

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

June 17, 2003

**JOINT WOODLAND CITY COUNCIL/  
REDEVELOPMENT AGENCY BOARD  
REGULAR MEETING**

**7:00 P.M.**

CALL TO ORDER

Mayor Flory called the Joint Regular meeting of the City Council and the Redevelopment Agency Board to order at 7:06 p.m.

PLEDGE OF ALLEGIANCE

Mayor Flory invited all in attendance to join in the Pledge of Allegiance led by City Attorney Siprelle.

ROLL CALL

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

COUNCIL MEMBERS ABSENT: Matt Rexroad, Neal Peart

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Ann Siprelle, Sue Vannucci, Margaret Vicars, Gary Wegener, Carey Sullivan, Tricia Stevens, Karl Diekman, Jennifer Dzakowic, George Bierwirth, Tami Burnham, Dick Donnelly, Mili Selimotic

COUNCIL/STAFF STATEMENTS AND REQUESTS

Council Member Monroe indicated there is a City/County 2 X 2 scheduled for Monday, June 23, 2003. He would like to have added to that Agenda discussion on the proposal by Assembly Member Lois Wolk to declare Cache Creek a Scenic Wilderness. He also requested an addition to the next Agenda of the Council a item regarding privatization of Landscape and Lighting Districts, primarily the North Park L and L. He



suggested a one-year trial period with competitive bids. He feels private companies should be able to provide this service at a lesser cost, thus a lower assessment fee. City staff reductions would take place through attrition. Mayor Flory requested staff to provide information on the costs for the landscaping of these districts. Finance Director Vicars indicated the only district that had an increase in cost was the Gibson L and L. The rest have a frozen rate. Council Member Dote would like a comparison on all current landscaping costs.

Council Member Dote said the Joint Powers Authority for the Habitat Plan met and is making progress. They have received copies of the Agreement from the State for Federal monies coming from Section 6 to pay for the part of the development of the Natural Communities Conservation Plan and the Environmental Impact Report. The new Executive Director has just begun and appears to be very well informed on the issues. A meeting had been held with Public Works Director Wegener regarding the WasteWater Treatment Plant permit and a briefing will return to the full Council.

Mayor Flory indicated the following item will be removed from the Agenda this evening.

CONSIDER SPECIAL FEE SCHEDULE FOR INDIGENT BURIALS IN WOODLAND CEMETERY

Mayor Flory moved the following item from the Consent Calendar to the Regular Calendar:

APPROVE PROJECT PROGRAMMING SUMMARY SHEET; ADD TO CAPITAL BUDGET; CONCEPTUALLY APPROVE USE OF ANTICIPATED FUNDS FROM WOODLAND/SPRECKELS INDUSTRIAL BUSINESS PARK AGREEMENT FOR PROJECT 03-06, MAIN STREET/SIXTH STREET FRONTAGE IMPROVEMENTS

Community Development Director Stevens reminded Council of the Blue Print Workshop to be held on Wednesday, June 18, 2003 at 6:15 in the Leake Room at the Library. This workshop is sponsored by the City and the Sacramento Area Council of Governments. The areas to be studied are Armfield and the greenfield West of the Spring Lake Specific Plan Area.

City Manager Kirkwood indicated there would be a news conference on Wednesday, June 19, 2003 at 1:30 at the Sacramento County Building to discuss the further taking by the State of California of \$1.16 Billion from local governments. There



will be a contingency from the City attending and Council Members are invited as well. These funds will come from an ERAF shift. Finance Director Vicars indicated this is a 56% increase in our current "donation" of \$1.8 Million, or an additional \$1 Million. This fiscal year the immediate effect is \$800,000.

## PUBLIC HEARING

### FIND ACTION COVERED BY CERTIFIED EIR; DETERMINE CONSISTENCY WITH GENERAL PLAN AND SPRING LAKE SPECIFIC PLAN; INTRODUCE AND READ BY TITLE ONLY AN ORDINANCE TO APPROVE TURN OF THE CENTURY DEVELOPMENT AGREEMENT – PHASE I

Community Development Director Stevens indicated this is Phase I or the Interim Development Agreement for the project. It will provide some basic level of assurance those items approved thus far in the Plan will go forward. This is a short-term Development Agreement and the full Agreement will be before Council in July with the Tentative Maps. It is anticipated the maximum time for this Agreement would be a one-year duration. The Agreement would approve the location of the agricultural easements only. This approval would not approve one site specifically. No additional mitigation for special species is necessary unless we are legally required by the State or Federal agencies. It also affirms the Building Unit Allocations for the first release.

