if the City needs to take it to the voters. City Attorney Dean was uncertain of that requirement.

Mike Milligan feels the phasing is an issue. He asked Council to remember other citizens in the City. Whenever there is a new development, the property values will be affected by the new housing. It should be phased in at a rate which will not drastically affect their property values. It is a serious situation in that there is a shortage of multi-family housing in Woodland. He urged building the apartments in the area first. He has a substantial amount of people on waiting lists who are willing to pay anything for a unit.

Erika Gallo said the language in the revised Plan has been altered in that items required in the original draft were not optional. Since the plan was voted on, will a vote need to be taken again. Vice Mayor Flory said the purpose of the Public Hearing is to consider these comments from the Public on this issue.

Council Member Peart left the meeting at 9:40 and returned at 9:43.

Tom Lumbrazo thanked the Council and others for working on this project.

Council recessed from 9:45 until 9:58.

Pat Murray is concerned about the changes since the EIR. Citizens who are not in the area are concerned about how it will affect them with the traffic. She wants to be sure there are many ways in and out of the division and the traffic is mitigated. The future growth should be strongly considered. The other issue is the greenbelts. They will not have much of a buffer zone for those on the perimeter and the traffic volume is of a concern. This is the time to consider those things because we now have the leverage. Council Member Monroe said the entrances and exits from the Plan indicate two exits onto County Road 102, two onto Gibson, and two onto County Road 25A. The overpass will be another when completed over Highway 113.

Tim Youmans and Katherine Janes from Economic and Planning Systems worked on the development projects on the infrastructure issues. There are many variables depending upon the location of the project which drive the feasibility. One is an "infrastructure burden comparison", all of the backbone of the project, but the water system, sewer system, schools. The total burden is totaled and compared to the sales price of the units. Typical trend lines are 15-20% of that range, it is within a range of feasibility. Originally, those infrastructure burdens were well over 20%. The Specific Plan, as proposed, was in the mid 17-18% range. The most concern was in the affordable units, the R-5's and the larger units. The second measure of feasibility is called the "residential land value analysis", what is the land value is after all of the fees are deducted. There is reasonable feasibility of good sales conditions for this project. The increase of park acreage of five acres per thousand to ten acres per thousand is the major cost increase. The payment of an in lieu fee would produce another \$10 million for park development costs outside of the plan area. Construction is the hard cost, but we must also consider the maintenance, which would double the amount of maintenance cost in the Specific Plan. This area will be paying the highest landscape cost within the City. There will also be bond screening guidelines that are considered when the City tries to issue debt, and there is a limit on the special taxes charged to property. This would hinder the amount we could put into bonds.

Howard Beeman distributed information to the Council. He does not believe mitigation can accomplished for two purposes for one acre as the language states in the final plan. The position of Andrew Fulks is that an "acre of wildlife mitigation can only be accomplished with 2 (two) purchased acres".

He proposed that purchase of agriculture lands for mitigation have an equal amount of land for restored wildlife acreage. Council Member Dote asked if he was mitigating 100 acres out of the Specific Plan, then his recommendation would be 50 acres for agriculture and 50 acreage for habitat. He indicated to the affirmative.

John Griffin said work have been diligent to find a solution and commented the Council members who worked directly on the project. The project with the changes proposed will age well and will have a similar character to old Woodland. First Street and Third Street have exactly the same width as the streets proposed in the development.

Brian Holloway, representing the Holmans, Heidricks, Littles and the Merrick Farms property owners, indicated support for the project and thanked the City Manager for taking the leadership on this to help move forward and the Council for their work on the plan as well.

Malcolm Leiser supports the plan. This plan came on the scene three to four years ago and has had numerous people work on and discussing the project. He urged action on the plan as it is in current form.

At 10:25 p.m., it was moved by Council Member Dote, seconded by Council Member Monroe and carried by the members present to extend the Council Meeting until 11:30 p.m.

Bill Streng thanked all those who worked on this project. The pricing of houses go up and down, which is caused by the pricing which got ahead of themselves due to the lack of building. He urged the project to move forward to help with the housing prices and availability.

Pat Monley represents home builders and is very enthusiastic for this project to begin.

Paul Shapiro asked if any grants have been sought. Planner Tschudin said she does not know of any that have been applied for because this is a private group and we would not typically apply for grants for this type of project.

Council Member Peart left the meeting at 10:35 and returned at 10:38.

Jack Mahan said comments went before the Planning Commission. The Resolution comes from at least three years of effort. This project should not

diminish the City's quality of life. It is to provide a high quality of life that would not depend on the automobile. It should be in tune with the old areas of the City with a diversity of housing and streets. Parks and schools should be the focus and link without cars. This would be high density or neo-traditional. Their Resolution is centered in the basic principles they would like to see and he reiterated those issues which the Commission feels are strongly important to the project. They would like to have some vehicle to modify standards of the project as they become critical. Churches are part of the neighborhood. These are not assemblies, but should be considered important to the area. They feel that smaller apartment complexes and row housing should be considered in the mix also.

At 10:43, Vice Mayor Flory closed the Public Hearing.

