

Council Chambers
300 First Street
Woodland, California

November 26, 1996

Vice Mayor Losoya called to order the Woodland City Council adjourned regular session at 7:00 p.m. in the City Hall Council Chambers.

ROLL CALL:

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

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Ruggiero, Wegener, Pollard, Horgan, Ponticello

PUBLIC COMMENT:

There were no comments from the public.

CLAIM - DAVID CONTRERAS:

On motion of Mayor Rominger, seconded by Council Member Borchard and carried by unanimous vote, the City Council rejected a claim against the City submitted by David Wilbert Contreras and referred the claim to the City's insurance representative.

I-5/STATE ROUTE 113 CONNECTION PROJECT STUDY REPORT:

Director of Public Works Gary Wegener introduced Tim Fleming of the consulting firm of Mark Thomas and Company who presented an overview of the I-5/State Route 113 Connection Project Study Report (PSR). Mr. Fleming said the PSR is a Caltrans scoping document which establishes what the project is going to be, how much it will cost, and sets the framework for activities in the future right-of-way. He said the PSR is a necessary component for State and Federal funding, gas tax funding and State transportation programs. He said this is done now because it may be necessary to reserve right-of-way, and there may be funding with the passage of Proposition 192, regarding seismic retrofit. He then outlined the route proposed and the project need and purpose. The project started out with three options. Option 1 is the existing interchange area. Option 2 goes from County Road 25A to County Road 102. Option 3 goes from Road 25A to the east of County Road 103. He said there was some screening on the alternatives, and in June there was a workshop meeting with the Council, and the Option 2 alternatives were rejected at that time along with one of the Option 1 alternatives. He said since that time the consulting firm has been refining its analyses, done separate traffic analyses, separate right-of-way estimates, and preliminary numbers. He said they looked at a common point on I-5 and a common point on SR 113 and reviewed the travel times between those points using each of several alternatives and also looking at the existing Main Street alternative. He then described the updated alternatives. He said a public hearing will be scheduled in January, so there will be an approved project

document in spring of 1997. He said the environmental document for the project involves an 18 to 36 month process. The environmental document is required if condemnation is involved. Construction will depend on funding availability, but the best case scenario for Phase I will take five to ten years and Phase II is ten to twenty years out. He said the project has to be long term.

Will Kempton from Smith and Kempton Associates, subconsultants to Mark Thomas and Company, discussed the funding options. He said because of the size of the project, the construction will probably be done in stages. He said there is no requirement that the City of Woodland has to come up with the dollars. If the project were successfully programmed, the State could assume all of the obligations for the project. He said this is a competitive process, and we have to look at every opportunity. He said there could be a 20 percent matching from the City.

Betty Moyer said she and her son own Mid Pacific Industries and are very much against the proposed expansion which would take their property. She said they have developed their business over 25 years, and Woodland is the site of their corporate headquarters. She said the facility was built in 1983 for \$1.5 million, and the replacement costs would be very high. She said alternative E would be one of the better proposals for their business and would be a more streamlined project.

Council Member Borchard asked Ms. Moyer what Mid Pacific Industries contributes to the community in sales tax revenue.

Ms. Moyer said she will have the sales tax figures in January at the public hearing.

Mary Kranick, controller at Mid Pacific Industries, said they are currently getting together figures that will substantiate their contributions to Woodland and the State via employment and exposure to Woodland.

On motion of Mayor Rominger, seconded by Council Member Borchard, and carried by unanimous vote, the City Council acknowledged receipt of the draft I-5 and State Route 113 Connection Project Study Report (PSR) and scheduled a public hearing to receive comments on the PSR for January 7, 1997.

Council took a recess from 8:10 p.m. until 8:18 p.m.

GENERAL PLAN IMPLEMENTATION:

Community Development Director Janet Ruggiero outlined the process for the 1996 General Plan implementation. She said there were several issues that were on hold until after the November 5, 1996 election pending the outcome of the General Plan referendum on the ballot. Now that the measure (1996 General Plan) passed the implementation issues can be discussed. The first step which is already underway is the preparation of utility and street master plans. The City Council several months ago approved contracts in preparation of sewer, water, storm drainage and street master plans in terms of the first phases. Those first phases were conducted as part of the General Plan for the Background Report and the Environmental Impact Report. Subsequent to that City staff has been working with the consultants to go through the next phases of the master plans and bring back the remainder of those contacts for

