



City of Woodland

City Hall
300 First Street
Woodland, CA 95695

Meeting Agenda

City Council

Tuesday, September 6, 2016

6:00 PM

Council Chambers

MINUTES ADOPTED BY COUNCIL

CITY COUNCIL CLOSED SESSION 5:30 P.M.

A. CLOSED SESSION

A. 1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: Assessor's Parcel Number 27-390-20 and 27-390-23

Agency Negotiators: City Manager, City Attorney, Community
Development Director

Negotiating Parties: Pacific Coast Producers

Under Negotiation: Price and terms of payment

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY

SEPTEMBER 6, 2016

6:00 P.M.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. COMMUNICATIONS-PUBLIC COMMENT

This is an opportunity for the public to speak to the Council on any item other than those listed for public hearing on this agenda. Speakers are requested to use the microphone in front of the Council and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Mayor may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

This is an opportunity for the Council Members and Staff to make comments and announcements, to express concerns, or to request Council's consideration of any items a Council Member would like to have discussed at a future Council meeting.

[16-698](#) SUBJECT: Long Range Calendar

Recommendation for Action: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

Attachments: [Council Long Range Calendar](#)

F. COMMITTEE REPORTS

[16-685](#) SUBJECT: Historic Preservation Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the minutes of the Historic Preservation Commission meetings of June 15, 2016 and July 20, 2016.

Attachments: [A – June 15, 2016 Meeting Minutes](#)

[B – July 20, 2016 Meeting Minutes](#)

[16-684](#) SUBJECT: Planning Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the Planning Commission Meeting minutes of the June 16, 2016, July 7, 2016, and July 21, 2016

Attachments: [A - June 16, 2016 Meeting Minutes](#)

[B – July 7, 2016 Meeting Minutes](#)

[C – July 21, 2016 Meeting Minutes](#)

[16-686](#) SUBJECT: Parks & Recreation Commission Meeting Minutes for July 25, 2016

Recommendation for Action: Staff recommends that the City Council receive the July 25, 2016 Parks & Recreation Commission Minutes that were approved on August 22, 2016.

Attachments: [072516 Minutes](#)

G. MINUTES

1. [16-699](#) SUBJECT: Council Meeting Minutes

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of August 23, 2016.

Attachments: [08-23-16 DRAFT FOR APPROVAL](#)

H. PRESENTATIONS

2. [16-700](#) SUBJECT: Proclamation of Support Prostate Cancer Awareness Month

Recommendation for Action: Staff recommends that the City Council adopt a Proclamation supporting the American Cancer Society Prostate Cancer Awareness Month, September 2016, and encouraging all male citizens to actively play a part in their health by seeking early detection methods.

Attachments: [Prostate Cancer Proposed Proclamation 2016](#)

[Little known facts about Prostate Cancer](#)

I. CONSENT CALENDAR

3. [16-682](#) SUBJECT: Beamer Trunk Sewer Lining Project, CIP 16-11; Approve Plans and Specifications and Authorize Bid Advertisement

Recommendation for Action: Staff recommends that the City Council:

1. Adopt Resolution No. _____, approving the plans and specifications for Beamer Trunk Sewer Lining Project, CIP 16-11, authorizing Bid Advertisement, Authorizing the City Manager to Execute a Construction Contract to the Lowest Responsive and Responsible Bidder and Reallocating Funds from CIP 14-15 to CIP 16-11; and
2. Adopt Resolution No. _____, designating Certain Products, Brands or Services pursuant to Public Contract Code Section 3400.

Attachments: [A - Reso. 6704 Beamer Trunk Sewer Lining Project CIP #16-11](#)

[B - Reso. 6705 Public Contract Code Section](#)

4. [16-687](#) SUBJECT: City Council Review of Historic Preservation Commission Action to Rescind the Historic Designation of 440-442 College Street as a Contributing Resource to the Woodland Downtown Historic District

Recommendation for Action:

Staff recommends that the City Council:

1. Review the draft meeting minutes of the August 17, 2016, Historical Preservation Commission; and
2. Accept the draft minutes, including the Historical Preservation Commission's action to rescind the historic designation of 440-442 College Street as a contributing resource to the Woodland Downtown Historic District.

Attachments: [1 - Draft Meeting Minutes - August 17, 2016, Historical Preservation Commission](#)

[2 - Historic Resource Analysis Study \(June 2016\)](#)

5. [16-691](#) SUBJECT: Approval of Subrecipient Agreement with the Yolo Wayfarer Center Funded through the 2015 Continuum of Care Competition

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute a subrecipient agreement in substantially the same form presented to the

City Council with the Yolo Wayfarer Center (dba Fourth and Hope) funded through the 2015 Continuum of Care program competition in the aggregate amount of \$149,855 and authorizes the Finance Officer to amend the budget as necessary.

Attachments: [Reso 6706 Subrecipient Agreement with Yolo Wayfarer Center Continuum of Sub Agreement TH to PSH 6Sep16](#)

6. [16-693](#) SUBJECT: Approval of Funding for Parks, Historic Woodland Train Depot, and First Time Homebuyer Projects

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the following appropriations and amending the FY 2016/17 budget as necessary:

- 1) additional \$172,677.02 in Housing Related Parks Program grant funds (Fund 325); and
- 2) additional \$3,750 in Community Development Block Grant funds (Fund 320) for the Sacramento Valley Historical Railways' Historic Woodland Train Depot Project; and
- 3) additional \$2,700 in Housing Trust funds (Fund 326) for the City's First Time Homebuyer Loan Assistance Program; a total appropriation of \$172,667 in Fund 325, \$987,196 in Fund 320, and \$23,800 in Fund 326.