Council Member Dote said there were compromises to be made. She would like to discuss each item for which there was no agreement or compromise. Council Member Peart feels the City is seeking quality and this project will make us very proud. He wants to see something in the development which brings it as part of the City goals. This housing development is greatly needed. He presented some photographs of the type housing they envision to be included. Council Member Dote said there is a question about putting multi-family close to transit stops. While the transit circulation has not yet been designed for this area, the R-20 and R-25 are all at intersections and corners of either arterials or collectors, which is where you would run transit buses. One of the reasons these R-20 and R-25 are interspersed is to prevent long blocks of this type of housing all in one contiguous area. Council Member Peart said there are greenbelts (six miles through out the division). Council Member Monroe made a presentation on a comparison of this and the Southeast Area. In the Southeast Area all of those things that enhanced the area have been removed to make the project more feasible. The Spring Lake Specific Plan has exceeded the expectations for the project. He thanked the Commission and staff for the work on the project.

Council Member Dote reviewed the recommendations individually as follows:

Item 1 - Bike/Pedestrian Over-crossing and Town Center Design: Approved and right of way preserved as recommended.

Item 2 - Churches: It was moved by Council Member Monroe, seconded by Council Member Peart and carried by the members present to preserve 11 acres of land in the development for inclusion of places of worship.

Item 3 - Affordable Housing: Council Member Dote said there is concern about getting minimum for smaller apartment units and the affordability of smaller units. Planner Tschudin said we could decrease the size of the one-half of the multi-family sites to maximize the yield. That would necessitate designating two new sites as well. Council Member Peart prefers 125 units. Council Member Monroe said originally it was 300 apartments per complex. It was Council consensus to remain with 125 units per complex.

Item 4 - Standard for Alley: Council concurred with the recommendation.

Item 5 - Language to Encourage Alleys: Council concurred with the recommendation.

Item 6 - Phasing of Parkway Drive over-crossing. Shall be in place not later than build out of the Master Plan and shall be triggered by an unacceptable level of service. Council concurred with the recommendation.

Item 7 - Monitor level of service (LOS) on Gibson and County Road 102 on an annual basis: Council Member Monroe would prefer language which states based on the traffic study. An annual LOS would be the same as a traffic study.

Item 8 - Dog Park Development: Council Member Monroe would like language included which says "shall be developed in...".

At 11:26, it was moved by Council Member Dote, seconded by Council Member Peart and carried by the members present, to extend the Council meeting until 12:00.

Items 9 and 10 - Regional Park/Community Park/Central Park: Council Member Dote feels that ten acres per thousand is aggressive. She recommended returning to five acres per thousand. Council Member Peart agreed because there are other areas where land will be allocated for parks. The Planning Commission would like eight acres for the Central Park. Council Member Monroe would like to utilize the staff recommendations for both items 9 and 10. Council concurred with staff recommendations.

Item 11 - Master Illustrative Lotting Plan: Council Member Dote said this would be more of an aerial view of street layout. Planner Tschudin said it could have several conceptual or illustrative, curb views, which would indicate

the overall design of the project, what people can expect. This could be in the design guidelines. Council concurs with the recommendation as above.

Item 12 - Landscaping Width Along County Road 25A and County Road 102: Council Member Peart would like to remain at 35 feet. There is a wall proposed for along County Road 102. Staff recommendations were the consensus with meandering sidewalks on Road 102. The suggestion of a berm was discussed but it may take out the meandering and some of the landscaping. Planner Tschudin will look into this possibility and report back to Council.

Item 13 - R-3 Development Subject to Design Standards: Custom builders could go beyond the design standards. The intent was to coordinate with the rest of the project to be able to identify an outlying design that might be difficult to achieve in that neo-traditional approach. It related to orientation to front porches. Specific design standards for R-3 would probably be in effect. It would provide uniformity to the area. They would be subject to the community design guidelines, but be exempt from the Spring Lake Specific Plan design standards, primarily due to the dominance of the garage in the front of the home. There was concurrence with the staff recommendation.

Item 14 - Property Yet Undeveloped to be "Greened": City Attorney Dean believes temporary use as a park would be unlawful. There are methods in place to keep the standards of the City through the nuisance abatement or weed abatement programs. If there were a development agreement, there could be conditions to require maintenance. Concurrence by Council not to "take" the to explore the possibility of developments agreements.

Council Member Monroe asked staff to look at dumping drainage water on the proposed regional park. This may save the City funds.

At 11:59 it was moved by Council Member Peart, seconded by Council Member Dote and carried by the members present to extend the Council meeting until 12:30.

Item 15 - Appendix E: Concurrence with staff recommendation.

Remaining issues:

Second Units (Granny Flats): Concurrence with staff recommendations.

County Road 102 Over-crossing: This would be a reservation of right of way, which would be a priority if financially feasible. The right of way would be

shown in the Plan, and would be built at some point in the future. The land reservation is done now and dedicated as public right of way for future development. Council concurred.

On a motion by Council Member Dote, seconded by Council Member Peart and carried by the members present, Council adopted Resolution 4302, rescinding Resolution No. 4216 which tentatively approved the prior August 2000 Plan (referred to as the "June 2000 Plan as Amended") and indicating an intent to approve the June 2001 Spring Lake Specific Plan as amended pending receipt and consideration on September 25, 2001 of additional information including: verification of traffic and circulation analysis, verification of CEQA compliance, testing of financial feasibility by phase, assessment of fiscal impact, securing indemnification of the City and participation in financing of infrastructure by each property owner/developer, final approval package including appropriate resolutions, ordinances and findings of fact.

ADJOURNMENT:

At 12:10 p.m., the Council meeting was adjourned.

City Clerk of the City of Woodland