



**Winters City Council Meeting
City Council Chambers
318 First Street
Tuesday, October 17, 2006
7:30 p.m.
AGENDA**

Members of the City Council

*Woody Fridae, Mayor
Mike Martin, Mayor Pro Tempore
Harold Anderson
Cecilia Curry
Tom Stone*

*John W. Donlevy, Jr., City Manager
John Wallace, City Attorney
Nanci Mills, City Clerk*

PLEASE NOTE – The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Mayor or Councilmembers. Public comments time may be limited and speakers will be asked to state their name.

Roll Call

Pledge of Allegiance

Approval of Agenda

PUBLIC COMMENTS

At this time, any member of the public may address the City Council on matters, which are not listed on this agenda. Citizens should reserve their comments for matter listed on this agenda at the time the item is considered by the Council. An exception is made for members of the public for whom it would create a hardship to stay until their item is heard. Those individuals may address the item after the public has spoken on issues that are not listed on the agenda. Presentations may be limited to accommodate all speakers within the time available. Public comments may also be continued to later in the meeting should the time allotted for public comment expire.

CONSENT CALENDAR

All matters listed under the consent calendar are considered routine and non-controversial, require no discussion and are expected to have unanimous Council support and may be enacted by the City Council in one motion in the form listed below. There will be no separate discussion of these items. However, before the City Council votes on the motion to adopt, members of the City Council, staff, or the public may request that specific items be removed from the Consent Calendar for separate discussion and action. Items(s) removed will be discussed later in the meeting as time permits.

- A. Minutes of the Hearing Workshop of the City Council and Community Development Agency of the City of Winters Held October 2, 2006 (pp 1-4)
- B. Minutes of the Regular Meeting of the City Council of the City of Winters Held October 3, 2006 (pp 5-8)
- C. Proclamation – In Recognition and Memory of Gloria Marion. (pp 9-10)
- D. Resolution No. 2006-45 - Endorsing State Proposition 1C (Housing Bond) (pp 11-18)

- E. Authorize an addendum to Construction Contract with Specialized Pipeline Services in the amount of up to \$11,000.00 to include manhole inspections as part of their recently adopted contract for Television Inspection and Cleaning of Sanitary Sewers Contract (pp 19-22)
- F. Authorize additional services to the Contract with Luhdorff and Scalmanini Consulting Engineers in the amount of \$72,800 (pp 23-28)
- G. Proclamation – Breast Cancer Awareness Month (pp 29-30)

PRESENTATIONS

Present Proclamation In Recognition and Memory of Gloria Marion to Family

DISCUSSION ITEMS

- 1. Lake Berryessa Visitor Service Plan - Reuse Plan Update Report from Mike Finnegan, Bureau of Reclamation (pp 31-32)
- 2. Public Hearing and First Reading of Ordinance No. 2006-06, Single-Family Dwelling Uses in the Central Business District (C-2) Zone (pp 33-58)
- 3. Public Hearing and Appeal of Planning Commission's Denial of Variance Request Submitted for the Rear Yard Setback of Non-Permitted Addition Constructed to Residence at 308 Peach Place (pp 59-76)
- 4. Approve Waste Management Contract for Collection Services – Recommended approval of a new franchise agreement with Waste Management for the collection and recycling of Residential, Commercial and Industrial solid wastes (pp 77-84)
- 5. Putah Creek- River Parkway Grant Program- A presentation from representatives of the Lower Putah Creek Coordinating Council on possible grant opportunities for the Winters Putah Creek Park (pp 85-88)
- 6. CALED Professional Advisory Service Economic Development Report (pp 89-118)
- 7. Request to (1) Authorize the City Manager to execute a contract with West Yost & Associates to Evaluate Wastewater Pump Stations and Treatment Facility, and (2) Authorize expenditures of up to \$15, 460 (pp 119-122)
- 8. Introduction of Ordinance 2006-07, Utility Service Collections – Property Owners (pp 123-126)
- 9. Recommendation of Committee Members - Hispanic Advisory Committee (pp 127-128)
- 10. Update on Proposition 49 effort (pp 129-130)
- 11. Resolution 2006-43 – Setting Forth Procedures for City Council Meetings (pp 131-156)
- 12. Seed Money for Community Dinner – Council Member Stone (pp 157-158)
- 13. Approve a contribution in the amount of \$25,000 toward the construction costs of the Shirley Rominger Intermediate School Softball Fields (pp 159-162).
- 14. Resolution 2006-46, Establishing Winters Putah Creek Advisory Committee - Review of possible responsibilities for a Winters Putah Creek Advisory Committee (pp 163-164)

COMMUNITY DEVELOPMENT AGENCY

- 1. Downtown Master Plan- Form Based Codes- Authorize a Request for Qualifications for the development of a Form Based Code for the Central Business District (pp 165-174)
- 2. Downtown Master Plan- Implementation Programs for Economic Development- Authorization of a budget for the development of economic development strategies and projects (pp 175-176)

3. Developing Public Streetscape Design Guidelines and Project Concept for Downtown Streetscape Improvements, Phase 1 (Main St/Railroad Ave.) (pp 177-182)

CITY MANAGER REPORT

COUNCIL/STAFF COMMENTS

INFORMATION ONLY

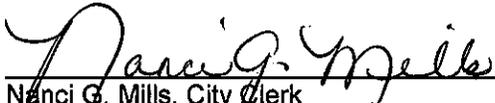
1. Warrant Register (pp 183-188)
2. Investment Report for Period Ending July 31, 2006 (pp 189-190)
3. Treasurers Report for Period Ending July 31, 2006 (pp 191-198)
4. Investment Report for Period Ending August 31, 2006 (pp 199-200)
5. Treasurers Report for Period Ending August 31, 2006 (pp 201-208)

EXECUTIVE SESSION

1. Pursuant to Government Code Section 54956.8, conference with Real Property Negotiator – John W. Donlevy, Jr., City Manager - 311 First Street; 23 Main Street; 8 Abbey Street; and Railroad Avenue and Main Street Parking Lot.

ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the October 17, 2006 regular meeting of the Winters City Council was personally delivered to each Councilmember's mail boxes in City Hall and posted on the outside public bulletin board at City Hall, 318 First Street on Thursday, October 12, 2006, and made available to the public during normal business hours.



Nanci G. Mills, City Clerk

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Wednesday at 10:00 a.m.

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Minutes for a Hearing Workshop of the
City Council/Community Development Agency
of the City of Winters Held on Monday,
October 2, 2006 @ 6:30 p.m.

Mayor Pro Tem Mike Martin called the meeting to order at 6:30 p.m.

Pledge of Allegiance

Present were Council Members Curry, Stone, and Mayor Pro Tem Martin. Also present were City Manager John Donlevy, City Attorney John Wallace, Community Development Director Dan Sokolow, Redevelopment Manager Dan Maguire, and City Clerk Nanci Mills. Absent were Council Member Anderson and Mayor Fridae.

APPROVAL OF AGENDA: Council Member Curry made a motion to approve the agenda. Seconded by Council Member Stone. Motion carried unanimously, with Council Member Anderson and Mayor Fridae absent.

PUBLIC COMMENTS: None

CONSENT CALENDAR: None

DISCUSSION ITEMS – COMMUNITY DEVELOPMENT AGENCY

Chairman Mike Martin called the CDA meeting to order at 6:35 p.m.

1. Project Process Overview regarding the Re-hearing of the Main Street and Railroad Avenue Development

City Manager John Donlevy gave an overview of the elements of the project process, which included a) Request for Proposal, b) Owner Participation and the Agency's Policy on Local Preference, c) Interview Process, and d) Exclusive Negotiation Period.

2. Project Applicant Presentations

John Siracusa, owner and founder of JDS Builders, introduced Dean Randle and Naomi Okun Miroglio, Project Managers from Architectural Resources Group, who gave a brief presentation. Paul Fair, Project Manager, explained also spoke regarding JDS's phasing of the project and that the proposed project would be one that everyone could appreciate.

Karen Ogando of Monticello Investors, LLC introduced Dale Baker, Vice President of Operations at Meritage Metropolitan Living, Architect Paul Friend of PDF Designs, Inc., and General Contractor John Moyer, President of Johnston Moyer, Inc. Dale Baker stated he had reviewed the RFP and found it acceptable.

3. Financial Review

Richard Tillberg of Urban Futures gave an overview of the pro-forma analysis process and reviewed the pro-forma's submitted by JDS Builders and Monticello Investors LLC for the Winters Downtown Development Project. He also showed a cost comparison of the two proposals and indicated both proposals reflected experience, equity, access to financing and team strength. He stated the advantages of the Monticello Investors, LLC, in order of importance, were: far less agency assistance required, single-phase construction, 31% of retail space pre-sold, and timeliness. In response to Agency Member Curry's question as to why the percentages on the Monticello proposal had changed since the initial proposal, Richard indicated that this was due to negotiations. Agency Member Stone asked for a breakdown of the JDS proposal and Richard indicated that it had not been done, but could be if it was necessary.

4. Question & Answer Period-Community Development Agency Board

Chairman Mike Martin asked that in the event the Monticello project fell through, would the JDS proposal be negotiable? Richard Tillberg indicated that it would be. In response to Agency Member Tom Stone's question, Richard clarified that "participation by the agency is 'often' present", not 'always' present as he had previously stated

5. Public Comments

Linda Frazier, 27038 Co. Rd. 92F, Winters, fully supports the local talent and doesn't feel that you need to go out of town to find talent. She described Karen Ogando as 'honest, ethical and creative' and also complimented JDS on their projects.

6. CDA Review and Decision

Agency Member Cecilia Curry thanked everyone for coming to the re-hearing, complimented JDS Builders and Monticello Investors and thanked Richard Tillberg for the information provided.

Agency Member Tom Stone explained that the re-hearing was requested by Karen Ogando of Monticello Investors, but was also necessary because the prior hearing included the vote of Agency Member Harold Anderson, who has a conflict of interest (within 500 feet of the proposed project.) He also stated that this was a sterling example of how hearings should be and the behavior of those present was much appreciated.

Chairman Mike Martin indicated that he was glad to be a resident of Winters, was impressed with both proposals and thanked everyone for coming.

Agency Member Cecilia Curry made a motion to authorize staff to develop a Development Disposition Agreement with Monticello Investors, LLC for the development of the Main Street and Railroad Avenue property. Seconded by Agency Member Stone. Motion passed unanimously, with Agency Members Anderson and Fridae absent.

The meeting of the Community Development agency was adjourned at 8:45 p.m.

Mike Martin, Chairman

ATTEST:

Nanci G. Mills, City Clerk

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**Minutes for a Regular Meeting of the
City Council of the City of Winters
Held on Tuesday, October 3, 2006 @ 7:30 p.m.**

Mayor Fridae called the meeting to order at 7:30 p.m. and welcomed back Council Member Anderson, who had been in the hospital and unable to attend prior meetings.

Pledge of Allegiance

Present were Council Members Anderson, Curry, Martin, Stone, and Mayor Fridae. Also present were City Manager John Donlevy, City Attorney John Wallace, and City Clerk Nanci Mills.

APPROVAL OF AGENDA: City Manager John Donlevy requested that Discussion Item #2, Waste Management Contract for Collection Services, be postponed until the October 17, 2006 City Council meeting. Council Member Stone made a motion to accept these modifications to the agenda. Seconded by Council Member Curry. Motion carried unanimously.

RECOGNIZE AUDIENCE/CORRESPONDENCE: None

PRESENTATIONS: None

CONSENT CALENDAR

- A. Approve minutes of a regular meeting of the City Council held on September 19, 2006
- B. Approve Street closure – First block of East Main – Harvest Market, October 6, 4-9 p.m.
- C. Approve Amplified Sound Permit Application – Vietnam Legacy Vets Memorial Bike Run – Winters City Park
- D. Authorize a Construction Contract with Specialized Pipeline Services in the amount of \$83,600 for Television Inspection and Cleaning of Sanitary Sewers, and Authorize Expenditures up to \$104,500
- E. Approve Street closure – Winters Homecoming Rally/Parade – Corner of Main and First Street, October 13, 2006

City Manager John Donlevy gave a brief overview. Council Member Stone made a motion to approve Consent Items A – E. Seconded by Council Member Martin. Motion carried unanimously, with Council Member Anderson abstaining. Due to his absence from the prior City Council meeting, he did not want to approve Item A, the minutes of this meeting without having been present.

DISCUSSION ITEMS

1. **Spare the Air Banners – Alternative verbiage for Banners** – A discussion of a matter presented by local businesses on the placement of banners promoting air quality awareness in the downtown business district.

Mat Ehrhardt, Executive Director from the Yolo-Solano Air Quality Management District, gave an overview of the handout entitled "Spare the Air Program." The Council discussed with Mat some suggestions for future banners. Mat indicated that they are open to alternative verbiage if agreed upon with council. Business Owner Laurie Sengo spoke against the current verbiage and volunteered to work with a group to come up with more positive wording. Mat volunteered to come back to a future meeting prior to the beginning of the 2007 Spare the Air Program, which will run from May 1 – October 31.

- 2. Approve Waste Management Contract for Collection Services** – Recommended approval of a new franchise agreement with Waste Management for the collection and recycling of Residential, Commercial and Industrial solid wastes.

This item has been moved to the October 17, 2006 City Council Agenda.

- 3. Historic Preservation Commission – District 1** – Discussion of the re-institution of the Historic Preservation Commission for design review of façade improvement proposals for properties located in the downtown Historic District #1.

City Manager John Donlevy gave an overview of the Historic Preservation Commission, which was established in 1985 and whose responsibilities were consolidated to the Planning Commission in 1988. The main focus of the commission was the Historical District, which is Main Street between Railroad Avenue and First Street. Council Member Mike Martin asked if this advisory body could also review other areas besides the Historical district to add continuity down Railroad Avenue, but it was determined that the Historical District is limited to the downtown area. City Manager Donlevy indicated that the duties of the Historical Preservation Commission remain with the Planning Commission.

Sally Brown, 24 East Main St., Winters, said it's not who develops the downtown, but what it looks like. She wants to see any new development or remodel to "fit" in with the current downtown. She would support a Historic Preservation Commission, who would report to the Planning Commission as well as the City Council. She suggested that Ad-Hoc advisors would be a good idea as they might have more experience. She also questioned what the term Form Based Code meant.

Laurie Sengo, 9 Main St., Winters, agrees with the comments made by Sally Brown. She also voiced that in her opinion, JDS Builders' restoration of the packing sheds which house Steady Eddy's and Ficelle appears to have a western theme and does not fit with the historical value of downtown.

Teresa Sackett, 601 First St., Winters, contradicted the statement made by Laurie Sengo regarding the JDS restoration of the packing sheds. The packing sheds have been restored to their original appearance and have historical significance.

Mayor Fridae explained that Form Base Code is the evolution of drawings and renderings of what a building project should look like. City Manager Donlevy said the Form Base Code process would be concurrent with the Railroad and Main development project. The Form Base Code quickly caught on when the Downtown Master Plan committee met. Council Member Stone wanted to make sure the Planning Commission was aware that their duties include historic items, and that they need to address them 2 time per year. Council Member Curry indicated that Community Development Director Dan Sokolow reviewed this at the last Planning Commission meeting.

Wade Cowan, 106 Third St., Winters, who is a current member of the Planning Commission, said that the Planning Commission is dealing with these issues and they are having a second meeting this month (October 24) for the purpose of addressing historic items.

Council Member Stone suggested that Mayor Fridae, who is the liaison to the Planning Commission, meet with them to gather feedback.

4. Reclassification/Job Descriptions and Other Personnel Items

City Manager John Donlevy gave an overview of the staff report, which recommended that the City Council approve the reclassification from Administrative Assistant to Management Analyst regarding Carol Scianna; approve job descriptions for Management Analyst, Public Works Superintendent of Operations and Maintenance, After School Coordinator (Part-time), Grant Writer and Recreation Coordinator. Council Member Anderson wanted to verify that the job descriptions included "conserve water and energy." Council Member Curry commended Carol Scianna for her hard work and willingness to step in where needed. Council Member Anderson moved to approve Resolution No. 2006-42, a resolution providing an amendment to the Fiscal Year 2006/2007 Salary Ranges. Seconded by Council Member Martin. Motion was amended by Council Member Curry to include Reclassification and Job Descriptions. Motion carried unanimously.

COMMUNITY DEVELOPMENT AGENCY

1. None

CITY MANAGER REPORT: The Federal Excise Tax on Telecommunications, which is directly linked to the City's Users Utility Tax, has been revoked by the President. The anticipated loss of funds in the amount of \$121,000 will directly affect the City's General Fund.

During the re-hearing held on 10/2/06, City Manager Donlevy mentioned that the Ogando's had ownership in the Buckhorn, when in fact they have ownership in the property, and not in the business.

COUNCIL/STAFF COMMENTS:

Council Member Anderson asked staff to prepare a Proclamation for the 10/17/06 City Council Meeting to recognize the month of October as Breast Cancer Awareness month. He also noted that there is a Tall Order Event at SACOG, scheduled for 11/16/06. Monitoring tables and training sessions will be discussed.

Council Member Curry asked for the status of the speed bumps on Anderson and also asked for the Economic Development Report and the Traffic Study Report recommendations. She also indicated that the minutes from the prior Planning Commission meeting were not included in the agenda packets for the most recent meeting.

Council Member Stone asked that an item be included on the next agenda regarding seed money for the Community Dinner, which is normally held in November.

Mayor Fridae asked everyone to save the date of October 21, 2006.

INFORMATION ONLY: None

EXECUTIVE SESSION: None

ADJOURNMENT: The meeting was adjourned at 9:35 p.m.

Woody Fridae, Mayor

ATTEST:

Nanci G. Mills, City Clerk



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members

DATE: October 17, 2006

THROUGH: John W. Donlevy, Jr., City Manager *JD*

FROM: Nanci G. Mills, Director of Administrative Services/City Clerk *Nanci*

SUBJECT: Proclamation in Recognition and Memory of Gloria Marion

RECOMMENDATION:

Approve proclamation and present to family.

BACKGROUND:

It was requested that a proclamation in honor of Gloria's contributions to the community be brought to Council.

FISCAL IMPACT:

None



**A PROCLAMATION OF THE CITY COUNCIL OF THE CITY OF WINTERS
IN RECOGNITION & MEMORY OF GLORIA MARION**

WHEREAS, Gloria Marion was born in Woodland, California on July 8, 1948, and passed away on July 19, 2006 in Vallejo, California, leaving behind a daughter, Melissa and stepson Eric, and;

WHEREAS, Gloria Marion attended Winters Schools, graduating from Winters High School in 1966, and attending Vallejo Beauty College, and;

WHEREAS, Gloria Marion and her late husband, Jim, who she married in 1975, volunteered time to the Winters Swim Team and were announcers at Little League games for 12 years, many Chamber of Commerce events, Yolo County Queen Brunches and served nine years as general chairmen for Youth Day, Winters Theatre Company and in 1993 the Marion's were named Citizens of the Year, and

WHEREAS, Gloria Marion's contributions to the community were evident in her decades of involvement, volunteering time to Youth Day, Student Government, Soroptomists, Winters Chamber of Commerce, Youth Drama, Circle of Singers, and Gloria was honored as the Youth Day Grand Marshal in 2005 and;

WHEREAS, Gloria Marion has always worked part time as a beautician, served as the Winters Chamber of Commerce Executive Director for three years, and as the City of Winters Parks and Recreation Supervisor since 1993, coordinating a wide variety of youth programs, and

WHEREAS, Gloria Marion was passionately devoted to singing with her beautiful alto voice at weddings, funerals and at the annual Fourth of July singing of the National Anthem at Dr. Sellers Field and a variety of sporting events, and;

NOW, THEREFORE, BE IT PROCLAIMED by the Winters City Council do hereby honor Gloria Marion and proclaim our appreciation for her outstanding contributions to our community and our quality of life in the City of Winters.

PASSED AND ADOPTED this 17th day of October, 2006, by the following roll call vote:

AYES: Council Members Anderson, Curry, Martin, Stone and Mayor Fridae.
NOES: None
ABSENT: None
ABSTAIN: None

Council Member Harold Anderson

Council Member Curry

Council Member Mike Martin

Council Member Tom Stone

Mayor Woody Fridae

City Manager John W. Donlevy, Jr.

ATTEST: City Clerk Nanci G. Mills



CITY COUNCIL STAFF REPORT

October 17, 2006

TO: Honorable Mayor and Councilmembers
THROUGH: John W. Donlevy, Jr. – City Manager *DS*
FROM: Dan Sokolow – Community Development Director
SUBJECT: Resolution No. 2006-45, support of Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006.

RECOMMENDATION: Staff recommends that the City Council endorse Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006, by approving Resolution No. 2006-45.

BACKGROUND: Proposition 1C, which will appear on the November 7, 2006 statewide ballot, would provide \$2.85 billion in funds through the sale of general obligation bonds for various affordable housing programs. Programs that would benefit from Proposition 1C include multi-family housing, California Homebuyer Down Payment Assistance Program, farm worker housing, and housing for homeless foster youth. The Community Housing Opportunities Corporation, a partner with the City in two affordable housing projects (Winters I and II), asked the City to endorse Proposition 1C.

FISCAL IMPACT: None.

ATTACHMENTS:

City Council Resolution No. 2006 - 45

Flyer from Yes on Prop 1C Campaign

League of California Women Voters In Depth Analysis of Proposition 1C

RESOLUTION NO. 2006-45

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS IN SUPPORT OF PROPOSITION 1C, THE HOUSING AND EMERGENCY SHELTER TRUST FUND ACT OF 2006

WHEREAS, Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006, will provide \$2.85 billion in funding for vital housing-related programs;

WHEREAS, Proposition 1C will enable retired seniors, people with disabilities and former foster youth to continue to rent in their communities; and provide emergency housing and shelter for homeless families and individuals including women and children needing protection from domestic violence;

WHEREAS, Proposition 1 C will also provide much-needed funds for infrastructure such as parks, streets, water and sewer renovation needed to support infill development and Smart Growth and to enable communities to better accommodate additional housing; and

FURTHERMORE, the bond will also boost California's economy, through new jobs added to local economies to carry out infrastructure improvements;

THEREFORE, BE IT RESOLVED that the City Council of the City of Winters hereby endorses Proposition 1C, The Housing and Emergency Shelter Trust Fund Act of 2006, and urges local voters to support the measure.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Winters held on Tuesday, October 17, 2006, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

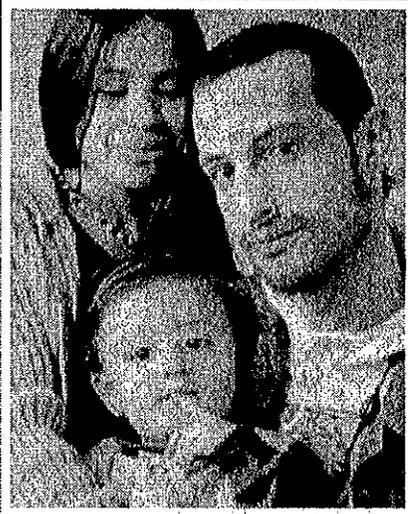
Woody Fridae, Mayor Winters City Council

ATTEST:

Nanci G. Mills, City Clerk

10 Yes

Housing for those in need



Sheltering the Most Vulnerable Californians

Proposition 10C will provide emergency shelters for battered women and homeless families, affordable homes for seniors and working families, and stable homes for former foster youth. This measure will be funded out of existing state resources without raising taxes.

In our communities, the problems of homelessness, home affordability, and domestic violence are getting progressively worse:

- More than 360,000 Californians are homeless every night.
- Last year, 5,108 women and children were turned away from full domestic violence shelters.
- Home affordability is at a historical low.

Safe shelter is fundamental to a decent life. Under Prop 10C:

- Homeless families and battered women will find safe shelter.
- Low-income seniors, people with disabilities, and former foster youth will be able to rent in their communities.
- Working families will proudly buy their first home.
- New, full-time jobs will be created.



