

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

September 25, 2001

**CITY COUNCIL**  
**SPECIAL SESSION**

CALL TO ORDER

Vice Mayor Flory called the special meeting of the City Council to order at 7:03 p.m.

PLEDGE OF ALLEGIANCE

Vice Mayor Flory invited those present to join in the Pledge of Allegiance.

ROLL CALL

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

COUNCIL MEMBERS ABSENT: Neal Peart

STAFF PRESENT: Richard Kirkwood, Phillip Marler, Ann Siprelle, Steve Harris, Terry Brown, Gus Bush

OTHERS PRESENT: Contract Planner Heidi Tschudin

PUBLIC COMMENT

Mike O'Kane of the Woodland Aeromodelers stated his group has a concern about the longevity of their use of the site on Road 102 due to the Spring Lake development. He asked Council to consider the recreational aspects and their investment in their sport. It would cost the Aeromodelers in the area of \$250,000 to rebuild their facility elsewhere. Mr. O'Kane has had no interaction with the developers on the project. City Manager Kirkwood said a meeting was held last week with the group. They are concerned about their assets on City owned property. The property is



one of three sites under study as a proposed site for storm water retention. The current agreement with the Aeromodelers is through 2007. The City can exit the Agreement should they need the property for City purposes. This is a non-profit organization and the City does not have a legal obligation to them. Any discussion regarding continuing use should also include the developers.

Council Member Dote asked about the requirements for the Aeromodeler facilities. Mr. O'Kane and Mr. Lou Fox, also of the Aeromodelers, stated they needed approximately 30 acres, with 20 acres of fly over. At present, some of their fly over area is private property. Council Member Monroe feels the group is a good representative group for the City and should they be required to relocate, wishes the City to assist with that process. Mr. O'Kane distributed a proposal to the Council. Vice Mayor Flory stated that as this item is not on the Agenda, further discussion would be inappropriate. City Manager Kirkwood encouraged the Aeromodelers to discuss their concerns with the developer and property owners.

#### COUNCIL STATEMENTS AND REQUESTS

None.

#### REPORTS OF THE CITY MANAGER:

##### REGULAR CALENDAR:

##### SPRING LAKE SPECIFIC PLAN STATUS REPORT

City Manager Kirkwood said this is an update on the current status of the project. Vice Mayor Flory reminded those present this is not a Public Hearing but comments would be welcomed. Contract Planner Tschudin stated as a result of adoption of Resolution 4302 approving the tentative amended Spring Lake Specific Plan, further items were to be provided. Underway at present is the verification of the traffic and circulation analysis. The Environmental Impact Report has been certified and the CEQA analysis has been verified as adequate. Economic and Planning Systems is currently testing the financial feasibility by each phase. Receipt of an Infrastructure Financing Plan and assessment of fiscal impact are underway. Meetings are ongoing regarding the securing of indemnification of the City and participation in financing the infrastructure by each of the property owners and developer. September 14, 2001 was the deadline for securing, but that has not been met. The Final Action package, including appropriate Resolutions, Ordinance and Findings of Fact will be pulled together when the other segments are complete.



Planner Tschudin stated the Sierra Club had requested to be part of the process and review the adequacy of the EIR. They also submitted a handwritten note asking for public participation in the Spring Lake Specific Plan, EIR/CEQA process. Their comments are under consideration and staff will be providing written responses to their questions and concerns. This information will be available for public review prior to the hearing. Staff is reviewing what, if any, CEQA documents are needed. It is likely that an addendum may be needed but not until the traffic analysis is completed. Supplemental or subsequent CEQA need a 30 to 45 day review. On the Addendum there are no Public Hearing periods required, but generally a fourteen day period is allowed for review.

Council Member Dote asked if the traffic analysis would be the trigger for an additional EIR/CEQA and Planner Tschudin said she is unsure and the EIR examines a range of impacts. If there are differences, do they fall out of the range of the EIR, and do they trip or trigger, is the concern. They would be focussed on one of several issues.

