



City of Woodland

300 First Street
Woodland, CA 95695

Meeting Agenda City Council

Tuesday, May 5, 2015

6:00 PM

Council Chambers

**JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY
MAY 5, 2015
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.

[14-744](#)

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

[14-713](#)

SUBJECT: Commission on Aging Meeting Minutes for March 12, 2015

Recommendation for Action: Staff recommends that the City Council receive the March 12, 2015 Commission on Aging Minutes that were approved on April 9, 2015.

Attachments: [03122015](#)

[14-717](#)

SUBJECT: Planning Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the minutes of the Planning Commission meetings of March 19, 2015 and April 2, 2015 that were approved on April 16, 2015 by the Planning Commission.

Attachments: [A - March 19, 2015 Meeting Minutes](#)

[B - April 2, 2014 Meeting Minutes](#)

[14-718](#)

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 September 18, 2014 and February 18, 2015 that were approved on April 15, 2015 by the Historic Preservation Commission.

Attachments: [A - September 18, 2014 Meeting Minutes](#)

[B - February 18, 2015 Meeting Minutes](#)

[14-739](#)

SUBJECT: Parks & Recreation Commission Meeting Minutes for March 23, 2015

Recommendation for Action: Staff recommends that the City Council receive the March 23, 2015 Parks & Recreation Commission Minutes that were approved on April 27, 2015.

Attachments: [32315 PRC Minutes](#)

G. PRESENTATIONS

1. [14-710](#)

SUBJECT: Proclamation of Recognition of and Appreciation for National Police Week

Recommendation for Action: Staff recommends that the City Council approve and proclaim May 10-16, 2015 as National Police Week, and Friday, May 15, 2015, as Peace Officers' Memorial Day in Woodland to honor the men and women whose diligence and professionalism keep our community and citizens safe.

Attachments: [Proclamation - National Police Week 2015](#)

H. MINUTES

2. [14-741](#)

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 April 7, 2015 and the Special City Council meeting of April 14, 2015.

Attachments: [04-07-15 DRAFT Meeting Minutes for Approval](#)
[04-14-15 DRAFT Meeting Minutes for Approval](#)

I. CONSENT CALENDAR

3. [14-722](#) SUBJECT: Community Development Department's Quarterly Status Report

Recommendation for Action: Staff recommends that the City Council receive the Community Development Department's Quarterly Status report.

Attachments: [A - CDD Quarterly Status Report January thru March 2015 Final](#)
[B - CDD Capital Project Status Report January thru March 2015 Final](#)

4. [14-709](#) SUBJECT: Second Reading of Updated Ordinance Regulating Storm Water Discharges and Runoff

Recommendation for Action: Staff recommends that the City Council adopt Ordinance No. _____, replacing Chapter 23D and amending sections 14A-1-3, 25-2-40, 25-6-01, 25-22-10, and 25-22-20 of the Woodland Municipal Code relating to urban storm water quality management and discharge control.

Attachments: [Storm Decision Packet FY15](#)

5. [14-714](#) SUBJECT: Approve Contract with Laugenour and Miekle for 2016 Water Main Replacement Project, CIP 15-22

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, to (1) authorize the City Manager to execute the consultant services agreement with Laugenour and Miekle (L&M) for the 2016 Water Main Replacement Project, CIP 15-22, for an amount not to exceed \$100,500; and (2) approve the reallocation of \$150,000 of Water Enterprise Funds from Water System Maintenance Repairs, CIP 09-23 to the 2016 Annual Water Main Replacement Project, CIP 15-22 to provide for the design budget.

Attachments: [A - Resolution](#)
[B - Scope of work](#)
[C - Map](#)

6. [14-734](#) SUBJECT: Approval of Management Agent Selection for Leisureville Community Association

Recommendation for Action: Staff recommends that the City Council approve the selection of Association Management Concepts, Inc. (AMC) as the new management agent for the Leisureville Community Association (LCA).