That is why Prop 10C is endorsed by:

- Habitat for Humanity, Greater Los Angeles, Sacramento, Orange County, and San Diego
- AARP
- CA Partnership to End Domestic Violence
- Alameda County Foster Youth Alliance
- California Chamber of Commerce
- CA Labor Federation, AFL-CIO
- League of Women Voters
- Vietnam Veterans of California
- CA State Firefighters Association

For more information, contact Yes on Prop 10C: (916) 447-0503 or (415) 677-4436 www.homes4ca.org
Paid for by Yes on Prop 10C (ID# 1287359)



PROPOSITION 1C

HOUSING AND EMERGENCY SHELTER TRUST FUND ACT OF 2006 Legislative Bond Act

QUESTION

Should the state sell \$2.9 billion in general obligation bonds to fund housing for lower-income residents and development in urban areas near public transportation?

BACKGROUND

Under existing law, there are programs providing assistance for, among other things, multifamily housing, emergency housing, farm-worker housing, homeownership for very low and low-income households, and down-payment assistance to first-time homebuyers.

State funds can go directly to residents to assist with homeownership or repairs or to subsidize low-cost housing. For instance, the state provides low-interest loans or grants to developers (private, nonprofit and governmental) to subsidize construction costs. Typically the housing must be sold or rented to people with low incomes.

While the state provides financial assistance through such programs, cities and counties are responsible for the zoning and approval of new housing as well as providing infrastructure-related services to new housing.

California has 21 of the 25 least affordable metropolitan areas in the country, and only 14 percent of families in California can own median-priced homes of \$561,000. Traffic and congestion are growing as working families seek affordable housing outside of urban areas in which they work. California has nine out of the ten least affordable counties nationwide for renters. California has 360,000 homeless residents living on the street.

In 2002, voters approved Proposition 46, which provided a total of \$2.1 billion of general obligation bonds to fund state housing programs. The bonds financed construction, rehabilitation or preservation of 17,700 affordable apartments, created or rehabilitated 9,055 shelter spaces, and helped 18,000 families become or remain homeowners. The Legislative Analyst estimates that about \$350 million of the Proposition 46 funds will be unspent as of November 1, 2006.

ELECTION INFORMATION

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Ballot Measure Analysis

- [Easy Voter Guide](#)

• [Pros & Cons](#)

Prop 1A	Prop 1B
Prop 1C	Prop 1D
Prop 1E	Prop 83
Prop 84	Prop 85
Prop 86	Prop 87
Prop 88	Prop 89
Prop 90	PDF

• [In Depth](#)

Prop 1A	Prop 1B
Prop 1C	Prop 1D
Prop 1E	Prop 83
Prop 84	Prop 85
Prop 86	Prop 87
Prop 88	Prop 89
Prop 90	

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There continues to be a lack of affordable, low-cost housing, particularly in urban areas. In trying to solve those problems, cities and counties must grapple with the cost of infrastructure-related services to new housing--such as water, sewer, roads and parks. In addition, traffic and congestion continue to grow as California working families seek affordable housing outside of areas in which they work.

PROPOSAL

This measure authorizes borrowing \$2.85 billion through the sale of general obligation bonds--about half for existing housing programs to provide affordable, low-cost housing and shelters and half for a new development program. The major allocations are as follows:

Housing construction and homebuyer programs: \$1.5 billion

- \$345 million for construction of multi-family housing
- \$300 million for Self-Help Fund for down-payment assistance, home rehabilitation, "sweat equity," mortgage assistance and shared housing
- \$200 million for California Homebuyer Down Payment Assistance Program
- \$195 million for supportive* and transitional housing
- \$135 million for farm worker housing
- \$125 million for BEGIN (Building Equity and Growth in Neighborhoods)
- \$100 million for a newly created Affordable Housing Innovation Fund to foster creative approaches to producing or preserving affordable housing
- \$50 million for housing for homeless foster youth
- \$50 million for homeless shelters

**Supportive housing means housing for people with special needs and with no limit on stay; it is linked to off-site services to assist tenants to improve their health status, and to maximize their ability to live and possibly work in the community.*

Development Programs \$1.35 billion

- \$850 million for regional planning, housing, and infill incentives, which will be further defined by future legislation. Includes grants for:
 - preservation of open space,
 - capital outlay related to infill development, including but not limited to urban parks, water, sewer, transportation improvements and traffic mitigation
- \$300 million for transit-oriented development
- \$200 million for housing-related parks in urban, suburban and rural areas

The funds would be allocated over ten years. The measure provides the Legislature broad authority to make future changes to these programs to ensure their effectiveness.

FISCAL EFFECT

Bond costs. The cost to pay off these bonds would depend primarily on the following two factors:

1. *Payment period.* The state would likely make principal and interest payments on the bonds from the state's General Fund over a period of about 30 years.
2. *Interest rate.* Usually the interest on bonds issued is exempt from both state and federal taxes

because the bonds are for public purposes. This results in lower debt service payments for the state. Some programs proposed by this measure, however, would not be eligible for the federal tax exemptions, resulting in a higher interest rate. This is because the housing programs provide funds for private purposes. (The estimate is that 60 percent of the bonds would not be eligible for federal tax exemptions.)

If the federally taxable bonds were sold at an average rate of 6.5 percent and the remaining bonds at an average rate of five percent, the cost to the state would be about \$6.1 billion to pay off both the principal (\$2.85 billion) and the interest (\$3.3 billion). The average annual payment would be about \$204 million.

Administrative costs. The Department of Housing and Community Development and the California Housing Finance Agency would experience increased costs to administer the various housing and urban development programs. A portion of the programs' allocations--probably between \$100 million and \$150 million of the total bond funds--would be used to pay these administrative costs over time.

WHAT A YES OR NO VOTE MEANS

A **YES** vote means the state could sell \$2.9 billion in general obligation bonds to support a variety of housing and urban development programs, including housing for lower-income residents and development in urban areas near public transportation?

A **NO** vote means the state could not sell \$2.9 billion in general obligation bonds for these purposes.

SUPPORTERS SAY

- Proposition 1C addresses problems we cannot afford to ignore: housing affordability for working families is at a new low; 360,000 Californians are homeless every night; and last year 5,108 women and children were turned away from domestic violence shelters because they were full.
- Proposition 1C would create 87,000 jobs and would help improve the state's economy.
- Safe shelter is fundamental to a decent life.

OPPONENTS SAY

- Debt repayment has the top priority in government spending. That could mean cuts for other desirable state services and could lead to pressure to raise taxes.
- In a state of 37 million people with more than 12.1 million housing units, what \$2.85 billion can buy will be a drop in the bucket.
- For every dollar borrowed, we and our children will repay that dollar plus a dollar in interest.

SUPPORT AND OPPOSITION

Ballot arguments in support are signed by Cheryl Keenan, Executive Director, San Diego Habitat for Humanity; Marivic Mabanag, Executive Director, California Partnership to End Domestic Violence; Tom Porter, State Director AARP; Hank Lacayo, President, Congress of California Seniors; Peter Cameron, President, Vietnam Veterans of California.

Ballot arguments against are signed by Assemblyman Chuck Devore, Member, Assembly Budget Committee; Bill Leonard, Member, California State Board of Equalization; Mike Spence, President, California Taxpayer Protection Committee.

FOR MORE INFORMATION

Supporters

Let's Rebuild California, 916-448-1401, www.ReadForYourself.org

Opponents

Assemblyman Chuck DeVore, 916-991-9300. www.NoProp1C.com

Web Resources

[Analysis by the Legislative Analyst's office](#)

[Voter Information Guide \(ballot pamphlet\)](#)

[Reports of campaign expenditures for ballot measures](#)

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801. 12th Street, Suite 220; Sacramento, CA 95814. 916-442-7215 lwvc@lwvc.org

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CITY COUNCIL STAFF REPORT
October 17, 2006

TO: Honorable Mayor and Council Members
THROUGH: John W. Donlevy, Jr., City Manager *JD*
FROM: Carol Scianna, Management Analyst *CS*
SUBJECT: Addition of Manhole Inspections by Specialized Pipeline Services in the amount of up to \$11,000.00.

RECOMMENDATION: Staff recommends that the City Council authorize an addendum to the Construction Contract with Specialized Pipeline Services in the amount of up to Eleven Thousand Dollars (\$11,000.00) to include manhole inspections as part of their recently adopted contract for, Television Inspection and Cleaning of Sanitary Sewers Contract.

BACKGROUND: City Council recently approved the Construction Contract with Specialized Pipeline Services to clean, inspect and record the sanitary sewer pipelines within the City. The additional proposed service will also include the evaluation and inspection of manholes. The quoted price per manhole is \$45.00, there are 232 identified manholes at this time. The inclusion of the manhole evaluations will enable staff to identify any structure faults and schedule needed repairs or replacements.

FISCAL IMPACT: The cost per manhole inspection is \$45.00 each with approximately 232 identified, total cost \$11,000.00

SPS Specialized Pipeline Services

5688 Eagle Rock Ct. Santa Rosa, CA 95409

Office 707.537.6607/Fax 707.539.0637

October 6, 2006

Jim Fletter
Ponticello Enterprises
1216 Fortna Avenue
Woodland, CA 95776

Re: City of Winters
Manhole Inspection Quote

Dear Mr. Fletter:

Pursuant to the request made at the meeting on October 4, 2006, Specialized Pipeline Services submits the following quote for manhole inspections.

Scope of Work

The inspection will reflect the condition of the manhole structure and note any faults identified. Positions of all pipe entering and exiting the manhole will be documented indicating direction of flow with measurements to the invert and pipe size. Photos of each manhole are supplied with the written report. Please refer to the attached example of a completed manhole inspection report.

Price

\$45 per manhole inspection

x 232 = 10

Please let me know if this is agreeable or if you have any questions.

Sincerely,

SPECIALIZED PIPELINE SERVICES

Cindy Burkhardt

easyCAN

Licence : #013414

Manhole no.: 312.01
Address: Fir Ct
City: Shelter Cove
Manhole type: Sanitary
Latitude:

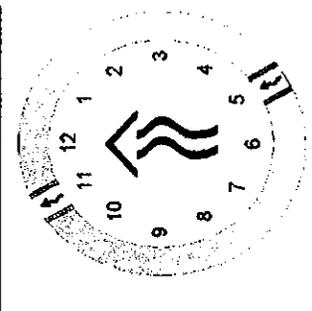
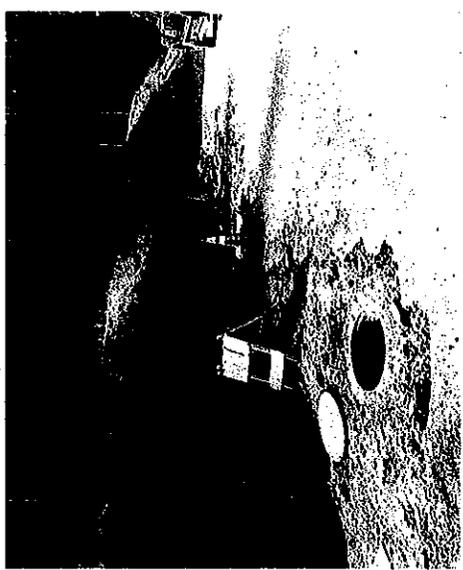
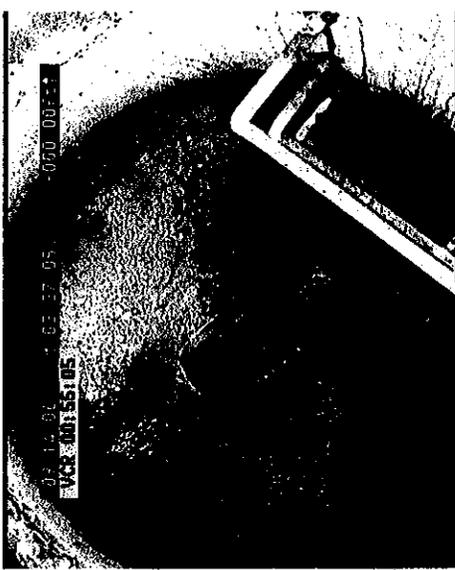
Longitude:

Elevation ab. sl:



Specialized Pipeline Services
Machine Video Inspection & Cleaning

Access	<input checked="" type="checkbox"/> No damage	<input type="checkbox"/> Covered	<input type="checkbox"/> Obstructed
Lid	<input checked="" type="checkbox"/> No damage	<input type="checkbox"/> Defect	<input type="checkbox"/> Jammed
Lid frame	<input checked="" type="checkbox"/> No damage	<input type="checkbox"/> Loose	<input type="checkbox"/> Displaced
Sludge filter	<input type="checkbox"/> No damage	<input checked="" type="checkbox"/> Missing	<input type="checkbox"/> Jammed
MH neck	<input checked="" type="checkbox"/> No damage	<input type="checkbox"/> Cracked	<input type="checkbox"/> Broken
MH duct	<input checked="" type="checkbox"/> No damage	<input type="checkbox"/> Cracked	<input type="checkbox"/> Broken
Chimney	<input checked="" type="checkbox"/> No damage	<input type="checkbox"/> Cracked	<input type="checkbox"/> Broken
Barrel	<input checked="" type="checkbox"/> No damage	<input type="checkbox"/> Cracked	<input type="checkbox"/> Broken
Bottom	<input checked="" type="checkbox"/> No damage	<input type="checkbox"/> Cracked	<input type="checkbox"/> Broken
Bench	<input checked="" type="checkbox"/> No damage	<input type="checkbox"/> Cracked	<input type="checkbox"/> Broken
Steps	<input checked="" type="checkbox"/> No damage	<input type="checkbox"/> Corroded	<input type="checkbox"/> Broken



Position	Invert of pipe	Diameter	Connection	Material	From MH	To MH
11 o'clock	24"	6"	Out	ACP Asbestos Cement Pipe		
5 o'clock	24"	6"	In	ACP Asbestos Cement Pipe		

Remarks

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CITY COUNCIL STAFF REPORT
October 17, 2006

TO: Honorable Mayor and Council Members
THROUGH: John W. Donlevy, Jr., City Manager *JWD*
FROM: Carol Scianna, Management Analyst *CS*
SUBJECT: Additional hydrogeologic services by Luhdorff & Services Consulting Engineers (L&S) in the amount of up to \$72,800.

RECOMMENDATION: Staff recommends that the City Council authorize additions to the scope and budget to the L&S Contract which will include necessary hydrogeologic and reporting services related to the Background Groundwater Quality Study Report in the amount of up to Seventy Two Thousand Eight Hundred Dollars (\$72,800.).

BACKGROUND: City Council recently approved the Contract with L & S for Groundwater Monitoring, Station Development and Reporting to the RWQCB at the Wastewater Treatment Facility. The RWQCB has requested that the City install several four additional monitoring wells, of based on the Interim Background Report submitted.

Based on the City's limited geological information regarding the WWT site, L & S has proposed to RWQCB that more information is required. The plan entails the collection of ground water samples via Cone Penetrometer Testing (CPT) and hydropunching in order to determine how many additional monitoring wells will be necessary.

FISCAL IMPACT: To be billed on a time and materials basis estimates to complete the work is \$72,800.



October 5, 2006
File No. 06-1-063

Mr. John W. Donlevy, Jr.
City of Winters/City Manager
318 First Street
Winters, CA 95694

**SUBJECT: SCOPE AND BUDGET FOR HYDROGEOLOGIC SERVICES
CITY OF WINTERS WASTEWATER TREATMENT FACILITY,
YOLO COUNTY, CA**

Dear Mr. Donlevy:

On August 29, 2006, the *Interim Background Groundwater Quality Study Report for City of Winters Wastewater Treatment Facility (WWTF)* (LWA and LSCE, 2006) was submitted to the California Regional Water Quality Control Board (RWQCB). This report includes a *Well Installation Workplan* (Workplan) proposing the construction of a replacement well for MW-7 in the area of the North Spray Field east of the aeration ponds. The RWQCB staff generally concurs with the findings and proposed well installation plans (comment letter dated September 13, 2006). However, the RWQCB letter also essentially requires the construction of four additional new monitoring wells plus the destruction and replacement of existing well MW-3. On September 29, RWQCB staff met with representatives of the City of Winters, Luhdorff and Scalmanini, Consulting Engineers (LSCE), and Larry Walker Associates (LWA) to discuss the RWQCB's comment letter. During the meeting, RWQCB staff voiced their concern regarding (a) the limited amount of subsurface geologic data and incomplete conceptualization of the site geology, (b) the relatively small number of monitoring wells at the WWTF given its overall size, including the effluent spray application fields, and (c) the unknown lateral extent of a shallow perched zone which is presently known to exist under Pond 4.

At LSCE's recommendation, RWQCB staff agreed to postpone the installation of any new monitoring wells until the site geology is understood more completely and evidence-based decisions can be made regarding the need and location for monitoring wells in addition to the replacement well for MW-7. As discussed below, further site characterization is proposed to better understand subsurface conditions in the vicinity of the ponds. Subsequent to the proposed investigation, an addendum to the Workplan will be prepared. The additional information gathered during the subsurface characterization activities will provide the technical basis to propose the necessary monitoring facilities and also avoid the installation of unneeded facilities that would result in a long-term expense to the City (due to ongoing quarterly groundwater sampling).

Based on the consensus achieved at the September 29 meeting, LSCE has prepared this scope and budget for hydrogeologic services related to the subsurface hydrogeologic investigation at the WWTF and the preparation of an addendum to the Workplan. This scope and budget concerns tasks in addition to tasks outlined in LSCE's August 3, 2006 scope and budget. Specific tasks are outlined below.

Scope

Task 1: Project Administration, Mandated Response to September 13, 2006 comment letter, and Technical Memorandum

This task involves the preparation of a brief response letter to the RWQCB's September 13 comment letter to satisfy the required October 15, 2006 deadline. It also includes the preparation of a Technical Memorandum (required submittal date is October 30, 2006) outlining the proposed subsurface exploration at the WWTF. LSCE would provide a draft copy of the report to City staff for review and comment prior to the finalization of the Memorandum.

Finally, this task contains staff time for the anticipated dialogue with City representatives and RWQCB staff through the conclusion of Task 3.

Task 2: Hydrogeologic Subsurface Investigation

This task includes bid solicitation and selection of a licensed contractor for the performance of Cone Penetrometer Testing (CPT) and retrieval of groundwater samples using Hydropunch technology, contract administration, the outside services charges for CPT/Hydropunching, LSCE oversight thereof, and laboratory analysis of the groundwater samples.

Costs related to this task are predominantly comprised of outside services, i.e., the drilling contractor and the analytical laboratory. Groundwater samples would be analyzed for a complete general mineral suite to allow for the comparison of hydrochemical groundwater facies between wells and Hydropunch samples.

Task 3: Hydrogeologic Analysis, Report, and Addendum to Workplan

This task includes the analysis and interpretation of CPT data, their comparison and correlation to existing well log data, the preparation of geologic cross-sections, and more complete conceptualization of the subsurface geology and hydrogeologic conditions. Findings would be presented in report format. Based on the results and findings, an addendum to the Workplan would be prepared (possibly as an appendix to the report) proposing the number, location, and construction details of additional new monitoring wells as necessary.

LSCE would provide a draft copy of the report to City staff for review and comment prior to the finalization of the report.

Budget

We propose to complete the work as scoped and bill the City on a time and materials basis in accordance with LSCE's *Schedule of Fees for Engineering and Field Services*, a copy of which is attached. In light of a considerable component of outside services part of the scope, we are not proposing to undertake the requested work on a fixed-fee basis.

A detailed worksheet summary of our budget is attached. We estimate that the costs to complete the work related to *Tasks 1 to 3* would be on the order of \$72,800. About 40 percent of this budget is comprised of charges due to outside services. The estimated costs for outside services are based on recent experience and not on actual bids. It is also noted that the progression of the CPT/Hydropunch investigation will depend on findings in the field. The final testing locations will be decided based on the cumulative lithologic information gathered. For budgeting purposes, it was assumed that 20 locations would be tested. It is unlikely that more locations would need to be tested.

LSCE would make every attempt to stay within its part of the budget, which is estimated to be \$44,300. Should the cost of services exceed this estimate, we would report the status of completed and completable work and further estimate additional requirements, including explanation of the need for further work, before proceeding.

We appreciate the opportunity to prepare this scope and budget to respond to your request, and we are delighted at the prospect to work with the City of Winters. We would be pleased to provide further details or respond to questions about any of the above.

Sincerely,

LUHDORFF AND SCALMANINI,
CONSULTING ENGINEERS


Vicki Kretsinger
Principal Hydrologist


Till Angermann, P.G., C.Hg
Hydrogeologist

TEA/vk

Cc:
Ms. Carol Scianna (City of Winters), electronic file copy
Mr. Nick Ponticello (Ponticello Enterprises), electronic file copy

Enclosures:
Budget Worksheet
Schedule of Fees - Engineering and Field Services

PROJECT COST ESTIMATE

Client: City of Winters; Mr. John W. Donlevy, Jr. (City Manager)

Project: City of Winters WDRs/MRP Compliance

File No: 06-1-063

Estimate: TEA/VK

Date: October 5, 2006

Task	Billing Level	Principal Professional	Project Professional	Staff Professional	ACAD Drafting	Field Technician	Clerical Support	Sub-Contractor	Direct Costs	Summary
	Billing Rate (\$/hr)	\$155	\$115	\$85	\$85	\$72	\$48	Lump	Lump	
1	Project Administration (incl. Oct. 15/16 & Oct. 30 Tech Memo)									
	LSCE (RWQCB dialogue)	20	40	0	0	0	0	---	\$0	60
	LSCE (dialogue with city)	10	20	0	0	0	0	---	\$0	30
	LSCE (Oct. 30 Tech Memo)	8	30	0	2	0	2	---	\$0	42
	Subtotal (Hours)	38	90	0	2	0	2	---	---	132
	Subtotal (Cost)	\$5,890	\$10,350	\$0	\$170	\$0	\$96	\$0	\$0	\$16,506
2	CPT/Bydroponch and Lab Analysis									
	LSCE	8	48	20	4	0	0	---	\$468	80
	Drilling Contractor (1)	-	-	-	-	-	-	\$24,150	\$0	\$24,150
	Laboratory (2)	-	-	-	-	-	-	\$4,370	\$0	\$4,370
	Subtotal (Hours)	8	48	20	4	0	0	---	---	80
	Subtotal (Cost)	\$1,240	\$5,520	\$1,700	\$340	\$0	\$0	\$28,520	\$468	\$37,788
	Hydroponch Analysis and Work Plan Revision									
	LSCE (draft report)	12	80	10	40	0	6	---	\$200	148
	LSCE (dialogue w/ City)	4	4	0	0	0	0	---	---	8
	LSCE (final report)	2	8	0	0	0	4	---	\$200	14
	Subtotal (Hours)	18	92	10	40	0	10	---	---	170
	Subtotal (Cost)	\$2,790	\$10,580	\$850	\$3,400	\$0	\$480	\$0	\$400	\$18,500

Total LSCE Hours	64	230	30	46	0	12	---	---	---	382
LSCE Costs	\$9,920	\$26,450	\$2,550	\$3,910	\$0	\$576	---	\$868	---	\$44,274
Subcontractor Costs	-	-	-	-	-	-	\$28,520	\$0	---	\$28,520
Total Cost	-	-	-	-	-	-	---	---	---	\$72,794

1. Cone Penetrometer Testing (CPT) with Hydropunch groundwater sample retrieval; 20 locations @ 30 to 100 feet in depth.
2. 20 samples to be analyzed for general minerals.

