



Winters City Council Meeting
City Council Chambers
318 First Street
Tuesday, March 17, 2009,
7:30 p.m.
AGENDA

Members of the City Council

*Michael Martin, Mayor
Woody Fridae, Mayor Pro Tempore
Harold Anderson
Cecilia Aguilar-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

COUNCIL/STAFF COMMENTS

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 Regular Meeting of the City Council of the City of Winters Held on Tuesday, March 3, 2009 (pp 1-9)
- B. Resolution 2009-09 A Resolution of the City Council of the City of Winters in support of the Draft CEDS (Comprehensive Economic Development Strategy) for submittal to the United States Economic Development Administration (pp 10-100)
- C. Proclamation in Recognition of National Agriculture Week, March 15 – 21, 2009 (pp 101)
- D. Adopt Resolution 2009-08 Committing CDBG Program Income to the Almondwood Apartment Acquisition and Rehabilitation Program (pp 102-103)
- E. City Sponsorships – Plein Air Art Festival and Youth Day (No Backup)
- F. Resolution 2009-11, A Resolution of the City Council of the City of Winters Accepting Public Right of Way Easements from Mariani Nut Company, Joseph and Lora Pearce, Abraham and Katherine Lopez, and David Kelly (pp 104 -112)

PRESENTATIONS

Proclamation presented to David Brown, Manager of the Sacramento-Yolo Mosquito Vector Control District in Recognition of Mosquito Awareness Week, April 20 – 24, 2009 (pp 113)

General Update from David Brown, Manager of the Sacramento-Yolo Mosquito Vector Control District

Quilt Donation to the Police Department by Jan Bawart of the Cloth Carousel

2008 Officer of the Year Jose Ramirez, presented by Chief of Police Bruce Muramoto

DISCUSSION ITEMS

- 1. Approval of Sale Agreement between Edward Douglas Griffin and Joetta Rae Griffin and the City of Winters for a portion of certain real property located at 104 and 106 Caselli Court, Winters, California, Yolo County APN: 003-480-62 and Yolo County APN: 003-480-63 (pp 114-121)

2. Resolution 2009-10, Approving a Budget Adjustment for the 1st Annual Winters Outdoor Quilt and Textile Art Festival (pp 122-124)

COMMUNITY DEVELOPMENT AGENCY

- 1.

INFORMATION ONLY

1. Update on the Winters Healthcare Grant to Establish a Winters Farmers Market (pp 125-177)
2. Update on Economic Stimulus Funding legislation (American Recovery & Reinvestment Act of 2009) (pp 178-179)

CITY MANAGER REPORT

EXECUTIVE SESSION

ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the March 17, 2009, 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 March 11, 2009, and made available to the public during normal business hours.

Jacy Jensen, Admin Asst. to Nanci G. Mills, City Clerk
Nanci G. Mills, City Clerk

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Staff recommendations are guidelines to the City Council. On any item, the Council may take action, which varies from that recommended by staff.

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other acceptable means of recordation. Such arrangements will be at the sole expense of the individual requesting the recordation.

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Wednesday at 10:00 a.m.

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Minutes of the Winters City Council Meeting
Held on Tuesday, March 3, 2009,

EXECUTIVE SESSION

Real Estate Negotiation Per Government Code Section 54956.8
Regarding the McClish Property

Personnel Matters as per Government Code Section 54957

Mayor Michael Martin called the regular meeting to order at 7:30 p.m.

PRESENT: Aguiar-Curry, Anderson, Fridae, and Mayor Michael Martin.

ABSENT: Stone

STAFF: City Manager John Donlevy, City Attorney John Wallace,
Community Development Director Nellie Dyer, Housing
Programs Manager Dan Maguire, Environmental Services Manager
Carol Scianna, Contract Planner Kate Kelly, City Engineer Nick
Ponticello, and City Clerk Nanci Mills.

Kate Kelly led the Pledge of Allegiance.

1. **Approval of Agenda:** City Manager Donlevy requested that Consent Item D, Adoption of Resolution 2009-08 Committing CDBG Program Income to the Almondwood Apartment Acquisition and Rehabilitation Program be deleted and brought back to the March 17th meeting, Consent Item E, Street Closure Request by the Buckhorn moved to Consent Item D, and the Proclamation recognizing Women's History Month be moved from Presentation to the Consent Item E. Council Member Fridae also requested that Discussion Item #3, Winters Historical Photo Collection Exhibit – Donation, be moved to #1, dropping Item #1 to #2 and Item #2 to #3.

Motion by Council Member Anderson, Second by Council Member Fridae to approve the agenda with the requested changes. Motion carried with the following roll call vote:

AYES: Aguiar-Curry, Anderson, Fridae and Mayor Martin

NOES: None

ABSTAIN: None

ABSENT: Stone

COUNCIL/STAFF COMMENTS: Council Member Aguiar-Curry indicated the League of California Cities will hold their meetings on the second Monday of each month via conference call. She also encouraged the Council to attend the Sacramento Valley Quarterly meeting to be held in Loomis on April 4th, where the State Controller will be discussing the budget, local cities and counties, and Mike Madrid will be discussing City pensions. Ken Nakata from the City of Lincoln and Bill Marble from the City of Woodland will be represent Winters as members of a Water Task Force. She also commended the Hispanic Advisory Committee's Wills, Trusts and Power of Attorney workshop

CITY MANAGER REPORT: None

PUBLIC COMMENTS: None

PRESENTATIONS

Wes Mercado, Grade 2 Facility Manager of Southwest Water Company (previously ECO Resources) introduced Ron Bell, Operator in Training, Derrick Walker, Grade 2 Operator and Kathy Stone, Grade 5 District Manager, and presented the Council with the Northern Sacramento Valley Section C.W.P.C.A. award received for the 2008 Plant of the Year.

Contract Planner Kate Kelly introduced the Chickahominy Creek Conservation Area Project, which typically includes a number of mitigation measures and conditions of approval and is located within 7 miles of Winters. Kate introduced Charles and Katherine Tyson, who set up the mitigation receiving site, and spoke regarding the progress of the project. Jake Messerli, the Director of Waterfowl and Wetland Programs representing the California Waterfowl Assn. (CWA), who is the conservation easement holder, also spoke regarding the maintenance of the conservation values for these types of projects long term.

Council Member Curry expressed her gratitude for a presentation regarding mitigation banks and easements. Kate indicated the presentation had previously gone before the Planning Commission.

DISCUSSION ITEMS

- 1. Winters Historical Photo Collection Exhibit – Donation
(Moved from Discussion Item #3 to Discussion Item #1)**

City Manager Donlevy gave a brief overview and introduced Joann Larkey, who presented a slide show focusing on the heritage of the fruit and nut industry to the Winters area. She stated the title of the exhibit should be "Winters: A Taste of History" with the sub-title "Heritage of Northern California Horticulture." The primary goals of the Winters History Committee would be to provide historical context in a profound sense of place for all residents and visitors through the celebration of horticultural legacy of Winters, California that began in 1842.

Council Member Fridae stated the exhibit would be considered a museum without walls, moving from site to site to maximize the viewership so it can be seen and appreciated by as many people as possible. Council Member Fridae requested that the City accept the exhibit as a gift and empower the committee to set up a trust until the exhibit can be gifted to a permanent home or museum.

Joann Larkey also stated they are developing forms for liability and copyright agreements. A value is to be placed on each item and each exhibitor would be responsible for replacing or paying to replace an item should an item disappear. They have also developed permission slips so local merchants can apply for items to be displayed at their establishment. Also, a tracking system will be utilized. Mayor Martin asked about people wanting to donate items to the committee, and Joann responded that the committee is currently not equipped to handle original photographs and are asking permission to scan the photographs and return them to their owners. Many originals have been given to the Yolo County Archives.

Council Member Anderson asked if the collection would be available to the local schools and Joann responded that they haven't gotten that far yet. A secure area would be needed to house the photographs.

Council Members Aguiar-Curry thanked Joann Larkey for making the presentation and for addressing her concerns. Council Member Fridae also expressed his thanks for Mrs. Larkey's countless hours of research, tracking down photos and original owners, getting verbal (and soon written) permission, getting the photos scanned. She is a valuable resource and is phenomenal in her work ethic, and also her depth of knowledge of the community. He also wanted to recognize Jill Corset, who originally perceived the idea and to thank City Manager Donlevy for his knowledge and resource to help

Motion by Council Member Aguiar-Curry to approve staff recommendation to accept a donation and ownership of a historical photo collection for an administered mobile exhibit to be established by the City, to establish an ad-hoc committee called the Winters History Committee to administer the collection and exhibit, appoint Joann Larkey, Evelyn Rominger, and Woody Fridae as community representatives to the committee, as well as appoint Council Member Fridae as a liaison to the Council, and to authorize the City Attorney to work with the committee to develop a trust agreement for the acceptance of a donation of

the photo exhibit to the City of Winters. Second by Council Member Fridae. Motion carried unanimously 4-0 with Council Member Stone absent. Council Member Fridae clarified the trust agreement will come back before Council for final approval.

2. Approve Consultant Services Agreement between the City of Winters and Callander Associates Landscape Architecture, Inc. for Design Services Associated with the Putah Creek Bridge North Bank Improvements, Project No. 09-01 (Federal Project No. HPLUL-5110(024) (Moved from Discussion Item #1 to Discussion Item #2)

City Manager Donlevy gave a brief overview, stating the Car Bridge project had qualified for and received a "safety lieu high priority demonstration grant" from the Federal Government, where we received \$1.6 million through Congressman Mike Thompson's office, which represents Federal money coming through the State, works through Cal Trans and is implemented through the City.

Callander will be working with the City to implement the Putah Creek Master Plan, whose key components include restoration, pedestrian and bicycle pathway improvements from the existing car bridge east, and the construction of a pedestrian bridge.

Mayor Martin asked about the date of commencement for this project. City Manager Donlevy clarified this project should commence in 2010 and the car bridge project should commence in late 2010 and into 2011. He also stated that Solano County will be the lead for the car bridge project, Streamkeeper Rich Marovich and Solano Water will be the lead for projects happening in the creek, and the City is the lead for this project.

Ben Woodside with Callander Associates said coordination is key in this project in order to avoid duplication of work. Their major goal is to get the project done as quickly as possible. All work is being done out of their Rancho Cordova office. The Schedule of Fees included in the agenda packet reflects August, 2006 pricing. He confirmed this pricing still stands in 2009 as part of the contract.

Motion by Council Member Anderson, Second by Council Member Aguiar-Curry to approve the Consultant Services Agreement between the City of Winters and Callander Associates Landscape Architecture, Inc. for Design Services Associated with the Putah Creek Bridge North Bank Improvements, Project No. 09-01 (Federal Project No. HPLUL-5110(024)). Motion carried with the following roll call vote:

AYES: Aguiar-Curry, Anderson, Fridae and Mayor Martin
NOES: None

ABSTAIN: None
ABSENT: Stone

3. Appeal by Nicolas and Catherine Jimenez of the Planning Commission's Decision on January 27, 2009, Approving the Site Plan/Design Review and Adopting the Initial Study/Mitigated Negative Declaration for the Orchard Village Project (Moved from Discussion Item #2 to Discussion Item #3)

Mayor Martin opened the public hearing at 8:42 p.m. and receive the Planning Commission documentation and minutes from their January 27th meeting.

Community Development Director Nellie Dyer asked Council receive the staff report and conduct a public hearing, deny the appeal and uphold the Planning Commission's decision of January 27th, 2009, and to approve the site plan/design review and adopt the Initial Study/Mitigated Negative Declaration for the Orchard Village Project. She provided the approved site plan, which is a 10.6 acre project site and involves the development of 74 affordable multi-family units, for a total of 11 two-story buildings and a one-story community center on 5 acres. The other 5 acres will contain 1.6 acres of park land, while the remaining 4 acres will not be developed due to the seasonal wetlands on the property.

The only entitlement required for this project is the site plan/design review. It also required the adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program. These items were approved by the Planning Commission at their January 27th meeting. She then addressed each of the reasons brought forth in the appeal submitted by Nicolas and Catherine Jimenez.

A traffic impact study was prepared for the American Townhome Project regarding Grant Avenue, Walnut Avenue, Dutton Street and East Street and was updated for this project in 12/08. In addition, a condition of approval stating there will be primary access to the project off Railroad, with a second driveway off Dutton, which shall only be utilized for emergency access only until planned improvements on Dutton, Walnut and Grant intersections have been completed. Street specifications require the driveways/entrances on Dutton Street be staggered.

City Engineer Nick Ponticello clarified the future roadway to the north of the project, which is part of the City's circulation element. He doesn't anticipate this segment of roadway of ever being constructed unless development to the north occurs, at which time he will request dedication of easements as they comply with the General Plan circulation element. This development is putting in the roadway improvements for the extension of the length of the park as well as the length along their own property of the apartment complex. Roadside parking will

be available for use of the park. Questions surrounded the proposed secondary access on Dutton Street for emergency access, only until plan stating the street specifications require staggered driveways/entrances.

City Attorney Wallace addressed Council Member Fridae's concerns about lack of knowledge about the project, explaining this type of project would not normally come before the Council unless the Planning Commission's decision is being appealed. The zoning is correct and no amendment is needed. A general plan amendment is not needed. The City's authority is the environmental review. Does it require a full environmental impact report? No. We have traffic studies that anticipated the development on this parcel. The design review is not being appealed. The Planning Commission previously approved the Site Plan/Design Review and the adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Program. These were the two items they were asked to make a decision on. The legal period to challenge a Mitigated Negative Declaration is 30 days, and nothing was received within the 30 days to challenge it. City Attorney Wallace cited the problem with this appeal seems to be the appellant does not want a 100% low income housing project next to her property. Legally, you must have a valid reason to appeal.

The appellant, Catherine Jimenez, 1029 Railroad Avenue, addressed the Council and voiced her opposition to the project, saying that having low income housing next door would reduce the value of her property and that they were not notified of the re-zoning of the property during the 1992 General Plan Update.

Council Member Fridae said most prospective occupants are already Winters residents. He wants to see "smart growth" with mixed housing with a goal to build up and not out, stating denser housing = affordable housing. He stated the City is committed to this project and will be working on compatibility with neighboring residents.

Council Member Anderson inquired about the location of the on-site detention pond. City Manager Donlevy replied the on-site detention pond will be developed as an aspect of the park. The development of the on-site detention pond will not include any wetlands area, as the detention pond must be 250 feet away from the wetlands.

John Carrion, 127 Carrion Court, asked if the on-site detention pond could be re-located onto another part of the property. As it requires a 250 feet clearance from the wetland area, it could not be re-located.

Caleb Roope of Pacific West Communities confirmed there will be a full-time on-site manager on the property at all times. Shellan Miller, Project Manager of Pacific West Communities spoke of the success of developments of different sizes built in other communities. Council Member Aguiar-Curry suggested the

appellants be given a list of these developments in the event they would like to tour them to get a first-hand look.

Mayor Martin closed the public hearing at 9:50 p.m.

Motion by Council Member Aguiar-Curry, second by Council Member Anderson to deny the appeal and uphold the Planning Commission's decision on January 27, 2009 to approve the site plan/design review and adopt the initial study/mitigated negative declaration of the Orchard Village Project. Motion carried with the following roll call vote:

AYES: Aguiar-Curry, Anderson, Fridae and Mayor Martin
NOES: None
ABSTAIN: None
ABSENT: Stone

CONSENT CALENDAR

- A. Minutes of the Regular Meeting of the City of Winters City Council Held on Tuesday, February 17, 2009
- B. Adoption of Resolution 2009-07, Budget Adjustment in the Amount not to exceed \$25,000.00 for the purchase of an Office Trailer to be Located at the Corporation Yard for the new Public Works Operations Manager, a Used Forklift, and Installation of Key Lock System @ City Gas Pump
- C. Approval to purchase an Allen Bradley 100 HP Variable Frequency Drive (VFD) to be installed at Well 4, (on Valley Oak Drive) by ZSI, Inc. With the Cost of Materials and Labor not to Exceed \$15,903.23 Adopt Resolution 2009-08 Committing CDBG Program Income to the Almondwood Apartment Acquisition and Rehabilitation Program **(Original Item D deleted and moved to the 3/17/09 agenda)**
- D. Street Closure Requested by the Buckhorn for Monthly Car Show **(Moved from Item E to Item D)**
- E. Proclamation of the City Council of the City of Winters Declaring March 2009 "Women's History Month" for "Women Taking the Lead to Save Our Planet: Then and Now" **(Moved from Presentations to Item E)**

Motion by Council Member Fridae, Second by Council Member Aguiar-Curry to approve the Consent Calendar agenda with the requested changes. Motion carried with the following roll call vote:

AYES: Aguiar-Curry, Anderson, Fridae and Mayor Martin
NOES: None

ABSTAIN: None
ABSENT: Stone

INFORMATION ONLY: The Hispanic Advisory Committee recently held a Wills, Trusts & Power of Attorneys presentation attended by approximately 20 people. An outstanding presentation was prepared by Mary Jo Rodolfa and given by City Attorney Wallace.