Council Member Dote asked when the home sites would return to Council and Director Stevens said they would be part of the Project Development Agreement and the Tentative Maps. The City will maintain full approval and control over the location and size of the home sites. Council Member Dote asked if species mitigation is consistent with the Settlement Agreement and if they are on separate land or over the agricultural easements. Director Stevens said they are consistent and most are stacked. Everything is in compliance with the agricultural mitigation program already approved. Council Member Dote asked why we are readopting an Ordinance and City Attorney Siprelle said this is to guarantee that the Council will not amend that Ordinance within the first year.

Council Member Monroe said there are County Codes on home construction and asked on what the City has the ability to approve. Director Stevens said the easement in the conservation area. On one of the parcels, for example, the proposal is to exclude seven acres on the Eastern portion of the property so the property owner could build a home and that seven acres would not be encumbered by the agricultural easement. They would still need to comply with the County Ordinance and regulations. Yolo Land Trust and the City



want the easements to cover the entire property. County Zoning says they have the right to build at least one home on their property. The Stahl property does have a home site.

At 7:28 Mayor Flory opened the Public Hearing.

Eric Paulson, President of the Yolo County Farm Bureau, said the Bureau has several concerns. There will be no Agreement with the Landlord because they will sell the land only if they get residential use. Once this opens up, all of the other parcels will build. The City has an agreement for agricultural preservation with the County and Davis. The City should be on the same page as the County on this issue. The property should be looked at. Policy Number 6 says to preserve agricultural land, especially those areas already being farmed. Policy Number 20 said the designation of agricultural land to provide sites for those not in the agricultural field is prohibited. The Spring Lake Specific Plan rural residential development does not meet the mitigation Agreement. Council Member Dote asked if the County has updated their General Plan and it was indicated it is not yet complete. This plan was adopted in 1983. Council Member Dote said if the property owner owns the land, they have the right to build on their property. Mr. Paulson said the house location would be very close to Grower's Air Service. The biggest thing would be the location on the property. Developers will then want to have home sites on their own easements. It should be elsewhere where the land is not prime agriculture land.

Council Member Dote asked Director Stevens to prepare a discussion paper on the County Policy, what they allow and consistency with the Policy.

Mr. Paulson said the stacking of easements would make it more difficult to farm. Once another easement is put on the property it makes it more difficult. Mayor Flory said the Farm Bureau should be talking to the County on this issue and not allow any residence to be built on prime agricultural land. Under the 1983 General Plan, building is allowed in certain areas, regardless of whether it is prime land. Mr. Paulson said the County Land Use Policy is trying to restrict non-agricultural development. The people who are buying these sites will not be agricultural people. This is the City jurisdiction because they can approve the easement agreements as they are through the City, not the County, even though they might conflict with County Policy. Mayor Flory said the idea is that the County and City join together and have basically the same rules and regulations in relation to prime land, which is the ideal situation. Mr. Paulson said the City has adopted the Right-to-Farm Ordinance which somewhat protects the farming,



but the City is making the decision in the County between Road 27 and Road 29. Mayor Flory said if a house was allowed, it would still fit into the County regulations. Mr. Paulson said there is language that says they cannot build on easements. Council Member Dote said the Agreement resulting from the litigation had a target area they are obligated to purchase the habitat easements within and it overlaps this area. Both the agricultural and habitat easements protect the land from further development. The location of the house should be the main objection. Mr. Paulson said it is also building a house in that area. This is the first time the door is opened on prime land. Mayor Flory said the County says there is one house per 80 acres. Mr. Paulson said the intent was for an agriculture person living on their own property and they want to preserve the family farm. The property owner is a partner with Turn of the Century and owns substantial acreage in the Merritt Ranch in that same corridor.

Dennis Viglione, Attorney representing Ralph Holsclaw of Grower's Air Service said the business is located on County Road 27. They are very concerned about any development in the vicinity. The Dillman/Dowling property is of concern. The home site is within a mile from the end of the Grower's Air runway. They have filed a suit on the property already because they feel it violates the Williamson Act and the City may become part of this suit. Mr. Holsclaw feels his business operation is at stake. Council Member Dote asked if there was other development in the area and Mr. Viglione said the County has already approved a horse stable.