**LUHDORFF AND SCALMANINI
CONSULTING ENGINEERS
500 FIRST STREET
WOODLAND, CALIFORNIA 95695**

**SCHEDULE OF FEES - ENGINEERING AND FIELD SERVICES
January, 2006**

Professional:*

<i>Senior Principal</i>	<i>\$ 215.00/hr.</i>
<i>Principal Professional</i>	<i>\$ 155.00/hr.</i>
<i>Project Manager</i>	<i>\$ 145.00/hr.</i>
<i>Senior Professional</i>	<i>\$ 135.00/hr.</i>
<i>Project Professional</i>	<i>\$ 115.00/hr.</i>
<i>Staff Professional</i>	<i>\$ 85.00/hr.</i>

Technical:

<i>Engineering Inspector</i>	<i>\$ 85.00/hr.</i>
<i>Engineering Assistant</i>	<i>\$ 78.00/hr.</i>
<i>Technician</i>	<i>\$ 72.00/hr.</i>
<i>ACAD Drafting</i>	<i>\$ 85.00/hr.</i>

Clerical Support:

<i>Word Processing, Clerical</i>	<i>\$ 48.00/hr.</i>
----------------------------------	---------------------

<i>Vehicle Use</i>	<i>\$ 0.48/mi.</i>
<i>Aircraft Use</i>	<i>\$ 325.00/hr.</i>
<i>Subsistence</i>	<i>Cost Plus 15%</i>
<i>Groundwater Sampling Equipment (Includes Operator)</i>	<i>\$ 140.00/hr.</i>
<i>Copies</i>	<i>.20 ea.</i>

<i>Professional or Technical Testimony</i>	<i>200% of Regular Rates</i>
<i>Requested Technical Overtime</i>	<i>150% of Regular Rates</i>
<i>Outside Services/Rentals</i>	<i>Cost Plus 15%</i>
<i>Services by Associate Firms</i>	<i>Cost Plus 15%</i>

* Engineer, Geologist, Hydrogeologist, and Hydrologist



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: October 17, 2006
THROUGH: John W. Donlevy, Jr., City Manager *JD*
FROM: Nanci G. Mills, Director of Administrative Services/City Clerk *Nanci*
SUBJECT: Proclamation Proclaiming October as Breast Cancer Awareness Month

RECOMMENDATION:

Approve proclamation proclaiming October as Breast Cancer Awareness Month.

BACKGROUND:

Council Member Anderson requested this be brought to the City Council.

FISCAL IMPACT:

None

CITY OF
WINTERS
CALIFORNIA

WHEREAS, every 24 minutes, a woman in California is diagnosed with breast cancer; and,

WHEREAS, Breast cancer is the most common form of cancer in women and second only to lung cancer in cancer deaths and one out of nine women will develop breast cancer in their lifetimes; and,

WHEREAS, Recent research has shown that women who follow annual recommended breast screening guidelines can reduce the chance of dying of breast cancer; and,

WHEREAS, Recommended screening for breast cancer includes monthly breast self-examination beginning at the age of 20 and yearly mammography testing and self-examination for all women over the age of 40.

WHEREAS, The Department of Health Services' Cancer Detection Programs: Every Women Counts program provides free, comprehensive early detection, education and prevention services throughout our state. The Department's Breast and Cervical Treatment Programs also provide treatment options for women diagnosed with breast or cervical cancer.

NOW, THEREFORE, the City Council of the City of Winters does hereby proclaim October 2006, as "Breast Cancer Awareness Month".

PASSED AND ADOPTED this 17th day of October 2006 by the following roll call vote:

AYES: Council Members Anderson, Curry, Martin, Stone, Mayor Fridae
NOES: None
ABSENT: None
ABSTAIN: None

Council Member Cecilia Curry

Council Member Mike Martin

Council Member Harold Anderson

Council Member Tom Stone

Mayor Woody Fridae

City Manager John W. Donlevy, Jr.

ATTEST: City Clerk Nanci G. Mills





**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE : October 17, 2006
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Dan Maguire, Redevelopment Consultant 
SUBJECT: Lake Berryessa Visitor Service Plan - Reuse Plan Update

RECOMMENDATION:

Receive the report from U.S. Department of the Interior Bureau of Reclamation Mid-Pacific Region Area Manager Michael Finnegan updating on the status of Future Recreation Use and Operations of Lake Berryessa

BACKGROUND:

In 2000, the Bureau of Reclamation began the Lake Berryessa Visitor Services Planning Effort through the NEPA process to determine the type of facilities and services needed for future long-term operations. The primary objective was to provide as much time as possible for public participation in determining future recreation use and operation of the lake prior to expiration of the existing concession contracts. Reclamation conducted extensive outreach and public scoping to formulate project alternatives. The Draft EIS, published in October 2003, included four broad alternatives. The Final EIS, released in November 2005, identified alternative B as the preferred alternative. The main focus of alternative B was the development of new facilities and programs to better serve the short-term visitor.

Reclamation conducted another round of public outreach concurrently with the release of the Final EIS. The main purpose was to provide members of the public a final opportunity to submit any new or clarifying information prior to deliberations on the Visitor Service Plan Record of Decision. Winters was among the interest-based entities hosting a public forum with the BOR during this process.

In the Record of Decision, issued on June 2, 2006, Reclamations decision was to implement Alternative B with elements of Alternatives A, C, and D. In the text of the initial portion of the Decision is Item #1, Recreation Program Management, which states that the following principles and actions will be used to guide and manage the recreation activities at Lake Berryessa: Item A titled Integration; "To the extent practicable, Government and commercial recreation operations at Lake Berryessa will be developed, implemented, and managed on an integrated lake-wide basis to": #(4) **"support the economic goals of surrounding communities, especially gateway communities."**

FISCAL IMPACT:
None by this action.



CITY COUNCIL STAFF REPORT

October 17, 2006

TO: Honorable Mayor and Councilmembers

THROUGH: John W. Donlevy, Jr. – City Manager

FROM: Dan Sokolow – Community Development Director *DS*

SUBJECT: **Public Hearing and consideration of proposed change to the Winters Municipal Code (Title 17, Zoning) to permit a parcel located in the C-2 Zone with a current commercial use to be converted to a residential use as a single family dwelling unit as long as the structure occupying the parcel had been originally constructed as a single family dwelling.**

RECOMMENDATION: Staff recommends that the City Council (1) receive the staff report, (2) conduct the public hearing, and (3) waive the first reading of Ordinance No. 2006-06 amending the Zoning Ordinance (Title 17 of the Winters Municipal Code) to permit a parcel located in the Central Business District (C-2 Zone) to be converted from a commercial use to a residential use as a single family dwelling unit as long as the structure occupying the parcel had been originally constructed as a single family dwelling, and (4) schedule the second reading of the ordinance for the November 21, 2006 Council meeting.

BACKGROUND: The Planning Commission at its June 27, 2006 meeting voted 7-0 to add the following footnote to the Land Use/Zone Matrix of the Winters Municipal Code (pages 390 – 391 of Title 17, Zoning) under the residential uses for the C-2 Zone.

A commercial use operating from a residential structure originally constructed as a residential structure can be converted from a commercial use to a residential use.

A Winters resident and business owner, Glenn DeVries, brought this issue to the Planning Commission and City Council's attention earlier this year. DeVries had purchased the property located at 112 Main Street (APN 003-202-02) a couple of years ago and relocated his business, Solano Construction, to the property. The structure located at 112 Main was originally constructed as a single-family residence and DeVries wanted the opportunity to convert the commercial use of the property to a residential use should he move his business to another location.

DISCUSSION: Planning Commissioners did discuss whether the proposed change to the Zoning Ordinance would result in significant use changes in the C-2 Zone. Staff did assess the C-2 Zone for commercial uses occupying structures originally constructed as a single-family residences and found only two such uses. Since that time, Staff has discovered a third such use. Furthermore, a property owner seeking to convert a commercial use to a residential use would still be subject to the requirements of the California Building Code, local building standards (Winters Municipal Code), and local development standards (off-street parking, etc.).

PROJECT NOTIFICATION: Public notice advertising for the public hearing on this project was prepared by the Community Development Department's Community Development Director in accordance with notification procedures set forth in the City of Winter's Municipal Code and State Planning Law. A legal notice was published in the Winters Express on Thursday, October 4, 2006. Copies of the staff report and all attachments for the proposed project have been on file, available for public review at City Hall since Thursday, October 12, 2006.

ENVIRONMENTAL REVIEW: The amendment to the Zoning Ordinance has been reviewed in accordance with the California Environmental Quality Act (CEQA) and is not considered a project. As a result, no further environmental review is required under CEQA.

ATTACHMENTS:

City Council Ordinance No. 2006 - 06
Public Hearing Notice
June 27, 2006 Planning Commission Staff Report

Planning Commission/SFD in C-2 CC Stf Rpt 17Oct06

CITY COUNCIL ORDINANCE NO. 2006-06

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WINTERS
AMENDING THE WINTERS MUNICIPAL CODE, TITLE 17 (ZONING) TO PERMIT A
COMMERCIAL USE OPERATING FROM A RESIDENTIAL STRUCTURE
ORIGINALLY CONSTRUCTED AS A RESIDENTIAL STRUCTURE AND LOCATED IN
THE C-2 ZONE TO CONVERT FROM A COMMERCIAL USE TO A RESIDENTIAL
USE**

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

1. Purpose. The purpose of this ordinance is to permit a commercial use operating from a residential structure originally constructed as a residential structure and located in the Central Business District Zone (C-2) to convert from a commercial use to a residential use. The Land Use/Zone Matrix contained in Section 17.52.020 of the Winters Municipal Code is amended to add the following footnote under the residential uses for the C-2 Zone.

A commercial use operating from a residential structure originally constructed as a residential structure can be converted from a commercial use to a residential use.

2. Authority. The City of Winters 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. Effective Date. This ordinance shall take effect thirty (30) days after its adoption.

INTRODUCED at a regular meeting on October 17, 2006 and **PASSED AND ADOPTED** at a regular meeting of the Winters City Council, County of Yolo, State of California, on the 7th day of November 2006, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Woody Fridae, MAYOR

Nanci G. Mills, CITY CLERK

Winters
Express

P. B7

10/5/06

Notice of Public Hearing

The Winters City Council will conduct a public hearing on the project application as described below, beginning at 7:30 P.M. on Tuesday, October 17, 2006, or as soon as possible thereafter, in the Council Chambers, City Offices, 318 First Street, Winters, CA 95694.

PROJECT LOCATION: CITYWIDE, CENTRAL BUSINESS DISTRICT ZONE (C-2 ZONE).

APPLICATION TYPE: The City Council is conducting a public hearing to solicit comments regarding a proposed change to the Winters Municipal Code (Title 17, Zoning) to permit a parcel located in the C-2 Zone with a current commercial use to be converted to a residential use as a single-family dwelling unit as long as the structure occupying the parcel had been originally constructed as a single-family dwelling.

PROJECT DESCRIPTION: The proposed project would modify the Winters Municipal Code (Title 17, Zoning) in order to permit a parcel located in the C-2 Zone with a commercial use to be converted to a residential use as a single-family dwelling unit as long as the structure occupying the parcel had been originally constructed as a single-family dwelling. A property owner seeking to change a commercial use in the C-2 Zone to a single-family residential use would still be required to meet all California Building Code and City of Winters' requirements for development of a single-family residence.

The purpose of the public hearing will be to give citizens an opportunity to make their comments known. If you are unable to attend the public hearing, you may direct written comments to the City of Winters, Community Development Department, 318 First Street, Winters, CA 95694 or you may telephone (530) 795-4910, extension 112. In addition, a public information file is available for review at the above address between the hours of 8:00 a.m. and 5:00 p.m. on weekdays.

ALL INTERESTED PERSONS ARE INVITED TO APPEAR AT THE MEETING DATE(S) IDENTIFIED ABOVE AT 7:30 P.M. IN COUNCIL CHAMBERS TO COMMENT. COPIES OF ALL THE ABOVE PROJECT DESCRIPTIONS, PLANS AND THE COMPLETE FILE, CAN BE VIEWED AT THE OFFICE OF THE COMMUNITY DEVELOPMENT DEPARTMENT, 318 FIRST STREET, CITY HALL, AT LEAST FIVE DAYS PRIOR TO THE HEARING, OR CALL THE STAFF CONTACT PERSON AT (530) 795-4910, EXTENSION 112. ALL INTERESTED PERSONS ARE INVITED TO ATTEND THE HEARING AND EXPRESS THEIR COMMENTS. WRITTEN COMMENTS WILL BE ACCEPTED PRIOR TO, AT, AND DURING THE HEARING. ALL COMMENTS RECEIVED WILL BE GIVEN TO THE CITY COUNCIL FOR THEIR CONSIDERATION.

PURSUANT TO SECTION 65009 (B) (2), OF THE STATE GOVERNMENT CODE "IF YOU CHALLENGE ANY OF THE ABOVE PROJECTS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING(S) DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY COUNCIL AT, OR PRIOR TO, THIS PUBLIC HEARING".

Dan Sokolow - Community Development Director
Published October 5, 2006



PLANNING COMMISSION STAFF REPORT

June 27, 2006

TO: Chairman and Planning Commissioners

FROM: Dan Sokolow – Community Development Director *DS*

SUBJECT: Action Item – Public Hearing and consideration of proposed change to the Winters Municipal Code (Title 17, Zoning) to permit a parcel located in the C-2 Zone with a current commercial use to be converted to a residential use as a single family dwelling unit as long as the structure occupying the parcel had been originally constructed as a single family dwelling.

RECOMMENDATION: Staff recommends that the Planning Commission (1) receive the staff report, (2) conduct the public hearing to solicit public comment, and (3) recommend to the City Council that the Winters Municipal Code (Title 17, Zoning) be amended to permit a parcel located in the Central Business District (C-2 Zone) to be converted from a commercial use to a residential use as a single family dwelling unit as long as the structure occupying the parcel had been originally constructed as a single family dwelling.

BACKGROUND: Last month, the Planning Commission directed staff to prepare an amendment to the Winters Municipal Code (Title 17, Zoning) to address the above subject. Please find attached a copy of the May 23, 2006 Planning Commission staff report on this subject.

DISCUSSION: Staff proposes that the following footnote be added to the Land Use/Zone Matrix of the Winters Municipal Code (page 390 – 391 of Title 17, Zoning) under the residential uses for the C-2 Zone.

A business occupying a structure originally constructed as a single family dwelling unit may be converted back into a single family dwelling.

A property owner seeking to convert a commercial use to a single family dwelling residential use would still need to comply with California Building Code, City of Winters off-street parking, and other requirements. In addition, staff would require the applicant to undergo a staff level Site Plan review in order to provide a means to notify property

owners within 300-feet of the project site and provide them with an opportunity to review the project.

In the event that the Planning Commission recommends to the City Council approval of the above amendment to the Winters Municipal Code, a public hearing will be noticed for City Council consideration of the Planning Commission's recommendation.

ENVIRONMENTAL ASSESSMENT: The proposed amendment to the Winters Municipal Code has been reviewed in accordance with the California Environmental Quality Act (CEQA) and is not considered a project under CEQA. As a result, no further analysis is required under CEQA.

RECOMMENDED FINDINGS FOR WINTERS MUNICIPAL CODE AMENDMENT (TITLE 17, ZONING)

CEQA Findings:

1. The project is not considered a project under CEQA.
2. The Planning Commission has considered comments received on the project during the public review process.
3. The exemption finding reflects the independent judgment and analysis of the City of Winters.
4. The Planning Commission hereby recommends to the City Council that the amendment to the Winters Municipal Code (Title 17, Zoning) is not considered a project under CEQA.

General Plan and Zoning Consistency Findings:

1. The project is largely consistent with the goals and policies of the General Plan. While Central Business District (CBD) Land Use Designation focuses on commercial uses, residential uses may also occur in the CBD. The proposed amendment to the Winters Municipal Code would not significantly increase the number of single family dwelling (SFD) units or permit the construction of new SFD units in the CBD. Under current conditions, it is estimated that only two parcels located in the CBD could potentially convert from current commercial uses to SFD residential uses.
2. The project is largely consistent with the provisions of the Zoning Ordinance. While Central Business District (C-2) Zone focuses on commercial uses, residential uses may also occur in the C-2 Zone. The proposed amendment to the Winters Municipal Code would not significantly increase the number of single family dwelling (SFD) units or permit the construction of new SFD units

in the C-2 Zone. Under current conditions, it is estimated that only two parcels located in the C-2 Zone could potentially convert from current commercial uses to SFD residential uses.

RECOMMENDATION

Staff recommends approval of the project by making an affirmative motion as follows:

I MOVE THAT THE WINTERS PLANNING COMMISSION RECOMMEND APPROVAL TO THE CITY COUNCIL OF AN AMENDMENT TO THE WINTERS MUNICIPAL CODE (TITLE 17, ZONING) BASED ON THE IDENTIFIED FINDINGS OF FACT AND BY TAKING THE FOLLOWING ACTIONS:

The Planning Commission hereby recommends to the City Council that the amendment to the Winters Municipal Code (Title 17, Zoning) is not considered a project under CEQA.

- Confirmation that the proposed amendment to the Winters Municipal Code is not considered a project under CEQA.
- Confirmation of consistency findings with the General Plan and Zoning Ordinance.

ALTERNATIVES:

The Commission can elect to modify any aspect of the approval or to deny the project. If the Commission chooses to deny the application, the Commission would need to submit findings for the official record that would illustrate the reasoning behind the decision to deny the project.

ATTACHMENTS:

1. May 23, 2006 Planning Commission Staff Report on Single Family Dwelling uses in the C-2 Zone
2. Public Hearing Notice

Planning Commission/SFD in C-2 PC Stf Rpt 27Jun06

Winters Express
6/15/06

P. B. 5

Notice of Public Hearing

NOTICE OF PUBLIC HEARING

The Winters Planning Commission will conduct a public hearing on the project application as described below, beginning at 7:30 P.M. on Tuesday, June 27, 2006, or as soon as possible thereafter, in the Council Chambers, City Offices, 318 First Street, Winters, CA 95694.

PROJECT LOCATION: CITYWIDE, CENTRAL BUSINESS DISTRICT ZONE (C-2 ZONE).

APPLICATION TYPE: The Planning Commission is conducting a public hearing to solicit comments regarding a proposed change to the Winters Municipal Code (Title 17, Zoning) to permit a parcel located in the C-2 Zone with a current commercial use to be converted to a residential use as a single-family dwelling unit as long as the structure occupying the parcel had been originally constructed as a single-family dwelling.

PROJECT DESCRIPTION: The proposed project would modify the Winters Municipal Code (Title 17, Zoning) in order to permit a parcel located in the C-2 Zone with a commercial use to be converted to a residential use as a single-family dwelling unit as long as the structure occupying the parcel has been originally constructed as a single-family dwelling. A property owner seeking to change a commercial use in the C-2 Zone to a single-family residential use would still be required to meet all California Building Code and City of Winters' requirements for a single-family residence. The Planning Commission will make a recommendation on the project to the City Council. The City Council will hold one or more hearings to receive the Planning Commission's recommendation, take additional testimony, and take final action on the project. Subsequent public notice of the City Council hearing(s) will be provided.

The purpose of the public hearing will be to give citizens an opportunity to make their comments known. If you are unable to attend the public hearing, you may direct written comments to the City of Winters, Community Development Department, 318 First Street, Winters, CA 95694 or you may telephone (530) 795-4910, extension 112. In addition, a public information file is available for review at the above address between the hours of 8:00 a.m. and 5:00 p.m. on weekdays.

ALL INTERESTED PERSONS ARE INVITED TO APPEAR AT THE MEETING DATE(S) IDENTIFIED ABOVE AT 7:30 P.M. IN COUNCIL CHAMBERS TO COMMENT. COPIES OF ALL THE ABOVE PROJECT DESCRIPTIONS, PLANS AND THE COMPLETE FILE, CAN BE VIEWED AT THE OFFICE OF THE COMMUNITY DEVELOPMENT DEPARTMENT, 318 FIRST STREET CITY HALL, AT LEAST FIVE DAYS PRIOR TO THE HEARING, OR CALL THE STAFF CONTACT PERSON AT (530) 795-4910, EXTENSION 112. ALL INTERESTED PERSONS ARE INVITED TO ATTEND THE HEARING AND EXPRESS THEIR COMMENTS. WRITTEN COMMENTS WILL BE ACCEPTED PRIOR TO, AT, AND DURING THE HEARING. ALL COMMENTS RECEIVED WILL BE GIVEN TO THE PLANNING COMMISSION FOR THEIR CONSIDERATION.

PURSUANT TO SECTION 65009 (B) (2), OF THE STATE GOVERNMENT CODE "IF YOU CHALLENGE ANY OF THE ABOVE PROJECTS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING(S) DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY PLANNING COMMISSION AT, OR PRIOR TO, THIS PUBLIC HEARING".

Dan Sokolow - Community Development Director
Published June 15, 2006



PLANNING COMMISSION STAFF REPORT
May 23, 2006

TO: Chairman and Planning Commissioners

FROM: Dan Sokolow – Community Development Director *DS*

SUBJECT: **Agenda Item VII #2, Discussion Items – Review of single-family residences in C-2 Zone (Central Business District) and direction to staff on a potential Zoning Ordinance Amendment to allow existing single-family residences in the C-2 Zone to switch between commercial and residential uses.**

RECOMMENDATION: Receive the staff report and provide staff with direction on whether to draft a Zoning Ordinance Amendment to allow existing single-family residences in the Central Business District (C-2 Zone) to switch between commercial and residential uses.

BACKGROUND: The Planning Commission at its January 24, 2006 meeting held a public hearing and considered a Zoning Ordinance Interpretation application submitted by Glenn and Jeanette DeVries for 112 Main Street (APN 003-202-02) on whether a structure in the C-2 Zone that has been destroyed by a fire or other catastrophe can be re-built and used as a single-family residence if it had not been used as a single-family residence at the time of its destruction but has a history of use as a single-family residence. While the Commission denied the application on a 4-3 vote, Commissioners expressed an interest in elevating the issue to the City Council for discussion on whether single-family residences located in the C-2 Zone should be allowed to switch back-and-forth between residential and commercial uses. Please find attached copies of the January 24, 2006 Planning Commission minutes and staff report on this item.

The City Council at its March 7, 2006 meeting discussed single-family residences in the C-2 Zone and whether the Zoning Ordinance should be amended to allow a commercial use located in the C-2 Zone to be changed to a single-family residential use if the building housing the commercial use had originally been constructed as a single-family residence. Please find attached a copy of the March 7, 2006 City Council staff report on this subject. The Council referred the item back to the Commission for further consideration and staff suggested surveying the C-2 Zone to determine the number of existing single-family residences.

There are approximately 62 single-family residences located in the C-2 Zone. A breakdown of the residences by specific streets is provided in the following table.

Street	Block	# of SFDs	Street	Block	# of SFDs
Abbey	100	4	East	500	4
Abbey	00	1	E. Edwards	00	7
First	400 – 600	9	E. Abbey	00	9
Baker	00	4	E. Main	00	5
Edwards	00	4	Russell	00	3
Grant	00	2	Main	100	2
E. Grant	00	2	Walnut	700	1
E. Baker	00	5	TOTAL	--	62

DISCUSSION: While it is difficult to make assumptions on whether existing single-family residences in the C-2 Zone will continue, it appears that most of the residences will remain and perhaps a handful may be either converted to commercial uses or incorporated into commercial projects involving adjacent properties. This is based on the large number of single-family residences in the C-2 Zone that are located adjacent to single-family residences in residential zones and the proposed improvements of the Downtown Master Plan being focused on the Railroad Avenue corridor, particularly on the east side of Railroad. A change to the Zoning Ordinance to permit single-family residences located in the C-2 Zone to change between commercial and residential uses may result in only a small number of properties going back and forth between commercial and residential uses. Furthermore, this number is further reduced because of the need to satisfy off-street parking and California Building Code requirements.

If a change is made to the Zoning Ordinance to permit single-family residences located in the C-2 Zone to change between commercial and residential uses, this change may benefit the property owners of 112 Main Street and perhaps a few other property owners contemplating a change from a single-family residential use to a commercial use or vice-versa. Consideration should be given to whether the current situation at 112 Main Street and similar situations merit a change to the Zoning Ordinance.

ATTACHMENTS:

January 24, 2006 Planning Commission Minutes and Staff Report on Single-Family Residences in the C-2 Zone

March 7, 2006 City Council Staff Report on Single-Family Residences in the C-2 Zone

MINUTES OF A REGULAR WINTERS PLANNING COMMISSION MEETING HELD
TUESDAY, JANUARY 24, 2006

the option chosen. The consensus of the Planning Commission was to deal with the mitigation as a local program.

