

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

**February 29, 2000**

**CITY COUNCIL  
ADJOURNED REGULAR SESSION**

Vice Mayor Steve Borchard opened the adjourned regular meeting of the Woodland City Council at 7:00 p.m.

**ROLL CALL:**

COUNCIL MEMBERS PRESENT: Losoya, Borchard, Peart, Ryhal, Flory

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Richard Kirkwood, Phil Marler, Jean Kristensen, Gary Wegener, Brian Grattige, Bob MacNicholl, Paul Hanson, Marie Bryan, Henry Agonia, Kent Wickstrom, Del Hanson, and Bob Grandy

**PLEDGE OF ALLEGIANCE:**

Vice Mayor Steve Borchard invited members of the audience to join him in the pledge of allegiance to the Flag of the United States of America.

**PUBLIC COMMENT:**

City Manager Rick Kirkwood said he received a phone call today from David Thompson who is working for the Idle Wheel/Royal Palm Mobile Home Parks tenants. He said Mr. Thompson suggested that the City Manager or a member of the Council make contact with the owner of the Mobile Home Parks to determine his level of interest in moving forward with an agreement for the residents to purchase the parks. He said he advised Mr. Thompson that the issue would require a discussion by the City Council. He asked the Council if it was interested in designating him or council member(s) to make that inquiry.

Vice Mayor Borchard said it would be appropriate for the City Manager to bring that request to the next Council meeting.

The City Manager reminded Council Member Flory and Vice Mayor Borchard that there will be a Solid Waste Committee meeting tomorrow at 8:00 a.m. at City Hall.

PROCLAMATION - MARCH 11, 2000 AS "ARBOR DAY":

On motion of Council Member Ryhal, seconded by Council member Flory and carried by unanimous vote, the City Council proclaimed March 11, 2000 as Arbor Day.

Tree Commissioner John Murphy read the proclamation.

STATE BUDGET FUNDING REQUESTS

City Manager Rick Kirkwood reported that Assemblywoman Helen Thomson in a letter dated January 12, 2000 requested suggestions from local governments in the 8<sup>th</sup> Assembly District for legislative consideration during their budget preparations. He said the letter was one of hope but one of caution recognizing that any funding proposals that the City submits must meet the tests that the State has for funding requests recognizing that they are discretionary dollars that the State Assembly is suggesting that they might put into the budget or recommended. Budget Form requests were completed by the various City departments identifying the objectives, the needs, etc. He said the funding proposals would be for one-time needs as opposed to ongoing needs. He said the projects City staff has suggested are:

1. \$215,000 annual appropriation - to fund four full time career firefighter positions to accommodate Federal OSHA and Cal-OSHA unfunded mandates for 2 in 2 out rule.
2. \$200,000 - the balance of the state cost-share required to complete the lower cache Creek, Yolo County, Woodland Area General Investigation Feasibility Study.
3. \$325,000 - for replacement of series street lighting on old Highway 16 (Main Street) in the downtown area.
4. \$350,000 - for intersection improvements at State Route 16/County Road 98/West Main Street intersection.
5. \$200,000 - Woodland Community "Armory" Center - renovate existing community facility.
6. \$30,000 - Camp Packer Creek "Get Connected" Fireside Chat Program for at-risk, low-moderate income youth, a one-week camp experience four-part intervention education series.
7. \$60,000 - for an Urban Forest Management Plan to assist city residents in fully understanding the benefits of their urban forest, and properly selecting and maintaining street trees on private property.

8. Library - full funding of the Public Library Fund and additional funding for the new Library of California.

The Department Directors explained their respective budget requests. Council discussion followed.

On motion of Council Member Ryhal, seconded by Council Member Peart and carried by unanimous vote, the City Council approved the above-named funding requests to be considered by Assemblywoman Helen Thomson for state budget consideration.

RESOLUTION NO. 4167 - EMPLOYER PAID MEMBER CONTRIBUTION:

On motion of Council Member Ryhal, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted Resolution No. 4167, implementing the reporting of Employer Paid Member Contributions to PERS for employees in the Woodland City Employees' Association (General Services Unit); and directed staff to incorporate this change in the benefits with the Woodland City Employees' Association.

HABITAT CONSERVATION PLAN UPDATE:

Senior Planner Robert MacNicholl gave Council an update on the Habitat Conservation Plan.

AGRICULTURAL CONSERVATION EASEMENT POLICY:

Assistant Planner Brian Grattige said consideration of an agricultural conservation easement policy is timely because there is an overall concern for growth in the community, associated concerns about sprawl, the loss of agricultural land, conflicts with agricultural uses, and uses at our urban edge. He said the development process raises this issue, specifically mitigation for development, whether CEQA or recent LAFCO policy which has required 1:1 mitigation for the loss of agricultural land that is annexed to the City or Williamson Act rescissions which requires mitigation. He said the primary purpose of a program of agricultural conservation easements is to keep the land available for farming. He said there are associated benefits with that: defining community boundaries, promoting compact and contiguous development and reducing sprawl. Conservation easements are not identified in the General Plan as a specific policy or the tool to accomplish these benefits, but if there is a successful program the City will further its primary General Plan goals. He said Goal 1A is "to grow in an orderly pattern consistent with economic, social and environmental needs, providing for continued small-town character and preservation of surrounding agricultural lands." Goal 1.I. is "to promote the productivity of agricultural lands surrounding Woodland and the continued viability of Yolo County agriculture." He said among the participants the City needs to make this program work are the City of Woodland, willing landowners, developers, regulatory agencies (the Department of Conservation, the Department of

Fish and Game if the land has habitat value), nonprofits, such as the Yolo Land Trust, and other agencies, such as County of Yolo, or City of Davis. He noted that sources for grant funding look favorably upon interagency or regional efforts. The agricultural conservation easement program works simply, starting with a mitigation requirement so that the developer is required to obtain conservation easements on agricultural land in order to mitigate the development. The developer either acquires the easements or pays an in lieu fee. The land is selected based on certain criteria: (1) willing landowner; (2) quality of the land for agriculture, including soil type, terrain and availability of water; (3) proximity to urban development, with priority given to land which is more likely to face urban development pressure; (4) land costs; and (5) coordination with related goals, such as habitat conservation or open space/agricultural preservation efforts of other jurisdictions. With respect to monitoring there may be a third party, such as Yolo Land Trust.

Comments from consultant Heidi Tschudin and Council discussion followed.

Vice Mayor Borchard said he is resolved to placing agricultural conservation easements along the south border of Woodland. He said consultant Heidi Tschudin has indicated that the City already has the framework in the EIR, and the question is how we want the mitigation framework to happen, whether it is 3:1 or 1:1. He said at this point he is only willing to say he wants the mitigation to occur along the south border of Woodland. He said he has to study the issue more with respect to what the developer should be required to do.

The City Manager said staff and project manager Heidi Tschudin could work on a report to the City Council that deals with the comments from Council this evening.

Council Member Peart said one thing that bothers him is the suggestion that possibly the City is not looking far enough ahead. He said maybe the City should be looking at 50 years instead of 20 years. He said he would like to hear more about that from the Planning Commission.

Assistant City Manager Phil Marler noted that on April 25 there is a joint meeting scheduled with the Council and the Planning Commission.

ADJOURNMENT:

At 9:08 p.m. Council adjourned the adjourned regular session.

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Jean Kristensen, City Clerk of the City of Woodland