



Winters City Council Meeting  
City Council Chambers  
318 First Street  
Tuesday, September 16, 2008  
7:30 p.m.  
**AGENDA**

*Members of the City Council*

*Michael Martin, Mayor  
Woody Fridae, Mayor Pro Tempore  
Harold Anderson  
Cecilia Aguiar-Curry  
Tom Stone*

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

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**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 matters 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 Regular Meeting of the Winters City Council held on Tuesday, September 2, 2008 (pp 1-9)

## PRESENTATIONS

## DISCUSSION ITEMS

1. Public Hearing to Receive and Comment Upon Yolo County Local Agency Formation Commission's (LAFCO) Draft Municipal Services Review and Sphere of Influence Study for the City of Winters (pp 10-11)
2. Agreement with Joey Pearce Regarding Sewer Service and Connections at 1035 Railroad Avenue (APN 003-360-10) (pp 12-16)
3. Re-Introduction of Ordinance 2008-10, an Ordinance of the City Council of the City of Winters Amending the Zoning Map to Change the Zoning Classification of Certain Property Known as Assessor's Parcel No. 003-391-05 (pp 17-19)
4. Review the Proposed Ordinance 2008-11, an Ordinance of the City Council of the City of Winters, and the Re-Adoption of Resolution 2008-37, a Resolution of the City Council of the City of Winters, Amending the General Plan to Change the General Plan Designation From Recreation and Parks (RP) to Medium Density Residential (MR) for the Property Located at Assessor's Parcel No. 003-391-05 (pp 20-25)

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## COMMUNITY DEVELOPMENT AGENCY

1. Request from Granite Bay Holdings for Redevelopment Funds for Infrastructure Improvements in Conjunction with the Grant and East Commercial Center (aka: Granite Bay Commercial Project) (pp 26-35)
2. Update Regarding Housing Funding Priorities (pp 36-40)
3. Presentation, Update and Requested Feedback Regarding the Winters Branding Initiative (pp 41)

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## CITY MANAGER REPORT

## COUNCIL/STAFF COMMENTS

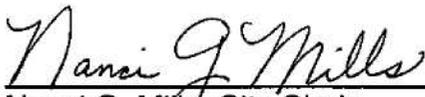
INFORMATION ONLY

1. Update on Winters Healthcare Foundation Grant (pp 42-43)

EXECUTIVE SESSION

ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the September 16, 2008, regular meeting of the Winters City Council was personally delivered to each Councilmembers's mail boxes in City Hall and posted on the outside public bulletin board at City Hall, 318 First Street on September 11, 2008, and made available to the public during normal business hours.

  
\_\_\_\_\_  
Nanci G. Mills, City Clerk

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*The city does not transcribe its proceedings. Anyone who desires a verbatim record of this meeting should arrange for attendance by a court reporter or for other acceptable means of recordation. Such arrangements will be at the sole expense of the individual requesting the recordation.*

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City Clerk's Office – City Hall – 318 First Street

During Council meetings – Right side as you enter the Council Chambers

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Wednesday at 10:00 a.m.

Videotapes of City Council meetings are available for review at the Winters Branch of the Yolo County Library.



Minutes of the Regular Meeting of the  
Winters City Council  
Held on Tuesday, September 2, 2008

Mayor Michael Martin called the meeting to order at 7:30 p.m. and requested a moment of silence in honor of slain Fairfield City Council Member Matt Garcia.

Those present were Council Members (CM) Cecilia Aguiar-Curry, Woody Fridae, Harold Anderson, Tom Stone, and Mayor Michael Martin. Also present were City Manager (CM) John W. Donlevy, Jr., City Attorney (CA) John Wallace, Contract Planner Heidi Tschudin, Community Development Director (CDD) Nelia Dyer, Economic Development Director (EDD) Cas Ellena, Management Analysts (MA) Carol Scianna and Dawn Van Dyke, City Engineer (CE) Nick Ponticello, Housing Programs Manager (HPM) Dan Maguire, Executive Secretary Mary Jo Rodolfa, Public Works Associate Elliot Landes and City Clerk Nanci Mills.

The Pledge of Allegiance was led by Justin Cox of the Winters Express, who will soon be departing to attend Northwestern University in Chicago, Illinois.

Approval of Agenda: City Manager Donlevy suggested that due to the individuals present who would like to address the Council on various items, he suggested the City Council be recessed and convene the Community Development Agency, hear Items #1 and #2, hold the joint public hearing, and reconvene the City Council meeting. Council Member Fridae made a motion to approve the agenda with the specified changes. Seconded by Council Member Aguiar-Curry. Motion carried unanimously.

**PUBLIC COMMENTS:** None

**CONSENT CALENDAR**

- A. Minutes of a Regular Meeting of the Winters City Council Held on Tuesday, August 19, 2008 meeting of the Winters City Council
- B. Request for street closure on East Main Street between Railroad Avenue and Elliott Street for Festival de la Comunidad/Community Festival on Sunday, Sept. 28, from 1-8 p.m.
- C. Update of bid offering for slurry seal coating of City streets
- D. Resolution 2008-41, A Resolution of the City Council of the City of Winters establishing Environmentally Preferable Purchasing and Practices for the City of Winters

CM Donlevy gave a brief overview. Council Member Fridae inquired whether he could vote on Item B, the street closure request, as the property address is within 500 feet of his residence. CA Wallace confirmed he can vote on this consent item as there is no financial gain involved. Council Member Aguiar-Curry made a motion to approve the consent calendar. Seconded by Council Member Anderson. Motion carried unanimously.

## **PRESENTATIONS**

Mayor Martin read aloud and presented a Proclamation in Commemoration of the Anniversary of UC Davis' Centennial to Gary Sandy, Director, Local Government Relations, Government and Community Relations at U.C. Davis. Mr. Sandy thanked the Mayor, City Council and the City of Winters for their continued support and participation in this auspicious occasion.

Mayor Martin recessed the City Council meeting and opened the meeting of the Community Development Agency at 7:45 p.m.

## **COMMUNITY DEVELOPMENT AGENCY**

- 1. Letter of Protest submitted by C&C Construction regarding the Bid Award to Maxistone, Inc. dba: Maxicrete, Inc. for the Downtown Pedestrian Improvement Project, Phase 1, Project 06-07**

Agency Members Fridae and Anderson recused themselves due to a possible conflict of interest.

City Manager Donlevy gave an overview. CA Wallace stated the irregularities contained in the Maxicrete bid proposal were discussed at the 8/19/08 City Council meeting. Since that time, a letter of protest was received from C & C Construction. Paul Cavaghan, CEO of C & C Construction, indicated Maxicrete did not complete the bid proposal properly and requested that the City follow its' own guidelines, set a precedence, set guidelines, and it would be in the publics best interest to make an ethical and honest decision. He stated there is an uneven playing field and the City is penalizing the rest of the bidders who have completed the bid form correctly. Council Member Stone inquired whether C & C Construction had ever been the beneficiary of a non-complete bid? Mr. Cavaghan responded that they have previously protested bids and have also been bounced from previous jobs. He requested fair guidelines and asked that the City not adopt a "negotiate with whoever we want" policy. Council Member Stone indicated if the omission made by Maxicrete had changed the total of the bid, it would have been examined further. Mr. Cavaghan inquired if Maxicrete had left out the sub-contractor list, would the bid be acceptable? He stated the

bid documents are very clear and the City has an obligation to follow their own rules.

Dave Rodriguez, General Manager of Maxicrete, stated that although the line item is missing, the unit price will prevail and the bid should stand. He reiterated it was the recommendation of staff who presented the bid to the Community Development Department to waive the minor irregularity and accept the bid.

Jeff Surwillo, Estimator with C & C Construction pointed out that line item #32 was empty on the Maxicrete bid.

CA Wallace responded that the City has a right to waive minor irregularities.

Dave Rodriguez indicated he had failed to install a unit price on the Bid Schedule. The numbers were moved from a spreadsheet to the Bid Schedule and were mistakenly omitted.

Paul Cavaghan argued about the blank line items 32a and 32b and asked if the decision to omit the entries was for budgetary reasons. He concluded by saying the instructions say fill it out.

Mayor Martin asked if the amounts could be added on at a later date. CE Nick Ponticello indicated that typically the unit price for additional quantities is requested. There would be a \$90,000 difference between the two bids if these conditions exist.

Council Member Stone stated the amounts listed are contingent costs that might take place once conditions are realized, and are more or less based on conditions. City Engineer Nick Ponticello did not foresee any additional amounts needed. The issue at hand, according to CA Wallace, is discretion. The City may choose to reject all bids, or waive irregularities and accept the Maxicrete bid. He indicated there may be some legal exposure if the Maxicrete bid is accepted, although the Maxicrete total bid includes all amounts. Is there enough of an error to change bids? Council Member Aguiar-Curry asked if the Maxicrete bid was within 25% of standard-highest bid values. CE Ponticello confirmed the bid was within 25%. Mayor Martin indicated the minor irregularities would be acceptable, but any major irregularities would garner another look. He stated the right thing to do was to award the bid to Maxicrete. He finished by saying the law had not been broken. CA Wallace indicated the decision is within the Council's discretion.

Council Member Stone made a motion to waive the irregularities and accept Maxicrete's bid. Seconded by Council Member Aguiar-Curry. Motion carried unanimously with Council Members Fridae and Anderson absent.

## **DISCUSSION ITEMS**

Mayor Martin reconvened the meeting of the Winters City Council @ 8:45 p.m. and Council Members Fridae and Anderson returned to the dais.