3. Multiple species or Swainson's hawk only?

Neu supports multiple species. Tschudin said the city may want to be flexible on the invertebrates and go through a certified mitigation bank. The consensus of the Planning Commission was multiple species but be flexible.

4. Land dedication or in-lieu fees?

The consensus of the Planning Commission was land dedication.

5. Proximity of mitigation?

The consensus of the Planning Commission was to within 7 miles of the city's boundaries.

6. Is "stacking" of mitigation acceptable?

The consensus of the Planning Commission was no stacking.



3. Public Hearing and consideration of Zoning Ordinance Interpretation (2005-001-INT) application submitted by Glenn and Jeanette DeVries for 112 Main Street (APN 003-202-02) on whether a structure in the Central Business District (C-2) Zone that has been destroyed by a fire or other catastrophe can be re-built and used as a single-family residence if it had not been used as a single-family residence at the time of its destruction but has a history of use as a single-family residence.

Glenn DeVries gave an overview of his application. Community Development Director Sokolow gave an overview of the background of the property.

Chairman Ross asked DeVries whether a zoning ordinance interpretation was the correct avenue for his request. DeVries responded yes and said there is some ambiguity in the ordinance.

DeVries said his office at 112 Main Street was originally built as a single-family residence and it doesn't meet the 2000 square foot minimum to accommodate a live-work unit. He purchased the property under desperation to house his business office since there was not any other office space available. DeVries said 200 public hearing notices were sent out to property owners and residents and there hasn't been any opposition to his request. His business is outgrowing the current office space. DeVries cannot build in the city's light industrial area because of flood issues. He said he wants to keep his business in the city.

Ross noted that the letter DeVries provided to the Planning Commission asks to be able to rebuild his office building as a house in the event that the building burns down; however, DeVries is also asking to be able to use the existing building as a house.

Commissioner Vallecillo asked whether we would be depriving people of their right to use their properties as residences.

Commissioner Curry moved to deny the application
Seconded by Ross.

**MINUTES OF A REGULAR WINTERS PLANNING COMMISSION MEETING HELD
TUESDAY, JANUARY 24, 2006**

AYES: Graf, Curry, Neu, and Chairman Ross

NOES: Tramontana, Vallecillo, and Jordan

ABSENT: None

ABSTAIN: None

Motion to deny passed on a 4-3 vote.

Vallecillo suggested that this item should be reviewed by the City Council. Council Member and Planning Commission Liaison Tom Stone requested this item be put on the next City Council agenda for discussion and review.

4. Public Hearing and consideration of amendment to the Zoning Ordinance to drop the conditional use permit requirement for multi-family projects in the R-3 (Multi-family Residential) and R-4 (High Density Multi-family Residential) Zones.

Community Development Director Sokolow gave an overview of his staff report.

Chairman Ross opened the public hearing at 10:30 p.m. and closed it at 10:31 p.m.

Commissioner Neu moved to approve amendment to the Zoning Ordinance to drop the conditional use permit requirement for multi-family projects in the R-3 (Multi-family Residential) and R-4 (High Density Multi-family Residential) Zones. Seconded by Jordan.

AYES: Curry, Graf, Jordan, Neu, Tramontana, Vallecillo, and Chairman Ross

NOES: None

ABSENT: None

ABSTAIN: None

Motion carried unanimously.

DISCUSSION

None.

INFORMATION

None.

The meeting was adjourned at 10:40 P.M.

ATTEST:

ED ROSS, CHAIRMAN

DAN SOKOLOW, COMMUNITY DEVELOPMENT DIRECTOR



PLANNING COMMISSION STAFF REPORT

January 24, 2006

TO: Chairman and Planning Commissioners

FROM: Dan Sokolow – Community Development Director *DS*

SUBJECT: **Agenda Item VI #3, Action Items – Public Hearing and consideration of Zoning Ordinance Interpretation (2005-001-INT) application submitted by Glenn and Jeanette DeVries for 112 Main Street (APN 003-202-02) on whether a structure in the Central Business District (C-2) Zone that has been destroyed by a fire or other catastrophe can be re-built and used as a single-family residence if it had not been used as a single-family residence at the time of its destruction but has a history of use as a single-family residence.**

RECOMMENDATION: Staff recommends that the Planning Commission receive the staff report, conduct the public hearing, and provide an interpretation of the Zoning Ordinance on whether a structure located in the C-2 Zone that has been destroyed by a fire or other catastrophe can be re-built and used as a single-family residence if it had not been used as a single-family residence at the time of its destruction but has a history of use as a single-family residence.

BACKGROUND: Applicants Glenn and Jeanette DeVries own the property located at 112 Main Street (APN 003-202-02). The parcel is 6000 square feet in size and has General Plan and Zoning designations of Central Business District. The applicants have used the building located on the property as an office for their business, Solano Construction, for approximately two years. In 1981, the previous owner of the property, Jerry Neil, submitted a Site Plan application to change the use of the property from residential to commercial. Subsequently, the property owner converted the single-family residence to an office and it has been used as a bookkeeping office, beauty salon, and a construction office (current use). The property's current use as an office for a construction company is a permitted use in the C-2 Zone.

Approximately two months ago, Mr. DeVries contacted the Community Development Department and inquired about obtaining a letter indicating that his building could be re-built and used as a single-family residence in the event that a fire destroyed it. Staff declined to provide the letter based on the Zoning Ordinance's Land Use/Zone Matrix

table and non-conforming uses section.

1. A single-family residence use is a conditional use in the C-2 Zone; however, this is limited to a historic structure that is moved to a C-2 parcel.
2. A structure that is destroyed by a fire or other catastrophe and contains a legal, non-conforming use at the time of the destruction may be rebuilt and the legal, non-conforming use continued as long as the structure is rebuilt within one year.

DISCUSSION: There are a number of single-family residences located in the C-2 Zone. These residences were built several years ago prior to changes in the Zoning Ordinance such as the re-zoning of residential areas to the Central Business District Zone. As a result, these residences are considered legal, non-conforming uses. From time to time staff receives a request from either a real estate agent or property owner to provide a letter indicating that a specific single-family residence located in the C-2 Zone could be rebuilt and used as a single-family residence in the event that a fire or other catastrophe destroyed the residence. Staff has provided these letters based on the language contained in the non-conforming uses section of the Zoning Ordinance.

According to Mr. DeVries, he may want to resume a residential use (single-family residence) at 112 Main Street in the future. While single-family residences in the C-2 Zone are adjacent to 112 Main Street, the property has not been used as a single-family residence for several years. As a result, the applicants' Zoning Ordinance interpretation request does not appear to be consistent with the Zoning Ordinance.

PROJECT NOTIFICATION: Public notice advertising for the public hearing on this project was prepared by the Community Development Department's Community Development Director in accordance with notification procedures set forth in the City of Winters' Municipal Code and State Planning Law. Two methods of public notice were used: (1) a legal notice was published in the Winters Express on Thursday, January 12, 2006, and (2) notices were mailed to all property owners who own real property within three hundred feet of the project boundaries at least ten days prior to tonight's hearing. Copies of the staff report and all attachments for the proposed project have been on file, available for public review at City Hall since Wednesday, January 18, 2006.

ENVIRONMENTAL ASSESSMENT: The Zoning Ordinance Interpretation application has been reviewed in accordance with the California Environmental Quality Act (CEQA) and is not considered a project under CEQA. As a result, no further action is required under CEQA.

ATTACHMENTS:

1. Assessor's Parcel Map for Project Site
2. Letter dated December 12, 2005 from Applicants Glenn and Jeanette DeVries
3. Winters Municipal Code (Zoning Ordinance Land Use/Zone Matrix table and

section on legal, non-conforming uses)
4. Public Hearing Notice (published and mailed copies)

Planning Commission/112 Main Street Interpretation PC Stf Rpt 24Jan06

December 12, 2005

To: Our Winters Neighbors

From: Glenn & Jeanette DeVries

We are sending you this letter regarding the zoning on our property at 112 Main Street, Winters, CA.

Our property is zoned C-2 Zone, and for all intense purposes is a single-family residence.

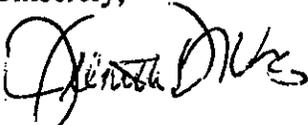
Currently our construction office occupies this property without any interior changes.

In the event of a fire, earthquake, or other type of disaster destroys the residence located at 112 Main Street, we are petitioning the City of Winters to let this property be rebuilt as a residence.

If you have any objection to our request from the City of Winters, please advise in writing to Glenn and Jeanette DeVries, 112 Main Street, Winters, CA 95694, 530-795-1080, or contact the City of Winters Development Department located at 318 First Street, Winters, CA 95694, (530) 795-4910.

Thank in advance for your consideration to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn & Jeanette DeVries", written in a cursive style.

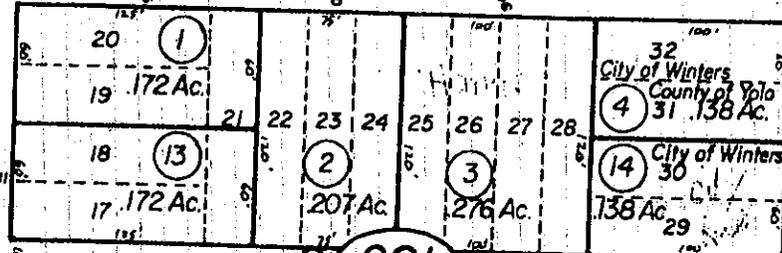
Glenn & Jeanette DeVries



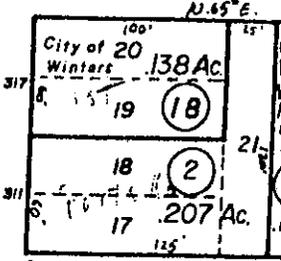
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8. ABBEY

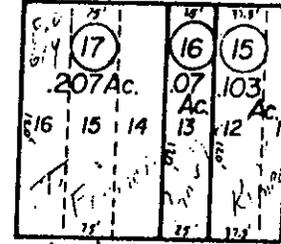
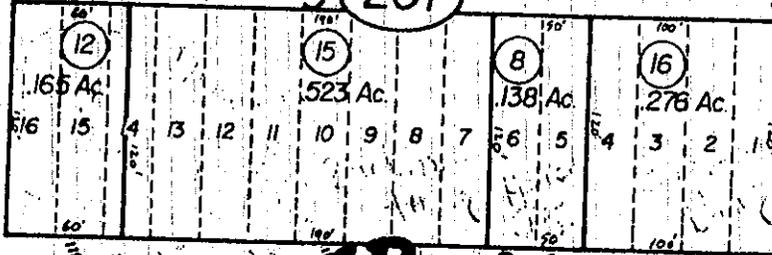
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9 FIRST



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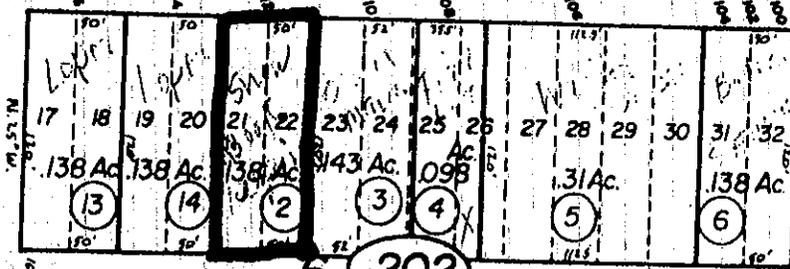


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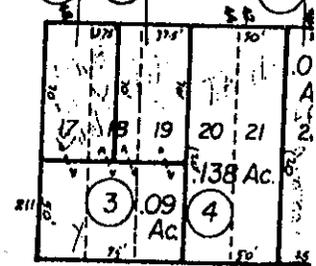
8 MAIN

Project Site
112 Main St.

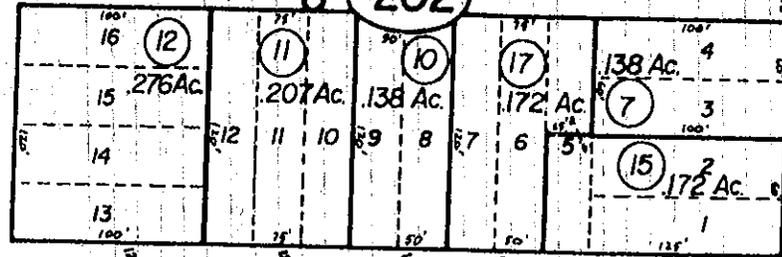
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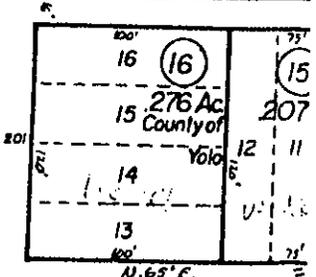
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202



ST. 9



ST. 9

8 RUSSELL

24

LAND USE/ZONE MATRIX

KEY:
 C = Conditional Use
 P = Permitted Use
 T = Temporary Use

Zoning Designations:
 (A-1) General Agricultural
 (R-R) Rural Residential
 (R-1) Single-Family Residential
 (R-2) One- and Two-Family Residential
 (R-3) Multifamily Residential
 (R-4) High Density Residential
 (C-1) Neighborhood Commercial
 (C-2) Central Business District
 (C-H) Highway Service Commercial
 (O-F) Office
 (B/P) Business Industrial Park
 (M-1) Light Industrial
 (M-2) Heavy Industrial
 (PQP) Public/Quasi-Public
 (PD) Planned Development

	A-1	R-R	R-1	R-2	R-3	R-4	C-1	C-2	C-H	O-F	B/P	M-1	M-2	PQP	P-R	O-S	P-D*
AGRICULTURAL USES																	
Agricultural Operation	A-1	R-R	R-1	R-2	R-3	R-4	C-1	C-2	C-H	O-F	B/P	M-1	M-2	PQP	P-R	O-S	P-D*
Animal Production	P	C															
COMMERCIAL AND OFFICE USES																	
Adult Entertainment	A-1	R-R	R-1	R-2	R-3	R-4	C-1	C-2	C-H	O-F	B/P	M-1	M-2	PQP	P-R	O-S	P-D*
Automobile Repair, Major							C	C	C		C	C					
Automobile Repair, Minor							C	C	C		C	C					
Bar, Cocktail Lounge							P	P	P		P						
Bed and Breakfast Inn			C	C	C	C	C	C									
Business Service							C	C									
Financial Institutions							P	P		P	P						
Equipment Sales, Rental, Repair							P	P		P	P						
Funeral Parlor																	
Hotel, Motel											C						
Nurseries	P						C	C	C								
Office, Business and Medical							P	P		P	C	C					
Outdoor Sales							P	P			P						
Personal Retail Services							C	C			C						
Personal Storage							P	P									
Recreation, Indoor or Outdoor							C	C			C	C			C	C	
Recreational Vehicle Park							C	C			C	C					
Restaurant							P	P	P		C						
Restaurant, Drive-Through							P	P	P		C						
Retail Sales, General							C	C	C		P						
Roadside Stand	P	C					C	C	C		C						
Service Station							P	P	P		P						
Veterinary Hospital, Kennel	C						C	P	P		P						

INDUSTRIAL USES																	
	A-1	R-R	R-1	R-2	R-3	R-4	C-1	C-2	C-H	O-F	B/P	M-1	M-2	POP	P-R	O-S	P-D*
Finished Goods Assembly																	
Heavy Equipment Terminal											P	P	P				
Laboratory, Research, Equipment											C	C	C				
Manufacturing, Heavy General												C	C				
Manufacturing, Light General												C	C				
Mineral Extraction	C											C	P				
Recycling Center Collection										P			C				C
Recycling and Salvage Yards											P	P	P				
Warehouse, Wholesale, Freight Terminal												C	P				

PUBLIC & QUASI-PUBLIC USES																	
	A-1	R-R	R-1	R-2	R-3	R-4	C-1	C-2	C-H	O-F	B/P	M-1	M-2	POP	P-R	O-S	P-D*
Assembly Hall/ Community Services	C	C					C	C		C	C			C	C		
Cemetery	C																
Communication Equipment Facility	C	C			C	C	C	C	C	C	C	P	P	C	C	C	
Convalescence and Care Services		C	C	C	C	C	C	C						C			
Cultural Facility							C	C									
Day Care, General		C	C	C	C	C	C	C		C	C			C	C		
Emergency Shelter								C									
Government Offices																	
Hospital																	
Public Parks	C	C	C	C			C	C	C		C			C	C		
Religious Institutions			C	C			C	C		C	C			C			
Safety Services							C	C		C	C			C			
Utility Services, Major	C	C					C	C		C	C			C	C	C	
Utility Services, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

RESIDENTIAL USES																	
	A-1	R-R	R-1	R-2	R-3	R-4	C-1	C-2	C-H	O-F	B/P	M-1	M-2	POP	P-R	O-S	P-D*
Day Care, Limited		P	P	P	P	P											
Dwelling, Multiple Family					C	C	C	C									
Dwelling, Single Family	P	P	P	P	C	C	C	C									
Dwelling, Two-Family or Duplex			P	P	C	C										C	



RESIDENTIAL USES (Continued)																
A-1	R-R	R-1	R-2	R-3	R-4	C-1	C-2	C-H	O-F	B/P	M-1	M-2	PQP	P-R	O-S	P-D*
Mobile Home Park	C	C	C	C	C											
Residential Care Facility	C	C	C	C	C								C			
TEMPORARY USES																
Arts and Crafts Show	T															
Carnivals/Fairs/Fund Raisers	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Construction Trailers	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Religious Assembly	T															
Seasonal Sales	T	T				T	T	T		T	T	T	T	T	T	T

Footnotes:

- 1. Affordable or market rate duplexes are allowed on all corner lots in the R1 and R2 zones citywide. 2003-01 §5
- 2. Only if an existing historical structure is planned for relocation to a C-2 zone that adjoins a residential district.
 - All PD uses per PD permit, and as consistent with the general plan.

Also see: Chapter 17.36 (Design review) Design review may be required, including for land uses which are otherwise permitted by this title, depending upon the type and location of the development project proposed.

(Ord. 2003-01 § 5; Ord. 2001-08; Ord. 97-03 § 2 (part); prior code § 8-1.502)

Chapter 17.104

**NONCONFORMING USES, STRUCTURES
AND LOTS****Sections:**

- 17.104.010 Nonconforming uses.
 17.104.020 Nonconforming structures.
 17.104.030 Nonconforming lots.

17.104.010 Nonconforming uses.**A. Continuing Existing Buildings and Uses.**

Except as otherwise provided in this title, any use of land, buildings or structures which is legally nonconforming due to the adoption of previous zoning regulations, or a subsequent amendment to the zoning regulations contained in this title, may be continued. Except as provided for in this chapter, no legal, nonconforming use of land, buildings or structures shall be enlarged, expanded or intensified in any manner.

B. Continuing Conditional Uses.

Any use lawfully existing at the time of the adoption of these zoning regulations, or a subsequent amendment to this title, which use is listed as a conditional use in the zone in which it is located, shall remain a nonconforming use, and in no case shall the use be enlarged, expanded or intensified in any manner until a use permit has been obtained pursuant to the provisions of this title.

C. Extension of Nonconforming Uses in Buildings.

Upon an application for a use permit, the planning commission may permit the extension of a nonconforming use throughout those parts of an existing building which were designed or arranged for the use prior to the date the use of the building became nonconforming, if no structural alterations, except those required by law, are made therein.

D. Changes to Other Nonconforming Uses.

Upon an application for a use permit, the planning commission may permit the substitution of one nonconforming use for another nonconforming use which is determined by the planning commission to be of the same or more restrictive nature. Whenever a nonconforming use has been changed to be more re-

strictive use or conforming use, the more restrictive use or conforming use shall not be changed back to a less restrictive use or to a nonconforming use.

The nonconforming use shall not continue if more than fifty (50) percent of the area or fifty percent (50) of the use has been destroyed.

E. Cessation of Uses.

1. For the purposes of this chapter, a use shall be deemed to have ceased when it has been discontinued, either temporarily or permanently, whether with the intent to abandon the use or not, for a continuous time period as set forth in this chapter.

2. A building or structure which has been occupied by a nonconforming use shall not again be used for nonconforming purposes when the use has ceased for a continuous period of twelve (12) months or more.

3. Land on which there is a nonconforming use not involving any building or structure, except minor structures, including but not limited to buildings containing less than three hundred (300) square feet of gross floor area, fences and signs, where the use has ceased for one month or more, shall not again be used for nonconforming purposes, and the nonconforming use of land shall be discontinued, and the nonconforming buildings or structures shall be removed from the premises within six months after the first date of cessation of use. (Ord. 2003-04 § 24; Ord. 97-03 §2 (part); prior code § 8-1.6011)

17.104.020 Nonconforming structures.**A. Nonconforming Structures—Continuation.**

Structures which were legally constructed, but are now nonconforming as to setbacks, floor area, landscaping, parking or other development regulations of this title may continue to be used.

B. Nonconforming Structures—Improvement.

Any expansion of a nonconforming structure must be in conformance with current zoning and building codes. Where the health, safety or general welfare are found to be at issue, the city building official may require that modifications be made to existing nonconforming structures as part of the expansion.

C. Repair of Unsafe or Unsanitary Buildings.

Winters Express

P. B5

1/12/06

City of Winters Notice of Public Hearing

The Winters Planning Commission will conduct a public hearing on the project application as described below, beginning at 7:30 P.M. on Tuesday, January 24, 2006, or as soon as possible thereafter, in the Council Chambers, City Offices, 318 First Street, Winters, CA 95694.

PROJECT LOCATION: 112 MAIN STREET E. ASSESSOR PARCEL NUMBER 003-202-02.

APPLICATION TYPE: The Planning Commission is conducting a public hearing to solicit comments regarding the proposed Zoning Ordinance Interpretation on whether a structure located in the C-2 Zone that has been destroyed by a fire or other catastrophe can be re-built and used as a single-family residence if it had not been used as a single-family residence at the time of its destruction but has a history of use as a single-family residence.

PROJECT DESCRIPTION: The project proponents, Glenn and Jeanette DeVries, have submitted a Zoning Ordinance Interpretation request on whether their property located at 112 Main Street (APN 003-202-02), which is 6000 square feet in size and contains a structure in use as an office for their business (Solano Construction), could be re-built and used as a single-family residence in the event of its destruction by a fire or other catastrophe even though the property has not been used as a single-family residence for more than one year. The property has General Plan and Zoning designations of Central Business District. This project will require a Zoning Ordinance Interpretation from the Planning Commission.

The purpose of the public hearing will be to give citizens an opportunity to make their comments known. If you are unable to attend the public hearing, you may direct written comments to the City of Winters, Community Development Department, 318 First Street, Winters, CA 95694 or you may telephone (530) 795-4910, extension 112. In addition, a public information file is available for review at the above address between the hours of 8:00 a.m. and 5:00 p.m. on weekdays.

ALL INTERESTED PERSONS ARE INVITED TO APPEAR AT THE MEETING DATE(S) IDENTIFIED ABOVE AT 7:30 P.M. IN COUNCIL CHAMBERS TO COMMENT. COPIES OF ALL THE ABOVE PROJECT DESCRIPTIONS, PLANS AND THE COMPLETE FILE, CAN BE VIEWED AT THE OFFICE OF THE COMMUNITY DEVELOPMENT DEPARTMENT 318 FIRST STREET, CITY HALL, AT LEAST FIVE DAYS PRIOR TO THE HEARING, OR CALL THE STAFF CONTACT PERSON AT (530) 795-4910, EXTENSION 112. ALL INTERESTED PERSONS ARE INVITED TO ATTEND THE HEARING AND EXPRESS THEIR COMMENTS. WRITTEN COMMENTS WILL BE ACCEPTED PRIOR TO, AT, AND DURING THE HEARING. ALL COMMENTS RECEIVED WILL BE GIVEN TO THE PLANNING COMMISSION FOR THEIR CONSIDERATION.