Council approval and commencement of those studies. She said it has been estimated that adoption of the master plans takes approximately one year. The last time this was done was in 1988, and before 1988 there was a multi-year process and at that time there were no master plans. The adoption of the Plans requires a hearing process by the Council. The second issue for the Council is determination of the scope and the time table for the Urban Reserve Study. She said this matter was previously presented to Council, and Council requested that the matter be held over until after the election. The General Plan calls for the Urban Reserve Area to be studied to determine if it is appropriate and feasible for future development. She said one of the concerns was the cost of preparing the Urban Reserve Area study, and some of that is directly related to the scope of work in terms of the varying land use proposals that the Council had discussed in terms of both residential and commercial development. She said the Council may wish to look at that and may wish to refine that scope with refined cost estimates. The third step involves policies related to growth management including the annual reporting on monitoring housing and population growth, the timing and location of specific plans for residential growth, and the identification and implementation program for the permanent urban limit line. The first issue when looking at the Plan is the requirement that the City shall manage residential growth at a reasonable pace so as not to exceed a population of 60,000 by the year 2015. With the implementation program the City shall monitor housing and population growth on an annual basis to ensure the City is complying with that policy statement. She said that will be a key issue that staff will be looking at and presenting to Council. The second issue with the implementation program is identifying the location of a permanent Urban Limit Line to the east and south as well as developing a program for the establishment of that Line. She said this is all part of the policies dealing with City-wide growth and development. She said this needs to be looked at in relation to residential neighborhoods and the issue of what specific plans do we prepare. She said the Plan calls for all new residential development to occur with the preparation of specific plans. There are other issues which are related to the implementation of the General Plan. Mark Lasher is still requesting direction from the City Council regarding land use changes on his property. The City Council deferred this matter until after the election. The owners of the property south of the County Fair Mall have begun discussions with the staff regarding the rezoning of their property for eventual annexation into the City. The Spreckels Sugar Company may continue their use of the land designated industrial for wastewater treatment activities which may impact the amount of available industrial land. City staff is seeking a meeting with representatives of the company to discuss their long term plans. The Community Development Director said there are other implementation programs contained within the Plan that City staff will commence which do not require initial City Council input or are already underway. She said staff will keep the Council informed about these activities through the use of the quarterly project update reports.

Council discussed with staff the time line on completing the utility master plans. Vice Mayor Losoya asked staff to develop an outline on what is involved with the General Plan implementation so that he has a better understanding.

Director of Public Works Gary Wegener said he will be bringing the scope of work back to Council for the various consultant contracts for the utility master plans, hopefully in the latter part of January. He said the outline should be ready in February regarding the major milestones we have to pass. He asked if the Council had specific areas they were concerned about.

Council Member Flory said his concern whether we go north, west, east or south is that we just keep the process going because time is money. He said the market will determine how fast areas will build out and what will be built there.

The City Manager said the Southeast Area was discussed earlier and how that process took a considerable amount of time. He said two or three years of the time in that Southeast Area involved getting an agreement with the County of Yolo for the annexation of the property and reaching an agreement with the developers and the School District. He said both of these were unique solutions in a very unsettled world, in terms of State policies and budget impacts. He said nothing has changed today to make that any easier, and several issues regarding the annexations will be very hot, particularly with regard to sales tax. These issues will take time to resolve. He said developers should be encouraged to begin discussing with the School District representatives on their own about what kind of mitigation system might work.

Council then discussed the cost of the Urban Reserve Area study.

Staff presented to Council previously discussed information regarding cost estimates for consulting work for the study. The Community Development Director said the figures were prepared in July 1996 and have not been refined. She said many of the costs involve several types of land use: residential, commercial and industrial. She said if there is a way to look at that scope of work, and there may be a way to reduce the cost also. These are the same consultants who are working on the master utility plans. She asked for Council guidance about whether to proceed with the study and which portions to proceed with first. The City Manager said unlike the master plans, funding for the Urban Reserve Area study is unclear. He said we need to identify not only a scope of work but how to pay for it. He said if the Council deems it more important to proceed with the master plan updates the Council needs to recognize that the first study cannot impact that.

Council Member Ryhal asked how big the Urban Reserve Area is, and he asked which developer will pick up the cost of the study.

The Community Development Director used a map to point out the Urban Reserve Area. The City Manager said the City of Woodland is the primary land owner, and the City will be looked to for funding a great deal of the study. He said at this point there are no easily identifiable City funds. Responding to a question from Vice Mayor Losoya the Community Development Director said the City does not already have a large amount of data on the area, and a large bulk of the cost deals with the development of the base

data.

Mayor Rominger said we need to look into the water use and reuse, and we need to prioritize and look at those most important issues.

The Director of Public Works discussed the flood plane issues regarding the Urban Reserve Area.

The Community Development Director said procedurally the first key step is to complete the utility master plans. At that point as the plans reach conclusion the City staff can come forward and talk about the issues related to specific plan preparations. She said the population monitoring is based on the entire City development and is not based on new growth areas. She said she will begin to develop a time line on the monitoring and from now on every January the Council will receive an update on the population figures. She said staff will bring to Council in January the time line for the master plan scopes. Then the staff will discuss with Council funding for the Urban Reserve Area studies. After that the annual population monitoring projections will be discussed, including housing and jobs.

ADJOURNMENT:

At 9:37 p.m. the meeting was adjourned.

City Clerk of the City of Woodland