As per Housing Programs Manager Dan Maguire, Neighborworks will be hosting a foreclosure workshop at the Community Center on Thursday, March 19th @ 7pm to assist homeowners in distress. They will be able to participate in the workshop and find out what resources are available to them and will also have access to individual counseling. Council Member Anderson asked if staff had an approximate number of foreclosures in the City. City Manager Donlevy stated this information will be provided to the Council.

COMMUNITY DEVELOPMENT AGENCY

1. Railroad Avenue Sidewalk Construction

Agency Director Fridae called the CDA meeting to order @ 9:55 p.m.

City Manager Donlevy gave a brief overview, asking the CDA to approve the Project Budget Sheet for this project. There is currently no sidewalk on the west side of Railroad Avenue between Anderson Avenue and the new Winters Community Library. City Engineer Ponticello indicated the project does not include undergrounding of the phone or cable utilities. The undergrounding of the utilities would have to be done by the utility companies themselves or by the City, which would be expensive. A 5' sidewalk will be constructed, which is not the standard, but fits within the current curb line except where the poles are located for wheelchair access. There will be some encroachment onto Railroad Avenue for a mini bulb-out in the area of the pole(s). Agency Member Martin asked about the center line, which appears to be closer to the unimproved side of the street.

Motion by Agency Member Anderson, second by Agency Member Aguiar-Curry to approve the Railroad Avenue Library Sidewalk Project Budget Sheet and authorize the funding of \$98,000 reallocation from the Winters Library Project. Motion carried with the following roll call vote:

AYES: Aguiar-Curry, Anderson, Martin and Agency Director Fridae
NOES: None

ABSTAIN: None
ABSENT: Stone

Agency Director Fridae adjourned the meeting of the CDA at 10:05 p.m.

ADJOURNMENT: Mayor Martin adjourned the meeting of the City Council at 10:05 p.m.

Michael Martin, MAYOR

ATTEST:

Nanci G. Mills, City Clerk



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members

DATE: March 17, 2009

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

FROM: Dawn Van Dyke, Management Analyst *DVD*

SUBJECT: RESOLUTION 2009-09 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS IN SUPPORT OF THE DRAFT CEDS (COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY) FOR SUBMITTAL TO THE UNITED STATES ECONOMIC DEVELOPMENT ADMINISTRATION

RECOMMENDATION: That the City Council approve Resolution 2009-09 in support of the Comprehensive Economic Development Strategy (CEDS) for submittal to the United States Economic Development Administration (EDA).

BACKGROUND: Representatives from the Cities of Winters, Woodland, West Sacramento and Davis and Yolo County have been meeting to develop a county-wide economic development strategy; Council member Aguiar-Curry and First Northern Bank Vice-President Jessica Kilkenny have represented Winters. The Yolo County Workforce Investment Board (WIB) has acted as the CEDS Strategy Committee and has developed the CEDS document. The document includes local and regional economic data, a set of agreed economic development policies and each jurisdiction's prioritized list of projects. It includes seven mutual goals to support the common vision of economic and environmental sustainability.

Development of the CEDS is necessary to help the City of Woodland qualify for an EDA grant application. In the future, the document will enable the cities of West Sacramento and Winters to be eligible to apply for funding. Projects must be listed in the CEDS in order to apply for funding through the EDA.

The CEDS is a five-year document; it may be updated annually.

FISCAL IMPACT: None.

ATTACHMENT: Draft Comprehensive Economic Development Strategy (CEDS) 2009-

14

RESOLUTION NO. 2009-09
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS IN
SUPPORT OF THE DRAFT CEDS (COMPREHENSIVE ECONOMIC
DEVELOPMENT STRATEGY) FOR SUBMITTAL
TO THE UNITED STATES ECONOMIC DEVELOPMENT ADMINISTRATION

WHEREAS, Economic Development is vital to the fiscal sustainability of both the City of Winters and the County of Yolo; and

WHEREAS, the Yolo County CEDS (Comprehensive Economic Development Strategy) is a county-wide, comprehensive strategy that incorporates the goals and planned projects of the county and all four cities in the county; and

WHEREAS, the CEDS represents collaboration amongst the Yolo County and the cities of Winters, Woodland, West Sacramento, and Davis and has brought the county and its four cities closer together on common economic development and infrastructure goals; and

WHEREAS, the CEDS includes both planned projects and future economic development and infrastructure projects by the City of Winters; and

WHEREAS, the CEDS is a five-year document that may be updated once annually to reflect the cities' and County's changing needs; and

WHEREAS, the CEDS is a pre-requisite for obtaining grants from the US Economic Development Administration;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Winters its support for the Draft County-Wide Comprehensive Economic Development Strategy (CEDS) for submittal to the United States Economic Development Administration (EDA).

PASSED AND ADOPTED this 17th day of March, 2009.

AYES:
NOES:
ABSTAIN:
ABSENT:

Michael Martin, Mayor

ATTEST:

Nanci Mills, City Clerk

County of Yolo

Draft Comprehensive Economic Development Strategy (CEDS)

2009-2014

Prepared by the Yolo County Comprehensive Economic
Development Strategy Committee

For Further Information Contact:
Yolo County Economic Development Division
625 Court Street, Room 202
Woodland, CA 95695
Telephone: (530) 666-8150
Fax: (530) 668-4029

March 2009

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EXECUTIVE SUMMARY

The Comprehensive Economic Development Strategy (CEDS) process is a local planning and implementation process designed to help create jobs, foster more stable and diversified local economies, improve living conditions, and provide a mechanism for guiding and coordinating the efforts of persons and organizations concerned with economic development. The County and its four cities see this CEDS process as an important opportunity to improve mutual cooperation, to determine their joint and individual economic development plans and projects, and to collaborate on common issues such as land use, housing, infrastructure, transportation, etc. The county continues active engagement with its cities, chambers of commerce and various committees and industry councils, and seeks to maintain close alliances to move forward as an effective economic development force.

The document includes all the required components of a CEDS, summarized below. It includes background information, an analysis of issues and strengths and weaknesses, a vision statement and process, prioritized goals, a prioritized action plan, an implementation schedule, and a feedback loop. As such, the document is a good planning tool for economic development county-wide, and it is also a certifiable CEDS document so eligible jurisdictions can access future EDA grants and other funding.

Data

A physical, demographic, employment and economic picture of Yolo County includes:

- A 1,021 square-mile county set in the rich agricultural region of California's Great Central Valley and the Sacramento River Delta, with over 92% of the land dedicated to agricultural production;
- A 2008 population of almost 200,000 persons, over 88% concentrated in the cities of Davis (65,814), West Sacramento (47,068), Winters (7,052), and Woodland (55,866). By 2015, the population should grow modestly to 227,000. Over 300 youth drop out of high school each year, with dropout rates highest in West Sacramento and Woodland. Davis High School sends a remarkable 75.9% of its graduates to college each year;
- Yolo County employment was 100,500 in 2006, with 36 percent working in government occupations, followed by transportation and warehousing at 7.6 percent, and retail at 6.9 percent. Agriculture employs 4.2 percent of the population, double the state average. Employment is expected to reach 140,000 by 2015, with the greatest job growth in education and healthcare, professional and business services, and leisure and hospitality. West Sacramento is the county's most jobs-rich community;
- Per capita income in Yolo County is below the state average, but has grown over the last six years. Davis is our most affluent community. Madison and Knights Landing are our poorest. There are about 70,000 households throughout the county, with an expected 13,000 new units by 2015, a very modest 1.9% growth rate. Assessed property values reached \$20 Billion in 2008;

- UC Davis is the largest employer in Yolo County (11,455), followed by the Cache Creek Casino (2,420), the State of California (2,162), and the U.S. Postal Service (1,900).

Common Vision

The CEDS is designed to advance a common vision of economic sustainability in Yolo County, and specifically seeks to:

- More closely match the county's primary, secondary, community college curricula with workforce needs, workforce training, and with UC Davis and the expertise it is creating at the graduate and undergrad levels.
- Create a sustainable economy by encouraging these target industries:
 - Technology, including biotechnology & clean energy and transportation technologies;
 - Food processing and agriculture;
 - Tourism, including agri-tourism and downtown attractions;
 - Retail development, including local-serving and regional serving;
 - General distribution and manufacturing.
- Create land use, regulatory and incentive policies with enough capacity and flexibility to encourage future sustainable development;
- Develop a physical environment that has the necessary infrastructure, dynamic marketplaces, and ample quality of life opportunities, thus attracting economic innovators and leaders;

Common Goals

The 44-member CEDS Committee has developed seven goals that implement the common vision:

- Full alignment of workforce skills and industry needs;
- Business climate and business support;
- Support for technology and innovation;
- Vibrant downtowns, marketplaces and riverfronts;
- Land and infrastructure for future development;
- Agricultural sustainability and viability;
- Tourism promotion and capacity building.

Economic Development Projects, Programs and Activities

Each jurisdiction -- Davis, West Sacramento, Winters, Woodland, and unincorporated Yolo County -- has a prioritized set of physical construction projects and interagency cooperation projects that advance the seven goals:

- Workforce development projects common to all jurisdictions;
- Flood management projects common to most jurisdictions;
- In Davis -- "Davis as a Destination", downtown revitalization, technology and retail attraction, and water and wastewater and roadway improvements;
- In West Sacramento -- a streetcar connection to Sacramento, riverfront and Bridge District gateway reconstruction and redevelopment, West Capitol Avenue streetscape, major project and interchange development, target industry

attraction and retention, small business and emerging technology development, and Port Channel deepening and cargo dock;

- In Winters -- downtown revitalization, water and sewer and road infrastructure, a public safety facility, and Putah Creek trails and bridge improvements;
- In Woodland – a downtown parking garage, a new consolidated county courts site, a downtown multiplex theater and historic plaza, a high tech incubator project, and green technology and biotechnology recruitment;
- In unincorporated Yolo County – food processing attraction, sewer and water system expansions in Esparto, Madison, Knights Landing, and Clarksburg, downtown revitalization in Esparto, small business financing and technical assistance, and county airport improvements;

Candidate Projects for EDA Grants

Several of these projects that promote economic development are candidates for grant support from the Economic Development Administration (EDA) over the next year or two, with the others following close behind. Each project will be evaluated for its success through a set of quantifiable performance measures:

- The Woodland parking garage;
- Sewer and water system expansions in Esparto and Madison;
- The Technology business incubator in West Sacramento;
- Downtown revitalization projects in West Sacramento and Winters;
- Port of Sacramento Cargo Facility;
- Yolo County Airport improvements

CEDS STRATEGY COMMITTEE

Members List

	Name	Business	Representing
Strategy Committee Members also on the Workforce Investment Board			
1.	Ronald J. Vargas (Chair)	Cache Creek Casino Resort	Private Business
2.	Christopher Clark (Vice Chair)	Raley's	Private Business
3.	Ann Gennuso-Newton	Sutter-Davis Hospital	Private Business
4.	Bonnie L. Sheil	Target Distribution Center	Private Business
5.	Brandy Burns	Seminis	Private Business
6.	Calvin Catania	Catania Digital Media	Private Business
7.	Joe Bean	Teichert Construction/Materials	Private Business
8.	Kenneth D. Garrett Jr.	All Phase Security Inc.	Private Business
9.	Kim Bradley	The Community College Foundation	Private Business
10.	Lisa Koregelos	AccuStaff	Private Business
11.	Marco C. Lizarraga	ERA Mata Realty	Private Business
12.	Michael Darling	Western Truck School	Private Business
13.	Nancy Cheng	Carro Pacific, Inc.	Private Business
14.	Ronald Pina	Career and Technical Education Resources	Private Business
15.	Sharon Mendy	PRIDE Industries	Private Business
16.	Terri LaBriola	Woodland Healthcare, Inc.	Private Business
17.	Alice B. Tapley	Yolo Employment Services, Inc. (YES)	Community Based Org
18.	Jose Martinez	Food Bank of Yolo County	Community Based Org
19.	Wes Ervin	County of Yolo	Economic Development
20.	Wendy Ross	City of Woodland	Economic Development
21.	Randy Young	Sacramento Central Labor Council	Labor Organization
22.	Tom Lawson	Sacramento Central Labor Council	Labor Organization
23.	Chuck Frame	Road Sprinkler Fitters U.A. Local 669	Labor Organization
24.	Dr. Alfred B. Konuwa	Woodland Community College	Education Entity
25.	Walter Di Mantova	Los Rios CC Dist.	Education Entity
26.	Almon L. Holmes	California Dept. of Rehabilitation	WIB, One Stop
27.	Blanca Barba	Calif Human Development Corp.	WIB, One Stop
28.	Brooks Lockhart	Consortium	Native American Programs
29.	Scharlene Reid	Experience Works, Inc.	Older Americans Act
30.	Dr. Jorge Ayala	Yolo County Office of Education	Adult Education & Literacy
31.	Lisa A. Baker	Yolo County Housing Authority	HUD Programs
32.	Pattie Espinosa	Manager III, EDD	WIB, One Stop
33.	Nancy O'Hara	California Department of Employment and Social Services	WIB, One Stop
Strategy Committee Members not on the Workforce Investment Board			
34.	Mark Deven	City of Woodland	Public Official
35.	Cynthia Shallit	City of Woodland	Economic Development
36.	Cecella Curry	City of Winters	Public Official
37.	Jessica Kilkenny	First Northern Bank, Winters	Private Business

	Name	Business	Representing
38.	Mark Johannessen	City of West Sacramento	Public Official
39.	Diane Richards	City of West Sacramento	Economic Development
40.	Denice Seals	West Sacramento Chamber	Private Business
41.	Don Saylor	City of Davis	Public Official
42.	Sarah Worley	City of Davis	Economic Development
42.	Ken Freeman	Yuba College SBDC	Small business assistance
43.	Robert Ramming	Farmer	Private Business
44.	Tim Miramontes	Farmer	Private Business

Public Process

The Yolo County Board of Supervisors authorized the creation of this CEDS document on September 30, 2008. The CEDS Strategy Committee was formed in November, and chapters of the document were written by staffs of the involved jurisdictions. The Chapters were reviewed at a series of publically noticed meetings, held on December 9, 2008, January 13, 2009, and February 10, 2009. Each city and the county were represented on the committee, as was the Yolo County Workforce Investment Board and the required complement of private sector and education representatives. The Board of Supervisors voted on March 10, 2009 to accept the document for submittal to the Economic Development Administration for review and approval.

1 INTRODUCTION

The Comprehensive Economic Development Strategy (CEDS) is a local planning and implementation process designed to help create jobs, foster more stable and diversified local economies, improve living conditions, and provide a mechanism for guiding and coordinating the efforts of persons and organizations concerned with economic development. The County and its four cities (Davis, West Sacramento, Winters, Woodland) see this CEDS process as an important opportunity to improve mutual cooperation, to determine their joint and individual economic development plans and projects, and to collaborate on common issues such as land use, housing, infrastructure, transportation, etc.

In addition to the ongoing economic development programs of each jurisdiction, Yolo County and its cities have made concerted economic development efforts at various times, including 1994 when it completed an OEDP, and again in 2000 when it drafted its first CEDS. The county continues active engagement with its cities, chambers of commerce and various committees and industry councils, and seeks to maintain close alliances to move forward as an effective economic development force.

This document includes all the required components of a CEDS, including background information, an analysis of issues and strengths and weaknesses, a vision statement and process, prioritized goals, a prioritized action plan, an implementation schedule, and feedback. As such, it not only is it a good planning tool for economic development county-wide, but it is also a certifiable CEDS document so eligible jurisdictions can access future EDA grants and other funding.

Chapter 2 begins with relevant background information about the county, its geography, its demographics, its economy and employment patterns. This information supports the discussion in Chapter 3 of the unique economic strengths and challenges facing Yolo County and each of its four cities, including infrastructure, workforce, education, housing, business, transportation and downtown revitalization. UC Davis is a unique asset, bringing benefit to all. Flooding and levee upgrades are a concern that affects most of our communities, solutions to which will require millions of dollars from many sources.