PURSUANT TO SECTION 65009 (B) (2), OF THE STATE GOVERNMENT CODE "IF YOU CHALLENGE ANY OF THE ABOVE PROJECTS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING(S) DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY PLANNING COMMISSION AT, OR PRIOR TO, THIS PUBLIC HEARING."

Dan Sokolow - Community Development Director
Published January 12, 2006



1/12/06

NOTICE OF PUBLIC HEARING

The Winters Planning Commission will conduct a public hearing on the project application as described below, beginning at 7:30 P.M. on Tuesday, January 24, 2006, or as soon as possible thereafter, in the Council Chambers, City Offices, 318 First Street, Winters, CA 95694.

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APPLICATION TYPE: The Planning Commission is conducting a public hearing to solicit comments regarding the proposed Zoning Ordinance Interpretation on whether a structure located in the C-2 Zone that has been destroyed by a fire or other catastrophe can be re-built and used as a single-family residence if it had not been used as a single-family residence at the time of its destruction but has a history of use as a single-family residence.

PROJECT DESCRIPTION: The project proponents, Glenn and Jeanette DeVries, have submitted a Zoning Ordinance Interpretation request on whether their property located at 112 Main Street (APN 003-202-02), which is 6000 square feet in size and contains a structure in use as an office for their business (Solano Construction), could be re-built and used as a single-family residence in the event of its destruction by a fire or other catastrophe even though the property has not been used as a single-family residence for more than one year. The property has General Plan and Zoning designations of Central Business District. This project will require a Zoning Ordinance Interpretation from the Planning Commission.

The purpose of the public hearing will be to give citizens an opportunity to make their comments known. If you are unable to attend the public hearing, you may direct written comments to the City of Winters, Community Development Department, 318 First Street, Winters, CA 95694 or you may telephone (530) 795-4910, extension 112. In addition, a public information file is available for review at the above address between the hours of 8:00 a.m. and 5:00 p.m. on weekdays.

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Dan Sokolow - Community Development Director



CITY COUNCIL STAFF REPORT
March 7, 2006

TO: Honorable Mayor and Councilmembers
THROUGH: John W. Donlevy, Jr. – City Manager
FROM: Dan Sokolow – Community Development Director *DS*
SUBJECT: Existing single-family residences in the Central Business District Zone.

RECOMMENDATION: Receive the staff report and provide staff with direction on whether the Zoning Ordinance should be amended to allow a commercial use located in the Central Business District Zone to be changed to a single-family residential use if the building housing the commercial use had originally been constructed as a single-family residence.

BACKGROUND: Glenn DeVries owns the property located at 112 Main Street (APN 003-202-02). The parcel is 6000 square feet in size and has General Plan and Zoning designations of Central Business District. DeVries has used the building located on the property as an office for his business, Solano Construction, for approximately two years. In 1981, the previous owner of the property, Jerry Neil, submitted a Site Plan application to change the use of the property from residential to commercial. Subsequently, the property owner converted the single-family residence to an office and it has been used as a bookkeeping office, beauty salon, and a construction office (current use). The property's current use as an office for a construction company is a permitted use in the C-2 Zone.

Approximately three months ago, DeVries contacted the Community Development Department and inquired about obtaining a letter indicating that his building could be rebuilt and used as a single-family residence in the event that a fire destroyed it. Staff declined to provide the letter based on the Zoning Ordinance's Land Use/Zone Matrix table and non-conforming uses section.

1. A single-family residence use is a conditional use in the C-2 Zone; however, this is limited to a historic structure that is moved to a C-2 parcel.
2. A structure that is destroyed by a fire or other catastrophe and contains a legal,

non-confirming use at the time of the destruction may be rebuilt and the legal, non-confirming use continued as long as the structure is rebuilt within one year.

The Planning Commission at its January 24, 2006 meeting considered a Zoning Ordinance Interpretation application submitted by DeVries. His interpretation of the Zoning Ordinance is that it would permit him to rebuild his building at 112 Main Street as a single-family residence in the event that the existing building was destroyed by a fire or other catastrophe. The Planning Commission voted 4-3 to deny DeVries' application; however, Commissioners expressed an interest in elevating the issue to the City Council for discussion on whether single-family residences located in the C-2 Zone should be allowed to switch back-and-forth between residential and commercial uses.

DISCUSSION: There are a number of single-family residences located in the C-2 Zone. These residences were built decades ago prior to changes in the Zoning Ordinance such as the re-zoning of residential areas to the Central Business District Zone. As a result, these residences are considered legal, non-confirming uses. Notwithstanding off-street parking and California Building Code requirements, the Zoning Ordinance permits these residences to be changed to commercial uses. However, the Zoning Ordinance does not allow a commercial use in the C-2 Zone located in a building originally constructed as a single-family residence to be changed to a single-family residence use.

ATTACHMENT

January 24, 2006 *DRAFT* Planning Commission Minutes (pages 5 and 6)

Planning Commission/112 Main Street CC Stf Rpt 7Mar06



CITY COUNCIL STAFF REPORT

October 17, 2006

TO: Honorable Mayor and Councilmembers 

FROM: Dan Sokolow – Community Development Director

SUBJECT: Public Hearing and Appeal of Planning Commission's denial of 308 Peach Place Project, Variance Request of 15.5-feet for the rear yard setback for a non-permitted residential addition.

RECOMMENDATION: Staff recommends that the City Council receive the staff report, conduct the public hearing, and deny the appeal submitted by applicant Eva Boyko on the Planning Commission's denial of a rear yard setback variance of 15.5-foot for a non-permitted residential addition of 280 square feet constructed to the single-family residence located at 308 Peach Place (Assessor Parcel Number 003-271-28) based on the following findings.

1. The variance constitutes a grant of special privilege. Residences located in the vicinity of the project site or elsewhere in R-2 Zones cannot construct residential additions without complying with the setback requirements.
2. There is not a special circumstance applicable to the subject property such as an unusual lot size, shape, topography, location, or surroundings which deprive the property of privileges enjoyed by other properties in the vicinity and under the identical zone classification. Denial of the variance does not prevent the applicant from continuing the residential use of her property.
3. The variance conforms to the General Plan. The subject parcel has General Plan land use designation of Medium Density Residential, which provides for single-family detached and attached homes. The project would result in an addition to the existing single-family residence.

BACKGROUND: Eva Boyko, the appeal applicant and property owner at 308 Peach Place, filed the attached appeal to the Planning Commission's denial of the 308 Peach Place Project. Her appeal seeks to overturn the Planning Commission's September 26, 2006 denial of a rear yard setback variance of 15.5-feet on the non-permitted 280-square foot residential addition she constructed to her single-family residence located at 308 Peach. Boyko had submitted the variance application after the Community Development Department issued a stop work notice to her in July for constructing the addition and installing an air conditioning unit without a required building permit. It was

later determined that the addition did not meet the rear yard setback requirement of 20-feet and the air conditioning unit was actually a swamp cooler.

DISCUSSION: At the September 26, 2006 Planning Commission meeting, Eva Boyko explained to the Commission that her limited income and the need to provide eating areas in her residence for her five adopted children were the reasons why she constructed the addition. Boyko's parents also reside in her 1,700 square foot residence. The 280 square foot rear yard addition, which has been framed and sheeted with plywood, would increase the square footage of the house to 1,980 square feet. While the Commission was not unsympathetic to Boyko's personal situation, they ultimately denied the variance on a 6-0 vote (Commissioner Pierre Neu absent). The Commission was unable to make findings that Boyko's variance request would not represent a grant of special privilege and there were special circumstances unique to her property. Pursuant to the Winters Municipal Code (Zoning – Section 17.24.040), approval of a variance requires that three findings be made.

1. That any variance granted is subject to such conditions as will assure that the adjustment thereby authorized does not constitute a grant of special privilege inconsistent with the limitation upon other properties in the vicinity and zone in which the subject property is situated;
2. That, because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the provisions of this Title is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under the identical zone classification; and
3. That the variance shall not be granted for a parcel of property which authorizes a use of activity which is not otherwise expressly authorized by the zone regulation (both general plan and zoning) governing the parcel of property.

PROJECT NOTIFICATION: Pursuant to the guidelines set forth in the Winters Municipal Code, a legal notice for the public hearing was published in the Thursday, October 12, 2006 edition of the Winters Express, and a copy of the notice was posted at City Hall. Copies of the staff report and all attachments for the proposed project have been on file, available for public review at City Hall since Wednesday, October 11, 2006.

ENVIRONMENTAL ASSESSMENT: The appeal request has been reviewed in accordance with the California Environmental Quality Act (CEQA) and is not considered a project and therefore no further action is required under CEQA.

ALTERNATIVES: The City Council may approve the appeal request.

FISCAL IMPACT: Not applicable.

ATTACHMENTS:

1. Appeal submitted from Eva Boyko
2. Map depicting approximate footprints of existing residence and addition area at 308 Peach Place
3. September 26, 2006 Planning Commission Staff Report for 308 Peach Place Project

Planning Commission/308 Peach Place Var Appeal CC Stf Rpt 17Oct06

Date: 10/2/06

Name of Appellant: EVA BOYKO

Mailing Address: 308 Peach PL

Wtrs Ca 95694

Phone Number: 530-725-0385

Property Location: 308 Peach PL

Present Zoning: Residential

Requested Action: Variance

Date of Action: 9/26/06

Type of Appeal (Check One):

Appeal of Planning Commission Action

Staff/Administration Interpretation

Reason For Appeal (Additional information may be attached.):

I need a variance to enclose my ^{dgl} patio covered area to make it a Addition.

In order for a Notice of Appeal to be considered, it must be received by the City Clerk's office within thirty (30) days of the Date of Action with the \$200.00 non-refundable fee. Any Notices of Appeal received after the thirty (30) day deadline will not be considered.

I hereby certify that the facts and information contained in this Notice of Appeal are true and correct to the best of my knowledge.

Eva Boyko

Property Owner/Official Representative

THIS SECTION FOR CITY USE ONLY:

Date Received (Stamp):

Date scheduled to be heard by City Council: _____

RECEIVED

Date City Council heard: _____

OCT 02 2006

_____ Appeal Approved

_____ Appeal Denied

CITY OF WINTERS

No 18430

\$ 200.⁰⁰/₁₀₀

Date

10/2/06

RECEIVED FROM

Erin Boyko

Finance

308 Pearl Pl., Winters

Community Center

Office of Appeal & EC

Police Dept.

Dr. VANNAME

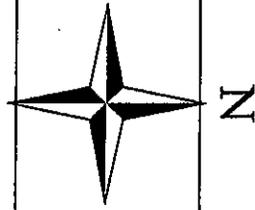
Other

ck # 3692

Received By

Jenny Jones

308 Peach Place

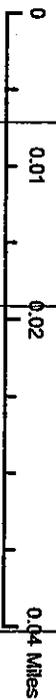


APRICOT

PEACH



*Existing
Area*



Legend

- Winters Streets
- 308 Peach Place

HEMENWAY



PLANNING COMMISSION STAFF REPORT
September 26, 2006

TO: Chairman and Planning Commissioners

FROM: Dan Sokolow – Community Development Director

SUBJECT: Action Items – Public Hearing and consideration of Variance request (2006-001-VAR) submitted by Eva Boyko for the rear yard setback for a non-permitted addition constructed to the single-family residence located at 308 Peach Place (APN 003-271-28).

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions: 1) Receive the staff report, 2) Conduct the public hearing, and 3) Deny the applicant's Variance request on the rear yard setback for a non-permitted addition constructed to the single-family residence located at 308 Peach Place (Assessor Parcel Number 003-271-28).

BACKGROUND: The project applicant, Eva Boyko, has proposed a variance of 15.5-feet on the rear yard setback for the non-permitted 280 square foot addition she constructed to her 1,700 square foot (pre-addition square footage) single-family residence located at 308 Peach Place (APN 003-271-28). In July of this year, the Community Development Department was contacted about potential non-permitted construction activities at 308 Peach Place: construction of addition to residence and installation of air conditioning unit on the roof of the residence. After an initial review, the Community Development Department issued a stop work notice to the property owner for constructing an addition to the residence and installing an air conditioning unit without a required building permit.

Subsequently, the property owner, Eva Boyko, meet with staff on multiple occasions to discuss the addition project. According to the applicant, she was unaware that a building permit was required for the project and was told in the early 1990s by a former City of Winters Building Inspector that her property was "grand fathered-in" for converting her then-patio cover into a residential addition even though the addition would not be in compliance with the rear yard setback of 20-feet for the R-2 Zone. Boyko also indicated that she had installed a swamp cooler on her roof.

The project site (308 Peach Place, APN 003-271-28) is approximately 7,300 square foot in size, has a General Plan land use designation of Medium Density Residential (MR), and is zoned Single-Family, 6,000 Square Foot Average Minimum (R-2). This project will require Variance approval from the Planning Commission.

DISCUSSION: Approval of a variance requires that the Planning Commission make the following three findings (Winters Municipal Code, Zoning – Section 17.24.040).

1. That any variance granted is subject to such conditions as will assure that the adjustment thereby authorized does not constitute a grant of special privilege inconsistent with the limitation upon other properties in the vicinity and zone in which the subject property is situated;
2. That, because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the provisions of this Title is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under the identical zone classification; and
3. That the variance shall not be granted for a parcel of property which authorizes a use of activity which is not otherwise expressly authorized by the zone regulation (both general plan and zoning) governing the parcel of property.

While the third variance finding can be supported by the applicant's use of the addition area for residential purposes and this is consistent with the permitted uses of the MR/R-2 designations, there does not appear to be evidence that supports the first and second variance findings. The setback requirements for the R-2 Zone prevent residences in the vicinity of the project site and elsewhere in the same zone from constructing residential additions that do not conform to the setback requirements. As a result, granting the applicant a variance for a residential addition that does not meet the rear yard setback requirement could be considered a grant of special privilege. The project site does not contain any of the special circumstances such as an unusual lot size, shape, topography, location, or surroundings that would justify a variance. Denial of the variance does not prevent the applicant from continuing the residential use of her property.

Should the Planning Commission deny the variance application, the applicant would need to demolish the addition. Staff supports allowing the applicant to reconstruct the original patio cover since it was constructed prior to the applicant purchasing the residence in the early 1980s even though the patio cover would not be in compliance with the required rear yard setback. In the event that the Planning Commission approves the variance application, it is uncertain whether the required building inspections could be conducted to verify that the construction of the addition is in compliance with the California Building Code (CBC). If CBC compliance cannot be verified, the applicant would need to demolish the addition and then reconstruct it. Under both scenarios, the addition remains or the addition is demolished and then reconstructed, the applicant would be required to submit a building permit for review and approval and be subjected to an investigation fee pursuant to the CBC for constructing the addition without the required building permit.

APPLICABLE REGULATIONS:

This project is subject to several regulations:

- The California Environmental Quality Act (CEQA)
- State Planning and Zoning Law
- City of Winters General Plan
- City of Winters Zoning Ordinance

PROJECT NOTIFICATION: Public notice advertising for the public hearing on this project was prepared by the Community Development Department's Community Development Director in accordance with notification procedures set forth in the City of Winter's Municipal Code and State Planning Law. Two methods of public notice were used: (1) a legal notice was published in the Winters Express on Thursday, September 15, 2006, and (2) notices were mailed to all property owners who own real property within three hundred feet of the project boundaries at least ten days prior to tonight's hearing. Copies of the staff report and all attachments for the proposed project have been on file, available for public review at City Hall since Tuesday, September 19, 2006.

ENVIRONMENTAL ASSESSMENT: The Variance application has been reviewed in accordance with the California Environmental Quality Act (CEQA) and is considered categorically exempt under Section 15303.

RECOMMENDED FINDINGS FOR 308 PEACH PLACE PROJECT (VARIANCE): Should the Planning Commission deny the project, staff has prepared the following findings of denial. Staff will provide the Commission with separate findings in the event that the Commission approves the project.

Variance Findings:

1. The variance constitutes a grant of special privilege. Residences located in the vicinity of the project site or elsewhere in R-2 Zones cannot construct residential additions without complying with the setback requirements.
2. There is not a special circumstance applicable to the subject property such as an unusual lot size, shape, topography, location, or surroundings which deprive the property of privileges enjoyed by other properties in the vicinity and under the identical zone classification. Denial of the variance does not prevent the applicant from continuing the residential use of her property.
3. The variance conforms to the General Plan. The subject parcel has a General Plan land use designation of Medium Density Residential, which provides for single-family detached and attached homes. The project would result in an addition to the existing single-family residence.

RECOMMENDATION

Should the Planning Commission decide to deny the project, staff recommends that the

Commission make an affirmative motion as follows:

I MOVE THAT THE WINTERS PLANNING COMMISSION DENY THE 308 PEACH PLACE PROJECT (VARIANCE) BASED ON THE IDENTIFIED FINDINGS OF FACT AND BY TAKING THE FOLLOWING ACTION.

- Denial of the Variance.

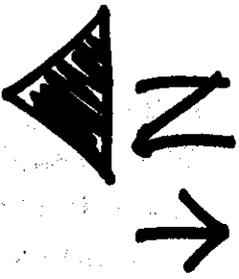
ALTERNATIVES:

The Commission can elect to modify any aspect of the denial or to approve the application.

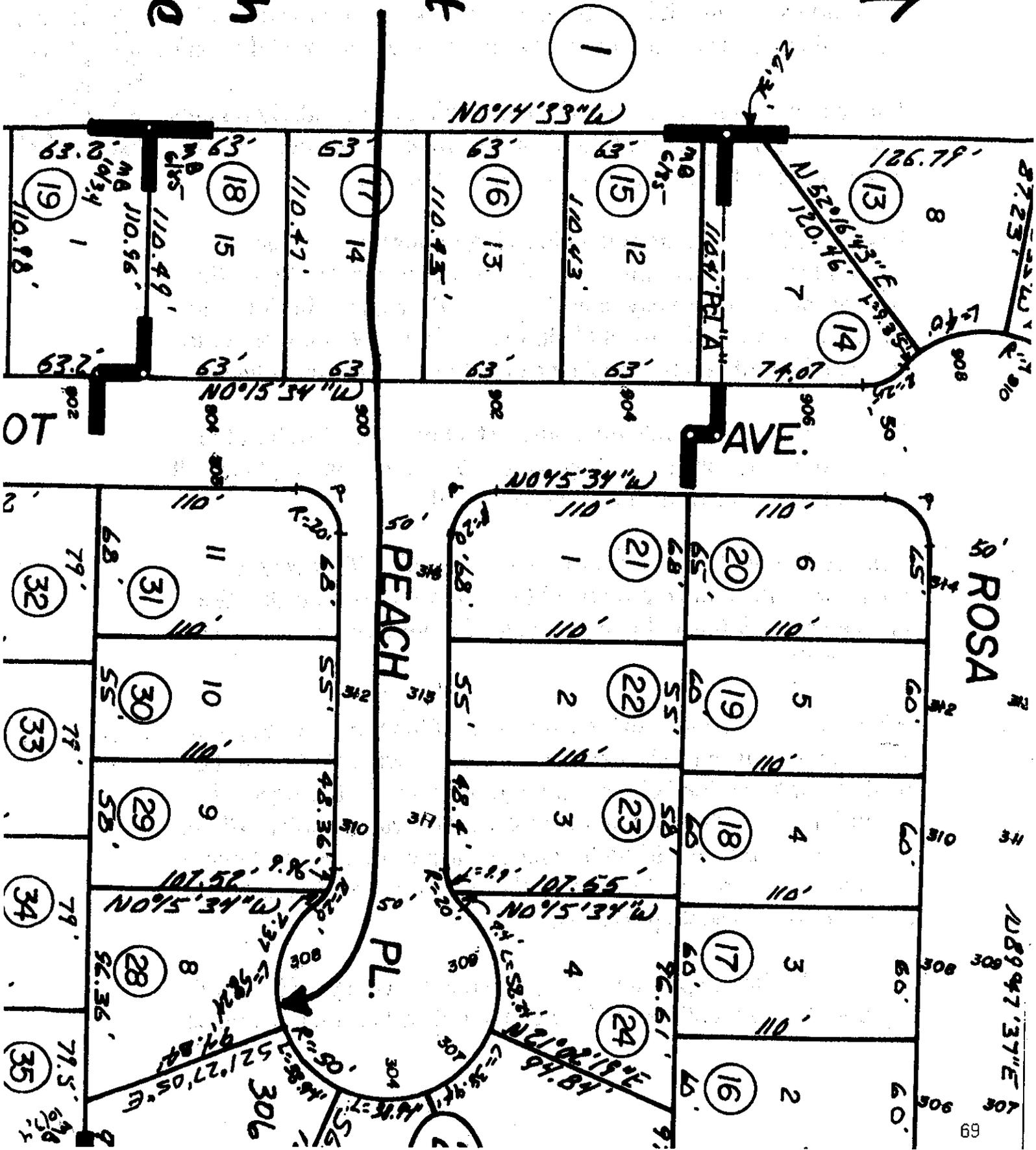
ATTACHMENTS:

1. Assessor's Parcel Map for project site
2. Statement submitted by applicant in support of project
3. Public Hearing Notice (published and mailed copies)
4. Correspondence regarding the project

Planning Commission/308 Peach Place VAR PC Stf Rpt 26Sep06



Project
Site
308
Peach
Place



RECEIVED

AUG 21 2006

CITY OF WINTERS

My name is Eva Boyko; I live at 308 peach Pl, in Winters, CA. When I took my hand written paper in to Mr. Sokolow he requested that I type it. I hope you will forgive any errors. I am not really sure what it is I am supposed to write. I will start out explaining a little about my family and why we enclosed the Patio.

I am a single mother of five adopted children. My elderly parents also live with me. My children and I have used the covered patio as an out door living space and do so year round.

Because of the amount of people living in our home we are constantly spilling out into the patio to eat our meals. When the roof became dangerously close to falling down, my children and I recruited anyone who would help to rebuild it. We all worked to replace the roof and the cracked cement underneath ourselves.

We poured new concrete on a raised steel reinforced slab of the same dimension of the existing patio. We cut out and replaced all the broken rafters of the existing patio roof.

I decided I might as well enclose the three sides. This way we could leave the table out there all the time to eat our meals. We have an eat in kitchen that is too small for our table if we extend it to fit us all.

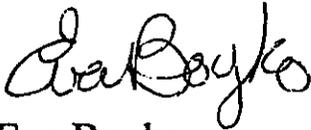
We framed in the walls in the same area of the pre-existing patio. A friend gave us a used swamp cooler which we installed on the roof. I think that the neighbor thought we were installing an air-conditioner, and did not like the look of the swamp cooler. Either way I am more than willing to remove the swamp cooler. I know that the view of the roof would be the same then, as the roof is the same as the pre-existing roof was.

I would also like to put in a ceiling fan and move my washer and dryer to the back patio as well. I can not afford to run the clothes

dryer and would like to hang my clothes up in the enclosed patio. I used to hang the clothes on a line I tied between the supports of the pre-existing patio.

I apologize for any inconvenience we may have caused. I thought that I was grandfathered in, that it wasn't a big deal. I am trying to conform to all that Mr. Sokolow has requested. I have borrowed the money for the variance, submitted my plans, allowed Mr. Sokolow to come and view my home and property. I hope this shows I am very sorry. Please allow my family to keep the walls up and not to have to tear them down.

Thank you, Sincerely,



Eva Boyko
308 peach Pl.
Winters, CA 95694
(530)795-0385

RECEIVED

AUG 21 2006

CITY OF WINTERS

Winters
Express

P. B5

9/14/06

Notice of Public Hearing

The Winters Planning Commission will conduct a public hearing on the project application as described below, beginning at 7:30 P.M. on Tuesday, September 26, 2006, or as soon as possible thereafter, in the Council Chambers, City Offices, 318 First Street, Winters, California 95694.

PROJECT LOCATION: 308 PEACH PLACE, ASSESSOR PARCEL NUMBER 003-271-28.

APPLICATION TYPE: The Planning Commission is conducting a public hearing to solicit comments regarding the proposed Variance for the rear yard setback of an addition to a single-family residence.

