

City of Woodland

COUNCIL COMMUNICATION

AGENDA ITEM

2.

SUBJECT: Public Hearing - Spring Lake Specific Plan Sports Park Relocation and Acquisition **DATE:** March 1, 2005

PREPARED BY: Tricia Stevens, Community Development Director
Dan Gentry, PRCS Director and
Heidi Tschudin, Contract Planner

RECOMMENDED ACTION:

That the City Council authorizes the following actions:

1. Hold Public Hearing
2. Adopt CEQA Addendum #6.
3. Adopt Resolution No. ____ amending the Spring Lake Specific Plan text and maps to relocate the Sports Park from a portion of APN 041-080-14 to APNs 041-080-02 and 013, eliminate the requirement for a Conditional Use Permit, add a pedestrian overpass of SR 113 at the approximate alignment of the Farmers Central ditch, and add a Class One pathway along the south side of CR 25A/Farmers Central ditch.
4. Introduce Ordinance No. ____ rezoning the property to Open Space (OS).
5. Authorize staff to pursue future demolition of the existing residence and outbuildings.
6. Direct staff to amend or modify all other relevant SLSP and citywide documents to be consistent with these actions (e.g. MPFP, SLSP CIP, SLSP Design Standards, etc).
7. Authorize staff to purchase 57 acres for a future public Sports Park pursuant to the Spring Lake Specific Plan.
8. Direct staff to pursue annexation of the property to the City of Woodland.
9. Direct staff to commence design and phased construction of the project.

APPROVED BY:


Richard Kirkwood
City Manager

BACKGROUND INFORMATION:

The SLSP identifies a 34-acre Sports Park on the east side of SR 113, immediately north of the future Parkway Drive. On September 21, 2004 the City Council adopted the Parks, Recreation and Community Services 2004 Master Plan Update. This plan conceptually designates a new 40-acre Sports Park on APN 041-080-02 on the west side of SR 113, immediately north of Parkway Drive. It was recognized that a subsequent amendment to the SLSP and appropriate environment review would be needed in order for the project to proceed.

With authority from the Council, the Parks Director has subsequently been negotiating to buy APN 041-080-02 totaling 40 acres and APN 041-080-13 totaling 17 acres. An agreement to purchase the larger property has been signed and escrow will close on or before March 4, 2005.

The subject action will allow the City to close escrow and secure the primary site, and continue negotiations on the smaller site.

PROJECT DESCRIPTION:

The project is the acquisition of 57 acres for the purpose of future development of the SLSP Sports Park, amendment of the SLSP to change the planned location of the Sports Park and add a bicycle/pedestrian-only freeway overcrossing, rezoning of the property to Open Space (OS), annexation of the property from Yolo County, demolition of existing on-site structures, and authorization to undertake design and phased development of the site.

At 57 acres, the proposed site for the Sports Park is 23 acres is larger than the 34-acre site planned in the SLSP on the east side of SR 113. However 3 acres of APN 041-080-13 fall below the future extension of Parkway Drive and are not proposed for development. Approximately 11 acres will be used for the west detention pond and approximately 5 acres will be used for various planned roadways, leaving 38-acres for actual Sports Park development, about 4 acres more than the site planned in the SLSP. A more detailed project description is provided in attached information.

The primary reason for the changed location of the park is to allow for the co-development of the Community Park and Sports Park as one major facility. Design costs, development costs, operational costs, and maintenance costs all decrease due to the economies of scale of developing the parks adjacent to one another. In addition the property owners are willing sellers. The proposed new location would also have fewer future residences bordering the park. Overall, the new location would adjoin about half as many residences. Minimization of residential/park interface in this manner is important to successful ongoing operation and maintenance of the facility.

PLANNING COMMISSION RECOMMENDATION:

The item was heard by the Planning Commission at a special meeting held on February 24, 2005. The action was approved by the Commission on a vote of 6-0.

SUBJECT: Spring Lake Specific Plan – Sports Park Relocation and Acquisition

PAGE: 3
ITEM: 2.