Council Member Dote asked for maps on the development planned in the area around the airfield.

Council Member Monroe said the Right-to-Farm Ordinance allows them to operate planes. Mr. Viglione agreed but if someone gets hurt or sues, the business suffers. Mayor Flory asked Director Stevens to contact Mr. Holsclaw regarding the location of his field, flight path, etc.

Robert Ramming farms near County Roads 27 and 29 in the "farm belt" area. There are rights to build a loophole needs to be closed to keep the land available to farmers through agricultural preservation. He feels that the entire area should be in an easement. Development is counter to the intent of mitigation and counter to the goal of agricultural land preservation. It was to be a preserved area and should all be preserved. Mayor Flory asked if this is asking to change the proposal and Director Stevens said in the general sense. City Attorney Siprelle said this Agreement does not endorse in any way home sites or development. All of these decisions will be considered at a future time. The parcels in their current undeveloped condition meet the location criteria set forth



in Section 2(c) of the agricultural mitigation program. All this Development Agreement is stating is the general location of the easement is acceptable. Existing rural development on mitigation parcels is not acceptable and shall be rejected or discounted from the calculation of net mitigation credit. Planned or proposed rural development on mitigation land shall render it unacceptable for this program. By approving the Agreement, the City is not agreeing to approve agricultural easements on property that could have a development, which is subject to the County zoning. All of these decisions will be made at a future time when the maps come before the City. Council Member Monroe asked if we deny the easement, could Mr. Dowling still build and City Attorney Siprelle said he could if there is no agricultural easement currently covering that parcel. If the City approves the easement on the entire 87 acres, he would not be able to build. Council Member Monroe said if Mr. Dowling builds his home site and then wants an 80-acre easement, is that not better than any easement? City Attorney Siprelle said the City could approve that 80 acres if it meets all of the other criteria.

Charlie Rominger, Chair of the Farm Bureau Land Use Committee said they feel the entire 87 acres should be placed into the easement. If a large home is placed on a site, no farmer will ever farm that piece again. It limits the agricultural value, while it is being protected. The result is it sends the value of the property up. Less and less land is being farmed. Grower's Air must fly over this piece. There are many County land use rules. In this case, it would conflict with land use #20. The practicality of farming around houses is difficult. This business is vital to farmers. Council Member Monroe asked if anything less than the 87 acres would be agreeable to Mr. Rominger he said the entire acreage should be in the easement. Council Member Monroe asked if this is not the County domain and under their control. Mr. Rominger said the County has a policy against homes like this. Council Member Dote said Policy 20 says the County may prohibit the development of residential land uses on parcels of property created by land divisions in agriculturally designated areas and since this was purchased as an 80 acre parcel, would this apply. It was indicated it does apply to the parcel.

Tom Lumbrazo of Turn of the Century said they support the staff recommendations. This has been ongoing since 1997 and TOC welcomes anyone who would participate in these easements.

Eric Paulson said the Spring Lake Specific Plan agricultural mitigation program should be looked at. Planned or proposed rural residential development on mitigation land shall be rendered unacceptable for this program. The County and City should be on the same page. It is understood that easements are



needed for the development. There is a possibility of obtaining these easements elsewhere. Once the door is opened in this corridor, it cannot be closed again.

At 8:05 Mayor Flory closed the Public Hearing.

Community Development Director Stevens asked for clarification on the discussion paper requested and asked if it should be in conjunction with the project Development Agreement and the maps. Council Member Dote said she would like to have time to study in advance of the Development Agreement and would like it within the week prior to the return of this item. Council Member Monroe asked for the vote on this item from the Planning Commission. Director Stevens indicated they had unanimously approved but one Commissioner did discourage home sites.

On a motion by Council Member Dote, seconded by Council Member Monroe and carried by the Members present, Council approved the following action with the understanding that this only approves the location of the easements at this time:

- (1) Held the Public Hearing as noticed;
- (2) Found this action is covered by the certified Turn of the Century Environmental Impact Report (SCH #99022069 of August 15, 2000) and adopted Addenda (December 18, 2001, November 19, 2002, December 17, 2002, April 15, 2003) and that no other California Environmental Quality Act clearance is required;
- (3) Determined the Development Agreement, as written, is consistent with the General Plan and the Spring Lake Specific Plan;
- (4) Introduced and read by title only "An Ordinance of the City of Woodland Approving the Phase I Development Agreement Between the City of Woodland and Turn of the Century LLC Relative to Property Located within the Spring Lake Specific Plan Area".