PROJECT DESCRIPTION: The project proponent, Eva Boyko, has proposed a variance of 15.5-feet on the rear yard setback for the non-permitted addition she constructed to her residence located at 308 Peach Place; the rear yard setback requirement is 20 feet. The property (APN 003-271-28) is approximately 7,300 square feet in size, has a General Plan land use designation of Medium Density Residential (MR), and is zoned Single Family, 6,000 Square Foot Average Minimum (R-2). This project will require Variance approval from the Planning Commission.

The purpose of the public hearing will be to give citizens an opportunity to make their comments known. If you are unable to attend the public hearing, you may direct written comments to the City of Winters, Community Development Department, 318 First Street, Winters, CA 95694 or you may telephone (530) 795-4910, extension 112. In addition, a public information file is available for review at the above address between the hours of 8:00 a.m. and 5:00 p.m. on weekdays.

ALL INTERESTED PERSONS ARE INVITED TO APPEAR AT THE MEETING DATE(S) IDENTIFIED ABOVE AT 7:30 P.M. IN COUNCIL CHAMBERS TO COMMENT. COPIES OF ALL THE ABOVE PROJECT DESCRIPTIONS, PLANS AND THE COMPLETE FILE, CAN BE VIEWED AT THE OFFICE OF THE COMMUNITY DEVELOPMENT DEPARTMENT, 318 FIRST STREET, CITY HALL, AT LEAST FIVE DAYS PRIOR TO THE HEARING, OR CALL THE STAFF CONTACT PERSON AT (530) 795-4910, EXTENSION 112. ALL INTERESTED PERSONS ARE INVITED TO ATTEND THE HEARING AND EXPRESS THEIR COMMENTS. WRITTEN COMMENTS WILL BE ACCEPTED PRIOR TO, AT, AND DURING THE HEARING. ALL COMMENTS RECEIVED WILL BE GIVEN TO THE PLANNING COMMISSION FOR THEIR CONSIDERATION.

PURSUANT TO SECTION 65009 (B) (2), OF THE STATE GOVERNMENT CODE "IF YOU CHALLENGE ANY OF THE ABOVE PROJECTS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING(S) DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY PLANNING COMMISSION AT, OR PRIOR TO, THIS PUBLIC HEARING".

Published Sept. 14, 2006



9/14/06

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Dan Sokolow – Community Development Director

RECEIVED

SEP 15 2006

CITY OF WINTERS

City of Winters
Community Development Department
318 First Street
Winters, Ca. 95694

Dear Sirs;

In regards to the Notice of Public Hearing Letter dated 9/14/06 concerning the property at 308 Peach Pl. and Eva Boyko, owner, of said property. I am unable to attend this meeting due to a prior appointment but would like to comment for Eva Boyko's behalf.

I have seen the addition she constructed, It does not give a bad appearance like a hillbilly lean to, but a nicely designed addition. This woman is a hard working single mom, that has been an asset to our cul-de-sac. The appearance of the front of the house is always orderly. Being she has several children, this addition gives the family a little more covered space from weather conditions. The addition was not designed as a bedroom or living quarters, merely a covered porch. Most every house in our area is close to the back yard of the neighbors. The tract was developed long before new variances were developed. When the tract was developed no one had objections to being so close. It's not like there is an alley there and emergency vehicles must go through. Some of us have power poles in our neighbors yard yet the men have to come to ours to reach it, and the fences were set back so the power company could go to the pole from the yard its installed in.

If a little more time was spent taking care of fixing problems the city has now and less time trying to create a new petty variances (cause its an eye sore to someone) a lot more could be accomplished. Our streets are horrible, yet that doesn't seem to be a problem.

Please consider the hardship you will cause this family if you insist she remove it.

Delores Sorenson
Delores Sorenson
304 Peach Pl
Winters, Ca. 95694

September 19, 2006

City of Winters
Community Development Department
318 First Street
Winters, Ca 95694

RECEIVED

SEP 19 2006

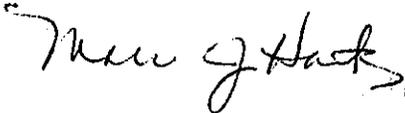
CITY OF WINTERS

To Whom It May Concern:

I am writing in regards to the project undertaken at 308 Peach Place by Ms. Boyko. Whether the project was undertaken in ignorance or in disregard of building regulations, the approval of said project sends a message to the public that one can pretty much proceed as one desires with no recrimination. What then is there to deter other neighbors from undertaking similar projects?

Sincerely,

Marcia J. Hartz



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**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: October 17, 2006
FROM: John W. Donlevy, Jr., City Manager 
SUBJECT: Solid Waste Franchise Agreement: Waste Management of California

RECOMMENDATION:

That the City Council approve an AGREEMENT BETWEEN THE CITY OF WINTERS AND USA WASTE MANAGEMENT OF CALIFORNIA, INC., (DBA WASTE MANAGEMENT OF WINTERS) FOR THE PROVISION OF INTEGRATED WASTE MANAGEMENT SERVICES.

BACKGROUND:

Since June, 2005, Staff and the City Council have been working on the development of a revised franchise agreement for integrated waste management services for the residents of Winters. The final agreements were reviewed by the City Council at its August 15, 2006 meeting, and the franchise is now ready for adoption.

DISCUSSION:

Attachment A of this report is the August 15, 2006 Staff Report which outlines the services and parameters of the franchise. At this meeting, staff was directed to make revisions as follows:

1. Collection Options: Option 1 was selected to include street collection of green waste and the indicated bulky waste collection.
2. Cost Index: The recommended cost index to be used in calculating annual cost increases will be the Refuse Rate Index for the Sacramento Area.
3. Green Waste Pilot: A containerized green waste collection program will be instituted in the second year of the program for a selected part of the City.

Staff is recommending approval of the Agreement.

FISCAL IMPACT:

The overall fiscal impact will include collection of franchise fees and some permit fees from Waste Management.



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE : August 15, 2006
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Carol Scianna
SUBJECT: Execution of Collection Services Contract with USA Waste of California, Inc. (dba Waste Management of Winters)

Recommendation

The staff recommendation includes the following three actions:

- 1) receive a staff presentation on two (2) options for the new Collection Services Contract ("Contract") between the City of Winters ("City") and USA Waste of California, Inc. ("Waste Management") for the provision of residential, commercial and debris-box solid waste collection and recycling services, and
- 2) provide direction to Staff on the preferred option; and
- 3) direct staff to return to Council within thirty (30) days to approve a Resolution directing the City Manager to execute a Contract with Waste Management.

Summary and Background

On April 10, 2006, the City released a Request For Proposals ("RFP") document for residential, commercial and debris-box collection, recycling and disposal services. An announcement of the RFP release was sent to thirteen firms, including Waste Management, Allied Waste (BFI), Atlas Disposal, BLT Enterprises, California Waste Removal Systems, California Waste Solutions, Edgar and Associates, Norcal Waste Services, North Bay Corporation, Pleasant Hill Bayshore Disposal, Republic Industries and Waste Connections, Inc.

On April 20, 2006, staff convened a mandatory pre-proposal conference. Representatives from Waste Management, Norcal and North Bay attended the pre-proposal meeting.

Proposals were due on May 5, 2006, and the City received one proposal from Waste Management. Staff had subsequent discussions with the two other firms that attended the pre-proposal conference, and the primary reasons given for not submitting a proposal were the remote location of Winters, the relatively small number of accounts, and the Yolo County Disposal Site requirement.

<p style="text-align: center;"><i>Table 2</i></p> <p style="text-align: center;"><i>Monthly Residential Cost Options*</i></p>		
Garbage Cart Size	RFP Option 1	RFP Option 2
32-gallon	\$24.00	\$23.26
64-gallon	\$26.65	\$25.75
96-gallon	\$31.45	\$30.46

** Please note that the residential rates are dependent on the size of the garbage cart and include the full package of programs and services, including curbside recycling, green waste collection, large-item collection, street sweeping, franchise fees, etc.*

As stated above, staff is seeking direction from Council to proceed with Option 1 or Option 2.

Fiscal Impact

The proposed contract will have the following fiscal impacts:

First, in accordance with the RFP document, Waste Management is required to remit \$30,000 to the City within thirty (30) days of execution of the Contract. These funds will reimburse the City for consulting fees incurred during the procurement process and transition to the new hauler.

Second, the proposed Contract requires Waste Management to remit fifteen percent (15%) of gross revenues to the City as a franchise fee. The Franchise Fees will be used to fund staff costs to administer the contract, public education, etc.

Collection Services Contract Summary

- **Exclusive Franchise:** The proposed franchise will grant Waste Management the exclusive right to provide solid waste collection and recycling services to residential, commercial, multi-family and debris-box customers in the City.
- **Term:** The Contract is ten (10) years.
- **AB 939 Indemnification:** The Contract requires Waste Management to indemnify the City with regards to any penalties or fines levied by the California Integrated Waste Management Board for non-compliance with the 50% diversion mandates of AB 939.
- **Franchise Fee:** Waste Management will remit fifteen percent (15%) of gross revenues to the City as a franchise fee.
- **Annual Adjustments to Waste Management Compensation:** The Waste Management compensation for the provision of solid waste collection services will be adjusted annually using a multi-indexed methodology that uses annual changes (increases or decreases) in five

Residential Cost and Program Options

The initial cost proposal submitted to the City by Waste Management included a significant increase in residential customer rates. On May 30, 2006, staff convened a meeting with Waste Management to discuss program options that would provide a modest rate increase and expanded services. On June 30, 2006, Waste Management submitted a revised cost proposal with the following two primary cost options:

Table 1
Residential Program Options

Program	Original RFP	Revised RFP Option 1	Revised RFP Option 2
Neighborhood Cleanup Program	<p>Option 1: One annual drop-off event and one annual on-call collection.</p> <p>Option 2: One scheduled curbside collection and one on-call collection.</p>	<p>One scheduled curbside collection on the 1st Friday of every month</p> <p>One annual drop-off event (day) at the City Corporation Yard.</p> <p>Limit 5 cubic yards</p>	Same
Contract Term	7 years	10 years	10 years
Green Waste Collection and Street Sweeping	<p>Weekly loose pile collection of green waste</p> <p>Weekly street sweeping (current program)</p>	<p>Weekly loose pile collection of green waste</p> <p>Weekly street sweeping (current program)</p>	<p>Bi-weekly containerized green waste collection with up to two (2) 96-gallon carts at the base rate (collected on alternating weeks with recycling).</p> <p>Bi-weekly street sweeping after green waste collection</p> <p>10 weeks per year of weekly, loose pile collection and weekly street sweeping in Fall and Spring</p>
Single-Stream Recycling	Weekly single stream recycling in a 96-gallon cart	Bi-weekly single stream recycling in a 96-gallon cart (old garbage cart re-labeled)	Bi-weekly single stream recycling in a 96-gallon cart (old garbage cart re-labeled)
Franchise Transfer	\$500,000 transfer fee	18 month maximum term after transfer is complete	Same

nationally published commodity and price indices. This adjustment methodology is referred to as the Refuse Rate Index ("RRI").

- **Annual Adjustments to Customer Rates:** Staff recommends that customer rates be adjusted annually, consistent with annual adjustments to the compensation paid to Waste Management, to maintain a constant level of franchise fees.
- **Performance Bond:** The Contractor will be required to submit a Performance Bond (renewed annually) in the amount of Two Hundred and Fifty Thousand Dollars (\$250,000).

Residential Program Summary

- **"Variable Can Rate" Garbage Collection:** Waste Management will implement a Variable Can Rate garbage collection system utilizing variable size garbage carts (32-, 64-, and 96-gallon) collected once per week using an automated collection vehicle. Residents will initially be delivered a 64-gallon cart, and may request a 32 or 96-gallon cart at any time. The primary intent of the variable rate program is to provide an economic incentive for residents to reduce waste and maximize recycling. The program will be offered to all residential single family, duplex, triplex and fourplex accounts. The monthly rates will be dependent upon the garbage cart size and will include the full range of residential programs, including curbside recycling, greenwaste collection, bulky-item collection, etc. The City will require the new garbage carts to be the same color, and with the City's logo, as the carts currently in use by City residents.
- **"Single-Stream" Recycling Service:** Waste Management will implement a single-stream recycling collection program. In a single-stream program, residents place all acceptable materials into the recycling cart, and the "commingled" materials are delivered to a centralized sorting and processing facility. In an effort to keep rates low, Waste Management will convert the existing garbage carts in the City to recycling carts. Each existing garbage cart will therefore be labeled with a "Recycling" sticker when the new garbage carts are delivered. The contract allows Waste Management to retain all revenues from the sale of recyclable materials, which are used to offset collection and processing costs. The program will include the collection of aluminum and tin cans, glass bottles, newspaper, mixed paper, cardboard, and plastic containers.
- **Green Waste Collection Service:** Waste Management has provided cost quotes for two program options. The cost options are included in Tables 1 and 2 above, and staff is seeding direction from council on the preferred alternative.
- **Bulky Item Collection Service:** Waste Management will provide one "on-call" collection on the first Friday of each month and one annual drop-off event at the City Corporation Yard. The program will be limited to five (5) cubic yards. Bulky-Items include furniture, appliances, large green waste, etc.

Multi-Family Program Summary

- **Multi-Family Solid Waste Collection Service:** Waste Management will provide garbage collection service to multi-family properties having five (5) or more dwelling units and using garbage bins for the accumulation and set-out of their garbage. Waste Management will be required to furnish the necessary number and size of garbage bins to accommodate the needs of the complex. The rates for MFD Solid Waste Collection Services are included in Attachment A.
- **Multi-Family Recycling Service:** Waste Management will provide recycling service to multi-family accounts in the City. The service rate for multi-family recycling service will be bundled in the service rate for multi-family garbage collection service, and will therefore be provided at no additional charge to the customer. Waste Management will retain all revenues from the sale of recyclable materials.

Commercial Program Summary

- **Commercial Solid Waste Collection Service:** Waste Management will provide solid waste collection service to commercial businesses within the City. Waste Management will be required to furnish the necessary number and size of bins or carts to accommodate the program. The rates for commercial solid waste collection service are included in Attachment A.
- **Commercial Recycling Service:** Waste Management will offer commercial recycling service to all commercial accounts within the City. Waste Management will be required to furnish the necessary number and size of recycling bins and/or recycling carts to accommodate the commercial recycling activities. The service rate for commercial recycling service will be bundled in the service rate for commercial garbage collection service, and will therefore be provided at no additional charge to the customer. Waste Management will retain all revenues from the sale of recyclable materials.
- **Commercial Newspaper and Cardboard Drop-Off Service:** Waste Management will provide weekly collection of two (2) locking drop-off bins placed in the downtown area for newspaper and cardboard. Waste Management will retain all revenues generated from the sale of newspaper and cardboard, and will provide this service at no additional charge to the City.

City Collection Program Summary

- **City Solid Waste Collection Service:** Waste Management will provide solid waste collection service to "City Service Units" within the City. Waste Management will be required to furnish the necessary number and size of solid waste bins or carts to accommodate the City solid waste collection activities. City Service Units include City offices, downtown bus-

stops and litter receptacles, and ball fields. City solid waste collection service will be provided at no additional charge to the City. The current level of City solid waste collection service is as follows:

- 30-gallon carts in the downtown area, serviced Mondays and Fridays = 25 units
 - 2 yard bins at City facilities = 2 units
 - 4 yard bins at City facilities = 6 unit
- **City Recycling Service:** Waste Management will provide this service to City Service Units within the City. Waste Management will be required to furnish the necessary number and size of recycling bins or recycling carts to accommodate the City recycling service. City Service Units include City facilities, downtown bus-stops and litter receptacles, and ball fields. Waste Management will retain all revenues generated from the sale of recyclables, and will provide this service at no additional charge to the City. The current level of City Recycling Service is as follows:
- 4 yard bin for recyclables = 1 unit;
 - 4 yard bins for cardboard = 4 units.
- **City Bulky Item Cleanup Service** Waste Management will provide bulky-item cleanup service for City facilities. Waste Management will be required to provide up to 480 cubic yards per year of Bulky Item Cleanup Service at the direction of City staff. The City may elect to use the service to mitigate illegal dumping, for community cleanup projects, or for other projects or services at the direction of City staff. This service will be provided at no additional charge to the City.
- **City Special Event Collection Service:** Waste Management will provide this service at the direction of the City. Waste Management will be required to provide garbage carts or recycling carts, garbage bins or recycling bins, or roll-off containers, at up to six (6) City sponsored events per year. This service will be provided at no additional charge to the City. The current level of City Special Event Collection Service is as follows:
- Youth Day Event in April = Garbage and Recycling Carts and Garbage and Recycling Bins;
 - Earthquake Festival in August = Garbage and Recycling Carts and Garbage and Recycling Bins;
 - Citywide Yard Sale in May = One (1) thirty-yard Roll-Off Container; and
 - Creek Cleanup (twice per year) = Two (2) twenty-yard Roll-Off Containers per event.
- **City Concrete and Asphalt Recycling Service:** Waste Management will provide this service to City Facilities. Waste Management will furnish four (4) roll-off containers for placement

at the City Corporation Yard for the collection of asphalt and concrete. The roll-off containers will be serviced periodically at the direction of City Staff. The material will be delivered to an "Inerts Processing or Recycling Facility", and this service will be provided at no additional charge to the City.

Other Services Summary

- **Street Sweeping Service:** Waste Management will provide this service to all City streets on a weekly basis. The service will be provided within twenty-four hours of green waste collection for the loose-pile collection option. Street sweeping service will be provided at no additional charge to the City or the rate payers.

- **HHW / E-Waste / U-Waste Collection Events:** Waste Management will promote and operate two HHW / E-Waste / U – Waste collection events per year at the City Corporation Yard. The material will be delivered to an appropriate facility(s) for processing, recycling, re-use or disposal, as appropriate. This service will be provided at no additional charge to the City or the rate payers.

- **Customer Service and Billing:** Waste Management will provide Customer Service and Billing service for all SFD, MFD, and Commercial Service Units in the City Service Area. This service will be provided at no additional charge to the City.

- **Construction and Demolition Debris Service:** Waste Management will provide Construction and Demolition Debris Service in Commercial Bins or Roll-Off Containers within the City Service Area. The rate for Construction and Demolition Service will be set forth in the Collection Services Contract. Waste Management will have the exclusive right to Construction and Demolition Debris Service within the City Service Area.

Implementation Schedule

Attachment B to this staff report includes an implementation schedule provided by Waste Management.

Conclusion

Staff is prepared to begin work immediately on the implementation of Option 1 or Option 2, as directed by Council.



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: October 17, 2006
FROM: John W. Donlevy, Jr., City Manager *JWD*
SUBJECT: River Parkway Grant Program- Putah Creek

RECOMMENDATION:

That the City Council:

1. Receive a report from Putah Creek Streamkeeper, Rich Marovich regarding the 2006-07 River Parkway Grant Program; and
2. Provide direction and input regarding said program.

DISCUSSION:

The announcement for the next round of River Parkway funding arrived in August, 2006. Attached is a concept plan for the current (2006) and next (2007) River Parkway funding applications. Putah Creek Streamkeeper Rich Marovich is requesting input on the submittal of a grant application for the next phases of the proposed

Attached are images depicting the phases of improvement along the Creek.

Phase 1 of the project is the perc dam removal, which is awarded and now in contracting and most likely to be implemented next year.

Phase 2 of the project is this proposal to realign the channel of Putah Creek through the south bank (aeration ponds) terrace. If awarded, work would commence most likely in 2008.

Phase 3 would continue restoration downstream, using eucalyptus logs and slash from the north bank to realign the channel and create south bank floodplains downstream of the aeration pond terrace to where the creek meets an existing south bank terrace. Work would most likely begin in 2009.

Phase 4 would coincide with removal of the Winters Car Bridge and use waste concrete from the bridge to support earth fill that would extend the existing north bank terrace downstream from the car bridge to the current site of the percolation dam. Concrete could be placed whenever the old bridge comes down with floodplains constructed in 2010 (or sooner if the bridge removal happens before then).

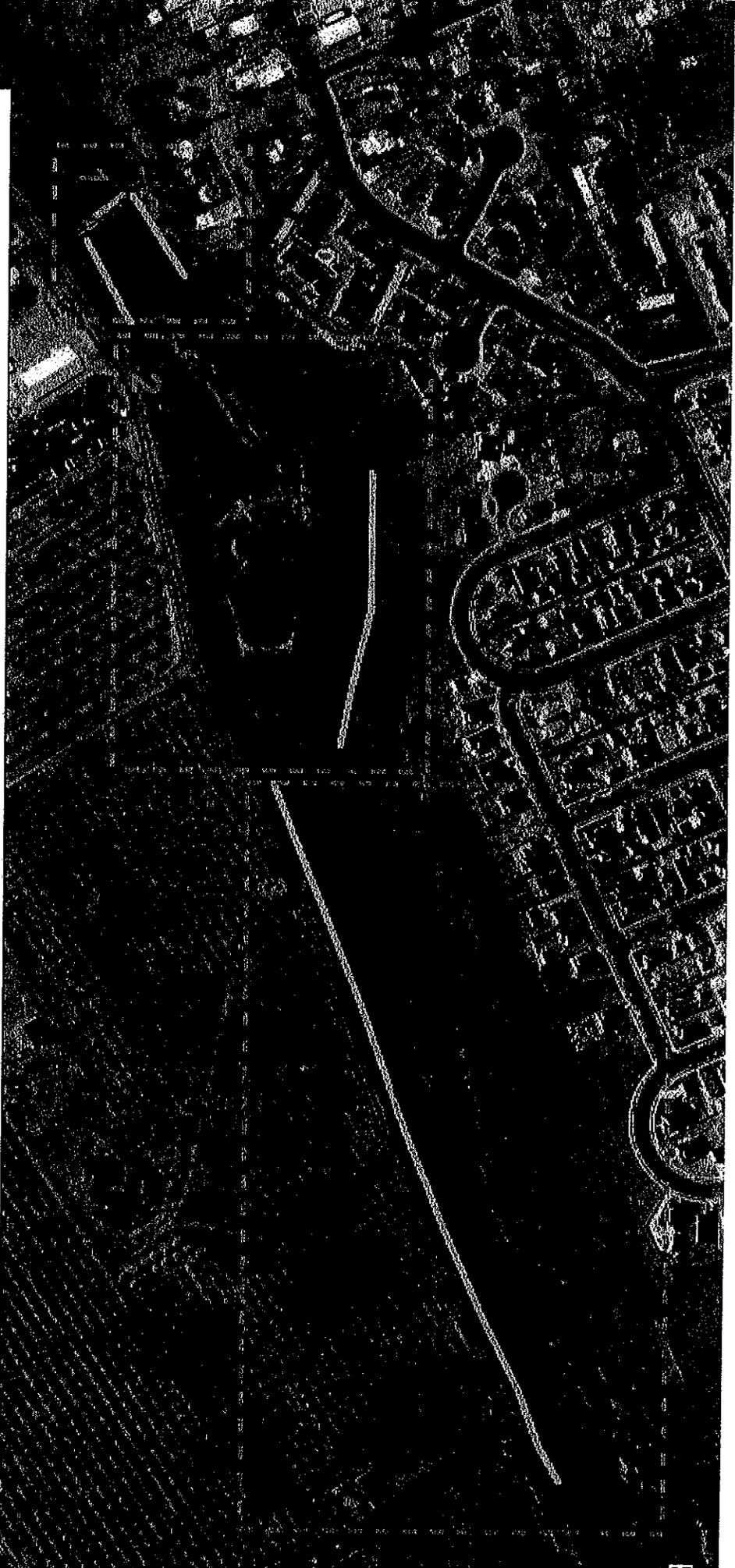
Phase 5 would focus on trails, restrooms, boat launches and other amenities as recommended by Cheryl and approved by City Council. Portions of these amenities could be built as sites are restored and stabilized.

If the concept is accepted, Marovich will work with UC Davis' Eric Larsen on the geomorphology and Wallace-Kuhl on the engineering

Staff is recommending that the City Council receive a report from Marovich and provide direction or input on the proposed projects.

FISCAL IMPACT:

None by this action.