Sincerely,

Dan Gentry
by: J R

Dan Gentry, Director
Parks, Recreation and Community Services Director

Tricia Stevens
by: J R

Tricia Stevens, Director
Community Development Director

ATTACHMENTS

- 1) Resolution
- 2) Ordinance

RESOLUTION NO. 4616

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
ADOPTING CEQA ADDENDUM #6 TO THE TURN OF THE CENTURY EIR
AND APPROVING AMENDMENT #4 TO THE SPRING LAKE SPECIFIC PLAN**

WHEREAS, on August 12, 2000, the City Council adopted Resolution No. 4215 certifying the Environmental Impact Report (EIR) (SCH #99022069) for the Spring Lake Specific Plan (SLSP);

WHEREAS, on December 18, 2001, the City Council adopted Resolution No. 4330 adopting EIR Addendum #1 to the certified EIR and approving the SLSP;

WHEREAS, on November 19, 2002, the City Council adopted Resolution No. 4399 adopting EIR Addendum #2 to the certified EIR and approving Amendment #1 to the SLSP;

WHEREAS, on December 17, 2002 the City Council adopted Resolution No. 4406 adopting EIR Addendum #3 and approving Amendment #2 to the SLSP;

WHEREAS, on April 15, 2003 the City Council adopted EIR Addendum #4 and approved execution of a Williamson Act Rescission Agreement relevant to the Russell property within the SLSP;

WHEREAS, on October 19, 2004 the City Council adopted Resolution No. 4583 adopting EIR Addendum #5 and approving Amendment #3 to the SLSP;

WHEREAS on February 24, 2005 the Planning Commission held a noticed public hearing to consider proposed EIR Addendum #6 and SLSP Amendment #4;

WHEREAS on March 1, 2005 the City Council held a noticed public hearing to consider proposed EIR Addendum #6 and SLSP Amendment #4;

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Woodland hereby takes the following actions:

- a) Affirms that EIR Addendum #4 is hereby included in or attached to the certified EIR as required by Section 15164 of the State CEQA Guidelines.
- b) Affirms that EIR Addendum #4 has been considered with the certified EIR as required by Section 15164 of the State CEQA Guidelines.
- c) Affirms the applicable Findings of Fact previously made in Resolutions No. 4215 (August 15, 2000) and 4330 (December 18, 2001).

- d) Adopts EIR Addendum #4 dated December 4, 2002.
- e) Adopts Amendment #4 to the SLSP as attached:

PASSED AND ADOPTED this 1st day of March 2005, by the following vote:

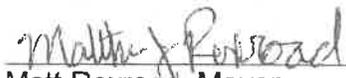
AYES: Council Members Flory, Pimentel, Rexroad

NOES: Council Member Monroe

ABSENT: Council Member Peart

ABSTAIN: None

Signed:



Matt Rexroad, Mayor

Attest:



Sue Vanucci, City Clerk

Approved as to Form:



Ann Siprellé, City Attorney

Attachment A – SLSP Amendment #4
Attachment B – SLSP EIR Addendum #6

022405PC.Reso SLSP Amendment 4.doc

Attachment A -- SLSP Amendment #4

Figures -- All figures throughout the entire document are hereby amended to show the sports park on APNs 041-080-02 and 041-080-13 instead of on a portion of APN 041-080-14. Appropriate figures are also hereby amended to show a segment of the planned off-street pedestrian/bicycle loop pathway system along CR 24A.

Page 2-8, 5th paragraph -- This neighborhood also includes the ~~34-acre youth~~ sports park and an additional ± 26 acres of land within the Master Plan remainder area that is likely to be designated at some point in the future for residential uses.

Page 2-10 -- This table shall be amended to change acreage assumptions in the last column to be consistent with the relocation of the sports park.

Page 2-14, last paragraph -- In addition to the neighborhood parks and central park, development within the Specific Plan area must fund a calculated portion of the ~~± 34 -acre~~ sports park designated ~~at the northwest corner of CR 101 and Parkway Drive~~ in the Master Plan remainder area. It is recognized that this location places the park outside of the currently defined boundary of the Plan area. Development of the sports park is assumed to occur in phases, with acquisition and development of basic turf and fields required no later than build-out of the Specific Plan, and full development (lighting, concessions, permanent facilities, etc.) required in conjunction with development of the Master Plan remainder area. The Sports Park requires a ~~Conditional Use Permit~~ public review process with special attention given to design and operation of the facility. A focused traffic study and noise analysis may be necessary to identify design mitigations.

Page 2-29, last sentence -- The Sports Park and Community Park shall require a ~~Conditional Use Permit~~ public review process with special attention given to design and operation of the facility.

Page 2-43, Development Regulation 2.48:

2.48 SPORTS PARK -- The Sports Park design and construction shall be subjected to a ~~Conditional Use Permit~~ public review process. (TOC EIR MM 4.1-4a, 4.8-8) The sports park shall be available for use (including turf, temporary restrooms, and fields), no later than build-out of the Specific Plan. The sports park shall be fully developed (lighting, concessions, permanent facilities, etc.) in conjunction with development of the Master Plan remainder area. To the extent that the Sports Park immediately adjoins residential uses the following shall be applied: (TOC EIR MM 4.8-8e)

Active areas such as diamonds and bleachers, shall be located a minimum of 100 feet from residential property.