Council Member Dote asked that Grower's Air Service, the Farm Bureau and those speaking on this issue this evening be noticed regarding future meetings on this subject. Council Member Monroe would also like to add this issue to the Agenda for the scheduled City/County 2 X 2 on Monday, June 23, 2003.



## REPORTS OF THE CITY MANAGER

### FISCAL YEAR 2003/2004 PRELIMINARY OPERATIONS AND MAINTENANCE BUDGET

Finance Director Vicars indicated the final Fiscal Year 2003-04 Operations and Maintenance Budget will return to Council for consideration in July or September 2003, depending upon outcomes from the State Budget process. Changes seen from the earlier version of the budget include: (1) additional revenue from franchise fees in the amount of \$200,000 added to the General Fund with the same amount added to the expenses as a State budget set aside; (2) special flood study fees of \$45,000 added to the Community Development Department budget as an expense; (3) changes in procedure and methodology in the reorganization of the Volunteer Firefighter program to Reserve Firefighter with a resultant proposal to increase from 80% to 100% the step pay during incident response and shift assignments.

Mayor Flory asked for reserve amounts and Director Vicars indicated we are at \$3.3 Million. Council Member Monroe asked that the \$200,000 set aside, if the State leaves our budget in tact, be brought back to Council for consideration. Council Member Dote asked if the 56% increase in Educational Revenue Augmentation Funds was in Redevelopment or General Fund and Director Vicars indicated it was General Fund. This means we loose even more property tax. Council Member Dote asked if this is in addition to that already lost, over \$500,000, and Director Vicars indicated to the affirmative and amounts to \$800,000. City Manager Kirkwood said the "City donation" is the additional 56% they will take from the already \$1.8 Million in ERAF taken, or \$800,000.

On a motion by Council Member Monroe, seconded by Council Member Dote and carried by the Members present, Council adopted the Preliminary Fiscal Year 2003-04 Operations and Maintenance budget as presented.

### INCOME AND EXPENDITURES: MEASURE H ½ CENT SALES TAX

Finance Director Vicars said as part of the ballot measure passed in March of 2000, two mandatory restrictions were put in place. One was that sales tax would expire after six years, on July 1, 2006. The other was the citizens would receive an annual published report of income and expenditures. The report will be published a total of three times in both the Daily Democrat and Davis Enterprise. To date, the City has received over \$7 Million and expended slightly over \$3 Million with \$4.5 Million available for projects, most of which will be going into the Police Station project. Council Member Dote complimented





Director Vicars for the clarity and conciseness of the report. She asked that copies of the report be made available at City buildings and on the WEB page. Council Member Monroe asked about provisions should more funds be collected than anticipated. Director Vicars said projected need was at \$22 Million. At the current rate we anticipate receiving \$18 Million which is that which was on the ballot. It is anticipated to obtain the difference in interest or additional collections. City Manager Kirkwood said it requires a four-fifths vote to change allocation if we go beyond the anticipated.

#### COST OF STATE MANDATES AND MEETING NOTICING FEES

Director Vicars indicated Council had asked for information regarding City costs to comply with meeting notices. She had expanded the request to include all mandated fees. The City has filed for reimbursement of State mandated programs as allowed from 2000-02 in the amount of \$191,227, which the City has not yet received. The average request would be approximately \$50,000 per year. These fees are generated via compliance with open meeting regulations, animal adoptions, domestic violence issues, investment reports, booking/fingerprints, rape victims notices and stolen vehicle notifications. The State presently has a hold on the reimbursement of mandated costs. Council requested clarification on "animal adoption" claims. Council Member Dote said we do have other Commissions than those listed and Director Vicars indicated their noticing requirements were minimal, but would be adding some to the current list of reimbursable mandates.

#### SUBMISSION OF A BILL TO THE STATE OF CALIFORNIA FOR LOST REVENUES

Finance Director Vicars requested direction from Council regarding the possibility of invoicing the State of California for lost revenues, including Mandated Cost recovery, Redevelopment Agency losses, Educational Revenue Augmentation Fund donations, and Police Officer Standardized Testing reimbursements. She has had contact with the League of California Cities who has indicated no other City in the State has proceeded in this direction. This City will be breaking new ground. Mayor Flory asked about the legalities of the State taking money from Cities that had been specifically earmarked for the City usage and Director Vicars indicated she would be working with the City Attorney on the process. City Manager Kirkwood said at the very least, one of the issues is the Vehicle License Fees as they were set for local use. Council Member Dote said the Sales Tax reductions also fit into that category.