Attachments: [Management Services Agreement 23Apr15](#)
[Management Services Proposal 14Apr15](#)
[AMC Summary Information](#)

J. PUBLIC HEARINGS

7. [14-738](#) SUBJECT: Public Hearing - Consideration of 2015 - 2019 Community Development Block Grant Consolidated Plan and Update to the Analysis of Impediments to Fair Housing
- Recommendation for Action: Staff recommends that the City Council open the public hearing and it to the May 19, 2015 City Council meeting.
8. [14-748](#) SUBJECT: Public Hearing - Annexation of Property into the Community Facilities District 2004-1 (Spring Lake) and into the Spring Lake Maintenance Community Facilities District
- Recommendation for Action: Staff recommends that the City Council open the public hearing and continue it to the May 19, 2015 City Council meeting.
9. [14-749](#) SUBJECT: Public Hearing - Bulls Eye Bail Bonds Project - (1) Request to amend the Downtown Specific Plan to (a) conditionally allow a bail bonds business within District A4 of the Downtown Business District; (b) adopt performance standards for all bail bonds businesses within the Downtown Specific Plan; and (2) approve a Conditional Use Permit to allow Bulls Eye Bail Bonds to operate at 1037 Main Street, within District A4
- Recommendation for Action: Staff recommends that the City Council open the public hearing and continue it to the June 2, 2015 City Council meeting.
10. [14-715](#) SUBJECT: Public Hearing - Cal West Tentative Subdivision Map #5075, Spring Lake Specific Plan Area (PLNG 15-00018) - Request by Cal West Investors, LLC and Optimistic Partners, LLC, to approve a new Tentative Subdivision Map (TSM #5075) for 225, R-8, single family lots, and amendments to the Development Agreement for 44.97 acres of the Cal West project site located at the northwest corner of Farmer's Central Road and Harry Lorenzo Avenue, within the Spring Lake Specific Plan Area
- Recommendation for Action: Staff recommends that the City Council take action on the following:
- 1) Conduct a public hearing;
 - 3) Approve the Cal West Tentative Subdivision Map No. 5075 in accordance with the Conditions of Approval; and

4) Introduce and waive the first reading of Ordinance No. _____, authorizing the Second Amendment to the Project Development Agreement between Cal West Investors, LLC and Optimistic Partners, LLC, and the City of Woodland.

Attachments: [ATT 1 City Council Resolution Recommending Approval of TSM 5075](#)
[ATT 2 \(Ex A to ATT 1\) Tentative Subdivision Map No. 5075](#)
[ATT 3 City Council Ord Approving DA Second Amend](#)
[ATT 4 \(Ex 1 to ATT 3\) Second Amend Development Agreement 4.17.15](#)
[ATT 5 \(Ex C to ATT 4\) Conditions of Approval](#)
[ATT 6 General Application + Justification Statement](#)
[ATT 7 2013 Amended and Restated DA + MOA](#)
[ATT 8 2015 First Amendment DA1](#)
[ATT 9 Arborist Report 2011](#)
[ATT 10 Planning Commission Staff Report Cover](#)

11. [14-721](#) SUBJECT: Public Hearing - Spring Lake Specific Plan - Spring Lake Central Project (PLNG 14-00090): Request to amend the General Plan, Spring Lake Specific Plan, and Development Agreement and approve Tentative Subdivision Map (TSM #5027) for 105.7 acres of the Spring Lake Central Project within the Spring Lake Specific Plan area

Recommendation for Action: Staff recommends that the City Council

- (1) Conduct a public hearing;
- (2) Adopt the attached Resolution No. _____, approving the CEQA EIR Addendum together with the previously Certified Turn of the Century EIR as the appropriate level of environmental review in accordance with the California Environmental Quality Act (Attachment 1);
- (3) Adopt the attached Resolution No. _____, amending the City General Plan land use designations in accordance with the proposed Spring Lake Central General Plan Amendment (Attachment 2);
- (4) Adopt the attached Resolution No. _____, amending the Spring Lake Specific Plan land use designations (rezone) in accordance with the proposed Spring Lake Central Specific Plan Amendment (Attachment 3);
- (5) Introduce and waive the first reading of Ordinance No. _____, approving the First amendment to the Development Agreement between the City of Woodland and Woodland Spring Lake Partnership, L.P. to use and develop the Spring Lake Central Project Area located within the Spring Lake Specific Plan Area (Attachment 4).