Chapter 4 presents a common economic development vision for economic sustainability, and seven supporting goals to implement that vision, starting with the most important goal of strengthening our workforce preparation. Other goals include improving the business climate, supporting technology and innovation, improving our downtowns and creating local marketplaces, developing infrastructure needed for industrial and commercial development, agricultural sustainability, and expanded tourism.

Chapter 5 provides detail about specific projects, programs and activities important to implement in order to achieve quality, sustainable economic development. Each city and the county have provided their prioritized list, which includes a number of important infrastructure projects. In addition, Chapter 5 includes important workforce development projects that all jurisdictions support, and that the Workforce Investment Board can implement if provided adequate resources and cooperation.

Chapter 6 lists those projects considered good candidates for future Economic Development Administration funding. Chapter 7 includes an implementation plan. Chapter 8 describes quantifiable performance measures.

2 BACKGROUND REPORT

History of Yolo County



Yolo County was one of the original 27 counties created when California became a state in 1850. "Yolo" may be derived from the native Poewin Indian word "yo-loy" meaning "abounding in the rushes." Other historians believe it to be the name of the Indian chief, Yodo, or the Indian village of Yodoi.

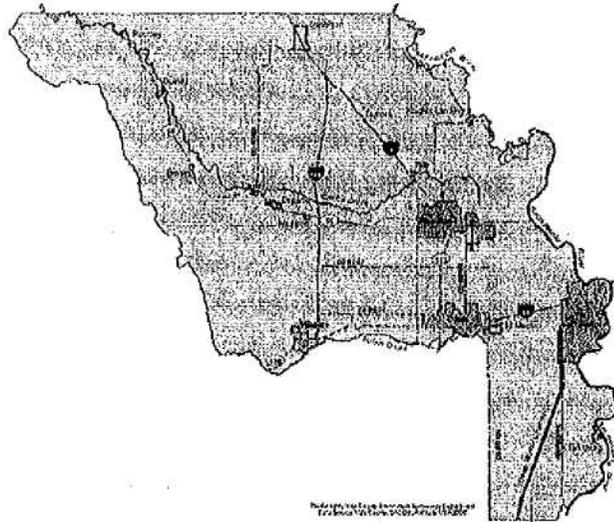
The first recorded contact with Westerners occurred in the late 1830s. These included Spanish missionaries as well as trappers and hunters who could be found along the banks of "Cache Creek" –

named by French-Canadian trappers. The first white settler was William Gordon who received a land grant from the Mexican government in 1842 and began planting wheat and other crops.

The towns of Yolo County were out-growths of native villages along waterways. Its first town, Fremont, was founded during the Gold Rush in 1849 along the confluence of the Sacramento and Feather Rivers and became the first county seat. Knights Landing, Washington, Cacheville (later called Yolo), Clarksburg, Winters, Esparto, Capay, Guinda, and Davisville (Davis) were all built near waterways, the major transportation mode of the time. Davisville had the added advantage of being on the path of the newly constructed railroad. Woodland, which became the county seat in 1862, began in a wooded area of valley oaks and was also served by a nearby railroad.

Yolo County Geography and Land Uses

Yolo County's 1,021 square miles (653,549 acres) is located in the rich agricultural regions of California's Central Valley and the Sacramento River Delta. It is directly west of Sacramento, the State Capital of California, and northeast of the Bay Area counties of Solano and Napa. The eastern two-thirds of the county consists of nearly level alluvial fans, flat plains and basins, while the western third is largely composed of rolling terraces and steep uplands used for dry-farmed grain and range. The elevation ranges from slightly below sea level near the Sacramento River around Clarksburg to 3,000 feet along the ridge of the western mountains. Putah Creek descends from Lake Berryessa offering fishing and



camping opportunities and wanders through the arboretum of the University of California at Davis. Cache Creek, flowing from Clear Lake, offers class II-III rapids for white water rafting and kayaking.

Yolo County sits in the Pacific flyway, a major migration route for waterfowl and other North American birds. Several wildlife preserves are situated within the county. The Yolo Bypass Wildlife Area has been recognized as one of the most successful public-private partnerships for wildlife preservation. It provides habitat for thousands of resident and migratory waterfowl on more than 2,500 acres of seasonal and semi-permanent wetlands.

Agricultural production was always an important Yolo County industry. The county is located in the rich agricultural regions of California's Great Central Valley and the Sacramento River Delta. Yolo County is directly west of Sacramento, the State Capital of California and northeast of the Bay Area counties of Solano and Napa. Table 1 outlines the total size of Yolo County and its four cities of Davis, West Sacramento, Winters, and Woodland. Figure 1 shows Yolo County, its land uses, and its surrounding counties.

Table 1
Yolo County Acreages

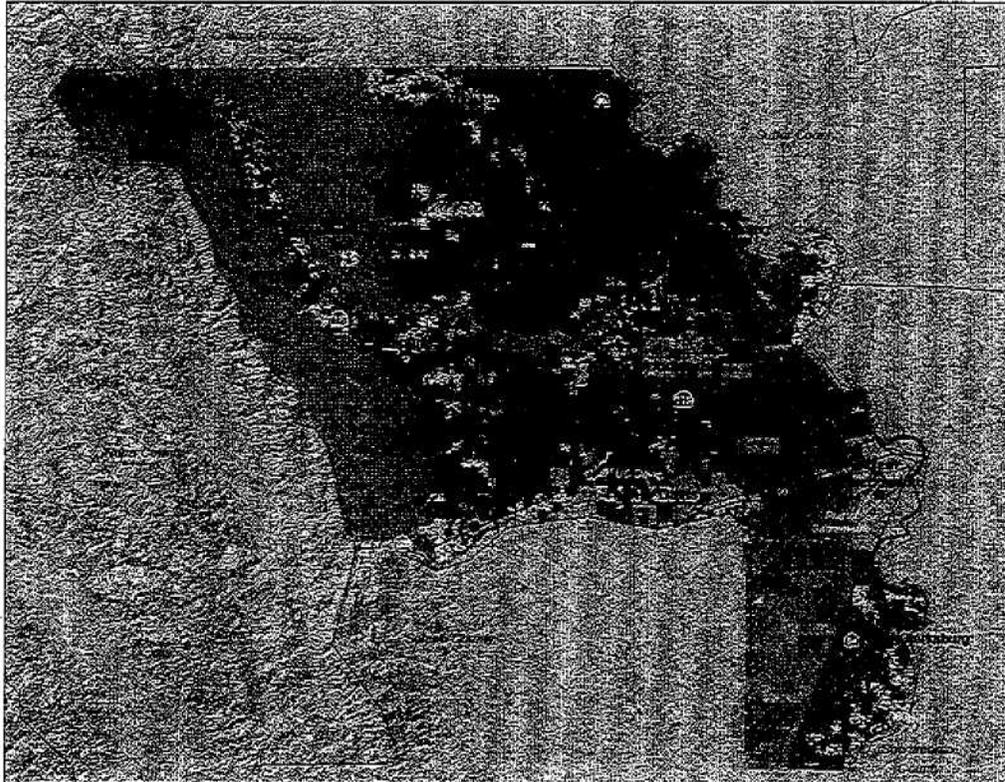
City	Acreage
Davis	6,335
West Sacramento	14,723
Winters	1,629
Woodland	9,618
Subtotal Incorporated Area	32,325
Unincorporated Area	621,224
Yolo County Total	653,549

Source: Yolo County Draft General Plan

Climate¹

Mean annual average temperature is 61.5 degrees Fahrenheit. Mean average temperatures range from 45.6 degrees (December) to 76.4 degrees (July). Mean daily highs range from 53.7 (January) to 94.0 (July), with mean lows of 37.0 (December) and 58.7 degrees (July) respectively. Precipitation averages 20.78 inches, with 4.51 inches falling in January. Overnight freezes usually begin in November and end in late March. The Valley floor has not seen significant snowfall since 1973.

¹ Source = US Department of Commerce, National Oceanic and Atmospheric Administration. Climatography of the United States No. 20, 1971-2000, for Woodland, California, Elevation 69 feet.



- Legend**
- County Boundary
 - Major Roads
 - ++ Railroads
 - ⊞ Cities
 - ⊞ Unincorporated Communities
- Existing Land Uses**
- Commercial
 - Office
 - Industrial
 - Public/Quasi-Public
 - Rural Residential
 - Residential, Single Family
 - Residential, Mobile Home Park
 - Residential, Multi-Family
 - Agricultural, Commodities
 - Livestock
 - Orchards/Vineyards
 - Cultivated Agricultural Lands
 - Private Recreational (Developed)
 - Private Recreational (Open Space)
 - Public Open Space
 - Vacant
 - Water
- 0 1 2 3 4 Miles

SOURCE: Yolo County, CA. Adapted by Gifford Pinchot Associates, 2004.

Figure Land-Use-1
Yolo County Existing Land Uses
YOLO COUNTY GENERAL PLAN

Figure 1
Yolo County and its Land Uses (from the Yolo County Draft General Plan)

Communities

Davis, with a population of 65,814 and 25,876 housing units, has a unique university and residential community internationally known for its commitment to environmental awareness and implementing progressive and socially innovative programs. As a university town, Davis has high income and low unemployment levels, and is therefore not eligible for EDA grants. Nevertheless, Davis has participated in the creation of this strategy document in order to ensure a complete and comprehensive strategy.

Woodland, with a population of 55,866 and 19,451 housing units, is the County Seat. It has a strong historic heritage which is reflected in an impressive stock of historic buildings in its downtown area and surrounding neighborhoods. Woodland is at its heart the primary support community for agricultural services, and is also a significant distribution and manufacturing center.

West Sacramento, with a population of 47,068 and 18,254 housing units, sits across the Sacramento River from the State capital, Sacramento. It is home to the Port of Sacramento, which ships out 1.3 million tons of Yolo County's many agricultural products to worldwide markets, including rice, wheat and safflower seed. West Sacramento is also home to Triple-A baseball team, the Rivercats, and is a key regional distribution and manufacturing center, with hundreds of warehouses and trucking firms.

The City of Winters, with a population of 7,052 and 2,269 housing units, is a small farming town nestled at the base of the Vaca Mountains and offers unique shops, renowned restaurants, galleries and regionally acclaimed live entertainment. It is also the gateway to Lake Berryessa, which offers boating, kayaking, hiking, fishing and camping. Winters is actively improving its downtown core.

Approximately half of unincorporated Yolo County's population and housing units are located within existing communities and residential neighborhoods. The largest is Esparto, with a population of 2,534 and 905 housing units, which also serves as the gateway to the Capay Valley. Esparto, Madison, and Knights Landing are the three unincorporated communities eligible for EDA grants.

Population and Housing Characteristics²

This section provides detailed information on population and household characteristics and trends in Yolo County. Selected tables and charts compare Yolo County to the Sacramento-Yolo Consolidated Metropolitan Statistical Area (CMSA).³ Several charts compare Yolo County to comparable California counties of similar size and demographic and industrial makeup.⁴

² This analysis utilizes figures from the 2000 Census, the U.S. Department of Housing and Urban Development (HUD), as well as estimates from the California Department of Finance (DOF). Claritas Inc., a private data vendor, provides additional 2008 demographic estimates to compliment DOF figures for unincorporated Yolo County. Projections from SACOG further illuminate demographic conditions and trends anticipated during the next five years or longer.

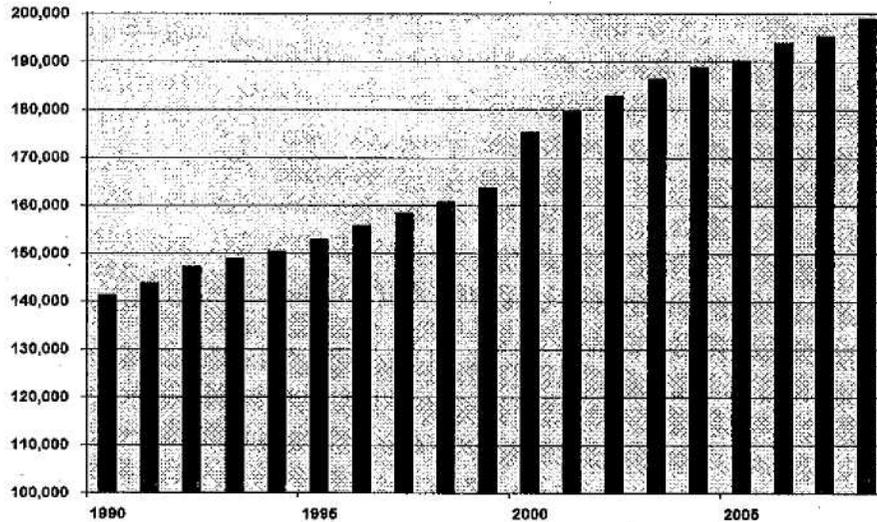
³ The Sacramento-Yolo CMSA, a U.S. Census-defined geography, consists of El Dorado, Placer, Sacramento, and Yolo Counties.

⁴ Several charts provide statistical comparison between Yolo County and other similar counties (Butte, Colusa, Glenn, Lake, Placer San Joaquin, San Luis Obispo, Solano, Sonoma and Sutter). These eight counties were selected for comparison to Yolo County based on their similar characteristics.

Population Characteristics

On January 1, 2008, the county's 653,549 acres were home to 199,066 people and contained 73,138 housing units. Over 88% of Yolo County's population of 199,066 (as of 1/1/08) residents reside in the four incorporated cities.

Figure 2 – Population of Yolo County 1990-2008



Source: State of California, Department of Finance, E-1 Population estimates for cities, counties and the state with annual percentage change – January 1, 2007 and 2008. Sacramento, California, May 2008.

Figure 3 – Yolo County Population Distribution (as of 1/1/08)

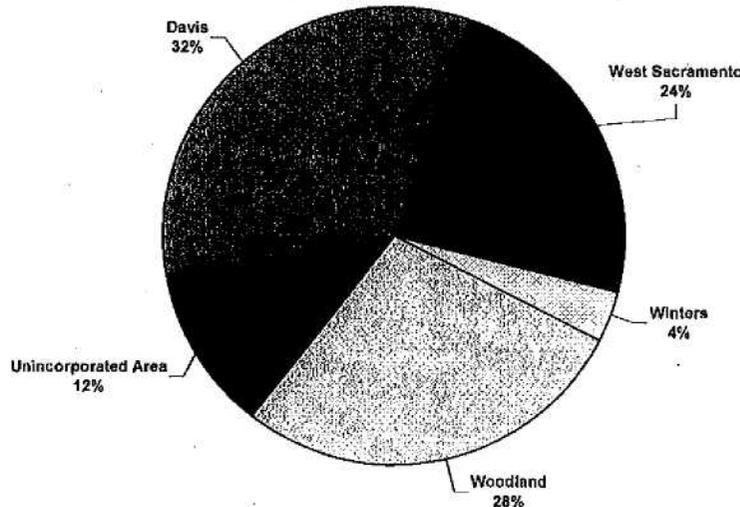
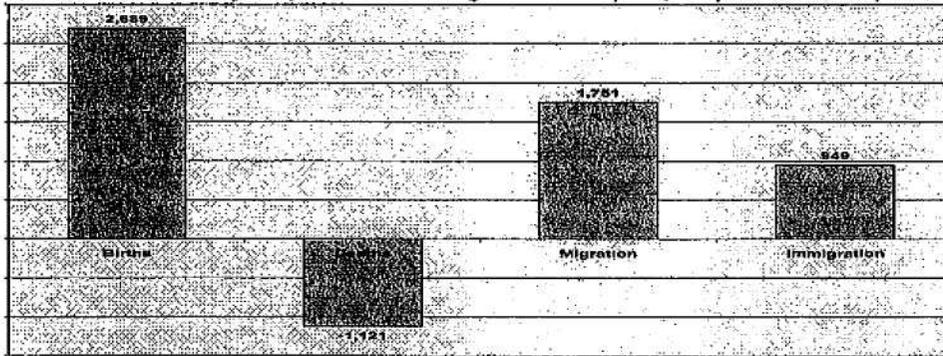


Figure 4 – Yolo County Population Change 2006-07 (193,262) to 2007-08 (197,530)



Source: State of California, Department of Finance, Population estimates and components of change by county, July 1, 2000-2007. Sacramento, California, December 2007.

Table 2 details SACOG population projections for Yolo County and its jurisdictions. According to SACOG projections, the population of unincorporated Yolo County is anticipated to grow by an average of 1.2 percent annually while the overall County population is projected to grow at an average annual rate of 1.8 percent. Growth in the unincorporated County is not expected to occur evenly across communities, with higher growth rates projected for Dunnigan and Knight's Landing as compared to Clarksburg, Madison, and Esparto.