- 1. Hold a Public Hearing to consider final action on the Proposed Storm Drainage Master Plan Update; Adoption of a CEQA Negative Declaration for the project; Adoption of the Moody Slough Sub-basin Drainage Report and the Putah Creek/Dry Creek Sub-basins Drainage Report, and together these two drainage reports constitute the 2008 Winters Storm Drainage Master Plan, and will amend and supersede the 1992 Storm Drainage Master Plan; Adoption of the Moody Slough and Putah Creek/Dry Creek Sub-basins Storm Drainage Cost Allocation Report, establishing cost burdens for storm drainage development fees; Amendment of the General Plan to add new policies to the Land Use Element and the Public Facilities and Services Element; and Direction to revise and finalize the Flood Overlay Area Storm Drainage Development Impact Fee Nexus Study establishing storm drainage development fees**

CM Donlevy gave an overview and turned the item over to Contract Planner Heidi Tschudin, who indicated the adoption of a new or revised storm drainage master plan would be the first revision since 1992. She also indicated the flood overlay zone would be opened up if adopted and there would be some hoops to jump through for residential vs industrial. Mayor Martin opened the public hearing at 8:48 p.m. and closed the public hearing at 8:48 p.m. with no public comment. Council Member Stone made a motion to accept staff recommendation. Seconded by Council Member Fridae. Motion carried unanimously.

- 2. Hold a Joint Public Hearing Between the City Council and the Community Development Agency (CDA) to Consider Disposition and Development Agreement with Monticello Investors LLC for the Disposition and Development of CDA Property and certain Right-of-Way Property at Railroad Avenue Between Main and Abbey Streets**

Please see comments under Community Development Agency Item #2.

- 3. Hold a Public Hearing regarding the Valadez General Plan Amendment and Rezone, Application #2007-01-GPA; Adopt the Draft Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; Approve a General Plan Amendment that re-designates APN 003-391-05 from Recreation and Parks (RP) to**

**Medium Density Residential (MR); and Approve a Zoning Ordinance Amendment that rezones APN 003-391-05 from Parks and Recreation (P-R) to Single-Family Residential (R-2)**

CM Donlevy gave an overview and indicated this item had been heard and approved by the Planning Commission in July 2008 after reaching an agreement with Mr. Valadez.

At this point, Council Member Aguiar-Curry recused herself due to a possible conflict of interest (Apricot Avenue extension). Staff is recommending the adoption of the Mitigated Negative Declaration, Approval of a General Plan Amendment that re-designates APN 003-391-05 from Recreation and Parks (RP) to Medium Density Residential (MR); and Approval of a Zoning Ordinance Amendment that rezones APN 003-391-05 from Parks and Recreation (P-R) to Single-Family Residential (R-2).

Council Member Fridae inquired whether park area must be provided within the project if the property is sold or a proposal for development is received. CM Donlevy replied yes. Mayor Martin inquired how many homes could be built on property. CM Donlevy replied 4-5 homes. He also stated the General Plan amendment would apply to the entire property, and not just a portion of it.

Mayor Martin opened the public hearing at 8:55 p.m. and closed the public hearing at 8:55 p.m. with no public comment. Council Member Fridae made a motion to adopt the Draft Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; Approve a General Plan Amendment that re-designates APN 003-391-05 from Recreation and Parks (RP) to Medium Density Residential (MR); and Approve a Zoning Ordinance Amendment that rezones APN 003-391-05 from Parks and Recreation (P-R) to Single-Family Residential (R-2). Seconded by Council Member Stone. Motion carried unanimously, with Council Member Aguiar-Curry absent.

Council Member Aguiar-Curry returned to the dais at this time.

**4. Choice of Sign Designs at Four City Parks**

Elliot Landes, Public Works Associate, gave an overview and presented the Council with several options using different materials and offered various design options. Council Member Fridae stated durable materials would be preferred and the flag-style sign would be less susceptible to vandalism. The City Park design (placement with rotary flag pole area) was an acceptable design for all, but indicated visibility might be an issue. He was also concerned about skateboards and vandalism. Also presented were park signs for Valley Oak Park, which were acceptable, but it was requested they be larger for outlying parks. He used the Briggs and Company sign as an example, a 2 ft sign with 1 ft letters. The signs would also be elevated by posts at each corner for Blue Oak & Valley Oak parks.

CM Donlevy and Council Member Fridae favored design consistency for the City, Blue Oak and Valley Oak signs. Although Council Member Anderson favored a metal type of sign at the Putah Creek Nature Park, he asked that the Putah Creek Committee weigh in on a decision regarding the sign at the Putah Creek Nature Park, which would possibly be part of a kiosk.

Council Member Stone made a motion to approve for the City Park site a sign with a metal bar made of rusted metal with cutout stainless steel letters bridging between two brick pilasters; for Valley Oak and Blue Oak Parks, the slab style sign, which will be constructed of concrete 2 feet in height with 12" metal letters cast into the sign. The final decision for the Putah Creek Nature Park sign will be brought back before Council. Council Member Curry inquired whether the Diaz family had been contacted regarding the monument currently in place at City Park. A letter had been written to the family with no response, as per Elliot Landes. The motion was seconded by Council Member Fridae. Motion carried unanimously.

**5. Major Projects for 2008-09 - A review of major projects occurring within the City to include facilities, water, sewer, creek and street projects**

CM Donlevy gave an overview of each of the projects listed under each heading listed above. The main issue is funding. Within the current budget, there is \$1 million to move utilities from East Main to I-505 or construct Well #7. Of the million to take the utilities out to freeway, he suggested the possibility of moving ½ million out of this project and into the Well #7 project. Moving the utilities won't happen for 8-10 months. CM Donlevy suggested taking Well #7 out of the equation and build it, which would coincide with the construction of the public safety facility.

CM Donlevy indicated the possible downside of moving the money could delay the movement of utilities out to the freeway. This item will be brought back to Council for consideration. Council Member Anderson indicated a power company had approached the City regarding a proposed natural gas power plant at the sewer ponds, which would give the City a financial advantage due to the revenue generated through a lease. Council Member Fridae inquired whether this proposed power plant might provide jobs. As the power plant would be radio controlled, no new jobs would be provided. Council Member Stone inquired about the possibility of a utility tax being levied, which was confirmed.

**6. Swimming Pool Update**

Recreation Director Nanci Mills gave an overview. After the completion of its' first year, the pool was not as maintenance-free as we had hoped. The PG&E bills have been much higher than expected. WJUSD is conducting an audit to come up with answers as to why it's so high. The pool committee has met to

come up with ideas to off-set costs as much as possible, which included year-round usage. Recreation is one of the most subsidized programs for Cities and swimming is one of the most reasonable activities offered within the City. Council Member Fridae agreed we got off to a rough start, citing unforeseen costs and restrictions due to joint use facility agreements. The pool is to be used jointly between the people of the community and students.

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## **COMMUNITY DEVELOPMENT AGENCY**

### **2. Joint Public Hearing Between the City Council and the Community Development Agency (CDA) to Consider Disposition and Development Agreement with Monticello Investors LLC for the Disposition and Development of CDA Property and certain Right-of-Way Property at Railroad Avenue Between Main and Abbey Streets**

Agency Chairman Fridae and Agency Member Anderson recused themselves due to a possible conflict of interest.

Economic Development Director Cas Ellena gave an overview of the staff report and presented diagrams of the streets and renderings of the building, which was approved unanimously by the Planning Commission.

EDD Ellena confirmed the property has a \$237,000 selling price, which would require a \$53,000 down payment, a loan of \$184,000 to bear interest at 4% per year, compounded annually. The developer would be required to make interest only payments for 14 years, with the loan due and payable on the 15<sup>th</sup> anniversary of the promissory note.

Agency Member Martin asked if the 15 year loan was standard. EDD Ellena confirmed the 15 year time period as sufficient time for pay back. To lease a portion of the site under a separate lease is also an option for the CDA. She also confirmed that financing will be in place before building begins. In the event of a default, the property can be re-sold. The Market Evaluation of the property includes flexibility, mixed use, high visibility (main intersection) and competitive. The rewards of the project would be property tax based on the completed project, generated sales tax, new jobs, new businesses, office space, retail, and the possibility of attracting other businesses.

Agency Member Martin opened the public hearing at 8:40 p.m. and closed the public hearing at 8:40 p.m. with no public comment. EDD Ellena confirmed that the public hearing notice had been published in the Winters Express and posted in the City Hall directory, but not provided to the residents within 500 feet of the property. Agency Member Martin stated this was the most significant project to

impact the downtown in the last 100 years. He appreciated the quality and style of the project and noted that working with the Monticello Investors has been a positive experience.

Agency Member Aguiar-Curry, who wanted to recognize the Planning Commission for a unanimous vote on the project, made a motion to approve the Disposition and Development Agreement with Monticello Investors LLC for the Disposition and Development of CDA Property and certain Right-of-Way Property at Railroad Avenue Between Main and Abbey Streets. Seconded by Agency Member Stone. Motion carried unanimously, with Agency Chairman Fridae and Agency Member Anderson absent. Agency Member Martin thanked the Ogando family for putting funds back into the community and giving the City of Winters a shot in the arm.

**3. Public Hearing to Consider Adopting the Winters Community Development Project Implementation Plan for Fiscal Years 2008/2009 through 2012/2013**

Agency Member Fridae re-opened the meeting of the Community Development Agency @ 10:07 p.m. HPM Maguire reviewed the housing accomplishments including Winters II, the first-time homebuyers program, the new Almondwood Apartments, and Orchard Village. Agency Chairman Fridae asked how the City of Winters would be affected due to the Governor taking 5% of the City's tax increment, or approximately \$117,000. CM Donlevy replied that the City's credit rating, or "coverage" could be affected, the bond rating would be affected, but the current interest rate will not be affected.

Agency Chairman Fridae opened the public hearing at 10:25 p.m. and closed the public hearing at 10:25 p.m. with no public comment. Agency Member Aguiar-Curry made a motion to adopt the Winters Community Development Project Implementation Plan for Fiscal Years 2008-2009 through 2012/2013. Seconded by Agency Member Martin. Motion carried unanimously. Agency Chairman Fridae thanked EDD Ellena and HPM Maguire for a job well done and for their strong interest in infrastructure and commitment to high quality housing.

**4. Major Projects for 2008-09 - A review of major projects Occurring within the CDA Downtown Project Area**

Receive and file report.

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**CITY MANAGER REPORT:** CM Donlevy indicated this was Justin Cox's last night as the Winters Express news correspondent. He will be leaving to attend

graduate school at Northwestern University in Chicago. He will still be substitute teaching @ Winters Middle School for another week, where he has been described as "hecka cool." His band, Stenna and the Poison Apples, rocked the Earthquake Festival. Justin introduced Molly Davis as his replacement.