Park maintenance activities shall be limited to the hours of 7:00 am to 10:00 pm on weekdays.

All park equipment using internal combustion engines shall be properly muffled in accordance with manufacturers specifications.

The public address system shall be designed and tested so as not to generate noise levels in excess of 50 dB Leq during the day or 45 dB Leq between 10:00pm and 7:00am at the park boundaries. Consideration should be given to increasing the number of speakers and using lower volume settings, and on focusing the speakers on the spectator areas, away from residential uses.

Noise barriers shall be used where appropriate to break line of sight between field activities and residential backyards, where adjacent to residential property.

~~Prior to occupancy of first residential unit adjoining the Sports Park to the north, park/field lighting shall be installed or the land shall be prominently signed in all directions disclosing the intent to utilize night lighting as well as other features of the park (e.g. amplified sound, intense recreational usage, hours of operation, etc.).~~

Lighting shall be directed away from residential areas, and/or shielded.

Page 4-31 – Amend Figure 4.12 to show yellow representing “Multi-Use Pathway As Part of Right-Of-Way” along the alignment of CR 24A from East Street to SR 113 and along the same alignment on the east side of SR113 to connect to the greenbelt segment that terminates at CR 101.

Page 5-2 --

	<u>Target Requirement</u>	<u>Specific Plan</u>
Neighborhood Park	22.5 acres	24.0 acres
Community Park	11.3 acres	No Contribution
Regional Park	33.8 acres	No Contribution
Special Use/Sports fields	45.1 acres	34.0 acres Sports Park (83.5%) ¹ <u>4.0 acres Central Park</u>
TOTAL	112.7 acres	56.4 acres

1/ As amended in February of 2005 the Sports Park site was relocated to a 57-acre site on the west side of SR 113 with a net of ±38-acres for sports park development. The SLSP responsibility for a park of this size is 74.7 percent (28.4 ÷ 38 = 74.7).

Page 5-3 – 3rd paragraph -- The Plan includes two parks that fit in the "special use/sports field" category -- the sports park and Central Park. The sports park is ~~34~~ ±38 acres, which is consistent with the Parks Master Plan.

Page 5-7, 2nd bullet -- There is already a large community park designated on the west side of the Master Plan area, and the existing Regional Park site adjoining the east side. It was viewed as appropriate to try to "center" locate the Sports Park between those uses.

Page 5-7, 1st full paragraph -- The SLSP is responsible for funding ~~83.5~~ 74.7 percent (a 28.4-acre portion) of the future acquisition and development of this the ±38-acre park. The City is responsible for the actual acquisition and development, using the SLSP funds. Development of the sports park by the City is assumed to occur in phases, with basic turf and fields required no later than build-out of the Specific Plan, and full development (lighting, concessions, permanent facilities, etc.) in conjunction with development of the Master Plan remainder area. The Sports Park shall require a ~~Conditional Use Permit~~ public review process with special attention given to design and operation of the facility. A focused traffic study and noise analysis may be necessary to identify design mitigations.

Page 5-7, bottom of page – The sports park shall be developed with facilities consistent with the Parks Master Plan. ~~The Parks Master Plan (page 99) identifies the following facilities to be developed at the Sports Park:~~

- ~~One lighted adult baseball diamond~~
- ~~One lighted adult softball diamond~~
- ~~One lighted adult soccer field~~
- ~~One lighted football field~~
- ~~One volleyball court~~
- ~~One play structure~~
- ~~Two outdoor handball courts~~
- ~~Parking, restrooms, maintenance structure, concessions~~

Page 5-8, 1st paragraph – It should be noted that, since 1998, the assumption has been made throughout the planning process for the Specific Plan area, that the Sports Park would be primarily youth-oriented. ~~This assumption was directed by the Parks Director at the time, due to the location of the Sports Park within a residential area, and because the location of the Regional park was thought to be better suited to adult activities. Additionally, there was a desire to preclude children from being attracted to cross CR 102.~~ Therefore, it follows that at the time the Sports Park is actually designed and built, the final list of facilities to be provided will be redefined to serve primarily youth sports activities. It is also assumed that parking for the Sports Park will be provided on-site.