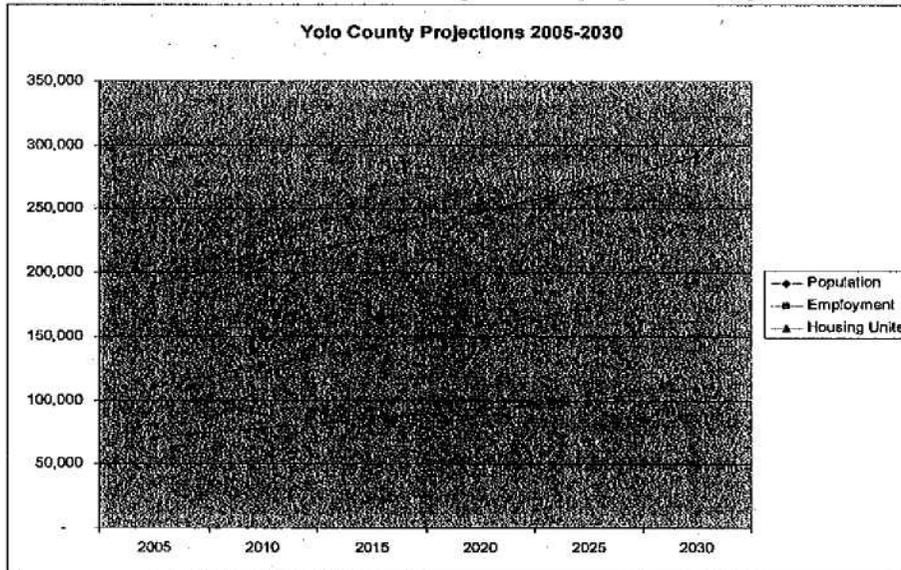
Table 2 Population Projections, 2005 to 2015

	Projected Population				Projected Average Annual Change 2005-2013
	2005	2010	2013	2015	
Yolo County Total	191,218	209,035	219,890	227,126	1.8%
Davis	63,850	65,615	66,588	67,237	0.5%
Winters	7,159	8,709	9,850	10,610	4.1%
Woodland	52,584	57,010	59,053	60,415	1.5%
West Sacramento	40,032	48,408	54,001	57,730	3.8%
Unincorporated Yolo County	27,593	29,293	30,398	31,134	1.2%
<i>Clarksburg</i>	440	444	446	447	0.2%
<i>Dunnigan</i>	1,023	1,719	2,162	2,457	9.8%
<i>Esparto</i>	2,040	2,297	2,484	2,608	2.5%
<i>Knight's Landing</i>	1,094	1,383	1,547	1,656	4.4%
<i>Madison</i>	536	598	643	673	2.3%
<i>Rest of Unincorporated</i>	22,460	22,852	23,117	23,293	0.4%

Sources: SACOG, 2006; BAE, 2007.

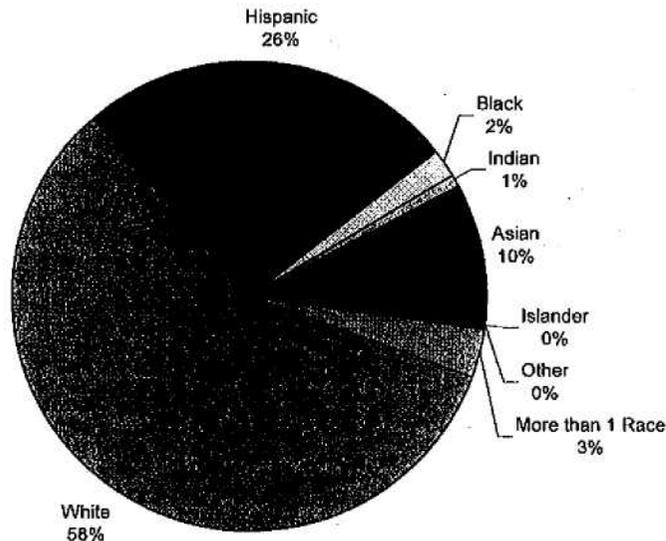
Approximately 65 percent of Yolo County residents live in single family houses and 35% live in multiple-family units.⁵ As of 2007, the majority of Yolo County residents (58%) was White, with Hispanics comprising approximately 28% of the population, and Asians representing approximately 10% of the population.

Figure 5 -- Population, Housing and Employment Projections



Source: BAE 2006

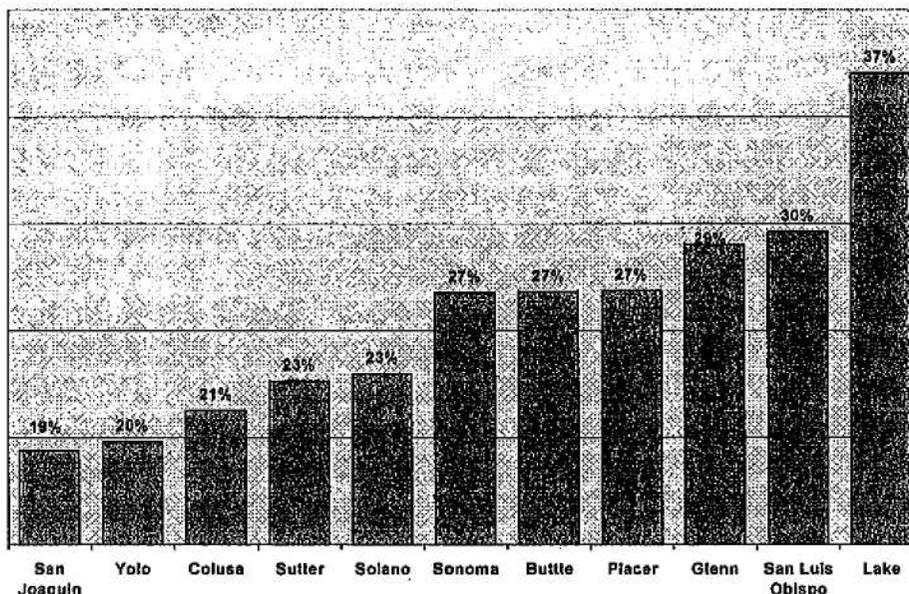
Figure 6 – Yolo 2007 Population by Race/Ethnicity



⁵ Draft Yolo County 2030 Countywide General Plan, September 10, 2008, Page IN-7 (from California Department of Finance data)

Like many of California's rural valley counties, Yolo's population is relatively young, indicating a strong working orientation, and an agricultural orientation. Yolo does not appear to be a place where large concentrations of retirees are choosing to live.

Figure 7
Comparable Counties: Percent Population 55 years and Older by 2010



Source: State of California, Department of Finance, Population Projections for California and Its Counties 2000-2050, by Age, Gender and Race/Ethnicity, Sacramento, California, July 2007.

Table 3
Yolo County Public High School Graduation and Dropout Rates

Graduation Rates, Class of 2006			
School District	Class of 2006 Dropouts	Class of 2006 Graduates	Graduation Rate (b)
Davis Joint Unified	40	614	93.9%
Esparto Unified	5	64	92.8%
Washington Unified	112	303	73.0%
Winters Joint Unified	16	157	90.8%
Woodland Joint Unified	148	640	81.2%
County Total	321	1,778	84.7%
California Total	70,724	349,191	83.2%

Notes:

(a) Class of 2006 students that dropped out between 9th and 12th grades

(b) Percentage of the total class of 2006 students that graduated from high school

Sources: California Basic Educational Data System October 2003, 2004, 2005, and 2006: BAE, 2007.

Individual High School Statistics

The high school dropout rate is problematic in West Sacramento and Woodland, with relatively fewer graduates moving on to colleges from these high schools.

Table 4
High School Graduates That Went to College
2003-2007

High School	HS Grads	College Enrollment %	UC	CSU	Private	Community College (2-yr.)
Davis Sr. High	2,688	75.9%	788	381	62	808
Woodland Sr. High	2,262	52.9%	148	255	17	776
River City Sr. High (West Sacramento)	1,379	51.3%	73	136	7	492

Source: California Postsecondary Education Commission, California Department of Education via the Sacramento Bee Database. Data for Winters High School not published.

Industry Trends and Employment Outlook

Table 5 presents employment estimates for Yolo County (including incorporated jurisdictions and the unincorporated county) provided by the California Employment Development Department (EDD). Total employment in Yolo County grew at an average rate of 1.4 percent annually between 2000 and 2006. However, some industry sectors experienced declines in employment over that time period while employment in other sectors increased. The government sector grew at an estimated average rate of 3.8 percent annually, representing the highest growth rate across industry sectors. The second fastest-growing sector, leisure and hospitality, grew annually by 3.3 percent on average, likely due in large part to activities at the Cache Creek Casino. The construction and financial activities sectors also showed notable annual average growth rates of 3.1 and 3.0 percent, respectively. Government services, with around 36,600 employees, represents approximately 36 percent of all employment in the County (which includes the University of California, Davis under State government services).

While many industry sectors experienced employment growth between 2000 and 2005, employment in several sectors declined. Retail trade exhibited the greatest rate of decline over the seven years, with an average 3.6 percent annual decline. This represents a decrease of 1,700 jobs over the study period. Nondurable goods manufacturing and farm employment and professional and business services fell by 500, 700 and 1,300 jobs, respectively, between 2000 and 2005, equaling a 2.5 percent average annual decline in all three sectors.⁶

⁶ Nondurable goods possess a shorter usable life than durable goods and include items such as food, cleaning products, paper and paper products, and cosmetics. Durable goods include items such as home furnishings, electronics, cars, and appliances.

**Table 5
Yolo County Annual Average Industry Employment, 2000 to 2006**

Industry Sector	Yolo County							Average Annual % Change 2000-2006
	2000	2001	2002	2003	2004	2005	2006	
Farm	4,900	4,100	4,500	4,200	3,800	3,800	4,200	-2.5%
Natural Resources and Mining	300	300	300	200	200	200	300	0.0%
Construction	4,500	4,700	4,700	4,900	5,000	5,300	5,400	3.1%
Durable Goods Mfg.	3,300	2,900	2,900	2,900	3,100	3,500	3,600	1.5%
Nondurable Goods Mfg.	3,500	2,500	2,600	3,000	3,000	3,100	3,000	-2.5%
Wholesale Trade	4,900	4,400	4,600	4,800	4,800	4,900	5,100	0.7%
Retail Trade	8,600	8,600	7,800	7,100	6,800	6,900	6,900	-3.6%
Transportation, Warehousing and Utilities	7,400	7,600	7,700	7,300	7,700	7,700	7,600	0.4%
Information	1,100	1,100	1,100	1,100	1,200	1,100	1,200	1.5%
Financial Activities	3,100	3,200	3,300	3,300	3,400	3,700	3,700	3.0%
Professional and Business Services	9,200	8,800	8,100	8,200	8,100	8,000	7,900	-2.5%
Educational and Health Services	5,000	5,600	5,800	5,800	6,000	6,200	6,200	3.7%
Leisure and Hospitality	5,600	6,000	5,900	6,200	6,400	6,600	6,800	3.3%
Other Services	1,700	1,800	1,900	1,900	1,900	1,800	1,900	1.9%
Government	29,300	30,300	32,100	34,300	35,600	36,400	36,600	3.8%
Total, All Industries^a	92,200	91,700	93,200	95,000	96,900	99,200	100,500	1.4%

^a The "Total, All Industries" field may not equal the sum of individual industry sectors due to rounding.
Source: California Employment Development Department, 2008; BAE, 2008.

Table 6 details farm employment trends in Yolo County, including the incorporated cities, from 1992 through 2006. According to California Employment Development Department estimates, over those 15 years, farm employment in Yolo County declined by 500 jobs, or over 10 percent. This downward trend may be partially attributable to the increasing mechanization of farming, which reduces labor needs. Farm employment still constitutes about 4% of total county employment, twice the state average.

Table 6
Yolo County Farm Employment, 1992 to 2006

Year	Farm Employment	Annual Percent Change
1992	4,700	NA
1993	4,400	-6.4%
1994	4,400	0.0%
1995	5,000	13.6%
1996	5,300	6.0%
1997	5,100	-3.8%
1998	4,800	-5.9%
1999	4,900	2.1%
2000	4,900	0.0%
2001	4,100	-16.3%
2002	4,500	9.8%
2003	4,200	-6.7%
2004	3,800	-9.5%
2005	3,800	0.0%
2006	4,200	10.5%
Total Change 1992-2006	-(500)	-10.6%

Sources: California EDD, 2008; BAE, 2008

Projected Employment Growth

As reported in Table 7, SACOG projects an average annual employment growth rate of 1.5 percent between 2005 and 2013 in the unincorporated County. In comparison, SACOG expects employment in Yolo County overall, including the incorporated cities, to grow at an average rate of 2.6 percent per year.

Based on an analysis of EDD projections reported in the Yolo County General Plan Update *Market and Fiscal Considerations for the General Plan* background study, Yolo County will experience a strong local economy through 2012. EDD expects County non-farm employment, including the incorporated cities, to grow at a faster rate as compared to the rest of the State. With the exception of the wholesale trade as well as the natural resources, mining, and construction sectors, EDD projections anticipate higher employment growth rates across the board in Yolo County as compared to the State. This analysis was completed prior to the current economic downturn.

**Table 7
Employment Projections, 2005 to 2015**

	2005	2010	2013 ^a	2015	Projected Average Annual Change 2005-2013
Total Projected Employment					
Yolo County Total	109,855	127,233	135,270	140,628	2.6%
Davis	16,378	19,045	19,211	19,322	2.0%
Winters	1,774	2,138	2,360	2,508	3.6%
Woodland	24,634	28,235	30,450	31,926	2.7%
West Sacramento	41,282	50,004	54,209	57,012	3.5%
Unincorporated Yolo County	25,787	27,811	29,040	29,860	1.5%
<i>Clarksburg</i>	207	252	267	277	3.2%
<i>Dunnigan</i>	85	93	143	177	6.8%
<i>Esparto</i>	261	299	324	341	2.7%
<i>Knight's Landing</i>	106	125	114	107	0.9%
<i>Madison</i>	68	72	76	79	1.4%
<i>Rest of Unincorp. County^b</i>	25,060	26,970	28,115	28,879	1.4%
Retail Employment					
Yolo County Total	14,370	17,548	18,572	19,255	3.3%
Davis	4,585	5,153	5,214	5,254	1.6%
Winters	532	659	747	805	4.3%
Woodland	5,361	5,854	6,098	6,260	1.6%
West Sacramento	3,527	5,513	6,144	6,564	7.2%
Unincorporated Yolo County	365	369	371	372	0.2%
<i>Clarksburg</i>	12	12	12	12	0.0%
<i>Dunnigan</i>	17	17	17	17	0.0%
<i>Esparto</i>	62	66	68	69	1.1%
<i>Knight's Landing</i>	32	32	32	32	0.0%
<i>Madison</i>	27	27	27	27	0.0%
<i>Rest of Unincorp. County^b</i>	215	215	215	215	0.0%
Office Employment					
Yolo County Total	23,937	29,660	32,692	34,714	4.0%
Davis	4,538	5,388	5,482	5,544	2.4%
Winters	236	295	335	361	4.5%
Woodland	4,161	5,336	6,220	6,808	5.2%
West Sacramento	14,787	18,422	20,435	21,777	4.1%
Unincorporated Yolo County	215	217	221	224	0.4%
<i>Clarksburg</i>	5	7	8	9	6.4%
<i>Dunnigan</i>	10	10	10	10	0.0%
<i>Esparto</i>	26	26	29	31	1.4%
<i>Knight's Landing</i>	1	1	1	1	0.0%
<i>Madison</i>	15	15	15	15	0.0%
<i>Rest of Unincorp. County^b</i>	158	158	158	158	0.0%