**COUNCIL/STAFF COMMENTS:** Council Member Fridae attended the memorable, all-teen production of Oscar Wilde's play, The Importance of Being Earnest, which netted approximately \$500, which will be donated to the community theater. Council Member Aguiar-Curry requested that everyone participate in the upcoming Community Festival. Also, the League of California Cities is coming up. Council Member Stone indicated the draft sphere of influence is out and does not extend across the freeway. This information is also available on the Yolo County LAFCO website @ [www.yololafco.org](http://www.yololafco.org).

**INFORMATION ONLY:**

**1. Hispanic Advisory Committee Update of Activities**

Mary Jo Rodolfa & Dawn Van Dyke gave a brief update. The committee is looking for more opportunities for teen recreation. The informational meetings sponsored by the Fire and Police Departments have been well-received. There has been one carnitas team sign up so far. The \$50 entry fee has been waived. The Yolo County Health Department will not require each individual team to obtain a separate permit. One permit will cover all contestants.

**EXECUTIVE SESSION:** None

**ADJOURNMENT**

Mayor Martin adjourned the meeting at 10:40 p.m. in honor of fallen Fairfield City Council Member Matt Garcia.

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Michael Martin, MAYOR

**ATTEST:**

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Nanci G. Mills, City Clerk



**CITY COUNCIL  
STAFF REPORT**

**TO:** Honorable Mayor and Council Members

**DATE:** September 16, 2008

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

**FROM:** Kate Kelly, Contract Planner 

**SUBJECT:** Public Hearing to Receive and Comment Upon Yolo County Local Agency Formation Commission's (LAFCO) Draft Municipal Services Review and Sphere of Influence Study for the City of Winters

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**RECOMMENDATION:**

- 1) Receive Yolo County LAFCO Draft Municipal Services Review (MSR) and Sphere of Influence(SOI) study for the City of Winters
- 2) Conduct public hearing to receive comments on the Draft
- 3) Provide comments to be forwarded to LAFCO for their September 22<sup>nd</sup> hearing on the MSR/SOI study.

**BACKGROUND:**

The 2000 Cortese-Knox-Hertzberg Act requires each LAFCO to prepare service reviews for all cities and special districts within their area on or before January 1, 2008, and every five years thereafter. Service review updates are also required prior to or in conjunction with the establishment or update of a sphere of influence.

Yolo County LAFCO, in accordance with the 2000 Cortese-Knox-Hertzberg Act, has prepared a draft MSR/SOI study to evaluate the ability of the City of Winters to provide services within its probable physical boundaries at ten years (2018) and twenty years (2028). The document contains chapters which address each municipal service as required by the Cortese-Knox-Hertzberg Act, followed by two chapters (Chapter 8 and Chapter 9) that present the proposed determinations for the MSR and SOI, respectively. Yolo County LAFCO will hold a public hearing to consider and approve the MSR/SOI for the City of Winters at 9:00 am on September 22<sup>nd</sup>.

The municipal services reviewed in the MSR include Fire Protection and Emergency Medical Services, Law Enforcement, Water Supply and Treatment, Wastewater Collection and Treatment, Stormwater Drainage and Parks and Recreation. Each municipal service discussed was reviewed in relation to growth and population

projections, present and planned facilities and infrastructure, financial ability to provide services, shared facilities accountability and operational efficiencies. Proposed determinations, regarding the City's ability to provide services for both existing and future populations, are consolidated in Chapter 8 of the MSR.

The 2000 Cortese-Knox-Hertzberg Act requires each LAFCO to review and update SOIs on or before January 2008 and every five years thereafter. Based upon the results of the MSR, the proposed SOI in this document includes the same area as the existing SOI but allocated in different timeframes. It also includes the land with the City's wastewater treatment facility Pond 4 and spray field which is currently located outside of City Limits.

Figure 1-2 in the MSR/SOI shows the proposed SOI, including the physical boundaries for the ten and twenty year sphere horizons. Chapter 9 of the MSR/SOI provides a description and evaluation of four distinct areas which comprise the proposed SOI. With the exception of the El Rio Villa Housing Center, all of the areas evaluated are immediately adjacent to the existing city limits. The El Rio Villa Housing Center is included in the proposed SOI as an area for which the City provides wastewater services.

The proposed ten year sphere would add the 113-acre city-owned property, located to the southwest of the main wastewater treatment facility where Pond 4 and spray fields are located. The proposed ten year line which includes the city limits is 1,740 acres in size and includes adequate land to accommodate projected growth through 2018.

The proposed twenty year sphere is comprised of approximately 347 acres and encompasses the same area as the existing ten and twenty year spheres, with the addition of the city-owned property where the wastewater treatment facility is located. The El Rio Villa Housing Center is included in the proposed 20-year SOI as an area for which the City provides wastewater services and is therefore described in Figure 1-2 as a "Service Only Inclusion." The twenty-year sphere combined with the ten year sphere and the existing city limits includes approximately 2,122 acres which is adequate to accommodate projected population through 2028, or the twenty-year sphere horizon.

**FISCAL IMPACT:**

None

**ATTACHMENTS:**

Yolo County Local Agency Formation Commission's (LAFCO) Draft Municipal Services Review and Sphere of Influence Study for the City of Winters



**CITY COUNCIL  
STAFF REPORT**

**TO:** Honorable Mayor and Councilmembers  
**DATE :** September 16, 2008  
**THROUGH:** John W. Donlevy, Jr., City Manager. *JWD*  
**FROM:** Cas Ellena, Redevelopment & Economic Development Director *CE*  
**SUBJECT:** Agreement with Joey Pearce Regarding Sewer Service and Connections at 1035 Railroad Avenue (APN 003-360-10)

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**RECOMMENDATION:** Staff recommends the City Council approve the attached agreement with Joey Pearce (the "Applicant") regarding sewer services and connections at 1035 Railroad Avenue (APN 003-360-10).

**BACKGROUND:** The Applicant desires to purchase the property at 1035 Railroad Avenue (the "Property") and to relocate his motor boat repair business, currently located at Lake Berryessa, to the Property. The Property has historically been used for commercial purposes though it is currently zoned R-4. The Property includes a large commercial warehouse and parking area.

The Property currently has a non-standard, unapproved private lift station connected to the City's sewer force main pipe. The Applicant proposes to correct the unapproved connection if allowed to operate the boat repair business at the Property.

Staff proposes that the Applicant be allowed to operate his business at the Property, through a grandfathered commercial use with the condition that the Applicant prepare improvement plans for approval by the City Engineer, for the interim sewer service connection to the City's sewer system. The applicant would be required to construct the interim sewer service improvements and if not already done so, shall disconnect the non-standard, unapproved private lift station from the City's sewer force main pipe. All costs will be the responsibility of the Applicant.

The interim sewer connection service will be allowed to remain in service until such time as the City constructs the new main line sewer in Railroad Avenue fronting the Property. At such time as the new main line sewer is constructed, property owner shall construct to City standards, a sewer service connection to the new sewer main line as approved by the City. All costs associated with the construction and connection of the new sewer service to the City's main line sewer shall be the responsibility of the Applicant. The Applicant would not have to pay for connection fees of the new sewer service so long as the business operation does not change and no new development and building on the property occurs. Should use of the Property change, the property owner shall be responsible to pay all costs and fees as required by the State and City regulations and ordinances.

**FISCAL IMPACT:** None.

**ATTACHMENTS:** - Agreement

Recording Requested By, and  
After recordation please return to:

City of Winters  
318 First Street  
Winters, CA 95694

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## **DEFERRED IMPROVEMENT AGREEMENT**

Property identification: APN: 003-360-10  
Specific Legal Description: Exhibit A

This agreement between the CITY OF WINTERS, hereinafter referred to as "City", and Joey Pearce, hereinafter referred to as "Owner".

WHEREAS, Owner desires to commercially use the property described above but wishes to defer construction of permanent improvements beyond the time limits otherwise required, and is currently not in compliance with City requirements as to sewer connection or sewer use, City agrees to such deferment provided Owner agrees to construct and provide for an interim sewer service connection as herein provided,

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

### **I. AGREEMENT BINDING ON SUCCESSORS IN INTEREST**

This agreement is an instrument affecting the title and possession of the real property described in above all the terms and conditions herein imposed shall run with the land and shall be binding upon and inure to the benefit of the successors in interest of Owner. Upon any sale or division of the property described in above, the terms of this agreement shall apply separately to each parcel and the owner of each parcel shall succeed to the obligations imposed on Owner by this agreement.

### **II. NATURE OF OBLIGATION**

A. City and Owner agree that the improvements set forth in this section may be deferred because immediate installation of such improvements is not deemed practical at this time due to current use, situs, and status of the real property.

B. Owner agrees to prepare improvement plans for approval by the City Engineer for the interim sewer service connection from 1035 Railroad Avenue, Winters, Yolo County, California, to the City's sewer system as proposed in the preliminary Sewer Service Connection Improvement Plans prepared by Laugenour and Meikle for Craig Floyd. Owner shall disconnect the non-standard, unapproved private lift station from the City's sewer force main pipe. All such costs shall be the responsibility of Owner.

C. Once constructed, the interim sewer service connection shall be allowed to remain in service until such time as the City constructs the new main sewer line on Railroad Avenue to the west of and adjacent to the Owner's real property at 1035 Railroad Avenue, Winters, Yolo County, California. At such time as the new main sewer line is constructed, property owner shall construct, to City standards, a sewer service connection to the new main sewer line in a manner to be approved by City. All costs associated with construction and connection of the new sewer service connection to the City's main sewer line shall be the responsibility of Owner. Owner shall not be required to pay for connection fees to the new sewer service so long as the business use does not change and no new development or building construction takes place on the real property. Should the use of the property change or development occur, Owner shall be responsible for all costs and fees as required by State and City regulations, resolutions and ordinances, then in effect.

D. Notice of the time required for permanent connection to City's main sewer line shall be sent to Owner, in writing, by City. The notice shall be mailed to the current owner or owners of the land as shown on the latest adopted county assessment roll. All or any portion of said improvement may be required at a specified time.