Legend

- No Floodplains, Bank Drops Steeply Into the Low Flow Channel
- - - Possible Channel Realignment and Edge of Constructed Floodplain
- ▬ Perc Dam Removal 2007-2008 funded by 2005 River Parkway Grant
- ▬ Proposed Channel Realignment 2008-2009 (Possible Candidate for 2006 River Parkway Application)
- ▬ Proposed Constructed Floodplains 2009-2010 (Possible Candidate for 2007 River Parkway Application)

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**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE : October 17, 2006
THROUGH: John W. Donlevy, Jr., City Manager *JW*
FROM: Dan Maguire, Redevelopment Consultant *DM*
SUBJECT: CALED PAS Team Report

RECOMMENDATION:

Receive a report from Kay Reynolds, CALED (California Association for local Economic Development) Vice-President – Special Projects resulting from the August 9th, 2006 Professional Advisory Service Team visit.

BACKGROUND:

At the May 23, 2006 Council meeting, City Council authorized City staff to contract for consulting service from CALED for an Industrial Area Assessment to be conducted by a PAS (Professional Advisory Service) Team, comprised of individuals with expertise in Northern California Industrial Park development and marketing.

The primary objective of this "broad" view assessment of the five target locations was to identify each site's strengths and constraints for job producing development.

PAS team members were provided with background materials in advance of their one-day visit. During the course of the daylong process they visited the five sites under consideration and interviewed a cross section of local interests, including City staff, City Council members, property owners, representatives from local businesses, plan advocates, and a commercial developer.

The interview participants were John Donlevy, City Manager; Heidi Tschudin, Contract Planner; Nick Ponticello, City Engineer; Craig Hoffman, Dunmore Commercial Properties Division; Marty Mariani, Business Owner; John Ramos, Property Owner; Charlie Rominger, Rominger Option advocate; Randy Sater, Teichert; John Lorenzo, Business Owner; Cecilia Aguiar-Curry, City Council; Mike Martin, City Council; Tim Benson, Property Owner; and Shelly Gunby Finance Director.

The PAS Team members were Kay Reynolds (presenting the report); Wes Ervin, Director of the Office of Economic Development Yolo County; and Marc Nemanic, Executive Director of the Tri-County EDC (Chico). Also contributing to the final report

was Mike Amman, President/CEO of Solano EDC.

FISCAL IMPACT:

None by this action

ATTACHMENTS:

CAL ED Report

Map of Industrial Study Areas

City of Winters Economic Development Strategy, September 2004

Industrial Area Assessment Background Papers memo (table of contents)

CED (Center for Economic Development) demographic/economic data

Professional Economic Development Services for The City of Winters *August 2006*

Almost every City in California is feeling the pressure of sustaining essential public services in the face of constraints on city finances and wanting to have quality employment opportunities for its citizens. It is critical for a community to have a strategic approach to economic development in order to: 1) provide predictable revenues that support the infrastructure and city services expected by residents; and 2) to provide jobs that generate living-wages for its residents.

The City of Winters took a significant step toward creating a strategic plan for economic development when it contracted with the California Association for Local Economic Development (CALED) to bring in a team of experts to help with this process. In August 2006, three economic development professionals (with a combined experience of over 75 years in the field) came to Winters to provide new perspectives into the workings of the local economy and the opportunities the City might have to create new jobs and generate new revenue.

Mark Nemanic, Executive Director of the Tri-County Economic Development Council, Wes Ervin, Director of Economic Development for Yolo County, and Kay Reynolds, Vice President – Special Projects, spent an entire day in Winters, supported by CALED staff member Tom Abeles. Although unable to be on-site, Mike Amman, President/CEO of the Solano EDC was also part of the process.

Each of the team members had received a packet of information on the City of Winters, its demographic profile, maps, and economic data. Early on August 9th, the team met at City Hall, where they were briefed by staff and given a tour of the community. Special focus was placed on developing the City's to nurture and attract manufacturing and professional companies that could create well-paying jobs and bring new investments into town, while maintaining the current flavor of the community.

The next step in the process entailed one-on-one interviews with a dozen community and City leaders. Working with City staff, CALED had created a series of questions that guided the individual interviews. The interviews were very confidential, and the answers to each of the survey questions were compiled without any indication of which participant had provided the comments.

These comments were summarized and used in combination with the previous review of documents, information garnered during the tour, and the expertise of team members. The result is a series of Team recommendations for City consideration and subsequent action.

CALED Assessment Team Recommendations

General Recommendations

The City must make revenue generation a priority in order to maintain long term the current quality of life and the provision of public services. Quality development focused on economic development priorities is a way to make this happen. A balance of rooftops and tax-generating sources at moderate growth rates should make this a reality.

For the next few years, both commercial and industrial development should be concentrated at the West side of the Interchange within the existing Sphere of Influence. Expanding the city's Sphere across the freeway would help the city control any future development there.

Finalizing an engineering solution to the local flood overlay area should be a major priority, including an equitable comprehensive fee structure, development agreements, and other mechanisms will move the development process forward considerably. But, in the meantime, incremental development projects with individual flood solutions should be considered. Stopping all forms of development, regardless of how advantageous to the City because the total policy has not been comprehensively addressed has seriously curtailed revenue to the City and put prohibitive costs on individual properties.

Make updating the General Plan a priority. In spite of the problems encountered during the 1992 update, the existing General Plan is out of date. This needs to be done to satisfy not only State Planning Requirements, but to secure funding for community development projects, to assure that development is compatible with current citizen views of the future, and to allow the types of development that the City wants, to happen smoothly and expeditiously.

In the interim before the new General Plan is complete, the city can discuss the maximum comfortable size which would still maintain the desired small town feel but also support more amenities and services – a size limit beyond which growth would cause loss of that small town feel. Interim development policies could flow from this determination.

Water and sewer capacity should continue to be a priority. The expansion of current facilities will allow the City flexibility in shaping its direction.

Expanding at the interchange will involve expanding water (likely a new well) and sewer (treatment plant and collection) systems. Paying for infrastructure is problematic, but can be a combination of existing enterprise funds (if any), impact

fees, "pay-as-you-go" (one developer paying for the whole system up-front and getting reimbursed over time by future developers), CDBG and other grant funds, and Redevelopment. If the City's Redevelopment Plan allows, Redevelopment funds could perhaps be used outside the Project Area if accompanied by a finding that the expenditure would in fact benefit homes and/or businesses within the Project Area, and/or generate additional tax increment.

The City should craft future uses at the Interchange to be complimentary with Downtown. Creating a "gateway" to Winters is important to draw people into the area. A comprehensive streetscape design of Grant Avenue between the freeway and Railroad Avenue would help make this happen. Development of these projects will help link the highway development to Downtown and include downtown merchants as part of the process. With the same findings mentioned above, CDBG and Redevelopment funds could be possible funding sources.

The City should encourage types of development that draw off of the freeway and orient visitors/tourists more toward Downtown.

The City should work with property owners, particularly under a revised General Plan, to secure appropriate zoning in advance of business expansion and attraction efforts.

The City needs to take a strong role in being the problem-solver for many of the challenges facing Winters. This is a beautiful community that could face significant challenges. Working with individual property owners to move some of the revenue and job-creating efforts closer to reality is critical.

Because of the current and potential influence of development in Solano County, the City is encouraged to join the Solano Economic Development Corporation. This will bring another perspective, more economic development information, and new resources to your development process. In turn, Winters should expand its relationship with Yolo County to expand potential economic development support and services which compliment the City's long-term development objectives.

The City should have an up-to-date Capital Plan for improvements, which focuses on being prepared for funding or economic development opportunities by building infrastructure capacity.

Site Recommendations

Site Number Three is probably best suited for immediate development. It has close access to infrastructure, thereby lowering the relative cost of development. It has excellent freeway exposure. It has a developer interested in moving a commercial project forward.

Site Number One is an excellent candidate for commercial and industrial development. Unencumbered portions of the site should be considered for a small business park.

The City is advised to stay in close contact with existing manufacturing operations and employers to support their continued happiness and potential expansion.....

Although Site Number Five has advantages in being outside the floodplain, its distance from the City and limited access to the freeway make it less likely to be attractive to the development community and to potential end users. It may, however, have long-term value as a corporate campus. Another suggested use was as a low-profile nonprofit business park, building on examples in Davis and Anderson.

Site Number Two has the greatest risk with flooding. Unless the comprehensive nature of the flood mitigation policies are moderated, development of this area may be much more difficult. A collaborative site-specific flood solution may be reached by working with the property owner.

Site Number Four has development potential, but it may be more long term in nature. Concern for the compatibility with the downtown should also overlay the development of this area. The City could encourage that this development be longer-term in nature and sensitive to existing Williamson Act restrictions and prime ag land designation.

Addendum Section (Included to provide baseline data)

Addendum #1

Summary Observations Based on Each Question (Team summary of responses to interview questions)

1) Vision for Winters

Winters is between Davis and Vacaville and draws traffic from both. Winters should focus on growth in Solano County. Avoid cookie cutter development by being unique. Attract transient money to new area. There appears to be general comfort with growth to the size of 10-15,000 people, but not larger.

2) Vision for Winters' economic development

Special emphasis should be taken to add value to its existing downtown development (such as a Co-op plan) but prevent the town from turning into a 'Cookie Cutter' community. Actions to rearrange zoning to help with future flooding and natural drainage would also aid economic development. Winters should expand its sphere of influence and expand its identified development areas (commercial/recreational). Ideas for a golf course and executive areas have been presented.

3) Winters' perception as a place to do business and develop projects

Winters is a good place to develop projects, but development pace has been slow, and this is costly. Since land development takes longer in Winters than in other places, this frustrates and is a barrier for businesses to enter. In particular, Winters has missed opportunities to capture highway commercial development and its associated tax revenues.

4) Winters' strengths

Winters has an advantage of being on the 505 and near the 80 making it close to Fairfield, Vacaville, Sacramento Area, Davis, and the Bay Area. There is an excellent opportunity to create a visual gateway through Grant/Railroad Ave. It is in the middle of several recreation areas such as Putah Creek and Lake Berryessa. Davis brings bicycling, arts and music and other traffic. Winters also has a great historic downtown and available land. The city staff has a lot of energy and is a pleasure to work with. They have a clear vision of what constitutes 'Winters', as do the businesses that are mostly home grown. Winters has a strong housing market. It is near casinos and is a recreational venue.

5) Winters' weaknesses

Winters has limited infrastructure capacity, especially in regards to industrial and highway commercial sectors. It has problems with drainage and water retention, since much of north Winters is in a flood plain. Freeway development also blocks natural drainage. There is some sense that the City Council tends to focus on details, as opposed to strategic considerations. In addition there are problems with application processes and agriculture soils. The vocal minority seeks to maintain the status quo. The downtown has limited banking options and parking. With so much pass-through traffic, the city has almost no lodging to help lengthen visitor stays.

6) Focus of economic development strategy

Winters should focus on complementing downtown, but retaining community character (perhaps developing Main St. loop and the Grant/Railroad corridor). It should also build industrial/commercial sectors outside of the flood plain¹. Winters may want to start unique commercial niches and concentrate on traffic to Lake Berryessa. There is an additional 50 acres that is ready for retail, highway commercial, and/or mixed use.

7) Important local projects

Projects could include boating, camping, bass → Differentiate Winters from Davis or Vacaville and develop something that Fairfield does not have.

8) Thoughts on need for industrial park

Winters is new to this, and is just starting out. However, suitable land for a small, well-designed, attractive business park is available for development.

9) City's and other's role in economic development

The City should communicate its activities and create positive relationships with key residents and commercial constituents. A role should be created for the chamber, and efforts should be made to identify and network with Solano.

¹ Or within the flood overlay but with pads to elevate buildings above any flooding.

Addendum #2

The City of Winters Interview Results (Log of responses to Interview Questions)

1) What is your vision for Winters?

Growth in Yolo County – Focus Point
Davis → Winters ← Vacaville
A collector area
No cookie cutter development (unique development)
Attract transient \$\$ to new area
Small community – access to linear urban area

2) In terms of economic development, what is your vision for Winters?

Value-Added Development
Not a cookie-cutter approach
Complement Downtown Development
Downtown – Coop Plan
Rearrange Zoning: 1) Future Flooding 2) Natural Drainage-move industrial parcels in the flood zone to high ground and move the open space on the high ground to the flood zone area. Focus investment in road access to these new industrial areas.
Expand sphere of influence
Identified development areas (Commercial, Recreational)
Golf – 300 Acres/Executive Areas
Connection or gateway (Grand Ave) to Downtown

3) How is Winters perceived as a place to do business? Develop projects?

Pro-Project proponents– They're behind the scenes, but strong.
No-Project proponents – Easier to mobilize, but a minority
Good, but slow (learning curve)
Complicated political environment – Fractionalize between New v. Old (Davis)
Land Development is frustrating (takes longer)
Cost/Time is an Issue

4) What are Winters' strengths and opportunities?

Tweener – Regional Dynamics (Bay Area)
Bicycling
Arts/Music

1/80 Corridor + 505 Front door ([])
Lake Berryessa (Destination)
Historic Downtown
Available Land
City Staff (Energy and Good to work with)
Putah Creek
Most Businesses are home grown
Locational Advantages
Transportation (80+505)
Creating a visual gateway (Grant Ave/Railroad Ave)
Strong Housing Market
Casino Proximity
Recreational Venue
In the middle of a lot of things:
- Recreation
- Fairfield, Vacaville, Sacramento, Davis
Great Downtown
Responsive Staff
Clear vision of what constitutes 'Winters'

5) What are Winters' weaknesses and constraints?

Infrastructure (key areas – Industrial and Highway Commercial)
Flood Plain covers much of the north half of the city – though flooding is not deep
and can be mitigated
Lack of clear Vision from prior city councils
Applications Process (State mandates)
Agriculture Soils (Mitigation for loss)
General Plan update (1992)
Infrastructure (key areas – Industrial and Highway Commercial)
Infrastructure
Drainage/Water Detention
Caltrans Access
Inadequate planning for 100-year flood requirements
Winters Canal
Freeway development – blocks natural drainage
Drainage
Vocal Minority/Status Quo
Use of Downtown
Limited banking Options
Parking
Flood Plain

**6) What should be the focus of Winters' economic development strategy?
Attracting Manufacturing, Retail Development, Tourism, Offices?**

Downtown – Autonomy + Historic
Unique commercial niches
Retain Community Character
50 acres – Retail/Hwy Commercial/mixed use
Carway to Winters and Lake Berryessa
Complimentary Approach to Downtown
Swap RP and PQP from SW to N & vice versa
Develop Main St. Loop – Protect Almonds
Orchard Subdivision & Gain access to north of town.
Hwy Commercial
Grant Ave, Railroad Ave corridor

7) What do you think are the most important local projects that are either currently underway or planned for the near future?

Boating, Bass fishing, Camping → Develop something that Fairfield does not have.
Differentiate from Vacaville

8) Do you have any thoughts about the need for a manufacturing or industrial park? Location? Needed Services? Opportunities?

9) What should be the City's role in economic development? What roles should other organizations have?

Communicate what is going on
Create positive relationships with constituents
Create a role for the Chamber
Identify and network with Solano
Establish on-going communication with existing businesses

10) How would you measure success of an economic development effort?

Major job creation results

Addendum #3

General Observations

(Compilation of Team observations of interview responses)

The City has a mixed reputation in working with businesses. One company representative that went through the development process fairly recently said that it was a very easy and positive experience. There were no public or private issues nor was there any opposition. This was in contrast to that companies experience with some California communities.

In the view of two other companies, the time necessary to navigate through the development process was deemed excessive.

The business community appears to be strongly in favor of the City holding true to its vision of itself, particularly as evidenced by the Downtown and the City's commitment to being friendly and straightforward in its development process.

There was strong support for the City maintaining a mixed-use economy and having a good balance between housing, commercial, and manufacturing.

Some of those interviewed believed that City policy should be modified (interpreted) to make development more predictable, particularly as it relates to floodplains.

There was concern that City design standards be stringent enough in regards to development along the Freeway to ensure the attractiveness of the area.

There seemed to be agreement that having a strong manufacturing sector that creates quality jobs was a good thing, There was universal agreement that the character and flavor of the town should be protected.

One person was concerned that development off the highway could mean Big Rigs could be going in and out of the community at all hours of the day and night, impacting the safety of the citizens and children.

The City should develop good signage, encourage efforts to make the community more attractive, and support its park system.

There seemed to be some agreement that the Highway 505 access points should be oriented to travelers, bringing in new tax revenue to the City.

The entry of Grant (128) was identified as an area that needed a facelift, particularly between the Interchange & Downtown. It was suggested that there needed to be grass, lights, a meandering sidewalk, etc. so the traveler is beckoned into the downtown.

If development occurs along the Freeway and Putah Creek, the Creek itself could become a draw and be developed to complement the Downtown. It would be nice to have such a unique and attractive amenity in this area.

The City can encourage office parks and development of an employment center as some of the keys to future success and long term diversity.

Some of those interviewed felt that there was a need for moderate housing growth to keep education, healthcare, amenities, etc. in Winters and maintained through a strong economy. Jobs are the key to this balance.

Pretty much unanimous agreement to keep Winters small and quaint.

Addendum #4

General Industrial Development Observations (Compilation of Team observations of interview responses)

Develop the Interchange as the city's first priority, at least the western side. This is an obvious strategic choice that will bring significant revenues to the city without impacting the city's core. Traffic volumes in 2005 averaged 23,600 vehicles per day each way.²

Site 3 – Develop as a business Park with Commercial Focus. The park should take advantage of freeway exposure.

South 1/3 of Site 1 – Develop, building pads up off floodplain

Join SEDCorp – Solano Influence. Winters should stay active with both Yolo and Solano Counties, taking advantage of proximity to Vacaville to the extent practicable.

Site 5 – Too far from the highway to be attractive

Site 2 – Reserve for future development

Flood overlay = contributes to or is impacted by flooding.

"Residual floodplain" also part of Site #3

Have a floodplain solution with big channel for drainage, 80 – 100 feet wide.

Gateway Master Plan for Site 3 – adopted.

Road to Site 5 = \$20 million plus to build. Future Corporate Campus? Hilly

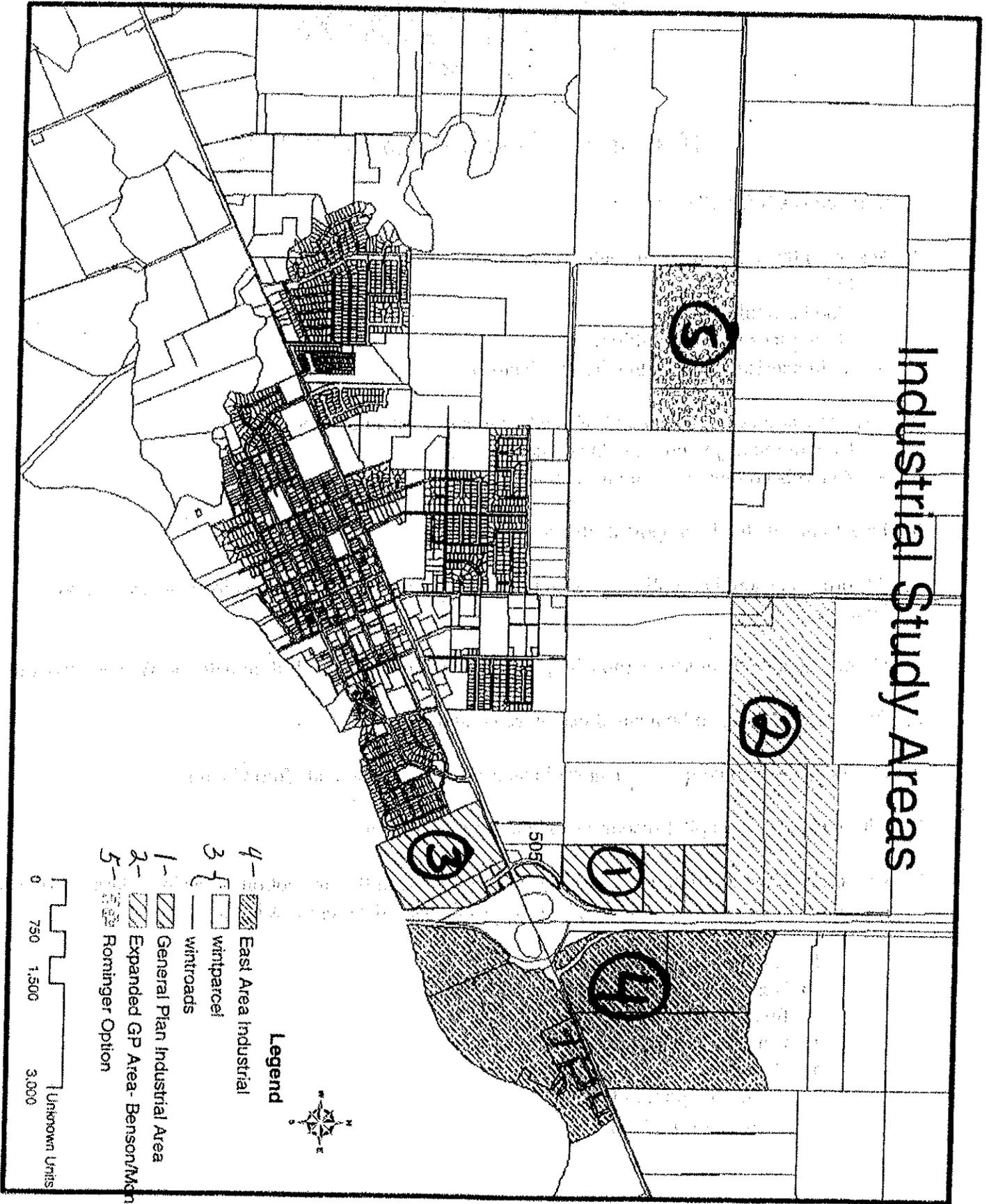
POTW needs expanding to develop. Next expansion is programmed if residential comes in. Have capacity for 400 – 600 homes today. New water wells and sewer collection system needs expanding.

General Plan Policy – can build if solve + fee program

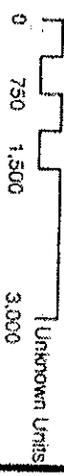
Constraint = General Plan Flood Policy

² This is one-fifth the volume of Interstate 80, but quite significant nonetheless.

Industrial Study Areas



- Legend**
- 4- [Vertical hatching] East Area Industrial
 - 3- [Horizontal hatching] West Area Industrial
 - 1- [Diagonal hatching] General Plan Industrial Area
 - 2- [Diagonal hatching] Expanded GP Area- Benson/McIntosh
 - 5- [Stippled pattern] Rominger Option
- wintrroads





Economic Development Strategy

Key Vision Elements for Winters

1. Maintain the small town attributes of Winters.
 - Safe
 - Good schools
 - Great place to raise children
 - Volunteerism and community involvement
2. Diversification of development of Winters to strengthen the overall town.
 - Generation of job creating businesses
 - Avoid becoming a commuter community
3. Development should support itself economically.
4. All projects should compliment Winters and provide a balance between jobs, services, and housing.
5. No one development sector (housing, industry, commercial) shall dominate the Winters economy.
6. Winters will strive to be a small exclusive community.
7. Development should compliment regional sectors in Solano and Yolo Counties.
8. City will manage capital resources to balance development.
9. Expressly focus development and City resources toward the promotion of desired classifications of projects within Winters. The City's priorities for new development include:
 1. Light Industrial
 2. Heavy Industrial
 3. Business/Professional
 4. Commercial/Retail
 5. Housing
 - a. Single family
 - b. Multi-family

Goal 1. Commercial development from the Downtown core- Outward

Develop programs and encourage business development from the downtown business district outward. Specifically, this will include:

- With Main St./Railroad Ave. serving as the center, encourage development of properties located along Railroad Ave. and Main St. for commercial expansion.
- Implement Capital Improvements which enhance the ambiance of the historic district.
- Work with developers and property owners to encourage development of properties in the core which will include a combination of commercial, business and residential uses.
- Implement aspects of the Winters Design Guidelines.
- Expand downtown parking.
- Seismic retrofit program.