**Table 7
Employment Projections, 2005 to 2015**

	2005	2010	2013 ^a	2015	Projected Average Annual Change 2005-2013
Medical Employment					
Yolo County Total	4,403	5,072	5,390	5,602	2.6%
Davis	1,395	1,582	1,582	1,582	1.6%
Winters	74	88	100	108	3.8%
Woodland	2,096	2,206	2,313	2,384	1.2%
West Sacramento	820	1,176	1,373	1,504	6.7%
Unincorporated Yolo County	18	20	22	24	2.8%
<i>Clarksburg</i>	0	0	0	0	NA
<i>Dunnigan</i>	0	0	0	0	NA
<i>Esparto</i>	10	12	14	15	4.1%
<i>Knight's Landing</i>	5	5	6	6	1.4%
<i>Madison</i>	0	0	0	0	NA
<i>Rest of Unincorp. County^b</i>	3	3	3	3	0.0%
Education Employment					
Yolo County Total	24,464	26,660	27,980	28,860	1.7%
Davis	1,216	1,275	1,275	1,275	0.6%
Winters	185	252	260	266	4.4%
Woodland	1,586	1,685	1,771	1,828	1.4%
West Sacramento	1,168	1,368	1,462	1,524	2.8%
Unincorporated Yolo County	20,309	22,080	23,212	23,967	1.7%
<i>Clarksburg</i>	57	60	62	63	1.0%
<i>Dunnigan</i>	0	0	34	57	NA
<i>Esparto</i>	111	130	149	161	3.7%
<i>Knight's Landing</i>	33	49	35	25	0.6%
<i>Madison</i>	6	8	9	10	5.5%
<i>Rest of Unincorp. County^b</i>	20,102	21,833	22,924	23,651	1.7%
Manufacturing Employment					
Yolo County Total	11,390	14,320	15,660	16,554	4.1%
Davis	1,181	1,728	1,740	1,748	5.0%
Winters	380	409	412	414	1.0%
Woodland	2,488	4,580	5,051	5,365	4.7%
West Sacramento	5,366	6,628	7,482	8,052	4.2%
Unincorporated Yolo County	975	975	975	975	0.0%
<i>Clarksburg</i>	3	3	3	3	0.0%
<i>Dunnigan</i>	0	0	0	0	NA
<i>Esparto</i>	3	3	3	3	0.0%
<i>Knight's Landing</i>	5	5	5	5	0.0%
<i>Madison</i>	8	8	8	8	0.0%
<i>Rest of Unincorp. County^b</i>	956	956	956	956	0.0%

**Table 7
Employment Projections, 2005 to 2015**

	2005	2010	2013 ^a	2015	Projected Average Annual Change 2006-2013
Other Employment					
Yolo County Total	31,291	33,973	34,975	35,643	1.4%
Davis	3,463	3,919	3,919	3,919	1.6%
Winters	367	435	506	554	4.1%
Woodland	7,942	8,572	8,997	9,281	1.6%
West Sacramento	15,614	16,897	17,313	17,591	1.3%
Unincorporated Yolo County	3,905	4,150	4,239	4,298	1.0%
<i>Clarksburg</i>	130	170	182	190	4.3%
<i>Dunnigan</i>	58	66	82	93	4.5%
<i>Esparto</i>	49	62	62	62	3.0%
<i>Knight's Landing</i>	30	33	36	38	2.3%
<i>Madison</i>	12	14	17	19	4.5%
<i>Rest of Unincorp. County^b</i>	3,626	3,805	3,860	3,898	0.8%

Note: Data for all geographies are based on projections reported for SACOG minor zones. These figures do not completely align with published jurisdiction-level SACOG data. However, growth rates in both data sets do correlate. Though the discrepancies in the two data sets remain unexplained, the minor zone data is used in this analysis to enable the study of specific geographies within unincorporated Yolo County, with an emphasis on growth trends rather than absolute numbers.

^a Data for 2013 are interpolated from 2010 and 2015 figures.

^b Data for the Rest of Unincorporated County are the difference between Unincorporated Yolo County projections and the sum of the projections for Clarksburg, Dunnigan, Esparto, Knight's Landing, and Madison. The following minor zones were used for the five study geographies within the unincorporated County:

Clarksburg: 104100
Dunnigan: 114200 and 114210
Esparto: 115400 and 115420
Knight's Landing: 114310 and 114400
Madison: 115300

Sources: SACOG, 2006; BAE, 2007.

Jobs Housing Balance

Table 8 is based on SACOG estimates of 2005 jobs and households, and 2000 Census data regarding the average number of employed residents per household countywide. The figures in the table do not correspond exactly to specific city or unincorporated community boundaries, but does provide a general indicator of different community areas. A community with a Jobs Housing Balance of 1.5 is generally considered able to offer a job for every resident desiring to work, and thus does not need to import or export jobs. Yolo County approximates balance as a whole, but only West Sacramento can be considered jobs-rich. Davis can be considered balanced since it includes UC Davis. All others can generally be considered to be bedroom communities, and should seek more local employment.

**Table 8
Yolo County 2005 Ratio of Jobs to Employed Residents**

	Jobs (a)	Households (a)	Average Employed Residents per Household (b)	Total Employed Residents	Jobs: Employed Residents
Yolo County Total	109,855	68,907	1.3	89,579	1.23
Davis (c)	38,878	24,885	1.3	32,351	1.20
Winters	1,774	2,335	1.3	3,036	0.58
Woodland	24,634	18,775	1.3	24,408	1.01
West Sacramento	41,282	15,310	1.3	19,903	2.07
Unincorporated County (c)	3,287	7,602	1.3	9,883	0.33
Clarksburg	207	173	1.3	225	0.92
Dunnigan	85	389	1.3	506	0.17
Esparto	261	757	1.3	984	0.27
Knight's Landing	106	371	1.3	482	0.22
Madison	68	156	1.3	203	0.34
Rest of Unincorporated County (d)	2,560	5,756	1.3	7,483	0.34

Notes:

(a) Estimate is based on the SACOG aggregated minor zone projections for 2005 employment and households.

(b) Based on 2000 Census household and employment data reported for Yolo County.

(c) Based on employment figures from UC Davis, the University employed 17,183 full-time employees and 10,633 part-time employees in the Fall of 2005. BAE treated all part-time employees as half-time employment, resulting in a total of 22,500 University employees for 2005. This figure was subtracted from the 2005 unincorporated County employment projections and added to the City of Davis.

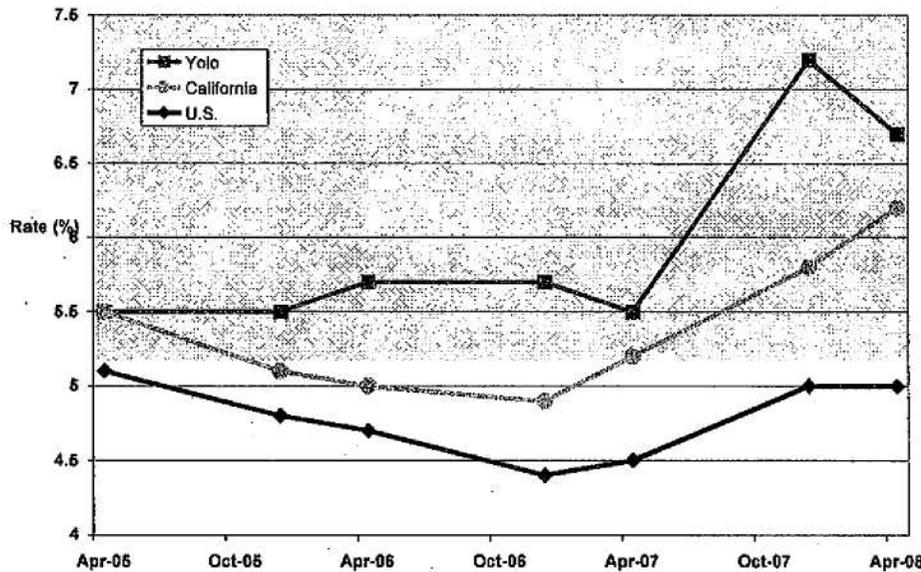
(d) Data for the Rest of Unincorporated County are the difference between Unincorporated Yolo County projections and the sum of the projections for Clarksburg, Dunnigan, Esparto, Knight's Landing, and Madison.

Sources: SACOG, 2006; BAE, 2007.

Unemployment

Since April 2008, unemployment Rates are staying high and trending upwards. In August 2008 Yolo County's unemployment rate was steady at 6.8%, while California's rate had increased to 7.6%. Yolo County has shown itself to be less dependent on the employment dependent on the recent housing and retail boom, and more dependent on agriculture, which is currently strong for the first time in 20 years.

Figure 8
Three-Year Trend in Unemployment Rates: Yolo County vs. California vs. U.S.



Economic Factors

Per Capita Income and Per Capita Expenditures

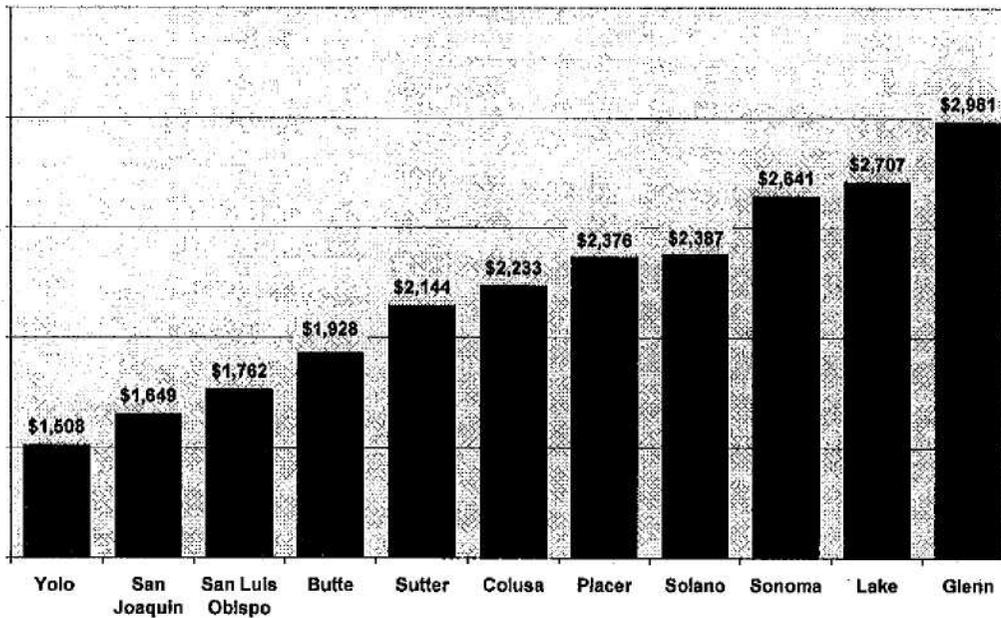
Table 9 shows that Per Capita income in Yolo County is below the state average, but has grown more over the last six years. Davis has higher incomes because of its University influence and growth controls. Madison and Knights Landing are Yolo County's poorest communities.

Regardless of per capita income, unincorporated Yolo County's tax revenues and its ability to provide needed services are lower on a per capita basis than most counties, including eight comparable counties in California (See Figure 9).

**Table 9
Per Capita Personal Income**

PLACE	2006	1999/2000	Percent Increase
National Averages	\$ 25,267	\$ 21,587	17.0%
California	\$ 26,974	\$ 22,711	18.8%
Yolo County, incl. cities	\$ 24,892	\$ 19,365	28.5%
Woodland	na	\$ 18,042	
Winters	na	\$ 17,133	
Davis	na	\$ 22,937	
West Sacramento	na	\$ 15,245	
Unincorporated communities (where data is available)			
Esparto	na	\$ 16,160	
Madison	na	\$ 9,734	
Knights Landing	na	\$ 14,302	
Brooks	na	\$ 20,738	
Capay	na	\$ 23,338	
Clarksburg	na	\$ 20,276	

**Figure 9
Comparable Counties Per Capita Expenditures**



Median Housing Prices

As Table 10 shows, housing prices vary across the county, and across communities in the unincorporated County. Average home sales prices from July 2007 through June of 2008 range from \$144,900 for a home in Yolo to over \$1 million for a residence on a large lot in Clarksburg. Housing in Yolo, Dunnigan, Knight's Landing and Madison is more affordable than in other parts of Yolo County, including the incorporated cities. These housing cost figures do not include mobile home unit sales, which are generally more affordably priced. Data since the dramatic housing downturn in late 2008 is not included.

Table 10
Yolo County Housing Prices, July 2007 to June 2008

	Median Home Price	Average Home Price	Average Lot Size (Acres)
Incorporated Cities			
Davis ^a	\$590,000	\$625,589	0.17
Woodland ^a	\$329,922	\$338,076	0.14
Winters ^a	\$337,500	\$358,361	0.30
West Sacramento ^a	\$339,000	\$659,774	0.16
Sub-Geographics			
Capay ^a	\$274,971	\$274,971	1.50
Clarksburg ^b	\$1,012,000	\$1,434,500	36.30
Dunnigan ^a	\$167,430	\$167,4430	1.18
Esparto ^a	\$313,059	\$315,011	0.16
Knights Landing ^a	\$206,000	\$221,316	0.17
Madison ^a	\$219,527	\$219,527	0.09
Monument Hills ^a	\$400,000	\$403,286	0.19
Yolo ^b	\$144,900	\$144,900	0.20
Other Communities ^b	\$594,000	\$537,875	5.98

^a Home sales data are provided by Dataquick.com from July 2007 to June 2008.

^b Home sales data includes current for-sale housing due to a lack of completed sales.

Sources: Dataquick.com, 2008; Metro List, 2008; BAE, 2008.

Projected Household Growth

As detailed in Table 11, SACOG projects Winters to be the county's fastest growing city. The number of households in the unincorporated County will grow by an average of 1.5 percent annually, reaching nearly 8,560 households by 2013. The projected average annual growth rate for the overall County is about 1.8 percent. Because of approved housing in Knight's Landing and the potential "new town" in Dunnigan, these communities are expected experience higher household growth rates than other communities in the unincorporated County.

Table 11
Household Projections, 2005 to 2015

	Projected Households				Projected Average Annual Change
	2005	2010	2013 ^a	2015	2005-2013
Yolo County Total	68,907	75,555	79,807	82,642	1.9%
Davis	24,885	25,580	25,956	26,207	0.5%
Winters	2,335	2,865	3,242	3,494	4.2%
Woodland	18,775	20,372	21,327	21,964	1.6%
West Sacramento	15,310	18,526	20,686	22,126	3.8%
Unincorporated Yolo County	7,802	8,212	8,595	8,851	1.5%
<i>Clarksburg</i>	173	175	176	176	0.2%
<i>Dunnigan</i>	389	621	771	871	8.9%
<i>Esparto</i>	757	880	950	996	2.9%
<i>Knight's Landing</i>	371	464	519	555	4.3%
<i>Madison</i>	156	174	187	196	2.3%
<i>Rest of Unincorporated County^b</i>	5,756	5,898	5,993	6,057	0.5%

Note: Data for all geographies are based on projections reported for SACOG minor zones. These figures do not completely align with published jurisdiction-level SACOG data. However, growth rates in both data sets do correlate. Though the discrepancies in the two data sets remain unexplained, the minor zone data is used in this analysis to enable the study of specific geographies within unincorporated Yolo County, with an emphasis on growth trends rather than absolute numbers.

^a Data for 2013 are interpolated from 2010 and 2015 figures.

^b Data for the Rest of Unincorporated County are the difference between Unincorporated Yolo County projections and the sum of the projections for Clarksburg, Dunnigan, Esparto, Knight's Landing, and Madison. The following minor zones were used for the five study geographies within the unincorporated County:

Clarksburg: 104100
Dunnigan: 114200 and 114210
Esparto: 115400 and 115420
Knight's Landing: 114310 and 114400
Madison: 115300

Sources: SACOG, 2006; BAE, 2007

Commuter Data

Though it is commonly thought that Yolo County is a source of workers to Sacramento and other counties, 2000 Census data shows that Yolo County has about 11,000 more in-bound commuters than out-bound commuters. UC Davis and the industrial areas of West Sacramento appear to be strong job centers. Most commuting is within the county, between cities. The heavy traffic on Highway 113 and Road 102 between Davis and Woodland, and on I-80 between Davis and West Sacramento may be symptomatic.

Table 12
Residence to Workplace Flows (Commuting)

Resident County	Work County	Count
Yolo	Yolo	50,517
<i>Out-commute</i>		
Yolo	Sacramento	17,347
Yolo	Solano	3,065
Yolo	Placer	856
Yolo	Contra Costa	454
Yolo	Alameda	387
Yolo	Other	2,525
TOTAL OUT		24,634
<i>In-commute</i>		
Sacramento	Yolo	23,681
Solano	Yolo	3,571
Placer	Yolo	2,497
Sutter	Yolo	1,251
El Dorado	Yolo	831
Colusa	Yolo	503
San Joaquin	Yolo	467
Yuba	Yolo	442
Other	Yolo	2,541
TOTAL IN		35,784

Source: http://www.census.gov/population/cen2000/commuting/2KRESCO_CA.xls

Major Employers

As shown in Table 13, UC Davis was the largest employer in the county in 2008, followed by Cache Creek Casino Resort, the State of California and the US Postal Service. Yolo County is the 5th largest employer. Several significant changes have occurred since 2007 as a result of the economic downturn.