### III. PERFORMANCE OF THE WORK

A. WORK PERFORMED BY OWNER - Owner is responsible for performance of the work and obtaining contractors therefore. Owner shall cause satisfactory plans and specifications for the improvements to be prepared and to submit said plans and specifications to the City Engineer, or his designate, for approval prior to commencement of the work to be done. Such work shall be done in accordance with City standards in effect at the time the improvement plans are submitted for approval. Owner agrees to make payments required by the City including, but not limited to engineering deposits, permit fees and inspection fees. Owner shall notify the City Manager, or his designate, at least 48 hours prior to the

start of work. Prior to approval of improvement plans by the City, Owner may be required to execute and deliver to the City, a standby letter of credit in an amount and form acceptable to the City, to be released by the City in whole or in part upon the City's final acceptance of the work performed. If Owner disagrees with the requirements set forth for installation of improvements as provided in this section, he shall, within 30 days of the date the notice from the City Manager was mailed, request a review of the requirements by the City Council. The decision of this Council shall be binding upon both the City and the Owner.

Permission to enter onto the property of the owner is granted to the City or its assignees as may be necessary to carry out the provisions of this agreement.

#### IV. MAINTENANCE OF IMPROVEMENTS

Owner agrees to provide any necessary temporary facilities, access road or other required improvements, to assume responsibility for the proper functioning thereof, to submit plans to the appropriate City agency for review if required, and to maintain said improvements and facilities in a manner which will preclude any hazard to life or health or damage to adjoining property.

This Agreement is executed this \_\_\_\_ day of September, 2008.

OWNER

CITY OF WINTERS

By \_\_\_\_\_

By \_\_\_\_\_

Attest:

\_\_\_\_\_  
Nanci Mills, City Clerk

(All signatures must be notarized)

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF YOLO, CITY OF WINTERS, AND IS DESCRIBED AS FOLLOWS:

**PARCEL TWO OF PARCEL MAP NO. 3076, ANNALA PROPERTY, FILED FOR RECORD IN THE OFFICE OF THE YOLO COUNTY RECORDER ON FEBRUARY 23, 1981, IN BOOK 5 OF PARCEL MAPS, PAGE 92.**

**EXCEPTING THEREFROM ALL THAT PORTION OF THE WEST 60 FEET OF SAID "PARCEL TWO" WHICH LIES BELOW A DEPTH OF 500 FEET, AS RESERVED BY SOUTHERN PACIFIC TRANSPORTATION COMPANY, BY DEED RECORDED FEBRUARY 19, 1981 IN BOOK 1462 PAGE 72, OFFICIAL RECORDS.**

**ASSESSOR'S PARCEL NUMBER: 003-360-10**



**CITY COUNCIL  
STAFF REPORT**

**TO:** Honorable Mayor and Councilmembers  
**DATE:** September 16, 2008  
**THROUGH:** John W. Donlevy, Jr., City Manager   
**FROM:** John C. Wallace, City Attorney  
**SUBJECT:** Ordinance No. 2008-10

---

**RECOMMENDATION:** Re-introduction, and schedule for second reading and public hearing on October 6, 2008

**BACKGROUND:** Ordinance No. 2008-10, amending the zoning of the Valadez application, was approved by the City Council at last week's council meeting as part of a staff recommendation. Adoption of the ordinance requires a second reading, and notice of the ordinance itself was not separately published. Re-introduction allows for the publication of notice, and formal adoption.

**CITY OF WINTERS ORDINANCE NO. 2008-10**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WINTERS AMENDING THE ZONING MAP TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTY KNOWN AS ASSESSOR'S PARCEL NO. 003-391-05**

The City Council of the City of Winters hereby ordains as follows:

**SECTION 1:** The Zoning Map of the City of Winters is amended to change the zoning classification of the property described in Exhibit "A" and depicted in Exhibit "B", which are attached hereto and incorporated herein as though set forth in full ("Subject Property"), and which is also commonly referred to and known as Assessor Parcel No. 003-391-05 and is approximately 1.42 acres, from the P-R Zone to the R-2 Zone, as depicted on Exhibit "B".

**SECTION 2:** The change in the zoning classification for the Subject Property provided for in Section 1 hereof shall be subject to, and conditioned upon, compliance with all of the conditions set forth in Exhibit "C", which is attached hereto and incorporated herein as though set forth in full.

**SECTION 3:** The conditions set forth in Exhibit "C" and incorporated herein shall run with the land and shall be directly enforceable by the City of Winters against the owner(s), successors and assigns of the Subject Property.

**SECTION 4:** The City Council finds in connection with its adoption of this Ordinance, and the imposition of the conditions enumerated in Exhibit "C" hereof and incorporated herein, that the owners of the Subject Property, or authorized representative of the owners, have consented to the imposition of the conditions enumerated in Exhibit "C" hereof. This consent is memorialized in Exhibit "D" which is attached hereto and incorporated herein as though set forth in full.

**SECTION 5:** This Ordinance shall be in full force and effect 30 days after its adoption and shall be published and posted as required by law. The City Clerk of the City of Winters shall cause this Ordinance to be posted in accordance with 36933 of the Government Code of the State of California.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Winters, California, held on September 16, 2008 and was passed and adopted at a regular meeting of the City Council held on October 8, 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor ATTEST:

---

City Clerk



**CITY COUNCIL  
STAFF REPORT**

**TO:** Honorable Mayor and Councilmembers  
**DATE:** September 16, 2008  
**THROUGH:** John W. Donlevy, Jr., City Manager *JWD*  
**FROM:** John C. Wallace, City Attorney  
**SUBJECT:** Ordinance No. 2008-11/Resolution 2008-37

---

**RECOMMENDATION:** Review the proposed Ordinance No. 2008-11, and the completed Resolution 2008-37, for purposes of formal adoption. Consider codification in the City's Municipal Code by Ordinance.

**BACKGROUND:** Resolution No. 2008-37, amending the General Plan designation on the Valadez property, APN 003-391-05, was adopted by the City Council at last week's council meeting as part of a staff recommendation. The Municipal Code codification does not include Resolutions, and the Council may wish to consider how to address the issue. The Resolution itself was incomplete, and re-adoption in its complete form is recommended. Public notice on the resolution was given, and does not need to be republished.

**CITY OF WINTERS ORDINANCE NO. 2008-11**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
WINTERS, CALIFORNIA ADDING TITLE 19 TO THE WINTERS  
MUNICIPAL CODE REGARDING ACTIVE RESOLUTIONS**

**THE CITY COUNCIL OF THE CITY OF WINTERS DOES ORDAIN AS  
FOLLOWS:**

**Section 1.** Title 19 is hereby added to Title 2 of the Winters Municipal Code to read as follows:

**TITLE 19 – CURRENT RESOLUTIONS IN EFFECT**

**Chapter 10.04 – Current Resolutions**

Sections:

**19.04.10 Purpose**

Under the California Government Code, the City of Winters may adopt Ordinances and Resolutions having the effect of law. All Ordinances are codified in the Winters Municipal Code. Resolutions relating to the setting of fees and charges for services, plan amendments, city building standards and specifications, and other actions have the full force and effect of law, but are not codified as ordinances. Title 19 will list, by reference, all such resolutions currently in effect and in force.

**19.04.020 General Plan Amendments**

A. Resolution 2008-37, a Resolution of the City Council of the City of Winters Amending the General Plan to Change the General Plan Designation from Recreation and Parks (RP) to Medium Density Residential (MR) for the real property located at Assessor's Parcel Number 003-391-05.

**Section 2.** *Severability.* Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person or circumstance and, to that end, the provisions hereof are severable.

**Section 3.** *Effective Date; Transitional Clause.* This Ordinance shall take effect thirty days after adoption as provided by Government Code Section 36937.

**Section 4.** *Certification.* The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published according to law.

**This Ordinance was introduced at a regular meeting of the Winters City Council on September 16, 2008, and ADOPTED, this 7<sup>th</sup> day of October, 2008, by the following vote:**

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
Michael Martin, MAYOR

ATTEST:

\_\_\_\_\_  
Nanci G. Mills, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
John Wallace, City Attorney

**RESOLUTION 2008-37**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS AMENDING THE GENERAL PLAN TO CHANGE THE GENERAL PLAN DESIGNATION FROM RECREATION AND PARKS (RP) TO MEDIUM DENSITY RESIDENTIAL (MR) FOR THE PROPERTY LOCATED AT ASSESOR'S PARCEL NUMBER 003-391-05**

**WHEREAS**, Section Government Code 65358 authorizes the City Council of City of Winters, upon receipt of a recommendation from the Planning Commission, upon holding a public hearing and hearing all testimony, upon examination and review of the investigative and staff reports and upon ascertaining all other pertinent facts relative thereto, and upon conclusion of public hearing to make determinations and findings of fact as deemed necessary and to approve proposed General Plan amendment and adoption of a Resolution changing General Plan designation; and

**WHEREAS**, California Government Code section 65350 *et seq.* authorizes the City Council of City of Winters, upon hearing all testimony, upon examination and review of the investigative and staff reports and upon ascertaining all other pertinent facts relative thereto, and upon conclusion of public hearing to make determinations and findings of fact as deemed necessary and to approve proposed General Plan amendment and adoption of a Resolution changing General Plan designation; and

**WHEREAS**, the Planning Commission of the City of Winters held a duly noticed public hearing and recommended that the City Council approve a General Plan Amendment to change the General Plan designation from Parks and Recreation to Medium Density Residential for the real property abutting Hemenway Street, APN 003-391-05 shown in Attachment "A"; and

**WHEREAS**, the City Council of the City of Winters held a public hearing on September 2, 2008, for this General Plan Amendment following notice duly and regularly given as required by law and interested parties were heard; and

**WHEREAS**, the City Council has carefully considered all pertinent testimony, staff report and Planning Commission recommendations in the case as presented at the public hearing of September 2, 2008; and

**WHEREAS**, the proposed General Plan Amendment is necessary to carry out general purpose and provisions of General Plan; and

**WHEREAS**, the proposed General Plan Amendment is required by public necessity and convenience, and will promote general welfare.