Page 5-8, 2nd paragraph -- This Plan assumes that ~~83.5~~ 74.7 percent of the costs of acquisition of the land for the ±38-acre Sports Park as well as development of improvements to the park, will be funded by Specific Plan development. The remaining ~~16.5 percent~~ portion of the costs will be funded by development in the Master Plan remainder area.

Page 5-11 – Replace Table 5.1 with the attached revised table.

Page 5-14 –

- 5.21 Of the total cost, ~~83.5~~ 74.7 percent of the costs of acquisition and development of this ±38-acre park must be funded by the SLSP.
- 5.22 The Sports Park shall require a ~~Conditional Use Permit~~ public review process with special attention given to design and operation of the facility. A focused traffic study and noise analysis may be necessary to identify design mitigations.

Attachments:

- Revised Land Use Plan (Figure 2.1)
- Revised Table 5.1

Sports Park/SLSP Amendment4.without overcrossing.doc

CITY COUNCIL OF THE CITY OF WOODLAND

RESOLUTION NO. 4617

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING AND DIRECTING THE EXECUTION OF DOCUMENTS
AND CERTAIN RELATED ACTIONS
WITH RESPECT TO A LEASE FINANCING FOR THE
ACQUISITION OF PARK LAND**

WHEREAS, the City of Woodland (the "City") intends to acquire land for the construction a sports park and to finance the costs of acquiring the land and constructing a community center/senior center on a long-term basis through the issuance of lease revenue bonds by the Woodland Finance Authority (the "Authority") later this year;

WHEREAS, in order to provide funds for the immediate purchase of the land, the City proposes to proceed now with a lease financing through Zions Bank, which financing would be refunded with the proceeds of the Authority's bonds;

WHEREAS, it appears to the City Council that the authorization, approval, execution, and delivery of the necessary documentation for the lease financing are desirable and in the best interests of the City;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Woodland as follows:

Section 1. Recitals. The City Council finds and determines that all of the above recitals are true and correct.

Section 2. Authorization of Officers to Execute and Deliver Documents. The City Council hereby authorizes and directs the Mayor, the City Manager, the City Clerk, and the Finance Director (the "Designated Officers"), and each of them individually, for and in the name of and on behalf of the City, to approve, execute, and deliver all agreements necessary or convenient to accomplish the lease financing. The execution of any agreement by a Designated Officer or Officers of the City shall constitute conclusive evidence of such officer's or officers' and the City Council's approval of such agreement.

Section 3. General Authorization. The Designated Officers and other officers of the City, and each of them individually, are hereby authorized and directed, for and in the name of and on behalf of the City, to execute and deliver any and all documents, to do any and all things and take any and all actions that may be necessary or advisable, in their discretion, in order to consummate the lease financing and to effect the purposes of this resolution. All actions heretofore taken by officers, employees, and agents of the City that are in conformity with the purposes and intent of this resolution are hereby approved, confirmed, and ratified.

Section 4. Effective Date. This resolution shall take effect immediately upon its adoption.

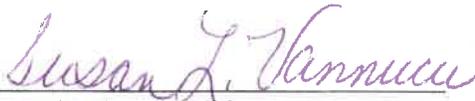
PASSED AND ADOPTED on March 1, 2005, by the City Council of the City of Woodland by the following vote:

AYES: Council Members: Flory, Monroe, Pimentel, Rexroad

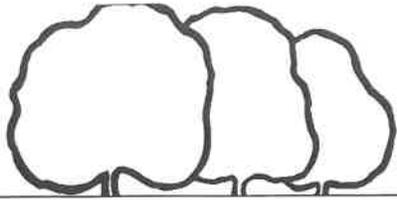
NOES: Council Members: None

ABSENT: Council Members: Peart

ABSTAIN: Council Members: None


City Clerk of the City of Woodland

Ord 1421



City of Woodland

COUNCIL COMMUNICATION

AGENDA ITEM

SUBJECT: Ordinance to Pre-Zone Sports Park Property

DATE: March 15, 2005

PREPARED BY: Sue Vannucci, CMC, City Clerk

RECOMMENDED ACTION: that Council adopt Ordinance No. _____ Pre-Zoning the Sports Park Property

BACKGROUND INFORMATION: Council has previously received and discussed the Sports Park property. An Ordinance was introduced and read by title only at your meeting of March 1, 2005 and is now ready for consideration of adoption.

Respectfully submitted

Sue Vannucci, City Clerk

APPROVED BY: _____

Richard Kirkwood
City Manager

Ord 1421

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND
PREZONING THE SPORTS PARK PROPERTY
(APNs 041-080-02 and 041-080-13)**

The City Council of the City of Woodland, State of California, does hereby ordain as follows:

1. Purpose. The purpose of this ordinance is to prezone the Sports Park property in order to permit annexation of the property to the City of Woodland.

