

**CITY OF WOODLAND  
300 FIRST STREET  
WOODLAND, CALIFORNIA**

**CITY COUNCIL  
CLOSED SESSION AGENDA**

**AUGUST 21, 2012**

**5:00 P.M.**

- A. CALL TO ORDER
- B. CLOSED SESSION
  - B.1 Conference with Legal Counsel - Anticipated Litigation, Pursuant to  
Section 54956.9(b)  
Name of Case: Pulte Homes
  - B.2 Conference with Legal Counsel – Anticipated Litigation, Pursuant to  
Section 54956.9(b)  
Name of Case: Citizens for Urban Renewal vs. City of Woodland

**JOINT REGULAR CITY COUNCIL/  
WOODLAND FINANCE AUTHORITY**

**6:00 P.M.**

- A. CALL TO ORDER
- B. ROLL CALL
- C. PLEDGE OF ALLEGIANCE
- D. COMMUNICATIONS-PUBLIC COMMENT

This 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

**updated a/o 10/16/2018**



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.

F. CITY COUNCIL MINUTES

- F.1 *Recommendation:* Approve the Minutes of the Woodland City Council's May 22, 2012 Study Session

G. WRITTEN COMMUNICATIONS

- G.1 Notice from PG&E dated June 12, 2012 regarding 2013 Energy Resource Recovery Account and Generation Non-Bypassable Charges Forecast
- G.2 Notice from PG&E dated June 28, 2012 regarding the Compressor Station Forecast Costs Application
- G.3 Notice from PG&E dated July 10, 2012 regarding Energy Efficiency 2013-2014 Portfolio

H. COMMISSION/COMMITTEE REPORTS

- H.1 Receive Commission on Aging Meeting Minutes for April 12, 2012 May 10, 2012 and June 14, 2012
- H.2 Receive Parks & Recreation Commission Meeting Minutes of April 23, 2012 and May 21, 2012
- H.3 Receive Library Board of Trustees Meeting Minutes of June 12, 2012

I. PRESENTATIONS

1. Certificate of Appreciation for former Planning Commissioner Steve A. Barzo
2. Certificate of Appreciation for former Planning Commissioner David A. Sanders



3. Certificate of Appreciation for former Library Board Member Jorel Difuntorum
4. Certificate of Appreciation for former Library Board Member Kay Hodges
5. Parks & Recreation Commission Annual Report for 2011/2012

J. CONSENT CALENDAR

6. Consideration of Homebuyer Program guidelines and Revisions to Standard Guidelines Template  
*Recommendation:* Approve the City of Woodland's HOME Homebuyer Program Guidelines and the following revisions to HCD's HOME standard guidelines template for use with the City's FTHB program.
  - a. Change the housing ratio range to 30 – 35 percent of gross monthly income;
  - b. Adjust the total debt ratio range to 35 – 45 percent of gross monthly income;
  - c. Revise the limit on total first time homebuyer assistance to 49 percent of total indebtedness or \$75,000, whichever is less, and establish that assistance shall not exceed the amount of the principal mortgage; and
  - d. Clarify that interest forgiveness starts after 20 years of home ownership and all the accrued interest is forgiven after 30 years of home ownership.
7. Yolo County Commission on Aging and Adult Services Appointment  
*Recommendation:* Adopt Resolution Approving the Appointment of Commission on Aging Chair Benjamin Garman as the City's representative on the Yolo County Commission on Aging and Adult Services

K. PUBLIC HEARING

8. Adoption of Mitigated Negative Declaration for the County Road 25A Widening and Construction Project  
*Recommendation:* Hold a Public Hearing and Adopt Resolution to Approve the Mitigated Negative Declaration for the CR 25A Widening and Reconstruction Project



L. REGULAR CALENDAR

9. Ordinance Repealing Selected Sections of Chapter 5 of the Municipal code Relating to Bicycles  
*Recommendation:* Adopt the first reading of the attached Ordinance, by title only, repealing Sections 5-2 through 5-10, subsections 5-20 (a) and (b) of the Woodland Municipal Code related to Bicycles
10. City Council's Consideration to Rescind Approval of the Panattoni Mitigated Negative Declaration, Tentative Parcel Map No. 5009 and Mixed Use Project  
*Recommendation:* Adopt the attached Resolution No. \_\_\_\_\_ rescinding the previous City Council denial on June 19, 2012 of the appeal of Planning Commission's May 17, 2012 approvals for the Project, and grant approval of the appeal, thereby rescinding the approvals for the Project including the adoption of the Mitigated Negative Declaration, approval of the Mitigation Monitoring and Reporting Program, and approval of the Tentative Parcel Map No. 5009, the Site Plan, Landscape Plan and Comprehensive Sign Plan for Parcels 1 and 2 for the Project
11. Appointment of Member to Board of Building Appeals  
*Recommendation:* Appoint member to the Board of Building Appeals

M. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority of the City of Woodland scheduled for Tuesday, August 21, 2012 was posted on August 17, 2012 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

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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.