**NOW THEREFORE**, the City Council of the City of Winters does hereby resolve as follows:

**SECTION 1.** Pursuant to the State California Environmental Quality Act (CEQA) Guidelines, the City Council finds that:

9. The City Council has considered the proposed Mitigated Negative Declaration before making a decision on the project.
10. The City Council has considered comments received on the Mitigated Negative Declaration during the public review process.
11. The City Council finds that the environmental checklist/initial study identified potentially significant effects, but: a) mitigation measures agreed to by the applicant before the mitigated negative declaration and initial study were released for public review would avoid the effects or mitigate the effects to a point where clearly no significant impact would occur; and b) there is no substantial evidence, in light of the whole record before the City, that the project as revised to include the mitigation measures may have a significant effect on the environment.
12. The Mitigated Negative Declaration reflects the independent judgment and analysis of the City of Winters.
13. The Mitigated Negative Declaration has been prepared in compliance with CEQA and the State CEQA Guidelines, and is determined to be complete and final.
14. The custodian of the documents, and other materials, which constitute the record of proceedings is the Community Development Director. The location of these items is the office of the Community Development Department at City Hall, 318 First Street, Winters, California 95694.
15. The Mitigation Monitoring and Reporting Plan is hereby adopted to ensure implementation of mitigation measures identified in the Mitigated Negative Declaration. The City Council finds that these mitigation measures are fully enforceable as conditions of approval of the project, and shall be binding on the applicant, future property owners, and affected parties.
16. The City Council hereby adopts the Valadez General Plan Amendment and Rezone Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

**SECTION 2.** Pursuant to Section 65358 of the California Government Code, the City Council of the City of Winters does hereby approves the adoption of a General Plan Amendment to change the General Plan designation from Parks and Recreation to Medium Density Residential for the property, APN 003-391-05, designated herein as Attachment "A", attached hereto and made part of this Resolution.

**SECTION 3.** The City Council of the City of Winters finds that this General Plan Amendment should adopted for the following reasons and findings:

a) The adoption of the General Plan Amendment will be consistent with the adopted City General Plan goals, policies and programs in that the change in zones will facilitate in-fill development and is consistent with the character of the neighborhood which predominantly includes Single-Family homes.

b) The adoption of the General Plan Amendment will be compatible with other designations within the vicinity and with surrounding land uses which includes single-family residences on the north and south; the Winters Cemetery on the west and; walnut orchard with a single-family residence on the east.

**SECTION 4.** Based upon the foregoing findings and summaries, the City of Winters City Council approves the adoption of a General Plan Amendment changing the General Plan designation from Parks and Recreation to Medium Density Residential for the property, APN 003-391-05 following a public hearing as required by law.

**APPROVED AND ADOPTED** this 2<sup>nd</sup> day of September, 2008 by members of the City Council of the City of Winters, voting as follows:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

Michael Martin, MAYOR

**ATTEST:**

Nanci Mills,  
CITY CLERK



**COMMUNITY DEVELOPMENT AGENCY  
STAFF REPORT**

**TO:** Honorable Chairman and Board of Directors  
**DATE :** September 16, 2008  
**THROUGH:** John W. Donlevy, Jr., City Manager. *JD*  
**FROM:** Cas Ellena, Redevelopment & Economic Development Director *CE*  
**SUBJECT:** Request from Granite Bay Holdings LLC for Redevelopment Funds for Infrastructure Improvements to Encourage the Development of the Grant and East Commercial Center (aka: Granite Bay Commercial Project)

---

**RECOMMENDATION:** Staff recommends the Community Development Agency ("CDA") direct staff to begin negotiations on a development agreement with Granite Bay Holdings, LLC ("Developer") which would provide for CDA funds to assist with the financing of the off-site public improvements associated with the Grant and East Commercial Center (aka: the Granite Bay Commercial Project) (the "Project") and a program to encourage the timely development of the Project.

**BACKGROUND:** The Project is located at the southeast corner of East Grant Avenue (SR 128) and East Street, west of the Subway Sandwich Shop, and north of the Winters II Apartment complex and includes APNs 003-370-29; 003-370-29; and 003-370-30 and encompasses 4.522 acres.

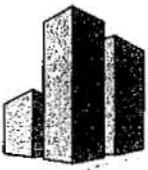
The Project has received all its entitlements and is ready move forward with construction. However due to a contracting real estate market and a tightening of the credit resources, the Developer has been unable to meet the necessary funding threshold to get the initial phase of the commercial project underway. The Project has two tenants who are anxious to open for business, Yolo Federal Credit Union and Sutter Health Foundation the "Prospective Tenants"). The Developer has worked out a deal with the Prospective Tenants to fund the onsite improvements on a for-cost basis and for the offsite improvements immediately surrounding their parcels (Zones 3, 4, and 5 on the map attached to the letter of request attached). However the Developer has no access to additional capital without assistance to construct Zone 1A and Zone 1B which have been deemed necessary by the City Engineer.

The Developer is requesting CDA funds to help install the Grant Avenue Improvements (Zone 1A and Zone 1B). The Developer believes this injection of funding will reassure the bank that sufficient capital can be accessed to provide the necessary services to the project and will also increase the confidence of the Prospective Tenants.

Staff is requesting the authority to begin negotiations on a development agreement ("DA") with the Developer which will provide for a program to encourage the timely development of the Project and which will integrate the public improvement construction and assistance by the CDA in exchange for the Developer meeting certain milestones associated with the development of the Project. The DA will be structured so that the CDA will not expend any funds until it has sufficient evidence that the Project is moving forward.

**FISCAL IMPACT:** None by this action.

**ATTACHMENTS:** Letter of Request dated September 3, 2008



**GRANITE BAY**  
HOLDINGS, LLC

September 3, 2008

Cas Ellena  
*Redevelopment and Economic  
Development Manager/Assistant  
Executive Director-CDA*  
318 First Street  
Winters, CA 95694

RE: Request for Redevelopment Funds for Infrastructure Improvement in Conjunction with the Grant and East Commercial Center

Dear Ms. Ellena,

This letter shall serve as a formal request for funding to assist Granite Bay Holdings, LLC in developing the offsite infrastructure necessary to serve the Grant and East Commercial Center. Due to a contracting real estate market and a tightening of the credit resources upon which that market depends, it has become impossible for us to meet the necessary funding threshold to get the initial phase of our commercial project underway. We have two tenants who are anxious to open for business within our new commercial center. Yolo Federal Credit Union and Sutter Health Foundation have been extremely patient with this complicated and prolonged development process. Our marketing efforts have largely been stymied by a lack of perceived progress and big name anchor tenants. It is our position, that the installation of these two clients will nullify that perception and attract a larger pool of potential tenants. However, the sale of these two parcels cannot support the large infrastructure installations that are required in this initial phase.

To understand our position, you must understand what has been accomplished to this point. All of the environmental studies, engineering, architecture and processing costs have been borne by Granite Bay Holdings, LLC alone. In order to accomplish this, it was necessary to borrow funding from lending institutions. That money is all but exhausted. Additionally, the plummeting appraised value of land has created a situation where we must clear the debt on the land in order to move forward with any development. The initial sale of the land will allow us to clear that debt as well as finish the construction documents needed to attain building permits. Unfortunately there is very little left over for construction at that point.

4230 Douglas Blvd., Suite 100  
Granite Bay, CA 95746  
916.960.1650  
916.960.1651 fax  
granitebayholdings.com

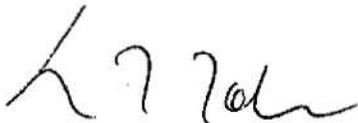
We have worked out a deal with our two clients to fund the onsite improvements on a for-cost basis. A similar situation has been arranged for the offsite improvements immediately surrounding their parcels (Zones 3, 4, and 5 on the attached map.) However, there is no funding for those improvements to Grant Avenue deemed necessary by the City engineer. The project cost of which is roughly \$260,000. Our ability to borrow against the land is severely hampered by the drop in appraised value combined with a requirement of liquid capital of roughly 50% for any construction loan. We simply have no access to this capital without assistance.

Our request is for \$200,000 to help install the Grant Avenue Interim Improvement (Zones 1A and 1B on the attached map.) This commitment by the City to further this project will affect the situation in two ways: The injection of funding, which will allow us to overcome this initial shortfall will reassure the bank that sufficient capital can be accessed to provide the necessary services to the project; additionally, the confidence that such a commitment displays in this project in particular, and the City's economic growth in general, will reap benefits with both lending institutions and prospective tenants.

It is our intention to see this project through to the end. We have run up against an unforeseeable and difficult position. However, with the assistance the Redevelopment Agency is able to provide, we can clear this hurdle. Tangible development on the parcel will increase the value of the remaining land, enabling us to attract fresh capital. This combination will ultimately allow us to complete the project as originally intended.