Table 13
Largest Employers in Yolo County – 2008

<u>Company Name</u>	<u>Number of Employees</u>
UC Davis	11,455
Cache Creek Casino Resort	2,420
State of California	2,162 (includes 134 intermittent employees)
U.S. Postal Service	1,900
Yolo County	1,720 (includes 108 temporaries)
Raley's Inc.	839
Woodland Healthcare	773
Wal-Mart Stores Inc.	655
Pacific Gas & Electric Co.	627
Sutter Davis Hospital	615
City of West Sacramento	582 (includes 150 temporaries)
City of Davis	462
Sacramento Logistics, LLC	440
Coventry Health Care (formerly First Health Group)	425
Nugget Markets Inc.	425
City of Woodland	383 (includes 102 temporaries)
AT&T California	316
Roadway Express Inc	300
Citigroup	280
Clark Pacific	280
Kobra Enterprises	250
Affymetrix Inc.	190
Woodland Community College	85
Safeway Inc.	84
Blue Shield of California	51

Source: Sacramento Business Journal, June 6, 2008

Agricultural Crop Values

As described often in this report, agriculture is an important industry in Yolo County. Crop values and top ten crops are shown in Figures 10 and 11 below. Crop values have reached a new high over the last two years.

Figure 10
2007 Annual Agricultural Crop Value by Commodity (estimated)

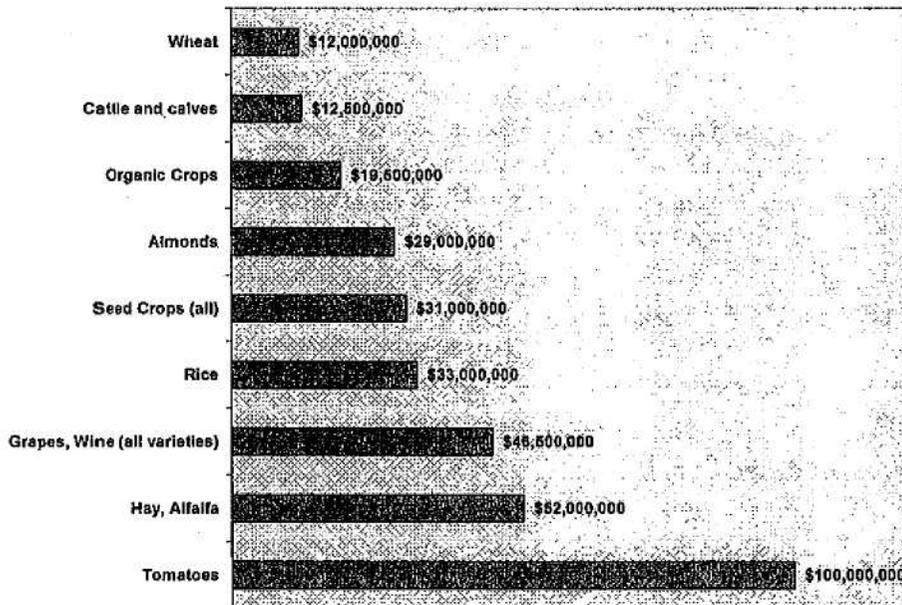
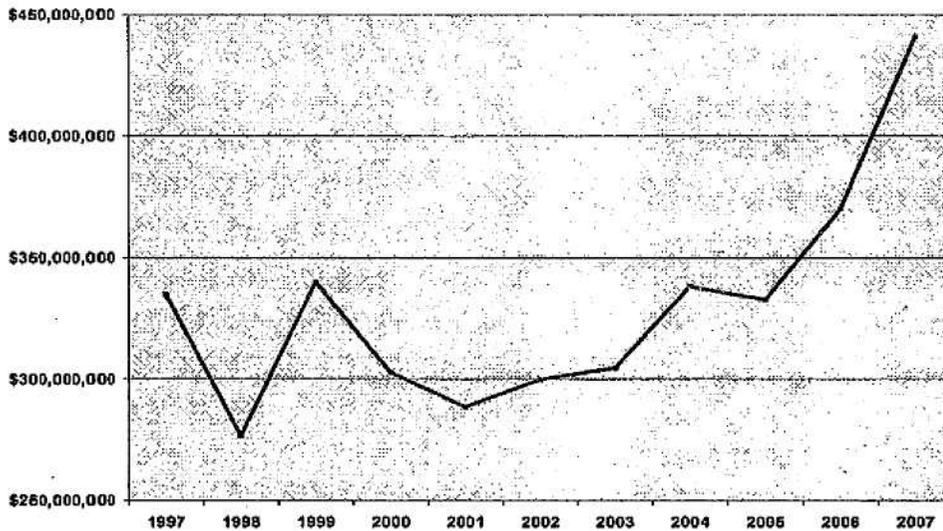


figure 11
2006-07 Yolo County Crop Values



Taxable Sales

Yolo County does not rely heavily on sales taxes, which tend to fluctuate over time.

Figure 12

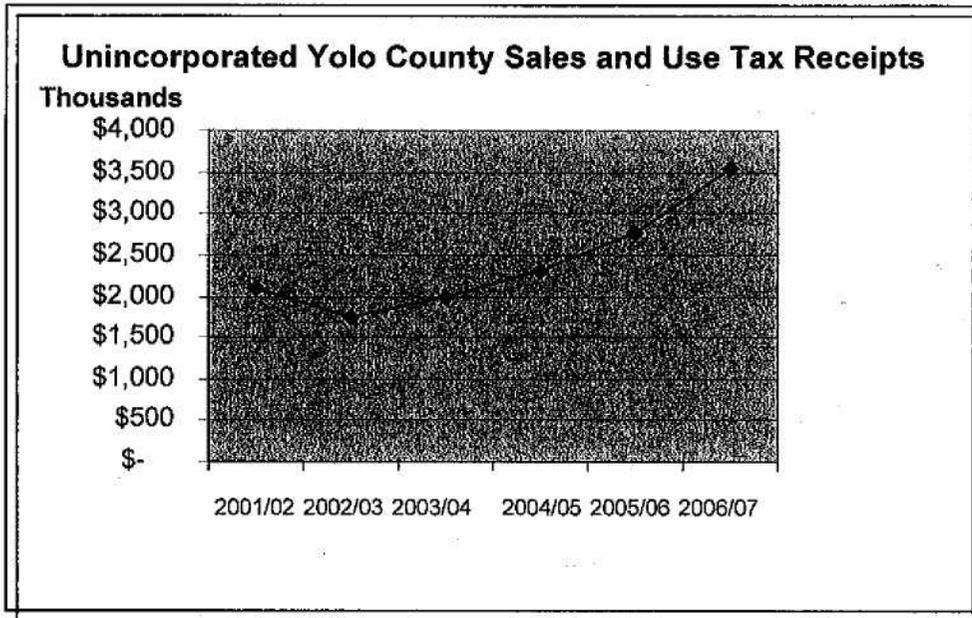
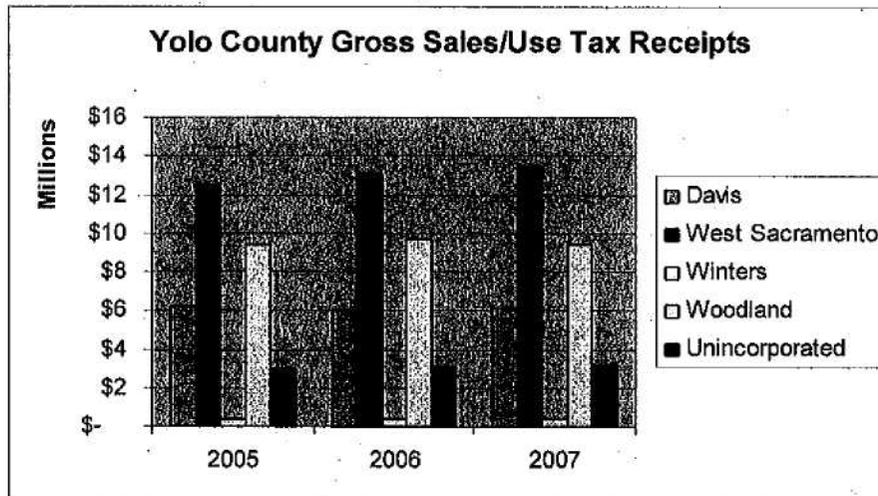


Figure 13



Property Tax Values

Yolo County's property tax rolls have grown significantly over the last three years, tapering off in 2008. Property tax values are expected to grow very little in 2009, if at all.

Figure 14

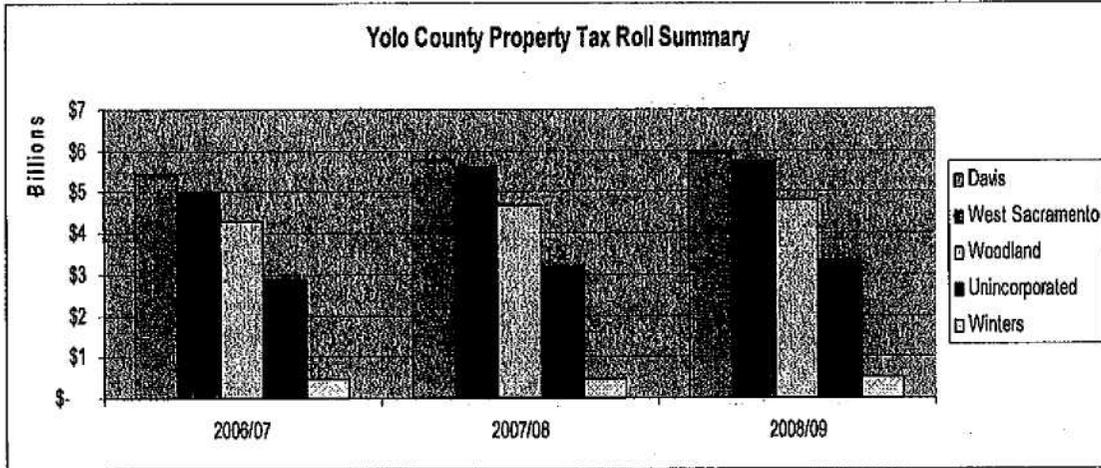


Figure 15

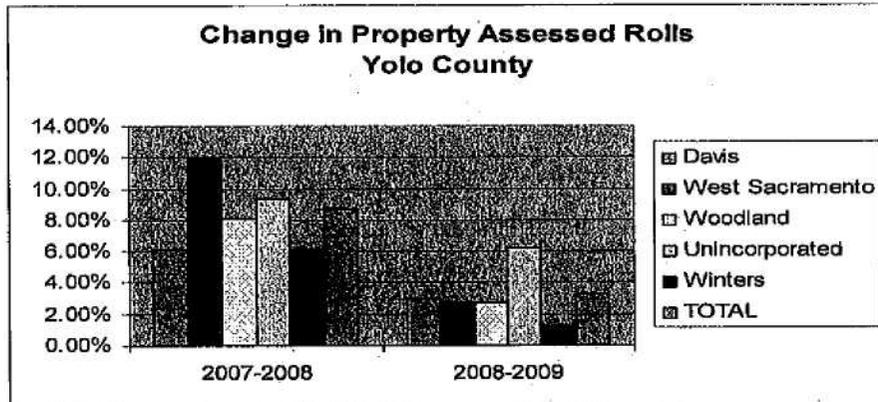
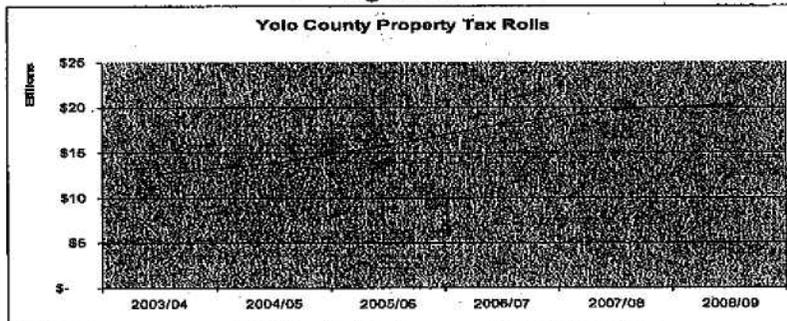


Figure 16



3 ECONOMIC ISSUES FACING YOLO COUNTY AND ITS COMMUNITIES

(Strengths, Weaknesses, Opportunities and Threats)

Yolo County is working to become a leader in economic sustainability, focusing on agricultural advancement, emerging green technology expertise, and eco- and agri-tourism opportunities. UC Davis is a leading generator of innovative graduates with expertise in all these industries. The county, its cities, and other organizations are committed to building a complete and sustainable workforce that can advance these and other industries for the health and wealth of the citizens Yolo County and of the world.

An excellent transportation system including three interstate highways, major rail lines, a deep water port, a major metropolitan airport and smaller regional airports provide ready access to Northern California, West Coast and national and international markets. Increasingly high technology and information services are becoming prominent industry sectors in the region. At the same time, tourism has increased potential, particularly agri-tourism and eco-tourism. Over 92 percent of Yolo County's 653,549 acres are in active agricultural production, with less than five percent (32,325 acres) in our cities.

The economic issues facing the county's four cities and unincorporated areas are discussed in this chapter. The chapter closes with a discussion of county-wide economic development issues common to all or most communities.

Yolo County Cities

Davis

The City of Davis is a university-oriented city of approximately 65,814 people. It has a unique university and residential community internationally known for its commitment to environmental awareness and implementing progressive and socially innovative programs. The city's quality of life and vigorous progressive community is reflected in its small-town style and many well known symbols: energy conservation, environmental programs, green belts, parks, preservation of trees, British red double-decker buses, bicycle paths, record number of bicycles per capital, and the quality of its educational institutions. As a university town, Davis has the county's highest incomes and lowest unemployment levels, and is therefore not eligible for EDA grants.

UC Davis

Closely tied to the community's history is the University of California at Davis with a student population of 35,000 and 200 programs for advanced learning. UC Davis was established in 1908 as the "University Farm School". From its beginnings as an agricultural community, Davis is now recognized internationally for its contributions to life sciences, agriculture, veterinary medicine, biotechnology, medical technology and engineering. UC Davis ranks among the top ten in research funding among all U.S. public universities.

The University of California at Davis employs over 12,000 people, making it the county's largest employer by far. UC Davis generates 41 percent of total employment and 49 percent of retail sales/revenues. The university's size and steady growth assures a substantial measure of stability and prosperity in the local economy, and buffers the impacts of economic cycles.

UC Davis helps make the Davis economy intellectual capital based (research, high tech, specialized services, etc.), supported by a workforce with high educational attainment rates,

specialized skill sets, and technical expertise. The work force is engaged in a broad spectrum of employment with primary representation in professional, technical, and governmental (managerial and administrative) occupations. UC Davis has developing expertise in the clean energy and clean technology sector including the following research programs:

- Air Quality Research Center
- California Biomass Collaborative
- California Institute of Food and Agricultural Research
- California Lighting Technology Center
- California Wind Energy Collaborative
- Energy Efficiency Center (biofuels)
- Institute of Transportation Studies

Davis boasts 2.9 million square feet of private office, flex and industrial space, with UC Davis occupying 13.5%, or 388,000 square feet. High tech companies occupy another 11.9 percent, or 342,000 square feet.⁷ Private tenants occupy the remainder. Davis has areas for expansion, but is committed to keeping development compact with sharp dividing lines between urbanization and agriculture. The Cannery Park site (formerly the Hunt Wesson tomato processing plant) represents 66 acres of the remaining 139 acres of vacant land in Davis designated for business and industrial development.

Davis also attracts significant visitation, with large numbers converging on the city during UC Davis initiation and graduation weeks. Existing sports and conference facilities at UC Davis in particular also attract significant visitation, not to mention the new Mondavi Center and Wine Institute. Significant support by the city can increase visitor-serving capacity, including new hotel rooms, expanding the Bicycle Museum, and hosting events such as the Amgen Tour of California. Cooperative promotion with the other cities, the county, and the Yolo County Visitors Bureau can bring added revenues to all.