Attachments: [Reso 6707 Historic Woodland Train Depot](#)

7. [16-701](#) SUBJECT: Community Service Awards Nominating Committee

Recommendation for Action

Staff recommends that the City Council appoint a new Nominating Committee at the September 20, 2016 regular City Council meeting for the 2017 Community Service Awards.

8. [16-694](#) SUBJECT: Authorize Amendment to the Professional Services Agreements in Support of the General Plan Update Project (CIP #07-06)

Recommendation for Action: Staff recommends that the City Council:

- 1) Approve Resolution No. _____, authorizing Contract Amendment No. 3 to the Professional Services Agreement (CM #000215) for Tschudin Consulting Group, from \$372,450 to \$393,850
- 2) Approve Resolution No. _____, authorizing Contract Amendment No. 6 to the Professional Services Agreement (CM #219) for Dyett and Bhatia, Urban and Regional Planners from \$964,726 to \$1,151,926
- 3) Approve Resolution No. _____, authorizing an additional allocation to the General Plan Update Project (CIP #07-06) for staff, support and contingency in the amount of \$116,200

Attachments: [1 - Reso 6708 Tschudin Consulting Group Amendment No. 3](#)

[2 - Reso 6709 Dyett and Bhatia Contract Amend #6](#)

[3 - Reso 6710 Addl Alloc General Plan Update Project CIP #17-06](#)

J. PUBLIC HEARINGS

9. [16-670](#) SUBJECT: PUBLIC HEARING - Prudler Tentative Subdivision Map Project (PLNG 14-00090): A request to amend the General Plan and Spring Lake Specific Plan, rezone the project site, and approve a Tentative Subdivision Map (TSM #4856), Conditional Use Permit and Development Agreement to allow the development of 183 detached single-family units in two phases and a 1.46 acre park, on an approximately 38-acre site located at the northeast corner of East Street and Sports Park Drive/ County Road (CR) 24A in the City of Woodland

Recommendation for Action: Staff recommends that the City Council:

1. Adopt Resolution No. _____, certifying the Environmental Impact Report (EIR), adopting Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program (MMRP); and
2. Adopt Resolution No. _____, amending the General Plan Land Use Diagram from General Commercial (GC) to Low Density Residential (LDR), 3-8 dwelling units/acre and amending the Circulation Element to reduce the segment of East Street, located south of the County Fair Mall to CR 24A, from four lanes to two lanes; and
3. Adopt Resolution No. _____, amending the Spring Lake Specific Plan (SLSP) East Street cross-section; and
4. Introduce an Ordinance Rezoning from General Commercial (C-2) to Single Family Planned Development (R-1) and adoption of Planned Development Standards (PD); and
5. Adopt Resolution No. _____, approving Tentative Subdivision Map # 4856 to subdivide the 38-acre site into 183 residential lots and a 1.46 acre park site and approving a Conditional Use Permit for development criteria within the Planned Development Zone; and
6. Introduce an Ordinance approving a Development Agreement.

Attachments: [Attachment 1 - Reso_6711 Certifying EIR Prudler Project](#)

[ATT 1A - - Findings of Fact and Statement of Overriding Considerations](#)

[ATT 1B - Mitigation Monitoring and Reporting Plan](#)

[Attachment 2 - Reso_6712 Amending Gen Plan Land Use Diagram Prudler Proj](#)

[ATT 2A - GPA Circulation Diagram](#)

[ATT 2B - GPA Land Use](#)

[Attachment 3 - Reso_6713 Amending SLSP East St Cross Section Prudler Proj](#)

[ATT 3A- SLSP East Street Cross Section](#)

[Attachment 4 - Rezone Ordinance](#)

[ATT 4A - Rezone Exhibit](#)

[ATT 4B - Planned Development Exhibit and Standards](#)

[Attachment 5 - Reso_6714 Tent Sub Map #4856 CUP Prudler Project](#)

[ATT 5A - Tentative Subdivision Map # 4856 \(4 sheets\)](#)

[Attachment 6 - DA Ordinance](#)

[ATT 6A - Development Agreement.mod 8.19.16 \(3\)](#)

[ATT 7 - Conditions of Approval v 6.14.16](#)

[ATT 8 - PC Report cover 4.7.16](#)

[ATT 9 - Legal Services of Northern Ca](#)

[ATT 10 - City Response to LSNC Letter](#)

[ATT 11 - Applicant Response to Legal Services June 2016](#)

[ATT 12 - Letter to Council from LSNC June 20, 2016](#)

[ATT - 13 City Attorney Response to LSNC June 29, 2016](#)

[ATT 14 - Letter from Phillips Law 8.2.16](#)

[ATT 15 - Letter from LSNC 8-09-16](#)

[ATT 17 - Comments from Bobby Harris 8.21.16](#)

[ATT 16 - Survey Comparing Cities](#)

[Reso 6711 Signed](#)

[Reso 6712 Signed](#)

[Reso 6713 Signed](#)

[Reso 6714 Signed](#)

K. ADJOURNED AT 7:38PM

Respectfully submitted,

/s/ Ana B. Gonzalez, City Clerk

Adopted by Council: October 4, 2016

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority Regular Meeting of the City of Woodland scheduled for September 6, 2016 was posted on September 1, 2016 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

Ana B. Gonzalez, City Clerk

Upon request, agendas and documents in the agenda packet will be made available in appropriate alternative formats to persons with a disability, as required by law. Any such request must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st. Persons needing disability-related modifications or accommodations in order to participate in public meetings, including persons requiring auxiliary aids or services, may request such modifications or accommodations by calling the Office of the City Clerk (530-661-5806) at least 48 hours prior to the meeting.