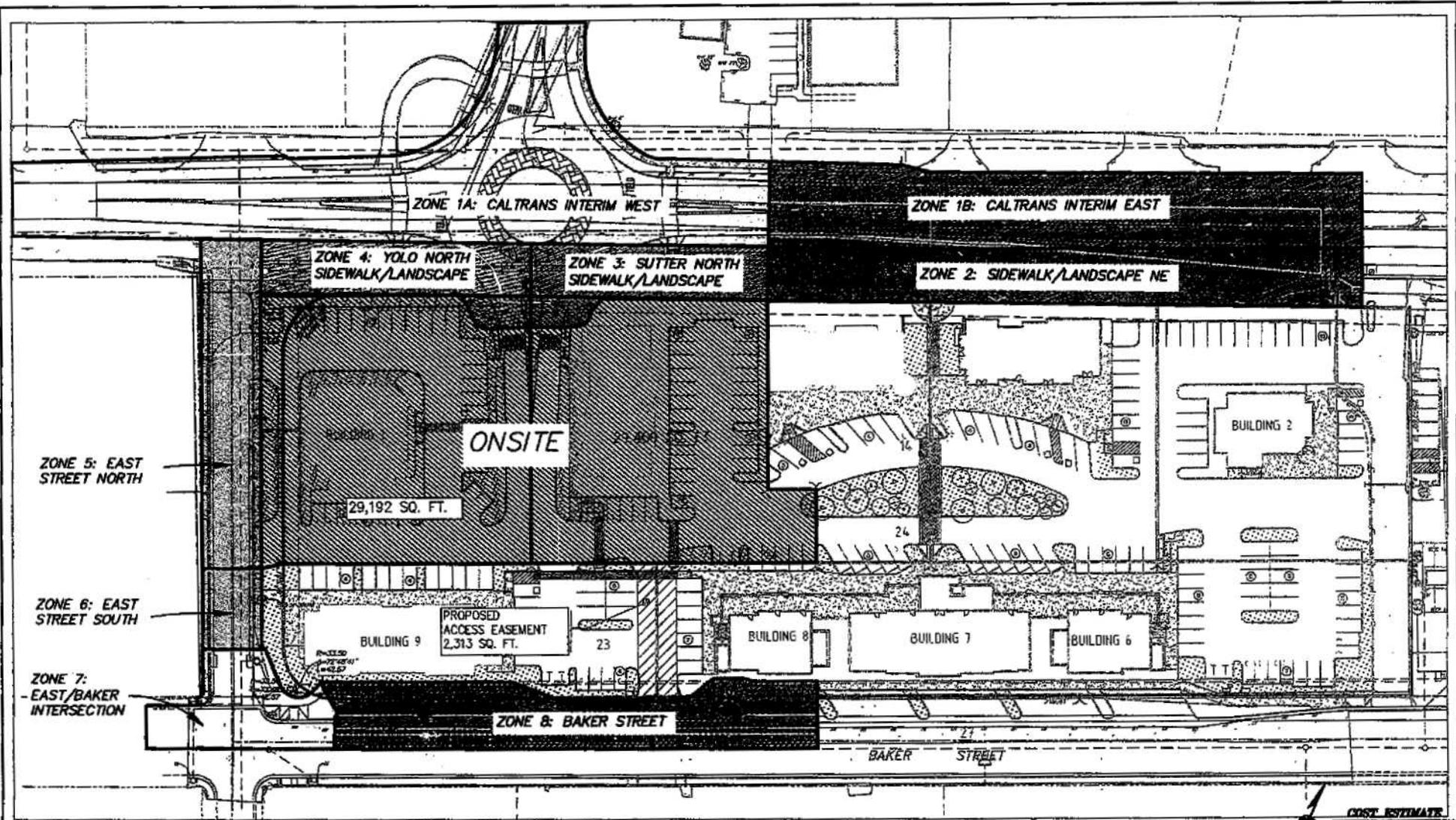
Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry John". The signature is fluid and cursive, with a large initial "L" and "J".

Larry John, *Managing Member*

REDUCED PLOT



DESIGNED BY	SPB			
DRAWN BY	SPB			
CHECKED BY	SPB			
REV.	DATE	DESCRIPTION	BY	APP'D.

**LM LAUGENOUR AND MEIKLE**  
 CIVIL ENGINEERING - LAND SURVEYING - PLANNING  
 745 10th St., Winters, California 95986  
 TEL: 916/837-1111 FAX: 916/837-1112

COST ESTIMATE EXHIBIT  
 FOR  
**WINTERS COMMERCIAL**  
 CITY OF WINTERS CALIFORNIA  
 COST ESTIMATE ZONING EXHIBIT

SCALE	1" = 30'
SHEET	1
DATE	07/26/04
DRAWN BY	SPB
CHECKED BY	SPB

**ZONE 1A - CALTRANS INTERIM**

ITEM	DESCRIPTION	QTY	UNIT PRICE	TOTAL
1	MOBILIZATION, BONDING, TRAFFIC CONTROL AND PUBLIC SAFETY	1 JOB	LUMP SUM	\$12,000.00
2	CURB AND GUTTER REMOVAL	1 JOB	LUMP SUM	\$10,000.00
3	AC PAVEMENT SAWCUT AND REMOVAL	6,010 SF	\$3.50	\$21,035.00
4	7" AC/25" AB PAVEMENT	3,100 SF	\$10.00	\$31,000.00
5	4" AC/18" AB PAVEMENT	3,120 SF	\$8.50	\$26,520.00
6	12" HDPE STORM DRAIN PIPE	68 LF	\$31.00	\$2,108.00
7	VERTICAL CURB & GUTTER	145 LF	\$34.00	\$4,930.00
8	MEDIAN CURB	185 LF	\$17.00	\$3,145.00
9	5' SIDEWALK	800 SF	\$8.00	\$6,400.00
10	ROUGH/FINAL GRADING	1 JOB	LUMP SUM	\$6,400.00
11	REMOVE EXISTING STRIPING	1 JOB	LUMP SUM	\$2,500.00
12	SIGNING AND STRIPING	1 JOB	LUMP SUM	\$3,200.00
<b>SUBTOTAL:</b>				<b>\$129,238.00</b>
<b>CONTINGENCY:</b> 10% OF SUBTOTAL				<b>12923.8</b>
<b>CONSTRUCTION STAKING AND SURVEYING</b>				<b>\$10,000.00</b>
<b>GRANT AVENUE SUBTOTAL:</b>				<b>\$152,161.80</b>

**ADD ALTERNATE**

ITEM	DESCRIPTION	QTY	UNIT PRICE	TOTAL
1	AC GRIND AND OVERLAY	54,750 SF	\$1.00	\$54,750.00
<b>SUBTOTAL:</b>				<b>\$54,750.00</b>
<b>CONTINGENCY:</b> 10% OF SUBTOTAL				<b>5475</b>
<b>ALTERNATE SUBTOTAL:</b>				<b>\$60,225.00</b>

**ZONE 1B - CALTRANS INTERIM**

ITEM	DESCRIPTION	QTY	UNIT PRICE	TOTAL
1	MOBILIZATION, BONDING, TRAFFIC CONTROL AND PUBLIC SAFETY	1 JOB	LUMP SUM	\$2,000.00
2	AC PAVEMENT SAWCUT AND REMOVAL	380 SF	\$3.50	\$1,330.00
3	7" AC/25" AB PAVEMENT	1,120 SF	\$10.00	\$11,200.00
4	ROUGH/FINAL GRADING	1 JOB	LUMP SUM	\$3,600.00
5	REMOVE EXISTING STRIPING	1 JOB	LUMP SUM	\$1,500.00
6	SIGNING AND STRIPING	1 JOB	LUMP SUM	\$1,800.00
<b>SUBTOTAL:</b>				<b>\$21,430.00</b>
<b>CONTINGENCY:</b> 10% OF SUBTOTAL				<b>2143</b>
<b>CONSTRUCTION STAKING AND SURVEYING</b>				<b>\$3,400.00</b>
<b>GRANT AVENUE SUBTOTAL:</b>				<b>\$26,973.00</b>

**ZONE 2 - SIDEWALK LANDSCAPE NE**

ITEM	DESCRIPTION	QTY	UNIT PRICE	TOTAL
1	MOBILIZATION, BONDING, TRAFFIC CONTROL AND PUBLIC SAFETY	1 JOB	LUMP SUM	\$6,000.00
2	PAVEMENT REMOVAL	140 SF	\$3.50	\$490.00
3	STREET LIGHT	2 EA	\$10,000.00	\$20,000.00
4	LANDSCAPING	1,000 SF	\$3.00	\$3,000.00
5	SIDEWALK	3,400 SF	\$10.00	\$34,000.00
<b>SUBTOTAL:</b>				<b>\$63,490.00</b>
<b>CONTINGENCY:</b>		10% OF SUBTOTAL		<b>\$6,349.00</b>
<b>CONSTRUCTION STAKING AND SURVEYING</b>				<b>\$2,600.00</b>
<b>EAST STREET SUBTOTAL:</b>				<b>\$72,439.00</b>

**ZONE 3 - SUTTER NORTH SIDEWALK/LANDSCAPE**

ITEM	DESCRIPTION	QTY	UNIT PRICE	TOTAL
1	MOBILIZATION, BONDING, TRAFFIC CONTROL AND PUBLIC SAFETY	1 JOB	LUMP SUM	\$4,000.00
2	7" AC/25" AB PAVEMENT	1,180 SF	\$10.00	\$11,800.00
3	STREET LIGHT	1 EA	\$10,000.00	\$10,000.00
4	AC DIKE	80 LF	\$2.30	\$184.00
5	AC OVERSIDE DRAIN	1 EA	\$1,500.00	\$1,500.00
6	SIDEWALK	1,340 SF	\$10.00	\$13,400.00
7	FIRE HYDRANT & ASSEMBLY	1 EA	\$5,200.00	\$5,200.00
8	10" HDPE STORM DRAIN PIPE	15 LF	\$29.00	\$435.00
9	LANDSCAPING	450 SF	\$3.00	\$1,350.00
<b>SUBTOTAL:</b>				<b>\$47,869.00</b>
<b>CONTINGENCY:</b>		10% OF SUBTOTAL		<b>\$4,786.90</b>
<b>CONSTRUCTION STAKING AND SURVEYING</b>				<b>\$2,400.00</b>
<b>BAKER STREET SUBTOTAL:</b>				<b>\$55,055.90</b>

**ZONE 4 - YOLO NORTH SIDEWALK/LANDSCAPE**

ITEM	DESCRIPTION	QTY	UNIT PRICE	TOTAL
1	MOBILIZATION, BONDING, TRAFFIC CONTROL AND PUBLIC SAFETY	1 JOB	LUMP SUM	\$4,000.00
2	7" AC/25" AB PAVEMENT	1,055 SF	\$10.00	\$10,550.00
3	AC DIKE	80 LF	\$2.30	\$184.00
4	AC OVERSIDE DRAIN	1 EA	\$1,500.00	\$1,500.00
5	SIDEWALK	1,390 SF	\$10.00	\$13,900.00
6	STREET LIGHT	1 EA	\$10,000.00	\$10,000.00
<b>SUBTOTAL:</b>				<b>\$40,134.00</b>
<b>CONTINGENCY:</b> 10% OF SUBTOTAL				<b>\$4,013.40</b>
<b>CONSTRUCTION STAKING AND SURVEYING</b>				<b>\$1,600.00</b>
<b>BAKER STREET SUBTOTAL:</b>				<b>\$45,747.40</b>