On a motion by Council Member Monroe, seconded by Council Member Dote and carried by the Members present, Council directed the City to proceed with the process to invoice the State of California for lost revenues.

#### SPECIAL FEE SCHEDULE FOR INDIGENT BURIALS IN WOODLAND CEMETERY

This item was removed from the Agenda.

#### NEW POLICE STATION CONSTRUCTION PROJECT 96-19

Police Chief Sullivan said the \$14.4 Million project is on time and on budget. There are many ongoing parallel tracks. Next week the shell of the main facility and service building will be up. At 11:30 on Tuesday, June 24, 2003, the Council, staff and press are invited to view the raising of the walls. The fiber optics is still in the works; furnishing, fixtures and equipment plans are under development and vendors are being selected. The project had \$1.8 Million built in for contingencies, half of which were not unexpected expenses but were deferred as some of the components added were due to uncertainty if they would be part of the design/build. One part of the \$151,946 change order is the radio tower. The tower is to be moved to the 1000 Lincoln Avenue site and become part of the design/build contract at approximately \$90,000. Another item somewhat unknown was to do underground surveying and engineering as construction progressed. Contingencies were set aside for these unknowns. Construction is underway but the drawings are only 90% complete. Some functional components have also been adjusted as needed. Council Member Monroe asked if funds for furniture had been allocated. Chief Sullivan said these have not been allocated as yet but they are applying for a grant. It is anticipated that additional funds will not be required, but there are still some unknowns.

#### PROJECT PROGRAMMING SUMMARY SHEET; ADD TO CAPITAL BUDGET; CONCEPTUALLY APPROVE USE OF ANTICIPATED FUNDS FROM WOODLAND/SPRECKELS INDUSTRIAL BUSINESS PARK AGREEMENT FOR PROJECT 03-06, MAIN STREET/SIXTH STREET FRONTAGE IMPROVEMENTS PROJECT 03-24

Mayor Flory asked that this item be moved to a Study Session Agenda for discussion. He understood the \$500,000 recommended for this project was to



go to the Redevelopment Agency. Council concurred to move this item to a Study Session on June 24, 2003.

### CONSENT - REGULAR

Council Member Monroe requested the following items be removed from the Consent Calendar for comment:

#### MONTHLY REPORT FROM FIRE DEPARTMENT FOR MAY 2003

Council Member Monroe indicated the incidents have increased by 58 and continue to rise. Mayor Flory said there is a large amount of overtime indicated and asked that dollar amounts of this overtime be included in the reports.

#### LIST OF CITY OWNED PROPERTY

Council Member Monroe asked for recommendations from staff regarding the property that could be sold. Director Vicars said this item should be placed on an Agenda for a workshop as decisions regarding sale of property should be tied to Policy. City Manager Kirkwood suggested this item be added to the November 2003 retreat Agenda.

On a motion by Council Member Monroe, seconded by Council Member Dote and carried by the Members present, Council approved the Consent Calendar items as indicated.

#### TREASURER'S INVESTMENT REPORT FOR APRIL 2003

Council received and reviewed the Treasurer's Investment Report for April 2003.

#### CONTRACT WITH WOODLAND ACCESS VISUAL ENTERPRISES FOR CABLE CASTING OPERATIONS

Council approved a new Contract between the City of Woodland and Woodland Access Visual Enterprises to provide camera operations during selected City Council, Commission and Board meetings.



LEASE AGREEMENT WITH WOODLAND ACCESS VISUAL ENTERPRISES FOR USE OF FIFTH STREET YARD

Council authorized the City Manager to execute an Agreement extending the lease of City facilities to the Woodland Access Visual Enterprises for one year.

RESOLUTION 4452 - 2003-2004 APPROPRIATIONS LIMIT

Council adopted Resolution 4452, "A Resolution to Set the Appropriation Limit for the City of Woodland in Accordance with Article XIII-B of the State Constitution for Fiscal Year 2003-04".

ANNUAL INVESTMENT POLICY FOR 2002-03

Council approved the City of Woodland Investment Policy for 2002-03.