Catherine Portman asked if any of the choices would look at a biological analysis of the site. Planner Tschudin said all of the sections are being examined and whether they indicate a further EIR/CEQA. All of the property owners who gave permission for on site access had a biological study. The City could also decide at any time if further biological study would or should be done. She does not believe another study needs to be completed at this time, but indicators could change. The final EIR has been provided. There are four sections that certify findings. The differences are required to be documented to see if a need to reopen is indicated. Vice Mayor Flory asked if they can arbitrarily do another EIR or must it be based upon fact. City Attorney Siprelle said the CEQA does allow additional analysis to be done if they have some valid reason. Ms. Portman said there are indications of an endangered species. Planner Tschudin said when the documents are out, there will be a two week period for review by the citizens. The factions include more than the Sierra Club membership.

Jean Jackman of the Sierra Club said that on July 24<sup>th</sup> they had submitted comments and the Council did not look at them. They want some answers prior to Council making a final decision. Vice Mayor Flory indicated the Staff Report and Planner Tschudin said they are being addressed as part of the analysis even though it is not required at this point in the process. Council Member Dote asked for clarification on the time period and Planner Tschudin said the EIR review period was long ago so she is unsure of what Ms. Jackman is referring to as a "time period". The comments submitted are under review and a report will be made.



Andrew Fulks said he is concerned about the decreasing parks and greenbelts. He would like them to be increased back to the original proposed size. He asked if the final feasibility study was made available to the public. Planner Tschudin said the process has been underway for quite some time and all of the information has been available. Mr. Fulks asked about the Highway 113 overcrossing to be based on the traffic study, which has changed and the Fire Station to be when four minutes response time could not be met, which as changed to a specific date. Council Member Dote said the Highway 113 overcrossing is now based on a monitoring level of service. Mitigation measures will be tried first. Planner Tschudin said it will come prior to traffic analysis. The Fire Station is still the key trigger of a 4 minute response time. This is based upon the assumption of when the 4 minute response time will happen, thus is tied to an anticipated date. Vice Mayor Flory said this Plan has a high degree of quality and cannot be compared to the Southeast Area Plan.

Erika Gallo asked if every acre of land taken would have two acres set aside as replacement. Planner Tschudin said the EIR goes through agricultural and habitat land. Ag land is a one to one provision. Habitat is also one to one, but if the land is both ag and habitat the exchange must be two to one. The responsible agencies at the State level would allow the exchange rate and the City must follow their guidelines. Ms. Gallo asked about community gardens. Planner Tschudin said addition would be up to the developer and would not be included as part of the park and greenbelt acreage. Ms. Gallo asked how it would be determined if appliances were "energy star". This would be administered by the State.

Mayor Borchard asked Planner Tschudin to elaborate on the taking of Williamson Act land and she stated the Russell property in the lower Southwest portion of the proposed development is the subject property. A notice of cancellation has been filed. If the application is approved, it will be cancelled immediately in exchange for permanent placement of land in a conservation easement. It is not part of the CEQA for loss of agricultural and habitat and is a separate and distinct process. The State is not very supportive of these types of exchanges.

Don Permenter asked if Fire Station #4 will be held and Planner Tschudin said that is not the plan. He asked about Police Department response time and she said there is no definite plan to construct a sub-station at this time. The fiscal input analysis is in the process of update to look at the issue of the Police Department and the possible need for additional Police facilities in the area.

Tom Lumbrazo of Turn of the Century said in relation to the Williamson Act issue, he has been working with the Yolo Land Trust and final action is scheduled for October 22, 2001. It would then go to the State Department of



Conservation for consideration. The State feels that this would be a model for the entire State.

#### GENERAL PLAN AND HOUSING ELEMENT STATUS REPORT

Community Development Director Steve Harris stated the City had contracted with Mintier and Associates for the five year implementation status report on the 1996 General Plan. This update is to include a review of the Plan to identify information, policies and programs needing revision; information gathering for preparation of an Energy Element; review of the Plan for consistency with Smart Growth Principles; review by Planning Commission and Council; and conducting a Public Hearing in the Spring of 2002.

The Housing Element portion includes: Consultant/Staff meeting on September 9, 2001; Local Stakeholder meeting in early October to gain input and again in November to review policy options and programs; collection of background information through early November; a formal Public Hearing tentatively scheduled for February, 2002.