**ZONE 5 - EAST STREET NORTH**

ITEM	DESCRIPTION	QTY	UNIT PRICE	TOTAL
1	MOBILIZATION, BONDING, TRAFFIC CONTROL AND PUBLIC SAFETY	1 JOB	LUMP SUM	\$16,000.00
2	EXCAVATION & GRADING	1 JOB	LUMP SUM	\$16,000.00
3	CURB, GUTTER, AND SIDEWALK REMOVAL	200 LF	\$25.00	\$5,000.00
4	AC PAVEMENT SAWCUT AND REMOVAL	5,800 SF	\$3.50	\$20,300.00
5	0.3' AC/1.1' AB PAVEMENT	5,800 SF	\$8.50	\$49,300.00
6	VERTICAL CURB AND GUTTER	285 LF	\$35.00	\$9,975.00
7	STREET LIGHT	1 EA	\$10,000.00	\$10,000.00
8	SIDEWALK	1,110 SF	\$10.00	\$11,100.00
9	2" WATER SERVICE	1 EA	\$1,850.00	\$1,850.00
10	18' COMMERCIAL DRIVEWAY	2 EA	\$1,800.00	\$3,600.00
11	31' COMMERCIAL DRIVEWAY	2 EA	\$3,500.00	\$7,000.00
12	STORM DRAIN MANHOLE	1 EA	\$4,000.00	\$4,000.00
13	30" CLASS III RCP STORM DRAIN PIPE	28 LF	\$100.00	\$2,800.00
14	SIGNING AND STRIPING	1 JOB	LUMP SUM	\$1,600.00
<b>SUBTOTAL:</b>				<b>\$158,525.00</b>
<b>CONTINGENCY:</b> 10% OF SUBTOTAL				<b>\$15,852.50</b>
<b>CONSTRUCTION STAKING AND SURVEYING</b>				<b>\$12,000.00</b>
<b>BAKER STREET SUBTOTAL:</b>				<b>\$186,377.50</b>

**ZONE 6 - EAST STREET SOUTH**

ITEM	DESCRIPTION	QTY	UNIT PRICE	TOTAL
1	MOBILIZATION, BONDING, TRAFFIC CONTROL AND PUBLIC SAFETY	1 JOB	LUMP SUM	\$4,000.00
2	EXCAVATION & GRADING	1 JOB	LUMP SUM	\$4,000.00
3	CURB & GUTTER REMOVAL	55 LF	\$25.00	\$1,375.00
4	PAVEMENT REMOVAL	1,280 SF	\$3.50	\$4,480.00
5	0.3' AC/1.1' AB PAVEMENT	1,280 SF	\$8.50	\$10,880.00
6	VERTICAL CURB AND GUTTER	115 LF	\$35.00	\$4,025.00
7	SIDEWALK	330 SF	\$10.00	\$3,300.00
8	8" WATER D.I.P	26 LF	\$90.00	\$2,340.00
9	2" WATER SERVICE	1 EA	\$1,850.00	\$1,850.00
10	1.5" WATER SERVICE	1 EA	\$1,450.00	\$1,450.00
11	8" FIRE SERVICE 8"X8"X8" TEE & 8" VALVE ASSEMBLY	1 EA	\$2,500.00	\$2,500.00
12	SIGNING AND STRIPING	1 JOB	LUMP SUM	\$400.00
<b>SUBTOTAL:</b>				<b>\$40,600.00</b>
<b>CONTINGENCY:</b> 10% OF SUBTOTAL				<b>\$4,060.00</b>
<b>CONSTRUCTION STAKING AND SURVEYING</b>				<b>\$3,000.00</b>
<b>BAKER STREET SUBTOTAL:</b>				<b>\$47,660.00</b>

**ZONE 7 - EAST/BAKER STREET INTERSECTION**

ITEM	DESCRIPTION	QTY	UNIT PRICE	TOTAL
1	MOBILIZATION, BONDING, TRAFFIC CONTROL AND PUBLIC SAFETY	1 JOB	LUMP SUM	\$8,000.00
2	EXCAVATION & GRADING	1 JOB	LUMP SUM	\$8,000.00
3	CURB & GUTTER REMOVAL	80 LF	\$25.00	\$2,000.00
4	ADA RAMP	1 EA	\$800.00	\$800.00
5	PAVEMENT SAWCUT AND REMOVAL	3,270 SF	\$3.50	\$11,445.00
6	0.3' AC/1.1' AB PAVEMENT	3,340 SF	\$8.50	\$28,390.00
7	VERTICAL CURB AND GUTTER	70 LF	\$35.00	\$2,450.00
8	VALLEY GUTTER	170 LF	\$30.00	\$5,100.00
9	SIDEWALK	790 SF	\$10.00	\$7,900.00
10	12" CLASS III RCP STORM DRAIN PIPE	43 LF	\$38.00	\$1,634.00
11	TYPE G.O. DRAINAGE INLET	3 EA	\$2,500.00	\$7,500.00
12	STORM DRAIN MANHOLE	1 EA	\$4,000.00	\$4,000.00
13	LANDSCAPING	625 SF	\$3.00	\$1,875.00
14	STREET LIGHT	1 EA	\$10,000.00	\$10,000.00
15	REMOVE EXISTING DRAINAGE INLET	1 JOB	\$1,000.00	\$1,000.00
16	SIGNING AND STRIPING	1 JOB	LUMP SUM	\$2,000.00
<b>SUBTOTAL:</b>				<b>\$102,094.00</b>
<b>CONTINGENCY:</b> 10% OF SUBTOTAL				<b>\$10,209.40</b>
<b>CONSTRUCTION STAKING AND SURVEYING</b>				<b>\$15,000.00</b>
<b>BAKER STREET SUBTOTAL:</b>				<b>\$127,303.40</b>

**ZONE 8 - BAKER STREET**

ITEM	DESCRIPTION	QTY	UNIT PRICE	TOTAL
1	MOBILIZATION, BONDING, TRAFFIC CONTROL AND PUBLIC SAFETY	1 JOB	LUMP SUM	\$15,000.00
2	EXCAVATION & GRADING	1 JOB	LUMP SUM	\$20,000.00
3	CURB, GUTTER, AND SIDEWALK REMOVAL	120 SF	\$5.00	\$600.00
4	PAVEMENT SAWCUT AND REMOVAL	1,235 SF	\$3.50	\$4,322.50
5	0.3' AC/1.1' AB PAVEMENT	4,285 SF	\$8.50	\$36,422.50
6	VERTICAL CURB AND GUTTER	145 LF	\$35.00	\$5,075.00
7	VERTICAL CURB	300 LF	\$18.00	\$5,400.00
8	VALLEY GUTTER	170 LF	\$30.00	\$5,100.00
9	SIDEWALK	2,250 SF	\$10.00	\$22,500.00
10	31' COMMERCIAL DRIVEWAY	1 EA	\$3,500.00	\$3,500.00
11	2" WATER SERVICE	2 EA	\$1,850.00	\$3,700.00
12	1.5" WATER SERVICE	1 EA	\$1,450.00	\$1,450.00
13	STREET LIGHT	2 EA	\$10,000.00	\$20,000.00
14	LANDSCAPING	1,140 SF	\$3.00	\$3,420.00
15	FABRICATED STAINLESS STEEL TAPPING SLEEVE	1 EA	\$1,500.00	\$1,500.00
16	8" FIRE SERVICE 8"X8"X8" TEE & 8" VALVE ASSEMBLY	1 EA	\$2,500.00	\$2,500.00
17	6" PVC SANITARY SEWER PIPE	22 LF	\$70.00	\$1,540.00
18	REMOVE EXISTING STRIPING	1 JOB	LUMP SUM	\$2,000.00
19	SIGNING AND STRIPING	1 JOB	LUMP SUM	\$8,000.00
<b>SUBTOTAL:</b>				<b>\$154,030.00</b>
<b>CONTINGENCY:</b>		10% OF SUBTOTAL		<b>\$15,403.00</b>
<b>CONSTRUCTION STAKING AND SURVEYING</b>				<b>\$15,000.00</b>
<b>BAKER STREET SUBTOTAL:</b>				<b>\$184,433.00</b>



**COMMUNITY DEVELOPMENT AGENCY  
STAFF REPORT**

**TO:** Honorable Chair and Agency Members  
**DATE:** September 16, 2008  
**THROUGH:** John W. Donlevy, Jr., City Manager *JWD*  
**FROM:** Dan Maguire, Housing Programs Manager *DM*  
**SUBJECT:** Update Regarding Housing Funding Priorities

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**RECOMMENDATION:**

Receive staff report and provide direction on housing funding priorities.

**BACKGROUND:**

Staff presented two requests from developers for low-income housing funds at the Community Development Agency meeting on December 18, 2007 meeting (funding chart considered at 12/18/07 meeting attached). The first request was for the Orchard Village project, a proposed new construction, low-income housing rental project, to be located at the former Village at the Park site. The second request was to assist in the acquisition and rehabilitation of the Almondwood Apartments, an existing low-income housing project at risk of going to market rate rents.

Staff also requested the Community Development Agency (CDA) consider other possible funding scenarios for the City's current housing programs and the use of low-income housing funds to assist one or more of the market rate housing development projects currently in the pipeline but which have slowed or stopped development due to current market conditions.

The CDA Board directed staff to take the Orchard Village project before the Affordable Housing Steering Committee (AHSC), which staff did at an AHSC meeting on January 28<sup>th</sup>, 2008. The AHSC indicated the proposed project looked to be a high quality project and overall, they were favorable to the project.

