



City of  
**Los Banos**  
*At the Crossroads of California*

[www.losbanos.org](http://www.losbanos.org)

## **AGENDA**

### **CITY COUNCIL AND REDEVELOPMENT AGENCY MEETING**

CITY HALL COUNCIL CHAMBERS  
520 J Street  
Los Banos, California

**SEPTEMBER 19, 2007**

*If you require special assistance to attend or participate in this meeting, please call the  
City Clerk's Office @ (209) 827-7000 at least 48 hours prior to the meeting.*

*The City of Los Banos complies with the Americans with Disabilities Act (ADA) of 1990.*

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*Si requiere asistencia especial para atender o participar en esta junta por favor llame a la oficina  
de la Secretaria de la ciudad al (209) 827-7000 a lo menos de 48 horas previas de la junta.*

*La Ciudad de Los Banos cumple con la Acta de Americanos con Deshabilidad (ADA) de 1990.*

1. **CLOSED SESSION.** **6:00 PM**  
(Members of the public may address the City Council / Redevelopment Agency on the following closed session items. Speakers are limited to a five (5) minute presentation. Detailed guidelines are posted on the Council Chamber informational table.)
  - A. Conference with Labor Negotiators, Pursuant to Government Code Section 54957.6. Agency Designated Representatives: City Manager, City Attorney, Police Chief, Human Resources Director; Employee Organization: Los Banos Police Dispatchers/Community Services Officers Association.
  
2. **CALL TO ORDER.** **7:00 PM**
  
3. **PLEDGE OF ALLEGIANCE.**
  
4. **ROLL CALL:** (City Council and Redevelopment Agency Board Members)  
Brooks \_\_\_\_, Faria \_\_\_\_, Sousa \_\_\_\_, Villalta \_\_\_\_, Jones \_\_\_\_
  
5. **CONSIDERATION OF APPROVAL OF AGENDA.**

6. PUBLIC FORUM. (Members of the public may address the City Council / Redevelopment Agency Members on any item of public interest that is within the jurisdiction of the City Council / Redevelopment Agency; includes agenda and non-agenda items. No action will be taken on non-agenda items. Speakers are limited to a five (5) minute presentation. Detailed guidelines are posted on the Council Chamber informational table.)
  
7. CONSIDERATION OF APPROVAL OF CONSENT AGENDA. (Items on the Consent Agenda will be voted on in one motion unless removed from the Consent Agenda by a City Council / Redevelopment Agency Member.)
  - A. Minutes for the July 5, 2007 City Council / Redevelopment Agency Meeting.  
*Recommendation: Approve the minutes as submitted.*
  
  - B. Minutes for the August 1, 2007 City Council / Redevelopment Agency Meeting.  
*Recommendation: Approve the minutes as submitted.*
  
  - C. Minutes for the August 30, 2007 Adjourned City Council / Redevelopment Agency Meeting.  
*Recommendation: Approve the minutes as submitted.*
  
  - D. Minutes for the September 13, 2007 Adjourned City Council / Redevelopment Agency Meeting.  
*Recommendation: Approve the minutes as submitted.*
  
  - E. Check Register for #102171 - #102493 in the Amount of \$1,748,101.06.  
*Recommendation: Approve the check register as submitted.*
  
  - F. Denial of Claim – Bruce Gaillard.  
*Recommendation: Denial of claim as submitted with referral to claims adjuster.*
  
  - G. Progress Payment No. 18 for Professional Services Related to the Wastewater Treatment Plant Expansion and Upgrade Phase II Project in the amount of \$7,973.75 to Eco:Logic.  
*Recommendation: Approve the progress payment as submitted.*
  
  - H. Progress Payment No. 8 for the Construction of the Los Banos Child Development Center in the Amount of \$239,315.74 to Greg Opinski Construction, Inc.  
*Recommendation: Approve the progress payment as submitted.*

- I. Street Closure Request to Close Off a portion of J Street near Pacheco Boulevard from 3:00 p.m. to 8:00 p.m. on Thursday, October 4, 2007 for the State Farm Insurance Ribbon Cutting - Open House.

*Recommendation: Approve the street closure request as submitted.*

- J. City Council Resolution No. 4915 – Acceptance of Proposal by Environmental Remediation Group to Provide Site Assessment and Work Plan to Remediate the Parcel Located at 740 Second Street.

*Recommendation: Adopt the resolution as submitted.*

- K. City Council Resolution No. 4916 – Accepting Public Improvements and Extension of Warranty Bond for Villages at Stonecreek Subdivision Unit 4 Southbrook Phase 1A, Tract Map No. 2005-05.

*Recommendation: Adopt the resolution as submitted.*

- L. City Council Resolution No. 4917 – Accepting a Grant for a “School Resource Officer Program” Offered by the Office of Justice Assistance; and Authorizing the City Manager to Sign All Necessary Documents Related to the Grant.