Housing prices in Davis are generally higher than the rest of the Greater Sacramento Area. An historical desire for slow growth in the community has contributed to higher home prices. In addition, Davis' excellent quality of life, the low crime rate and a premier local school system create high demand to move into this community. Davis did see significant new home development during the 1990s. The limited potential for new development will continue to affect the Davis housing market and its affordability. Further added pressure to the housing market will be the projected increase in the UCD student population through 2010, of an additional 5,000 to 6,000 students and about 500 new faculty members, plus additional staff. Affordable housing is a major priority for City Council. UC Davis is pursuing development of the "West Village" project west of Highway 113 that will provide additional faculty, staff (474 units) and student housing (1,015 units) in three phases.

The City of Davis and the University of California, Davis are jointly involved in a study to identify the feasibility of future water supply alternatives to improve water quality and reliability. Several of the alternatives being considered involve obtaining surface water from the Sacramento River and treating this water at the City of West Sacramento water treatment plant. This study is funded by a grant from the State of California Department of Water Resources.

Davis has a strong history of bicycle use and planning and has been recognized as a Platinum level bicycle city. Over 50 miles of bicycle paths connect neighborhoods, schools, parks,

⁷ From the Business Park Viability Study of Cannery Park in Davis, prepared by ESG September 4, 2008.

shopping centers, the university and the downtown, and has led to the highest per-capita bicycle ownership rate in the nation. An estimated 60,000 bicycles are in use in Davis and on the UCD campus. An estimated 17% of personal trips in Davis are made by bicycle, which is almost ten times the national average.

Davis is served by an historic Southern Pacific Depot – today's Amtrak station on the heavily traveled Capitol Corridor route. Davis is just 19 miles from Sacramento International Airport.

West Sacramento

West Sacramento (population 47,068) stands on the west bank of the Sacramento River, opposite Sacramento and the State Capitol. Like its cross-river neighbor, West Sacramento traces its origin to the 1849 Gold Rush. With gold accelerating Sacramento's development as a major city, West Sacramento's protected location allowed it to evolve independently, while preserving its small town character. In 1987, West Sacramento citizens voted to incorporate, establishing the state's 444th city. It is important to note that while West Sacramento's growth and development has been influenced by its position within Yolo County and its agricultural origins, its development has also been influenced by its proximity to its more developed and urban neighbor, Sacramento.

Today West Sacramento is a balanced mix of new development while retaining the city's old economic strengths and values. Businesses are investing in West Sacramento to take advantage of the city's central location, affordable land and regional skilled workforce. Siemens Healthcare Diagnostics and Lipomics Technologies are part of the city's growing biotech and biomedical cluster. The California Fuel Cell Partnership, an international alliance of auto and energy companies, maintains its unique research and demonstration facility in West Sacramento. From genes to clean engines, companies have realized that West Sacramento's proximity to U.C. Davis, the State Capitol and the Bay Area place it on a short list of must-consider sites. On the other side of town, established manufacturers like Hunter Douglas and Flowmaster produce durable goods distributed nationally. The city's huge distribution and trucking business hums around the clock, moving products throughout the western United States. For these companies, West Sacramento's two interstate highways, and nearby air cargo, rail and port facilities offer an unmatched locational advantage. The Port of Sacramento ship 1.3 million tons of cargo worldwide each year.

Although West Sacramento's strong jobs-housing balance of 2 jobs per household is often envied, other economic indicators such as educational attainment and per capita income lag considerably behind that of its Yolo County neighbors. There is considerable immigration for lower skilled jobs and outmigration for the jobs of its more educated citizens. The City's economic development strategy adopted in 2005 recommended economic development and workforce initiatives to support, attract and grow more technologically advanced companies and jobs. Workforce development, career technical education and entrepreneurship training were also important recommendations to grow the city's economy.

West Sacramento's proximity to U C Davis is a key factor in the attraction of technology and biotechnology firms. The city completed a technology business incubator market study in 2007 that recommended the City complete a business plan for an incubator focusing on information technology, electronic equipment, biotechnology, clean energy technology and several other related technology sectors.

Though the city has enjoyed recent residential growth and commercial development, much work remains in older areas such as West Capitol Avenue. Some segments of this former Highway

40 remain six lanes, bypassed since the 1990's in favor of Interstate 80. Aging housing and commercial structures, narrow, deep lots, obsolete and inconsistent uses remain along the 10-mile long corridor. The City has begun the first phase of construction of the West Capitol Streetscape improvements to improve the visual appeal and stimulate the revitalization of this important downtown corridor. The West Sacramento Civic Center, new Los Rios City College campus, expanded Turner Library and transit center are key assets for the rebuilding of the downtown and central business district.

The newest addition to city's Washington Plan riverfront redevelopment area is the 14-story, 400,000 square foot office headquarters of the California State Teachers Retirement System. This Class-A office tower is home to 1,500 employees that will stimulate demand for additional retail, office and housing in the area. Redevelopment of the 180-acre Bridge District is moving forward with a \$23 million infrastructure grant the city received in 2008. The reconstruction of the Tower Bridge Gateway is a cornerstone of the connection between downtown Sacramento and West Sacramento's Bridge District, Washington and West Capitol Avenue redevelopment areas. The Ironworks and Metro Place offer urban loft homes. Raley Field and River Walk Park embody the regional riverfront entertainment destination envisioned by the Riverfront Master Plan, adopted by both West Sacramento and Sacramento.

Port of Sacramento

Since 2007, the Port of Sacramento has been managed as a department of the City. It is governed by an elected Port Commission comprised of officials from West Sacramento, Yolo County and Sacramento. The Port requires significant investment capital to remain competitive, expand cargoes and develop its land holdings. Key capital projects include channel deepening and new cargo docks. The Port has attracted interest and some new cargoes from businesses including biofuels production, cement, wood pellets and wind turbines and generators. The Port's industrial acreage south of the Ship Channel has potential for maritime and industrial development as a clean technology and alternative energy business park or "energy park".

Winters

The City of Winters (population 7,052) is in the southwest corner of Yolo County, and sits on the northern edge of the Solano County line and Putah Creek. Interstate 505 borders the City on the east and the Vaca Mountain range lies to the west. Interstate 80 is just 11 miles south, providing easy access to the major metropolitan area of Sacramento (approx. 30 miles) and the Bay Area (approx. 60 miles). State Highway 128 passes directly through Winters and is a major access route to the Napa Valley (approx. 40 miles) and recreational opportunities at Lake Berryessa (approx. 10 miles). Public transportation is provided by the Yolo County Transportation District.

Winters was founded in 1875 and incorporated in 1898 and was once a busy agricultural commercial center with a self-sustaining downtown and three daily trains which carried agricultural crops from Winters to the east. Rail transport has long been absent from the scene, which has greatly impacted Winters ability to be self-sustaining. However Winters has retained its historic, rural charm and is now a small intimate community of approximately 6,800 residents. There appears to be general comfort among the citizenry with growth to the size of 10-15,000 people, but not larger.

Although nearby technology facilities, regional tourism, and UC Davis are expanding, agriculture and tourism remain the basis of Winters' local economy. Agriculture evolves just as other industries do, and Winters is the regional center for farms that grow and distribute high quality, value-added produce supplying Northern California farmers' markets and top restaurants.

Winters has several housing developments which have received their entitlements representing approximately 750 single family residential units, however with today's market conditions, none of the developments are moving forward.

Winters has three areas with development potential, its downtown, its I-505 Interchange and Grant Avenue Gateway, and northern Winters.

First, downtown Winters is the town's heart and soul with grand historic structures, many of which have been gracefully restored to their 19th century status and over the years Winters has earned a reputation for its quaint and unique character. Local residents prize the small town quality of life close to major cities as well as expansive recreational and open space areas. Winters is home to a burgeoning arts and artisan community, its climate is temperate, and its crime rates very low. Regionally Winters competes very well in the Eating & Drinking retail sales tax category with "...serious foodie appeal".⁸ The original Buckhorn Steak & Roadhouse acts as a regional draw, as does the Putah Creek Café and Steady Eddy's Coffee House which has been designated by serious bicyclists as a Yolo County pit-stop. However, the City is substantially deficit in all other retail sales categories. Winters has a compact, unique walkable downtown. The City's redevelopment agency was recently bonded for \$12M to facilitate redevelopment and the City approved a Downtown Master Plan, which was prepared with extensive community involvement, in March 2006. Implementation of the Downtown Master Plan has begun with significant streetscape, pedestrian and sidewalk improvements. The City is moving forward with the development of a new public safety facility, a new joint use library, and a new car and pedestrian bridge over Putah Creek. The City has been very successful at implementing a downtown façade program and a downtown lease assistance program to promote and encourage the downtown economy. Furthermore, Winters has been attracting interest from various established agri-tourism type businesses recently. Building upon the agri-tourism and artisan based businesses which would help Winters to establish its position in the region as a destination within Yolo County and beyond.

Second, there is an excellent opportunity to create new tax-generating retail and lodging, plus an exciting visual gateway at the Interchange and along Grant Ave. An enticing gateway would attract new visitors and businesses. With so much pass-through traffic, the city has one Bed-and-breakfast and no other lodging to help lengthen visitor stays, either at the Interchange or in Downtown. Winters currently has limited infrastructure capacity, especially in regards to industrial and highway commercial sectors.

Third, flooding is an issue in northern Winters, where growth will eventually occur, and there is potential for new industrial and residential development, including suitable land for a small, well-designed, attractive business park. Actions to rearrange zoning and projects that will improve drainage will aid economic development, and will help the town grow to its desired extent.

Woodland

Founded in 1871, Woodland (population 55,866) is the County Seat and ideally located along the I-5 corridor just minutes away from the Sacramento International Airport and UC Davis to the south along SR 113. The city is rail served which provides great opportunity for industrial development in the northeast quadrant of the city. The plentiful affordable industrial land on or near I-5 near Sacramento has made Woodland an important distribution, construction services,

⁸ Recent *Sacramento Magazine* article.

and manufacturing center. At seven miles, Woodland is the closest location for travelers to and from the Sacramento Metropolitan International Airport.

With a strong historic and agricultural heritage, Woodland is a key agricultural service center for much of Yolo and surrounding counties. It also is an affordable place for home ownership and business development. Downtown Woodland has an impressive stock of historic buildings, which the city has committed to redeveloping and renovating, along with revitalizing Main Street.

Woodland currently has relatively few of the more notable biotechnology and high technology/green businesses. This is because the technology emphasis in Woodland is on practical applications rather than research. Woodland is constantly developing new collaborations with UC Davis and other applied biotech/high tech firms. Several important seed research facilities are located just outside the city limits.

Significant economic development issues in Woodland include the need to develop physical infrastructure in support of the city's industrial area and proposed annexation area known as Woodland Park, in addition to the infrastructure needed to allow growth to the urban limit line. Infrastructure improvements for infill development are of equal importance. As the city has annexed lands over the years, there are now areas with leapfrog commercial development, intermittent vacant properties, and little or no services. Like most communities in California, improving the local school system and revitalizing a struggling downtown office and retail business district are high priorities for the City of Woodland. In addition, the 2002 FEMA 100-year flood zone revisions now show the existing industrial area in the flood plain, increasing insurance costs and necessitating the elevation of new buildings above the new flood baseline.

In today's economy, retention of existing businesses is even more important than ever. Woodland is therefore focusing most of its economic development efforts on creating higher level jobs in existing and cutting edge industries. Woodland's longstanding dedication to its downtown revitalization continues to be a high priority, not to mention the need to help businesses as commercial centers evolve and consumer spending patterns change. Woodland City employees continue to partner with experts in the job skills arena to improve job opportunities for our residents and businesses. The city continues to focus on attracting new technologically oriented industries, development of a broad range of housing options, flood remediation solutions, and promoting Woodland's positive image. The city is also adding new regional retail and lodging along its I-5 interchanges and at State Route 113. Ongoing infrastructure development focuses include flood remediation (including development of an outfall channel and bridge) and the necessary expansion of wastewater treatment capacity to allow for ANY additional wet commercial/industrial development.

Unincorporated Yolo County

The county's unincorporated economy is primarily based on agriculture. Yolo County has led the State in agricultural preservation practices over the last several decades, primarily by directing growth into the incorporated cities where services are available and where development can occur more efficiently. This effort has succeeded in preserving prime agricultural lands in the county, but has led to a less diverse economic base in the unincorporated areas. The county's property tax share is the second lowest in the State, and sales tax revenue is among the lowest in the State. Yolo County now seeks to preserve agriculture while also diversifying, and is allowing measured, appropriate residential and economic development, focused within existing communities. Yolo County's draft General Plan update now includes over 400 acres of vacant land for industrial development at its Dunnigan New Town location, plus adequate land for industrial and commercial development in each of its small communities. Interstates 5 and 505

include a number of interchanges now ripe for development as gas stations, hotels, and other highway oriented commercial.

Yolo County is located in the rich agricultural regions of California's Central Valley and Sacramento River Delta. Agricultural viability and small city and rural quality of life are important to residents of the County. The unincorporated area of Yolo County has exceptionally productive soils, an excellent growing climate and adequate water supplies which supports its large and diverse agricultural industry. Leading crops are tomatoes; seed crops; rice, wheat and other grains; wine grapes; and fruit and nut crops. The agriculture and biotechnology programs of UC, Davis; the growing cluster of biotechnology firms; seed industry research and production facilities; and large and small food processors; are other unique assets that support agriculture. Traditional commercial production, specialty and organic agricultural production, progressive and innovative farming techniques and newly emerging agricultural and food technologies are all represented in the County's robust agricultural and food processing industries. The County is seeking to attract additional wine and wine grape production; new biotechnology and seed technology enterprise; expanding the nursery industry; increasing high value specialty crops, particularly organic, production, processing and marketing; attracting additional food processing and marketing enterprises; pursuing production of alfalfa and rice straw products and attracting or facilitating additional tourist-oriented businesses appropriate to a rural county.

Approximately 8 million people live within a one hundred mile radius of Yolo County, making the county ripe to add visitor-serving capacity for its rural and farm economy. Capay Valley organic growers, the Cache Creek Casino, the growing wine industry, specialty agricultural producers, the Sacramento River, Putah Creek, Cache Creek, and other waterways are making Yolo County an increasing popular agri- and eco- tourism destination. Yolo County is an exciting alternative to Napa and Amador Counties for a quality wine tasting experience, and to Apple Hill to visit an organic farm.

Established as the University Farm in 1906 and as a formal University in 1959, the UC Davis is the largest campus in the UC system, spanning over 5,500 acres. The university is known for its agriculture, arts, humanities, life sciences, health sciences, veterinarian and engineering programs. The University is adjacent to the City of Davis, but lies in the unincorporated area and its resident student population and on-campus housing are counted in unincorporated totals. The University is the county's largest employer.

The Rumsey Band of Wintun Indians is the only federally-recognized tribe with land holdings in Yolo County. The Rumsey Tribe operates the Cache Creek Casino Resort in western Yolo County and has become the county's largest private employer. The Tribe has also announced a planned expansion of their Casino from 414,000 square feet to 1.2 million square feet, which would expand employment from about 2,400 to 3,400.

The infrastructure capacity in the unincorporated communities presents a constraint to development. Sewer and wastewater capacity within existing communities generally can accommodate only limited growth. The communities of Madison, Knights Landing and Esparto are all operating at or near capacity, and funding to expand infrastructure is often difficult to obtain. Infrastructure constraints in Dunnigan are most severe, where there is no municipal water and sewer provider. The County seeks to keep existing towns viable and sustainable, which will necessarily involve finding a resolution to aging and inadequate infrastructure.

Infrastructure Availability in Unincorporated Yolo County Towns

The infrastructure capacity in the unincorporated communities presents a severe constraint to commercial and residential development, as is the cost of upgrading community wastewater systems, water systems and other infrastructure. The Yolo County Draft General Plan Public

Facilities and Services Element identifies several unincorporated communities, such as Clarksburg and Dunnigan, as lacking community wastewater systems. While residents in Clarksburg rely on private septic systems, Dunnigan has wastewater pond treatment systems that are characterized as providing minimal treatment. The communities of Esparto, Madison, and Knights Landing have community wastewater systems, but they currently require varying amounts of additional infrastructure capacity to accommodate new development or even current community needs.⁹

Esparto

Domestic water and wastewater services in Esparto are provided by the Esparto CSD. The Esparto Community Service District (CSD) has a well-functioning water and wastewater systems and adequate technical and financial capacity to continue to accommodate new development through incremental expansion of its existing systems. The existing water system can accommodate only a limited number of additional connections. Accommodating the full build out in Esparto will require additional water distribution infrastructure to tie into the existing distribution system. The wastewater treatment and collection system also can accommodate these units through additional pond construction and the construction of additional facilities.