Staff has subsequently continued working with the developers of Orchard Village and Almondwood. At the April 1, 2008 City Council meeting, the City Council & Community Development Agency authorized the submittal of a Community Development Block Grant application under the "infrastructure in support of new housing category", in the amount of \$1,000,000 (one million dollars) for public improvements in support of the Orchard Village project. The City Council also directed staff to begin negotiations on an

Affordable Housing Loan Agreement with CVC. The April 1, 2008 meeting also resulted in the authorization for staff to consolidate existing Revolving Loan Funds (RLFs) program income in the amount of \$178,000 (one hundred seventy eight thousand) in support of the Almondwood Apartment acquisition and rehabilitation. Staff has subsequently identified an increased amount from the RLFs (\$361,351.87), which could be loaned to the project.

Staff also brought the Orchard Village project to the Planning Commission at their June 24, 2008 meeting to provide them a preliminary look at the project.

**SUMMARY:**

Staff has done significant analysis of available funding in support of the various affordable housing funding priorities and has earmarked existing and anticipated housing monies in support of established priorities. Based on the projected needs, and the potential threat by the State to seize redevelopment funds, it is anticipated that capacity to fund additional affordable housing projects will not occur until the final CDA bond issuance, estimated to occur in 2012 or 2013.

**FISCAL IMPACT:**

None by this action

**ATTACHMENTS:**

Staff Report from December 18, 2007 City Council meeting



**COMMUNITY DEVELOPMENT AGENCY  
STAFF REPORT**

**TO:** Honorable Chair and Agency Members  
**DATE :** November 20, 2007  
**THROUGH:** John W. Donlevy, Jr., City Manager *JD*  
**FROM:** Cas Ellena, Redevelopment & Economic Development Director *CE*  
**SUBJECT:** Direction Regarding Housing Funding Priorities

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**RECOMMENDATION:** Receive staff report and provide direction on housing funding priorities.

**BACKGROUND:** The City of Winters has recently received two requests from developers for low-income housing funds. The first request (Request #1) is for a proposed new construction, low-income housing rental project to be located at the former Village on the Park site. The project is in an early concept stage but it is anticipated that it would provide approximately 88 low income units. The second request (Request #2) is for the acquisition and rehabilitation of the Almondwood Apartments, an existing low-income housing project at risk of going to market rate. The acquisition/rehabilitation would provide for the 39 units to be available to very low income households for a period of 55 years. Should the CDA approve the designation of funds for these projects, staff will begin to negotiate deal terms with the respective developers for the use of the low income funds. The deal terms will come back to the CDA for consideration and once approved will be used as the backbone for the development of loan agreements which will also come back to the CDA for approval. Preliminary review of these requests indicates both projects have the potential for viability and both are consistent with the CDC's Housing goals as identified in the CDA Redevelopment Plan and the Five Year Implementation Plan. These projects are identified in the Tables below as Request #1 and Request #2 respectively.

Also considered in the tables below are possible funding scenarios for the City's current housing programs and the use of low-income housing funds to assist one or more of the market rate housing development projects currently in the pipeline but which have slowed or have stopped development due to current market conditions. The low-income housing funds could be used toward the development of the affordable housing component.

Staff is requesting the Community Development Agency ("CDA") provide direction regarding the prioritization of the above mentioned projects and the CDA's existing programs. Table 1 below identifies: 1) various fund accounts; 2) the balances in these fund accounts; and 3) the balance that would be remaining if projects are funded as

identified. Table 2 lists: 1) potential projects and existing programs; 2) proposed funding amounts; and 3) the recommended funding source (from Table 1).

Note: The State is projecting a significant budget deficit in the near future, and since in the past when the State has experienced a serious fiscal deficit, it has enacted legislation to transfer excess funds in low income housing accounts, which were unencumbered, to State coffers, staff recommends the CDA prioritize the expenditure of its housing funds for viable projects and move forward to encumber funds and implement projects as soon as possible.

**TABLE 1**

<b>Fund Accounts</b>	<b>Amount Available</b>	<b>Amount Remaining after Project Funding</b>
2004 Housing Bond Issuance Grant to Non-profit or public improvements (Private Activity)	\$1,310,437  (\$156,188 - \$3,093 of which can be loan)	-0-
2004 Non-Housing Bond Issuance – Grant to non-profit of public improvements (Private Activity)	\$1,894,776 (\$1.3M for DT Improvements and \$500k for possible property acquisition)  (381,370 - \$190,685 of which can be loan)	Not used for Housing Projects
2007 Housing Bond Issuance Grant to non-profit or public improvements (Private Activity)	\$1,446,096  (\$126,640 - \$53,330 of which can be loan)	\$751,605 (all private activity and loan capacity used)
2007 Non-Housing Bond Issuance - Grant to non-profit or public improvements (Private Activity)	\$8,850,618 (\$8,000,000 for Public Safety Building)  (885,062 - \$442,531 of which can be loan)	\$8,528,736  (Prvt Act - \$563,180 of which \$120,649 can be loan)
CDBG Sm Bus RLF	173,200*	\$73,200
HOME RLF	49,400	-0-
CDBG – 1st Time Homebuyer RLF	48,600	-0-
CDBG Housing Rehab RLF	29,300	-0-
Housing TI	589,900	\$100,000

\*Though these funds could be reallocated for housing projects, staff recommends \$73,000 remain in the small business RLF as incentives for business attraction/retention efforts

**TABLE 2**

<b>Project/Obligations</b>	<b>Proposed Funding Amounts</b>	<b>Recommended Funding Source</b>
Request #1	\$1,300,000	-2004 Housing Bond Issuance \$1,154,249 Grant  -2007 Housing Bond Issuance \$145,751 Grant
Request #2	600,000	-CDBG 1st Tm Homebuyer RLF \$48,600 - Loan  -CDBG Sm Bus RLF \$100,000 - Loan  -CDBG Housing Rehab RLF * \$29,300 Loan  -2007 Housing Bond Issuance \$422,100- Grant
Senior Rehabilitation	300,000	-HOME -\$49,400 - Loan  -2004 Housing Bond Issuance Prvt Act grant -\$156,188  -2007 Housing Bond Issuance Loan-\$53,320  -Housing Tax Increment \$11,782  -2007 Housing Bond Issue Prvt Act -\$ 73,320
Police/Fire Home Ownership	300,000	-Housing Tax Increment \$300,000
Hudson-Ogando Callihan Winters Highland	500,000	-2007 Housing Proceeds Grant - if non-profit;  or  -Housing Tax Increment Loan \$178,118  -2007 Non-housing Bonds \$321,882 Prvt Act Loan

\*The CDBG 1<sup>st</sup> Time Home Buyer RLF and the CDBG Small Business RLF can be rolled into the CDBG Housing Rehab RLF, following a public hearing, and can be compiled and used as a housing rehab loan to the multi-family affordable housing acquisition and rehabilitation project.

**FISCAL IMPACT:** None by this action. The CDA is only providing direction for the future expenditure of funds.



**COMMUNITY DEVELOPMENT AGENCY  
STAFF REPORT**

**TO:** Honorable Chair and Agency Members  
**DATE :** September 16, 2008  
**THROUGH:** John W. Donlevy, Jr., City Manager  
**FROM:** Cas Ellena, Redevelopment & Economic Development Director *CE*  
**SUBJECT:** Presentation, Update and Requested Feedback Regarding the Winters Branding Initiative

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**RECOMMENDATION:** Staff recommends the Community Development Agency ("CDA") hear a presentation and update regarding the Winters Branding Initiative and provide feedback to staff regarding Winters' strengths and challenges.

**BACKGROUND:** On July 15, 2008, the CDA approved an agreement with Kathleen Iudice & Associates (the "Consultant") for Branding Image Development for Economic Development purposes. Staff and a small community group have been working with the Consultant ("Branding Group") to set the stage for the branding initiatives and now will be seeking community feedback. The Branding Group will be meeting with key stakeholders, community groups, and individuals to obtain feedback to help with the branding initiative. Community Surveys will also be sent out to the community and available on the City's website and at strategic locations.

At the September 19, 2008, CDA meeting staff will be providing a brief orientation regarding the purpose of the branding initiative and asking the CDA to provide feedback on three key questions:

1. What do our residents and business people see as Winters' strengths?
2. What makes Winters special and unique?
3. What challenges does Winters face?

Additionally, staff will distribute to the CDA a stakeholder's survey. The CDA will be asked to complete the survey and return it to staff no later than October 15<sup>th</sup>.

**FISCAL IMPACT:** None by this action.



**CITY COUNCIL  
STAFF REPORT**

**TO:** Honorable Mayor and Council Members  
**DATE:** September 16, 2008  
**THROUGH:** John W. Donlevy, Jr., City Manager *JW*  
**FROM:** Dan Maguire, Housing Programs Manager *DM*  
**SUBJECT:** Update on Winters Healthcare Foundation grant

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**RECOMMENDATION:**

Staff recommends the Council receive the staff report regarding updates on the progress of: 1) the development of a Winters Farmers Market; 2) the expansion of the current Promotora group's educational efforts; and 3) the formation of a community garden.

**BACKGROUND:**

In the first quarter of 2008, the Winters Healthcare Foundation (WHF), in collaboration with the Davis Farmers Market Association (DFMA) and the City of Winters, successfully applied for a grant from the TIDES Foundation under the Networking for Community Health Program. The approximately one hundred sixty eight thousand dollar (\$168,000) grant establishes start up funding for the following three primary components:

- To establish a community garden that allows residents an opportunity to grow their own food, learn about agricultural processes and advance economically through the sales of value added products;
- To expand the current Sonrisa Vida Sana Promotora group's outreach capabilities to include a wider audience and more comprehensive health education;
- To establish a successful farmers market that reflects the unique character of the Winters community, provides access to locally grown fresh food, and benefits farmers, customers, and partners economically.

On August 5, 2008, staff received direction from City Council to explore other possible sites for the location of the community garden.

On September 16, 2008, City staff and WHF staff would like to provide an update to the City Council regarding: 1) the development of a Winters Farmer's Market; 2) the expansion of the current Promotora educational efforts; and 3) an update on potential

sites for the location of a community garden.

Market Manager Ana Kormos has gathered significant information through surveys and focus group activity. Timelines for measuring accomplishments have also been established. This information will be provided to the City Council at the September 16<sup>th</sup> meeting.

**FISCAL IMPACT:**

None by this action.