*Recommendation: Adopt the resolution as submitted.*

- M. City Council Resolution No. 4918 – Approving the Acceptance of the Gang Resistance Education and Training (GREAT) Grant Application to the U.S. Department of Justice, Office of Justice Programs’ Bureau of Justice Assistance (BJA); Authorizing the City Manager to Sign all Necessary Documents Related to the Grant; and Authorizing a Ten Percent (10%) Match of up to \$15,000 to be Provided via In-kind Staff Time.

*Recommendation: Adopt the resolution as submitted.*

- N. City Council Resolution No. 4919 – Establish a New Fee Schedule for the Regional Transportation Impact Fee Program.

*Recommendation: Adopt the resolution as submitted.*

- O. Los Banos Redevelopment Agency Resolution No. 2007-09 – Approving the Temporary Rental Agreement by and between the Los Banos Redevelopment Agency and Ward Road Apartments, L.P. a California Limited Partnership.

*Recommendation: Adopt the resolution as submitted.*

8. CONSIDERATION OF THE SELECTION OF COMMUNITY CENTER OPTION AND PHASING PROGRAM.

*Recommendation: Direction from Council on how to proceed.*

9. PROGRESS REPORT ON THE CITY TRAFFIC MODEL.

*Recommendation: Informational item, no Council action required.*

10. PUBLIC HEARINGS. (If you challenge the City Council / Redevelopment Agency action in court, you will be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.)

A. Public Hearing – Consideration of a One (1) Year Extension of the Mercey Springs Villas Tentative Tract Map No. 2005-04. The Site is about Five (5) Acres West of Merced Springs Road at the Intersection of Regency Drive, APN 082-030-010. Applicant: Central California Development, LLC.

- 1) City Council Resolution No. 4920 – Approving the First of Three (3) Possible One (1) Year Extensions of Tentative Tract Map No. 2005-04.

*Recommendation: Open the public hearing, receive public comment, and adopt the resolution as submitted.*

B. Public Hearing – Consideration of a Final Development Plan No. 2006-12 and Development Agreement for Quail Meadows at Stonecreek. The Site is about Seventy-six (76) Acres within the Stonecreek Area Plan, South of Pacheco Boulevard between Badger Flat Road and Los Banos Creek, APNs 083-040-007, 083-040-008, 083-040-050, 083-040-051, and 083-020-032. Applicant: Stonecreek Properties.

- 1) Ordinance No. 1060 – Authorizing the Mayor to Execute a Development Agreement on behalf of the City for that Certain Development Project known as Quail Meadows at Stonecreek. **(First Reading & Introduction)**
- 2) City Council Resolution No. 4921 – Approving of the Quail Meadows at Stonecreek Final Development Plan No. 2006-12.

*Recommendation: Open the public hearing, receive public comment, introduce the ordinance as submitted, and continue to the October 3, 2007 meeting for the second reading and adoption of the ordinance and consideration of the resolution.*

C. Public Hearing – Consideration of a Proposed Disposition and Development Agreement with Ward Road Apartments, II, L.P.

- 1) City Council Resolution No. 4922 – Consenting to the Execution by the Los Banos Redevelopment Agency of a Disposition and Development/Affordable Housing Agreement by and Between the Agency and Ward Road Apartments, II, L.P., a California Limited Partnership.

- 2) Los Banos Redevelopment Agency Resolution No. 2007-10 – Approving a Disposition and Development/Affordable Housing Agreement by and Between the Agency and Ward Road Apartments, II, L.P., a California Limited Partnership.

*Recommendation: Open the public hearing, receive public comment, and adopt the resolutions as submitted.*

- D. Public Hearing – To Accept Public Comments on the City of Los Banos' Landscape Ordinance, Specifically Title 10, Parks & Recreation, Chapters 1 and 2, Trees, Shrubs, and Plants, and Water Conservation in Landscaping.

**(To Be Continued to October 3, 2007)**

*Recommendation: Open the public hearing, receive public comment, and continue to October 3, 2007.*

11. REDEVELOPMENT AGENCY UPDATE.
12. ADVISEMENT OF PUBLIC NOTICES. (One Report)
13. CITY MANAGER / EXECUTIVE DIRECTOR REPORT.
14. CITY COUNCIL / REDEVELOPMENT AGENCY MEMBER REPORTS.
  - A. Tommy Jones
  - B. Tom Faria
  - C. Joe Sousa
  - D. Mike Villalta
  - E. Anna Brooks
15. MISCELLANEOUS INFORMATION IN COUNCIL PACKET, NO ACTION NECESSARY.
16. ADJOURNMENT.

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting.

/s/ Lucille L. Mallonee  
Lucille L. Mallonee, City Clerk

Dated this 14<sup>th</sup> day of September 2007