Goal 2. Create Opportunities for Development of 505 Industrial Area

- Develop infrastructure master plan for eastern area of City.
- Develop a plan for making development along the 505 more feasible, by:
 - Explore possible annexation and sphere of influence expansion both to the North and to the East.
 - Explore the potential for specific planning of the area which would include land use, infrastructure financing options and phasing.

Goal 3. Community Development Agency/Redevelopment

Utilize redevelopment financing and the Agency's Implementation Plan to spur economic development along the Grant and Railroad Ave. corridors. This may include:

- Development and Implementation of a capital improvement plan to strategically locate public improvements which make it easier for job producing industry to locate.
- Consider development agreements with property owners and developers interested in producing industrial and commercial sites.
- Actively work to market and attract developments to Winters.

Appendix

1. Desired land uses map
2. Demographics-All
 - Workforce
3. Jobs/Housing balance comparison
4. Employment breakdown

Strengths/Weaknesses

1. Available land supply
2. Labor Force
3. Proximity to UC Davis and Vacaville

MAYOR:
Woody Fridae
MAYOR PRO TEM:
Michael Martin
COUNCIL:
Tom Stone
Harold Anderson
Cecilia Cury



MAYOR EMERITUS:
J. Robert Chapman
TREASURER:
Michael J. Sebastian
CITY CLERK:
Nanci G. Mills
CITY MANAGER:
John W. Donlevy, Jr.

MEMO

TO: CAL ED PAS Team Members
DATE: August 1, 2006
FROM: Dan Maguire
SUBJECT: Industrial Area Assessment Background Papers

Included with this mailing are background papers to brief you in advance of the PAS team Industrial Area Assessment scheduled for August 9, 2006.

A summary of the briefing documents included is:

- 1) Economic Development Strategy - vision document for economic development for Winters.
- 2) Industrial Study Areas - map of five (5) areas being studied.
- 3) Zoning Map - map showing zoning designations.
- 4) CED economic and demographic data
- 5) Downtown Master Plan - provided as additional background material, the vision portion of the Master Plan is provided to illustrate the importance of industrial area development being done in concert with the prioritization of the core downtown area.
- 6) Keyser Marston Associates Downtown Market Evaluation - provided as additional background as it contains additional demographic and economic data for the Winters. It also expounds on goal of new commercial projects being evaluated in the context of impact on the downtown.

A "snapshot" summary of the five industrial areas identified on the Industrial Study Areas Map is as follows:

- 1) *General Plan Industrial area* is in the Flood Plan area and does not currently have City services (sewer and water).
- 2) *Expanded General Plan area - Benson/Montosa* is in the Flood Plan area, is outside current City limits (sphere of influence), and does not have City services.
- 3) *Wintparcel/Wintroads* is zoned PC/BP (Planned Commercial / Business Park, has some flood issues, and needs infrastructure (storm drain connection, City services).
- 4) *East Area Industrial* is outside current City limits, does not have City services, and the parcels north of Highway 128 are in the Williamson Act.
- 5) *Rominger Option* is outside the current City limits, does not have City services, is approximately 3 miles from Hwy 505, the access to the property is via Hwy 128 (Grant Avenue, the main street through town).

Daniel J. Maguire

From: Warren Jensen [wjensen@csuchico.edu]
Sent: Friday, May 19, 2006 11:07 AM
To: Daniel J. Maguire
Cc: Dan Ripke
Subject: Economic and demographic data for Winters



Center for Economic Development
California State University, Chico

CSU, Chico ♦ Chico CA 95929-0765 ♦ Phone: 530-898-4598 ♦ Fax: 530-898-4734

Dear Daniel,

Our director Dan Ripke told me he spoke with you about a simple economic and demographic profile that we can do around Winters. I created a ring study with 5, 15, and 30 mile rings around downtown Winters and ran a demographic report in our GIS program for you. The 5-mile includes just the Winters community area. The 15-mile extends to Woodland, Davis, and Vacaville and represents the most likely labor shed for your industrial areas. The 30-mile extends to Downtown Sac, Vallejo, and Napa and includes areas with workers that are somewhat likely to commute to Winters to work. If you have any questions, please let me know. Thanks, Daniel.

Sincerely,

Warren Jensen
 Manager, Applied Research
 Center for Economic Development
 California State University, Chico
wjensen@csuchico.edu
www.csuchico.edu/cedp

The Applied Research Program at the Center for Economic Development provides economic, demographic, and social analysis to local government and nonprofit organizations in California. The program specializes in data estimates and projections, economic and fiscal impact analysis, survey research, and community economic information and analysis. We also assist with community indicator projects, justification statements for grants, and other assistance with the application of research and data.

Winters

Comprehensive Report

ID: 1

<u>Report Summary:</u>	0-5 Mile	0-15 Mile	0-30 Mile
2004 Population	9,088	241,785	1,062,823
2004 Persons in Group Quarters	52	16,071	35,809
2009 Population	10,113	264,380	1,166,420
2004 Households	2,861	81,879	372,976
2004 Households Families	2,286	54,852	245,828
2004 Average Household Size	2.87	2.67	2.69
2009 Households	3,174	89,640	407,100
2009 Households Families	2,531	59,774	267,412
2009 Average Household Size	2.88	2.68	2.71
2004 White	6,170	164,986	593,361
2004 Black	74	12,515	112,946
2004 American Indian/Alaska Native	97	2,315	11,272
2004 Asian or Pacific Islander	140	21,635	141,734
2004 Other Race	2,148	25,739	130,824
2004 Two or More Races	461	14,596	72,687
2004 Hispanic Origin	4,361	55,420	264,914
2009 White	6,498	171,089	613,613
2009 Black	85	13,602	121,311
2009 American Indian/Alaska Native	101	2,495	11,984
2009 Asian or Pacific Islander	158	26,171	167,023
2009 Other Race	2,706	32,279	162,176
2009 Two or More Races	566	18,744	90,311
2009 Hispanic Origin	5,452	69,352	327,864
2004 Population Male	4,630	122,448	524,796
2004 Population Female	4,459	119,337	538,028
2009 Population Male	5,135	133,010	574,284
2009 Population Female	4,978	131,370	592,136
2004 Median Household Income	\$50,846	\$56,474	\$51,715
2004 Average Household Income	\$59,725	\$69,711	\$65,157
2004 Median Family Income	\$53,363	\$68,870	\$59,672
2004 Average Family Income	\$64,184	\$82,500	\$74,179
2004 Per Capita Income	\$18,899	\$24,813	\$23,493
2004 Median Disposable Income	\$39,147	\$42,066	\$39,166
2004 Median Net Worth	\$93,799	\$121,944	\$115,242
2009 Median Household Income	\$58,725	\$65,996	\$60,410
2009 Average Household Income	\$69,681	\$83,810	\$78,774
2009 Median Family Income	\$62,513	\$80,682	\$69,598
2009 Average Family Income	\$74,836	\$101,273	\$89,841
2009 Per Capita Income	21,971.00	29,633.00	28,124.00
2004 Owner Occupied Housing Units	2,071	50,122	220,536
2004 Renter Occupied Housing Units	789	31,757	152,440
2009 Owner Occupied Housing Units	2,398	55,627	244,816
2009 Renter Occupied Housing Units	776	34,012	162,283

Winters Comprehensive Report

ID: 1

Population by Age (2004):

0 - 4	704	15,318	77,231
5 - 9	703	15,080	74,678
10 - 14	817	16,920	81,784
15 - 19	754	22,272	83,114
20 - 24	673	28,298	91,988
25 - 29	570	18,007	74,868
30 - 34	579	17,469	75,547
35 - 39	643	16,842	75,865
40 - 44	740	18,927	80,276
45 - 49	710	17,232	75,010
50 - 54	609	14,842	66,758
55 - 59	462	11,610	53,699
60 - 64	326	8,170	39,159
65 - 69	247	6,083	30,773
70 - 74	191	4,928	26,251
75 - 79	155	4,000	22,373
80 - 84	108	3,179	17,805
85+	98	2,609	15,643
Median Age	29.8	31.6	33.1

Population by Age (2009):

0 - 4	789	16,988	86,212
5 - 9	734	15,136	75,495
10 - 14	817	16,724	81,227
15 - 19	835	24,288	92,480
20 - 24	720	31,154	103,849
25 - 29	676	19,616	83,979
30 - 34	691	20,082	81,798
35 - 39	633	16,807	75,480
40 - 44	730	18,673	82,105
45 - 49	777	18,922	82,331
50 - 54	735	16,798	75,749
55 - 59	623	14,385	67,453
60 - 64	453	10,726	51,947
65 - 69	290	7,527	36,929
70 - 74	212	5,380	27,630
75 - 79	163	4,430	23,323
80 - 84	119	3,385	18,789
85+	114	3,361	19,644
Median Age	30.5	32.2	33.8

Winters Comprehensive Report

ID: 1

Population Age - Males (2004):

0 - 4	364	7,741	39,089
5 - 9	369	7,656	37,957
10 - 14	447	8,738	41,969
15 - 19	409	10,795	41,993
20 - 24	341	14,255	46,645
25 - 29	275	9,657	38,012
30 - 34	311	9,684	38,564
35 - 39	305	8,848	38,400
40 - 44	368	10,032	40,463
45 - 49	348	8,636	36,675
50 - 54	323	7,589	32,587
55 - 59	235	5,841	26,159
60 - 64	166	4,057	18,633
65 - 69	115	2,872	14,216
70 - 74	88	2,276	11,806
75 - 79	73	1,680	9,434
80 - 84	49	1,244	7,067
85+	42	846	5,129

Population Age - Males (2009):

0 - 4	410	8,573	43,593
5 - 9	382	7,659	38,243
10 - 14	428	8,532	41,320
15 - 19	460	11,728	46,650
20 - 24	389	15,632	52,824
25 - 29	330	10,453	42,539
30 - 34	331	10,793	41,271
35 - 39	341	8,833	38,041
40 - 44	351	10,050	41,801
45 - 49	385	9,530	40,692
50 - 54	358	8,385	36,630
55 - 59	326	7,123	32,313
60 - 64	228	5,242	24,713
65 - 69	145	3,583	17,001
70 - 74	98	2,455	12,420
75 - 79	73	1,970	10,164
80 - 84	54	1,361	7,531
85+	46	1,108	6,540

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Population Age - Females (2004):

0 - 4	340	7,576	38,143
5 - 9	334	7,424	36,721
10 - 14	371	8,182	39,815
15 - 19	345	11,477	41,121
20 - 24	331	14,043	45,344
25 - 29	295	8,350	36,856
30 - 34	267	7,785	36,983
35 - 39	338	7,994	37,466
40 - 44	372	8,895	39,813
45 - 49	362	8,596	38,336
50 - 54	286	7,253	34,171
55 - 59	227	5,770	27,541
60 - 64	160	4,112	20,526
65 - 69	131	3,210	16,557
70 - 74	103	2,652	14,446
75 - 79	83	2,320	12,939
80 - 84	59	1,935	10,739
85+	56	1,762	10,514

Population Age - Females (2009):

0 - 4	379	8,415	42,619
5 - 9	353	7,477	37,253
10 - 14	389	8,192	39,907
15 - 19	375	12,560	45,830
20 - 24	331	15,522	51,025
25 - 29	347	9,162	41,440
30 - 34	360	9,289	40,527
35 - 39	292	7,974	37,440
40 - 44	379	8,623	40,303
45 - 49	392	9,392	41,639
50 - 54	376	8,413	39,119
55 - 59	298	7,262	35,140
60 - 64	225	5,484	27,234
65 - 69	144	3,943	19,928
70 - 74	114	2,926	15,210
75 - 79	90	2,460	13,159
80 - 84	65	2,023	11,258
85+	68	2,253	13,104

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Households with Household Income (2004):

< \$10,000	176	6,044	31,080
\$10,000-\$14,999	92	3,051	17,421
\$15,000-\$19,999	95	3,592	19,986
\$20,000-\$24,999	126	3,786	19,935
\$25,000-\$29,999	147	3,922	20,355
\$30,000-\$34,999	126	3,746	20,353
\$35,000-\$39,999	147	4,050	21,025
\$40,000-\$44,999	187	3,528	18,353
\$45,000-\$49,999	166	4,275	18,625
\$50,000-\$59,999	273	6,598	31,816
\$60,000-\$74,999	364	9,036	39,708
\$75,500-\$99,999	424	11,465	45,674
\$100,000-\$124,999	304	8,066	29,661
\$125,000-\$149,999	122	4,568	16,316
\$150,000-\$199,999	67	3,499	11,632
\$200,000-\$249,999	30	1,314	4,849
\$250,000-\$499,999	15	1,168	5,180
>\$500,000	2	170	1,007

Households with Household Income (2009):

< \$10,000	165	5,688	29,015
\$10,000-\$14,999	84	2,708	15,761
\$15,000-\$19,999	87	3,067	17,478
\$20,000-\$24,999	107	3,464	18,733
\$25,000-\$29,999	121	3,415	18,879
\$30,000-\$34,999	139	3,687	19,516
\$35,000-\$39,999	131	3,671	20,114
\$40,000-\$44,999	133	3,498	18,560
\$45,000-\$49,999	204	3,918	18,774
\$50,000-\$59,999	286	7,083	33,067
\$60,000-\$74,999	397	9,419	42,854
\$75,500-\$99,999	475	12,496	52,313
\$100,000-\$124,999	383	9,611	35,707
\$125,000-\$149,999	235	6,831	25,558
\$150,000-\$199,999	141	6,216	21,612
\$200,000-\$249,999	46	2,469	8,550
\$250,000-\$499,999	33	1,936	8,095
>\$500,000	5	464	2,515

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Families with Family Income (2004):

< \$10,000	58	1,611	12,656
\$10,000-\$14,999	62	1,075	8,411
\$15,000-\$19,999	70	1,439	9,778
\$20,000-\$24,999	94	1,768	11,881
\$25,000-\$29,999	109	2,086	11,943
\$30,000-\$34,999	83	1,986	11,036
\$35,000-\$39,999	130	2,476	13,601
\$40,000-\$44,999	167	2,454	12,476
\$45,000-\$49,999	110	2,822	12,554
\$50,000-\$59,999	283	4,933	21,969
\$60,000-\$74,999	307	6,777	28,238
\$75,500-\$99,999	368	9,322	35,103
\$100,000-\$124,999	216	6,508	22,394
\$125,000-\$149,999	113	4,202	14,649
\$150,000-\$199,999	66	2,882	9,364
\$200,000-\$249,999	29	1,217	4,168
\$250,000-\$499,999	21	1,103	4,631
>\$500,000	3	191	975

Families with Family Income (2009):

< \$10,000	50	1,428	11,539
\$10,000-\$14,999	49	914	7,229
\$15,000-\$19,999	68	1,328	9,584
\$20,000-\$24,999	67	1,306	8,754
\$25,000-\$29,999	85	1,642	10,785
\$30,000-\$34,999	120	2,047	12,380
\$35,000-\$39,999	64	1,692	9,210
\$40,000-\$44,999	143	2,354	13,537
\$45,000-\$49,999	146	2,418	12,185
\$50,000-\$59,999	241	4,798	21,316
\$60,000-\$74,999	364	7,248	30,538
\$75,500-\$99,999	445	10,178	40,515
\$100,000-\$124,999	293	7,221	27,245
\$125,000-\$149,999	168	4,981	16,826
\$150,000-\$199,999	137	5,613	19,337
\$200,000-\$249,999	45	2,211	6,867
\$250,000-\$499,999	36	1,793	6,735
>\$500,000	10	604	2,827

Households by Disposable Income (2004):

< \$15,000	308	10,418	55,392
\$15,000-\$24,999	297	9,319	50,698
\$25,000-\$34,999	441	10,906	54,892
\$35,000-\$49,999	613	15,004	70,257
\$50,000-\$74,999	779	20,825	85,252
\$75,000-\$99,999	312	9,633	34,911
\$100,000-\$149,999	78	3,919	13,845
\$150,000-\$199,999	28	1,542	6,411
\$200,000+	5	313	1,316

Source: ESRI Business Information Solutions, 2004 Estimates and Projections. Prepared by CED/SBDC Partnership - 530-898-4598.

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Households by Net Worth (2004):

< \$15,000	724	20,823	90,490
\$15,000-\$34,999	184	6,297	30,655
\$35,000-\$49,999	113	2,920	15,898
\$50,000-\$74,999	175	4,661	23,450
\$75,000-\$99,999	214	4,358	20,859
\$100,000-\$149,999	265	6,752	34,376
\$150,000-\$249,999	384	9,221	40,866
\$250,000-\$499,999	489	11,871	54,543
\$500,000+	313	14,975	61,838

Consumer Expenditures (2004)

	Total (\$)	Total (\$000)	Total (\$000)
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Retail Summary:

Retail Goods: Total	69,087,004	2,150,031,557	9,098,293,982
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Apparel:

Apparel & Services: Total	8,989,597	281,287,257	1,186,588,906
Men's Apparel: Total	1,669,542	52,909,594	223,099,498
Women's Apparel: Total	2,894,888	91,096,277	386,000,790
Children's Apparel: Total	1,334,297	41,010,580	172,942,546
Infant Apparel (Under 2 Years): Total	358,625	11,441,346	47,028,196
Footwear: Total	1,677,048	51,845,894	218,485,623
Watches & Jewelry: Total	940,953	29,758,169	123,300,284
Apparel Products & Services: Total	472,870	14,666,744	62,760,164

Household Goods:

Computers & Hardware for Home Use: Total	733,486	23,764,002	98,770,663
Software & Accessories for Home Use: Total	84,713	2,773,135	11,497,460

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Entertainment/Recreation:

Entertainment/Recreation: Total	8,258,464	261,958,899	1,108,646,816
Fees & Admissions: Total	1,568,351	50,048,011	212,048,774
Membership Fees: Total	410,298	13,061,767	55,688,889
Fees for Participant Sports excluding Trips: Total	308,862	9,745,154	41,273,053
Admission to Movies/Theater/Opera/Ballet: Total	380,200	12,402,540	51,650,741
Admission to Sporting Events excluding Trips:	143,875	4,688,290	19,655,288
Fees for Recreational Lessons: Total	325,118	10,150,261	43,780,803
TV/Video/Sound Equipment: Total	2,570,151	81,644,724	343,297,164
Community Antenna or Cable TV: Total	1,289,485	39,995,068	171,546,317
Color TVs: Total	297,265	9,277,778	39,077,954
VCRs/Video Cameras & DVD Players: Total	105,606	3,414,926	14,105,528
Video Cassettes & DVDs: Total	90,209	2,996,242	12,229,104
Video Game Hardware & Software: Total	83,146	2,735,060	11,312,566
Satellite Dishes: Total	11,375	349,953	1,441,665
Rental of Video Cassettes & DVDs: Total	169,975	5,604,487	22,868,346
Sound Equipment: Total	503,929	16,666,758	68,193,159
Rental/Repair of TV/VCR/Sound Equipment:	19,161	604,453	2,522,525
Pets: Total	971,514	30,234,996	128,508,954
Toys & Games: Total	700,066	22,155,752	93,941,888
Recreational Vehicles & Fees: Total	814,900	25,742,122	110,345,314
Sports/Rec/Exercise Equipment: Total	663,987	21,342,599	89,255,185
Photo Equipment/Supplies: Total	375,344	11,946,067	50,423,222
Film Processing: Total	125,299	4,027,176	16,885,450
Reading: Total	594,151	18,844,627	80,826,314

Food:

Food: Total	25,231,650	783,771,041	3,319,114,787
Food at Home: Total	15,291,973	468,618,717	1,995,416,167
Food at Home - Bakery & Cereal Products: Total	2,313,783	71,155,158	303,305,449
Food at Home - Meat/Poultry/Fish/Eggs: Total	4,100,980	123,733,445	529,378,109
Food at Home - Dairy Products: Total	1,662,578	51,204,647	218,117,092
Food at Home - Fruit & Vegetables: Total Total	2,684,824	81,434,825	348,646,698
Food at Home - Snacks/Other Food: Total	4,529,808	141,090,642	595,968,819
Food at Home - Nonalcoholic Beverages: Total	1,273,149	39,363,660	166,463,900
Food Away from Home: Total	9,939,677	315,152,324	1,323,698,619
Meals at Restaurants: Total	9,192,007	291,221,910	1,223,336,968
Alcoholic Beverages: Total	1,585,684	52,418,465	216,100,115

Financial:

Investments: Total	25,048,972	781,809,218	3,448,722,004
Vehicle Loans: Total	13,587,506	424,006,975	1,772,549,943

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Health Care:

Health Care: Total	8,322,003	252,337,915	1,096,567,932
Health Insurance: Total	3,844,222	116,204,859	506,200,449
Nonprescription Drugs: Total	327,281	10,077,828	43,286,368
Prescription Drugs: Total	1,141,608	34,123,669	150,526,535
Eyeglasses & Contact Lenses: Total	225,882	7,003,871	30,011,152

Housing:

Shelter: Total	35,692,384	1,114,842,653	4,726,632,488
Mortgage Payment & Basics: Total	21,247,640	636,658,096	2,746,337,196
Maintenance & Remodeling Services: Total	3,965,542	119,234,174	517,587,814
Maintenance & Remodeling Materials: Total	748,053	22,758,874	97,850,735
Owned Dwellings - Paint/Wallpaper: Total	68,570	2,051,168	8,859,450
Rented Dwellings - Paint/Wallpaper: Total	5,225	169,104	702,139
Home Improvement Services: Total	4,009,063	120,653,287	523,637,407
Home Improvement Materials: Total	779,749	23,764,881	102,115,647
Utilities/Fuel/Public Services: Total	10,337,937	316,009,368	1,353,321,928
Telephone Services: Total	3,637,776	113,436,205	479,371,903
Insurance - Owners & Renters: Total	1,014,369	30,044,706	130,767,988

Household Goods:

Household Furnishings/Equipment: Total	6,173,866	192,597,177	813,340,151
Household Textiles: Total	328,169	10,273,584	43,835,557
Furniture: Total	1,621,407	50,410,418	212,418,126
Floor Coverings: Total	214,218	6,422,035	27,898,497
Major Appliances: Total	720,293	21,980,574	93,825,478
Housewares: Total	358,147	11,093,161	47,299,178
Small Appliances: Total	92,451	2,908,560	12,311,248
Luggage: Total	34,272	1,090,778	4,608,731
Telephones & Accessories: Total	193,579	6,001,131	25,215,940

Household Services:

Computer Information Services: Total	276,882	8,753,350	37,011,231
Child Care: Total	1,119,249	35,951,973	149,476,986
Lawn & Garden: Total	1,127,371	34,073,573	148,855,907
Moving/Storage/Freight Express: Total	142,703	4,508,489	18,867,142
Housekeeping Supplies: Total	2,167,473	66,694,788	285,276,888
Housekeeping Services: Total	393,817	11,762,528	51,618,579

Personal Care:

Personal Care Products: Total	1,305,268	40,739,690	171,111,851
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Education:

Education: Total	2,636,451	93,093,782	371,091,037
School Books & Supplies: Total	274,066	10,726,462	39,875,171

Miscellaneous Expenses:

Smoking Products: Total	1,141,555	37,262,339	156,873,801
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Life Insurance/Pensions:

Life & Other Insurance: Tot	1,619,613	48,771,235	212,258,377
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Transportation (Local):

Vehicle Insurance: Total	3,238,683	99,424,562	424,113,452
Transportation - Vehicle Purchases (Net Outlay):	13,907,718	434,176,550	1,821,524,735
Transportation - Gasoline & Motor Oil: Total	4,556,368	141,384,939	595,304,635
Vehicle Maintenance & Repairs: Total	2,751,187	85,926,497	362,431,752

Travel:

Travel: Total	4,763,994	149,696,316	637,983,723
Airline Fares: Total	1,104,667	34,601,180	147,481,771
Travel - Lodging on Trips: Total	1,031,647	32,098,903	138,528,233
Auto/Truck/Van Rental on Trips: Total	133,920	4,155,250	17,806,937
Travel - Food & Drink on Trips: Total	1,175,359	37,093,530	157,596,169

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