REVISED PROJECT PROGRAMMING SUMMARY SHEET FOR 2003 WATER, SEWER, STORM DRAIN PROJECT 02-05

Council approved the revised Project Programming Summary Sheet for Project No. 02-05, 2003 Water, Sewer and Storm Drain.

RESIGNATION OF COMMISSIONER

Council accepted, with regret, the resignation of Joy Cohan from the Historical Preservation Commission.

CONCEPTUALLY APPROVE PERMANENT CONSERVATION EASEMENT MITIGATION FOR SPRING LAKE SPECIFIC PLAN STORM DRAIN POND ACREAGE

Council conceptually approved the City's Birds' Beak Reserve property as a permanent habitat conservation easement as mitigation for constructing the Spring Lake Specific Plan East Regional Storm Drainage Detention Facilities for the City's South Urban Growth Area.



#### REPLACEMENT BALLISTIC VESTS

Council authorized the purchase of replacement ballistic vests for the Police Department not-to-exceed \$15,000.

#### JOB DESCRIPTION FOR WATER POLLUTION CONTROL OPERATOR III

Council approved the new job description, salary and bargaining group designation for Water Pollution Control Operation III.

#### NOTICE OF COMPLETION FOR SCHNEIDER PARK PLAY EQUIPMENT PROJECT 02-47

Council accepted as complete Project 02-47, Joseph Schneider Park Play Equipment Installation.

#### RESOLUTION 4453 - PROJECT AREA COMMITTEE SHALL NOT BE FORMED FOR AMENDMENT TO THE REDEVELOPMENT PROJECT

Council adopted Resolution 4453, a "Resolution of the City Council of the City of Woodland, California, Determining that a Project Area Committee Shall Not be Formed in Connection with the Proposed Amendment Number 2 to the Woodland Redevelopment Project".

#### COURT STREET RECONSTRUCTION PROJECT 00-56 AND 2002 WATER, SEWER, STORM DRAIN PROJECT 01-03

Council received an update on the status of the Court Street Reconstruction Project 00-56 and the 2002, Water, Sewer, Storm Drain Project 01-03.

#### CONSENT - REDEVELOPMENT

#### RESOLUTION 03-02 - REFERRING REDEVELOPMENT PLAN AMENDMENT TO THE PLANNING COMMISSION

On a motion by Board Member Monroe, seconded by Board Member Dote and carried by the Members present, the Board adopted Resolution 03-02, a



“Resolution of the Redevelopment Agency of the City of Woodland Referring the Proposed Amendment No. 2 of the Redevelopment Plan for the Woodland Redevelopment Project to the Planning Commission of the City of Woodland for Report and Recommendation”.

### COMMITTEE REPORTS

Council received a report from Parks, Recreation and Community Services Director Gentry transmitting the minutes of the Parks, Recreation and Community Services Commission/Commission on Aging joint meeting of April 28, 2003.

Council received a report from Library Services Director Bryan transmitting the minutes of the Library Board of Trustees meeting of May 19, 2003.

Council received a report from Public Works Director Wegener transmitting the minutes of the Tree Commission meeting of May 19, 2003.

Council received a report from Fire Chief Diekman transmitting the minutes of the Yolo County Communications Emergency Services Agency meeting of June 4, 2003.

Council received a report from Community Development Director Stevens transmitting the summary of Planning Commission actions taken at their June 5, 2003 meeting as follows:

- (a) received presentation on design and infrastructure for the Community/Senior Center.
- (b) conditionally approved Use Permit for construction of apartment complex at 505 Community Lane (APN 065-029-19-1).
- (c) conditionally approved Tentative Parcel Map 4607 and certified Negative Declaration to divide parcel into single family dwelling sites on West side of Bourn at Laugenour.
- (d) conditionally approved Tentative Parcel Map 4621 to divide parcel into two smaller parcels located at Southeast corner of the intersection of Gum Avenue and Fourth Street, (119 Fourth Street).
- (e) conditionally approved Tentative Parcel Map 4625 to divide 80.63 acre parcel into three parcels located within the Spring Lake Specific Plan Area.



- (f) recommended execution of Phase I Development Agreement with the Turn of the Century, LLC, applicable to the 403 acres within the Spring Lake Specific Plan area owned by TOC.

ADJOURNMENT

Mayor Flory adjourned the Joint Meeting of the Council and Redevelopment Agency Board at 8:40 p.m.

Respectfully submitted,

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Sue Vannucci, CMC, City Clerk