2. Authority. The City of Woodland has authority to adopt this ordinance pursuant to the general police power granted to cities by Article 11, Section 7 of the California Constitution.

3. Pre-Zoning. Assessor Parcel Number 041-080-02 (40 acres) and APN 041-080-13 (17 acres) is hereby prezoned to Open Space (O-S) as shown on Exhibit A, Sports Park Prezoning, attached hereto and incorporated herein by this reference.

4. Effective Date and Notice. This ordinance shall take effect thirty (30) days after its adoption and, within fifteen (15) days after its passage, shall be published at least once in a newspaper of general circulation published and circulated within the City of Woodland.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2005.

MATT REXROAD, MAYOR

ATTEST:

SUE VANNUCCI, CITY CLERK

APPROVED AS TO FORM:

ANN SIPRELLE, CITY ATTORNEY

EXHIBIT A
SPORTS PARK PREZONING

RESOLUTION NO. 4621

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
ADOPTING CEQA ADDENDUM #6 TO THE TURN OF THE CENTURY EIR
AND APPROVING AMENDMENT #5 TO THE SPRING LAKE SPECIFIC PLAN TO
ADD A PEDESTRIAN/BICYCLE OVERCROSSING OVER SR 113**

WHEREAS, on August 12, 2000, the City Council adopted Resolution No. 4215 certifying the Environmental Impact Report (EIR) (SCH #99022069) for the Spring Lake Specific Plan (SLSP);

WHEREAS, on December 18, 2001, the City Council adopted Resolution No. 4330 adopting EIR Addendum #1 to the certified EIR and approving the SLSP;

WHEREAS, on November 19, 2002, the City Council adopted Resolution No. 4399 adopting EIR Addendum #2 to the certified EIR and approving Amendment #1 to the SLSP;

WHEREAS, on December 17, 2002 the City Council adopted Resolution No. 4406 adopting EIR Addendum #3 and approving Amendment #2 to the SLSP;

WHEREAS, on April 15, 2003 the City Council adopted EIR Addendum #4 and approved execution of a Williamson Act Rescission Agreement relevant to the Russell property within the SLSP;

WHEREAS, on October 19, 2004 the City Council adopted Resolution No. 4583 adopting EIR Addendum #5 and approving Amendment #3 to the SLSP;

WHEREAS on February 24, 2005 the Planning Commission held a noticed public hearing to consider proposed EIR Addendum #6 and SLSP Amendment #4 (which originally contained the ped/bike overcrossing);

WHEREAS on March 1, 2005 the City Council held a noticed public hearing to consider proposed EIR Addendum #6 and SLSP Amendment #4; and then separated out the ped/bike overcrossing amendment, which is now SLSP Amendment #5,

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Woodland hereby takes the following actions:

- a) Affirms that EIR Addendum #6 is hereby included in or attached to the certified EIR as required by Section 15164 of the State CEQA Guidelines.
- b) Affirms that EIR Addendum #6 has been considered with the certified EIR as required by Section 15164 of the State CEQA Guidelines.

- c) Affirms the applicable Findings of Fact previously made in Resolutions No. 4215 (August 15, 2000) and 4330 (December 18, 2001).
- d) Adopts EIR Addendum #6 dated December 4, 2002.
- e) Adopts Amendment #5 to the SLSP as attached:

PASSED AND ADOPTED this 15th day of March 2005, by the following vote:

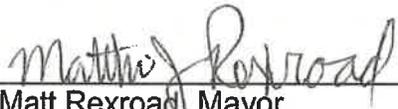
AYES: Council Members Flory, Monroe, Peart, Pimentel, Rexroad

NOES: None

ABSENT: None

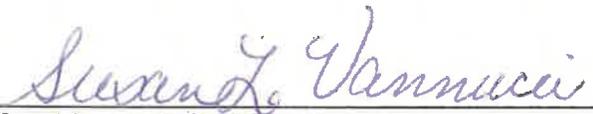
ABSTAIN: None

Signed:



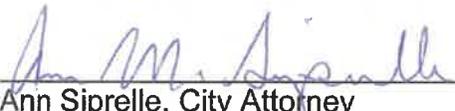
Matt Rexroad, Mayor

Attest:



Sue Vanucci, City Clerk

Approved as to Form:



Ann Siprelle, City Attorney

Attachment A – SLSP Amendment #5

03.15.05ResoSLSOAmendment 5