Larry Mintier said they have been working on refining the Implementation Report. Mr. Mintier summarized what portions would be addressed. His firm is removing those items which have been completed and are no longer relevant. The document will be reviewed by Council in February and further revisions made. There will be some new policy issues, specifically in energy conservation and in the housing element. Between March 1 and July 1 there will be formal Public Hearings. Our allocation is 2,820 units, which is our new fair share for affordable. Of these, 655 are very low, 389 low and 580 moderate, with the remaining above moderate. Those income levels are based upon the median income of the area.

Council Member Dote asked about the time frame on the 2,820 and Mr. Mintier stated we have until July 1, 2007 to comply. The numbers are seven year numbers and if amortized, the figures change. The State wants to make sure land is available to meet this fair share. The other issue is what we can do as a City to facilitate affordable housing through incentives, use of Federal and State funds, etc. Council Member Dote asked if the Spring Lake Specific Plan has 4,000 units and if the housing element will accommodate our fair share. Director Harris said he feels we are in a very good position in that area. Last Spring we held affordable housing forums and staff completed a survey of infill properties for multiple family residential and that, in addition to the affordable units within the Spring Lake Plan put us in fairly good shape. These are goals and targets providing opportunities for affordable housing from the year 2002 to 2007.



Council Member Dote would like this item to return in late November or early December. Director Harris said the annual report on the implementation plan is complete as required. An implementation report on the housing element portion had not been done. The General Plan has not been utilized as a budgetary document and it is intended to be so utilized in the future. Researching with other Cities on funding sources to implement their Plans is underway.

John Gianola said the Stakeholders meeting needs to have adequate notice. He asked for the next one to be scheduled not earlier than the week of October 15<sup>th</sup>.

#### DOWNTOWN SPECIFIC PLAN UPDATE, GATEWAY REVITALIZATION PROJECT STATUS, AND DIRECTION ON BENCH DESIGN

Director Harris said the City had retained the firm of BRW/Mintier and Associates to assist with the Plan update and gateway revitalization. The goal is to implement the economic revitalization strategies for downtown and the surrounding neighborhoods. Part of the process was to assist in the site selection for the new Police Station and Community Center.

Richard Rust of BRW said 27 acres had been identified for this study. His organization will look at the overall Plan and determine where revisions may be beneficial. They will be utilizing two documents, the 1993 Downtown Specific Plan and the second focusing specifically on the 27 acres and will be comparing how they relate to each other. The process has several elements: an Open House from August 1-3 to receive input on the planning issues and opportunities in the downtown area; meetings to evaluate the design/build options for the Police Station; a design charette for the Police Station regarding the Downtown Gateway Revitalization project; preliminary site design alternatives for consideration; street furniture guide; existing condition information gathering; further public workshop(s) to review and gather any further information. Vice Mayor Flory asked after the review, what would be the next step for the Council and City Manager Kirkwood said it would be Council prerogative at that time to approve or disapprove.

Council Member Monroe said a few years ago there was some discussion about a gateway entrance on Main. Director Harris said there is a draft design on that at present. Council needs to discuss on how to proceed with this. City Manager Kirkwood said on the next Executive Session there will be discussion on real property negotiations on this issue. Council Member Dote asked if the Armfield area is in the program and Director Harris said they are working on a scope of service to return to Council at a later time. Director Harris said there



was a timeline to secure funding for the gateway. Vice Mayor Flory said there are many studies that have been done and are sitting on a shelf. He does not want to go down this path and then not have any money to move forward. The money from the people in the downtown is not there to support this project. He asked City Manager Kirkwood and Director Harris to be creative and expeditious on moving ahead. Mr. Rust wants to provide the fiscal analysis on the various aspects of the project. City Manager Kirkwood thanked the Council for their comments and support for this project. Council had reaffirmed the goals for Economic Development. Grants have been obtained to address many of those goals identified. The primary objective is to create a direct nexus between the 27 acres Redevelopment Project Area and the Downtown. The City is working to develop the strategy and action plan for the community, which will address all of the economic development aspects.

ADJOURNMENT:

Vice Mayor Flory adjourned the Special meeting of the Council at 9:23 p.m.

---

City Clerk