Attachments: [1. City Council Resolution Adopting CEQA ADDENDUM EIR Addendum #12](#)
[2. City Council Resolution Amending the General Plan](#)
[3. City Council Resolution Amending the Spring Lake Specific Plan](#)
[4. City Council Ord Approving the First Amendment to the DA](#)
[5. Exhibit 1 to \(att 4\) - 2007 Development Agreement](#)
[6. Exhibit 2 to \(att 4\) - First Amendment to the Development Agreement](#)
[Exhibit C to \(Exhibit 2 of att 4\) - Findings and Conditions as amended.pdf](#)
[8. Exhibit I to \(Exhibit 2 of att 4\) - Spring Lake Fees](#)
[9. Project Application and Justification Statement](#)
[10. Tentative Subdivision Map No. 5027](#)
[11. Comments Letters from the public concerning the item](#)
[12. Planning Commission Cover Report from April 16, 2015](#)

K. REPORTS OF THE CITY MANAGER

12. [14-729](#) SUBJECT: Adopt Resolution accepting Public Improvements and Authorizing the City Clerk to file the Notice of Completion for Subdivision No. 5004 (Parkview)

Recommendation for Action: Staff recommends that the City Council adopt resolution No. _____, to accept the public improvements constructed by Subdivision Map 5004; and authorize the City Clerk to file the Notice of Completion.

Attachments: [A - Resolution](#)
[B - Location Map](#)

13. [14-712](#) SUBJECT: Approval of Pak Improvements to be funded through Housing Related Parks Program Grant

Recommendation for Action: Staff recommends that the City Council approve the specific capital improvement projects proposed to be funded through a pending State Housing-Related Parks Program grant. These projects are located at Christiansen, City, Everman, and Campbell Parks.

14. [14-736](#) SUBJECT: Enable Woodland Property Owners to participate in the California HERO PACE Program

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, consenting to the inclusion of properties within the City's jurisdiction in the California HERO Program to finance distributed generation renewable energy sources, energy and water efficiency improvements, and electric vehicle charging infrastructure and approving an amendment to the related Joint Powers Agreement.

Attachments: [Hero Resolution and JPA Amendment California HERO Program](#)

15. [14-737](#) SUBJECT: Water Conservation and Drought Planning Update
- Recommendation for Action: Staff recommends that the City Council receive an informational presentation on water conservation and drought planning.
- Attachments: [Att 1 - Explanation of Water Conservation Terms and Numbers](#)
 [Att 2 - Current and Anticipated Water Conservation Regulations](#)
16. [14-699](#) SUBJECT: Review of Development Impact Fee Program
- Recommendation for Action: Staff recommends that the City Council receive this informational item related to the City's Development Impact Fee Program.
- Attachments: [2015 Development Impact Fees.pdf](#)
 [2006 MPFP Summary of Facility Costs.pdf](#)
 [2008 MPFP Summary of Facility Costs.pdf](#)
 [2008 MPFP Facility Cost Funding Sources.pdf](#)
17. [14-745](#) SUBJECT: Resolution Establishing a Flood Control Advisory Committee and Nomination of Candidates
- Recommendation for Action: Staff recommends that the City Council:
- 1) Approve Resolution No. _____, establishing the Flood Control Advisory Committee, as proposed; and
 - 2) Appoint members of the public to serve on the Flood Control Advisory Committee, as recommended by the Council's Flood Project sub-committee.
- Attachments: [FCAC Resolution](#)

L. ADJOURN

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 May 5, 2015 was posted on May 1, 2015 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.