Storm drainage and flood control service in Esparto is provided by the Madison-Esparto Regional CSA. Infill development would require on-site basic ditches to convey water to existing roadside ditches. The construction of larger residential subdivisions would require the construction of a network of on-site collection pipes or ditches that would convey runoff to on-site detention basins. Esparto CSD also is exploring the possibility of a community detention basin.

Knights Landing

Water and wastewater services in Knights Landing are provided by the Knights Landing CSD. Providing water to new housing or commercial units may require adding wells, storage facilities and distribution infrastructure to the CSD's existing system. Future development will require the installation of larger pipes in the distribution system. Additional wastewater collection and treatment capacity can continue to be provided incrementally in pace with and funded by new development. The existing wastewater treatment plant has land on which to add additional treatment and disposal ponds.

Storm drainage in Knights Landing is primarily provided by the Yolo County Public Works Department. Additional development in Knights Landing would likely require new storm drain facilities and detention basins.

Madison

Water and wastewater service in Madison is provided by the Madison CSD. New development in Madison can be accommodated through incremental improvements to the exiting water supply system. Providing wastewater service to these new units would require the creating of more ponds. The CSD would need to purchase land to expand facilities. Land would also be needed for disposal purposes.

Storm drainage facilities in Madison are the responsibility of the Madison-Esparto Regional CSA. Infill development in Madison would require on-site ditches to convey water to existing roadside ditches. New peripheral development in Madison would require on-site storm drain

⁹ Yolo County 2030 Countywide General Plan, Public Facilities and Services Element. Table PUB-1.

detention and possibly construction of new detention basins to extend the time of release of storm water into existing channels.

Common County-Wide Issues

Workforce Development and Education

Workforce development is critical to the success of the other aspects of economic development. As touched upon in some city discussions, workforce and education are continuously problematic, and seem not to be improving. There are structural issues which sometimes interfere with the potential of educational institutions to meet workforce needs. These include the need for speed in curricular development, the lack of specific funding for career technical education, and inadequate connections between K-12, colleges and universities. Yolo County, its cities, and its education and employment services entities must develop innovative approaches which break with the practices of the past.

Levees and Flooding

Risks associated with flooding present a constraint to housing and commercial development in Yolo County, especially since the revised FEMA maps have been issued. Yolo County has three primary geographic regions with the potential for flooding: the Cache Creek Basin/Woodland; the Sacramento River corridor including West Sacramento, Clarksburg and Knights Landing; and the western Yolo County floodplain, which includes Madison, Esparto, and Airport Slough. The levees that protect all these areas no longer meet the 100-year federal standard, and need improving at very high costs. Addressing levee safety and flood hazards in these areas will be necessary to enable growth and to meet future needs. Policies restricting development in the 100-year floodplain also constrain the supply of land available for new development.

Transportation Infrastructure

Lying directly between the rapidly growing regions of Sacramento and the Bay Area, Yolo County has experienced and will continue to experience tremendous pressures for added residential, commercial and industrial development. The access provided by the Sacramento International Airport and the railroad, the Sacramento Deep Water Channel, Interstates 5, 80 and 505, have created constant growth pressures in the county.

A few interchanges such as the I-5/Highway 113 interchange in Woodland are problematic, and I-80 through Davis is heavily congested during commute times. It is important for the county and its jurisdictions to maintain adequate roadway capacity and maintenance, particularly on our rural roadways where wide slow-moving agricultural equipment often conflict with commuter traffic as they do on Highway 16 between Woodland and Brooks.

Because of the Port and intersecting north-south-east-west highway and rail infrastructure, West Sacramento and Woodland in particular have well developed concentrations of distribution and trucking. Major distribution centers exist for Target, Walgreens, RiteAid, the US Postal Service, United Parcel Service, Tony's Fine Foods and hundreds of others. Manufacturers, including food processors, also take advantage of the county's central location and are filling the large industrial areas of West Sacramento and Woodland. More of our truck routes need upgrading so they can be designated as STAA¹⁰ routes for easier goods movement throughout our county.

¹⁰ Surface Transportation Assistance Act Terminal Access Route

Our rail infrastructure needs improving to adequately serve the existing and future industrial parks, and Yolo County's three general aviation airports need upgrading to modern navigational, tarmac and other service standards.

The Port of Sacramento has 150 acres of operating terminal space, 220 acres of available land, and approximately 3,000 acres of waterfront land along the ship channel and the Sacramento Delta. The Port is directly connected to both Union Pacific and Burlington Northern Santa Fe rail lines. The Port has 301,000 square feet of transit shed storage space for break-bulk, neo-bulk, and project cargos. It also has 180,000-ton covered bulk storage capacity, and open paved storage for 650,000 tons of cargo that is served by a fixed conveyor system.

The Sacramento Deep Water Channel currently has a water depth of 30 feet, but has designs to be dredged down to a depth of 35 feet. Ships entering the channel have a width restriction of 105 feet and a length restriction of 570 feet. These dimensions are not expected to create any problems for future operations, as 75% of the world's general cargo shipping fleet fit within these size restrictions. There is no lock or bridge system that would limit service to this facility.

The Sacramento International Airport is 10-30 miles from Yolo County's cities. Served by 14 major national and international carriers as well as one commuter airline, it has about 150 arriving and departing flights and over 23,000 passengers daily. Yolobus and a private airport shuttle provide service between the cities and the airport. The Yolo County Airport, five miles northwest of Davis, has a 6,000-foot runway that can accommodate medium-sized corporate jets or private planes. The UC Davis Airport is open to the public and offers general utility services for light aircraft. The Yolo-Watts Airport west of Woodland is a certified small aircraft maintenance and repair center, and has a small general aviation runway.

Target Industries

Davis

- Emerging technology/knowledge based industries including high tech, bio-tech, and green tech companies and high growth innovation companies.
- Eco- and Agri-tourism with focus on university/academic events and conferences, athletic events, arts, culture, food, wine and entertainment.
- Downtown Enhancement via increased attractions and amenities; specialty retail, restaurants, services, festivals, special events, farmers market and arts and entertainment
- Retail recruitment and diversity directed at sales tax leakage areas (electronics/appliances, home furnishings, apparel stores, general merchandise).

West Sacramento

- Biotechnology, life sciences and medical devices
- Retail and restaurants
- Manufacturing
- Food Processing
- Clean energy (CET) and green technology
- Riverfront offices and hotels
- Port cargo development

Winters

- Downtown retail and office users;
- Highway commercial retail;
- Visitor serving businesses;
- Biotechnology and technology

Woodland

- Agricultural services
- Warehouse and industrial operations
- Biotechnology
- Visitor-serving

Yolo County

- Agriculture, including value-added food processing
- Tourism and the rural experience
- General manufacturing and distribution
- Highway Commercial Retail Development

MERGED TARGET LIST

1. Technology, including Biotechnology & transportation technologies
2. Food processing and agriculture
3. Tourism, including agri-tourism and downtown attractions;
4. Retail development, including local-serving and regional serving
5. General distribution and manufacturing

4 DEVELOPMENT STRATEGY

Vision for the Future -- Long Term Sustainability

Governance by Yolo County and its cities includes a primary commitment to support the local economy, to maintain the health of active business enterprises, to create a regulatory structure that protects public health and safety, to provide for the education system, to offer workforce training, health care, police and court system, etc. The county's jurisdictions strive to keep all this running as smoothly as possible. Government policies, programs and the wise use of taxes make this happen. This work takes up most of the time and energy of local government, and unless accompanied by the desire to improve and be more effective, government tends to maintain the status quo.

Figuring out the future is also important. The residents and employees of Yolo County need to make sure their local governments plan their futures well and create a vision that excites them, that creates new economic wealth, that increases productivity, and that improves quality of life. Local governments must continually strive to help land, buildings, infrastructure, and people achieve their highest and best. The private sector creates almost all new wealth through knowledgeable investment, but government plays an important role by planning, encouraging, teaching, and when necessary developing and redeveloping physical and human assets.

Yolo County's unique mix of land, people and industries allows it to strive for a sustainable economy by building on its strengths and overcoming its weaknesses. This strategy is designed to give the county and its cities a roadmap to the future. The 44-member CEDS Committee has developed the following set of economic development priorities that should help the county attain a dynamic future. These goals consider Yolo County's unique place in the world. They are also practical, and can be achieved through implementation of the prioritized action plan in Chapter 7.

An effective economic development program necessarily requires continuous effort to align all segments of the local economy, but it is most effective if it aligns government policies, strategic goals, incentives, the educational system and workforce attributes with industry needs. That is a huge challenge, but one these goals seek to achieve.

Goals and Objectives

As shown in Chapter 3, Yolo County and its cities already have a critical mass of unique industries, assets and challenges. They are working to become leaders in economic sustainability, support a growing innovation economy by focusing on agricultural advancement, emerging green technologies, eco- and agri-tourism opportunities, and creating vibrant downtowns and marketplaces. Long term sustainability is clearly Yolo County's future.

Yolo County's excellent transportation system includes three interstate highways, major rail lines, a deep water port, a major metropolitan airport and smaller regional airports that provide ready access to Northern California, West Coast and national and international markets. Increasingly high technology and information services are becoming prominent economic sectors in the region. At the same time, tourism has increased its potential, particularly agri-tourism and eco-tourism. Over 92 percent of Yolo County's 653,549 acres are in active agricultural production, with less than five percent (32,325 acres) in incorporated cities.

Economic sustainability in Yolo County includes:

1. More closely matching the county's primary, secondary, community college curricula with workforce needs, workforce training, and with UC Davis and the expertise it is creating at the graduate and undergrad levels.
2. Creating a sustainable economy in Yolo County by encouraging:
 - Agricultural technologies
 - Agri-tourism and Eco-tourism
 - Green technologies
 - Diversity of opportunity
3. Creating land use, regulatory and incentive policies with enough capacity and flexibility to encourage future sustainable development;
4. Developing a physical environment that has the necessary infrastructure, dynamic marketplaces, and ample quality of life opportunities to attract and retain economic innovators and leaders;

The seven goals are designed to help achieve this vision. Though they are ranked in general priority order, it is important to understand that their relative importance changes depending on which city or part of the county is being considered.

COUNTY WIDE CEDS GOAL #1

FULL ALIGNMENT OF WORKFORCE SKILLS AND INDUSTRY NEEDS

Background:

The future of Yolo County's economy depends on a trained workforce in the jobs that will be added in the future. Continued government funding of workforce training and education is therefore critical to a prosperous future. The economic strategies of all four cities and the county all emphasize workforce development as a top priority. Farms, manufacturers, business startups, distribution firms, service firms – each will be more profitable if they can hire trained workers at every level, including top management, technical and professional, sales, production, skilled and unskilled. Workforce preparation at every skill level is therefore crucial, including universities, community colleges, secondary schools, private institutions, and employment services agencies.

The Yolo Workforce Investment Board (WiB) includes key county educators, training providers and employers working together to align their services and collaborate more effectively. WiB members will continue to develop skill paths for the jobs of the future – for career tracks in healthcare, hospitality, clean technology, manufacturing and food sciences, retail, and office skills. Skill development can be enhanced if primary, secondary, community colleges and universities better collaborate to develop curricula and applied technical programs that teach these skills in a more focused way.

UC Davis is a technology driver -- a leading generator of graduates with expertise in most of the innovative technologies important in Yolo County. Its graduates and researchers become the entrepreneurs, directors and professionals in leading edge sustainable industries. The companies of the future will hire trained workers in the jobs of the future.

Mentoring programs are an especially cost-effective way to target at-risk youth and those less likely to graduate from high school. Mentoring programs can include business visits, apprenticeships, internships, career days, and all types of meet-and-greet exchanges between businesses and students. In addition to Career Technical Education, models such as the ACE¹¹ High School Program, the Einstein Academy credit recovery program in Woodland, Diploma Plus, Workforce Readiness Certificates, and the Partnership Academy in Contra Costa are successfully introducing students to new career and education opportunities. Though these programs have a strong positive impact on youth, they all tend to require intense individual rather than group approaches, are often hard to start and hard to maintain, and typically require a strong volunteer effort. The three largest county high schools have about 400 students in need of mentoring services, and only a handful are helped each year.

The CEDS Strategy Committee has intensely discussed an initiative to make Yolo County more effective with its youth mentoring programs. There is strong consensus for a new mentoring coordination function. The form of that coordinating function is still open, and could be a mentoring commission, a mentoring partnership, a new subcommittee of the WiB, or a 'mentoring Czar' position. The new function could first catalog public, nonprofit and private programs available to at-risk youth, coordinate services among providers, educate teachers and youth about available services, help eliminate barriers to providing services, and support augmenting existing programs and resources. The coordination function would emphasize creating a sustainable set of programs and services, and ensuring strong funding and volunteer support. This initiative is a proactive remedial program designed to help expose as many at-risk

¹¹ Architecture, Construction and Engineering

youth to career opportunities as cost-effectively as possible. The coordination could begin on a limited scale and expand over time.

It is important to improve the cooperation and coordination among all the above entities. Data, surveys, and dialogues will improve information flow and enhance collaboration. Educational initiatives have the potential to both increase the competitiveness of Yolo County in attracting and retaining employers and to increase the earnings potential of the local workforce. Groups like Linking Education and Economic Development (LEEDS), the Sacramento Area Regional Technology Alliance (SARTA) and the Sacramento Area Commerce and Trade Organization (SACTO) play a key role.

Last but not least, the County of Yolo has a belief in celebrating and enhancing its cultural diversity. All Yolo County residents have an important role to play in promoting this diversity and to provide opportunities for all individuals, regardless of their cultural, linguistic, or religious backgrounds, to participate fully in the community.

Objectives

1	Support and encourage existing mentoring programs and coordinate services among them. Remove barriers that limit the effectiveness of mentoring. Increase volunteerism and corporate involvement in mentoring programs of all types.
2	Improve transfer programs and opportunities for on the job training between UC Davis, and other education and workforce training providers and industries.
3	Focus workforce development and education programs on preparing the workforce for existing industries, growth industries, and target industries.
4	Expose youth to career choices multiple times at all levels, including pre-school, elementary school, middle school, high school, post-secondary training, and college.
5	Ensure the education and training infrastructure provides career ladders and apprenticeship programs in all careers, including management and skilled labor.
6	Convene meetings and forums that link education and employers for economic development.
7	Maintain a strong set of rapid response and career tools. Create and enhance programs that help workers transition from high school and from other jobs into target occupations.
8	Ensure workforce training programs are geared towards underserved Latino and other non-English speaking population groups.
9	Collaborate to create readily available and seamless math, reading, communication and problem-solving learning units across various age groups, and reinforce those units with field trips and classroom visits.
10	Capitalize on the concentrations of employment opportunities in West Sacramento, Davis, and Woodland by developing training programs near these employment centers in conjunction with fast-growing employers.
11	Growth in the 'Leisure and Hospitality' and the 'Other Services' sectors present an opportunity to transform jobs in these industries into higher wage occupations with opportunities for advancement.
12	Improve the exchange of workforce and program information between UC Davis and other education and workforce training entities, and with industry.

COUNTY WIDE CEDS GOAL #2 BUSINESS CLIMATE AND BUSINESS SUPPORT

Background:

Strong local economies have thriving businesses and a local workforce with the skills to match the needs of those businesses. Globalization, federal and state tax policies and other governmental and economic conditions strongly influence the local business climate. Thriving businesses are, however, an indication of a positive local business climate, which in turn attracts other businesses. Though most business investment is independent of government's influence, local government can to some degree help create a strong local business climate for desired businesses. A positive local business climate meets the needs of the business prospect for transportation, water, sewer, workforce, land and buildings, access to capital, regulatory framework, access to technology, and other factors.

Local governments can effectively compete regionally and improve their business climates by ensuring adequate supplies of available land, assisting with local infrastructure, maintaining business-friendly implementation of the regulatory structure, providing technical assistance, arranging financial assistance, supporting technology development and adoption, and creating other supportive policies.

Yolo County has a number of important industries, including agriculture, higher education, biotechnology, food processing, distribution, and others. Proximity to UC Davis and Sacramento State College and Sacramento policy makers also make it well positioned to become a growing center for green technology. Keeping abreast of trends in those industries and maintaining a nurturing business climate is important. Yolo County's 6,938 businesses¹² and over 500 farms are mostly small businesses. Therefore, helping businesses thrive means creating an effective retention and expansion program geared to small businesses with an emphasis on downtowns. Expansions call for working with the business to ensure timely permitting and construction. Significant downsizing or closures call for staff teams that include the One Stop and other agencies to problem-solve, and perhaps help avert or mitigate the negative effects.

One important hallmark of a business-friendly community is the extent to which it has an efficient, fair, cost-effective regulatory structure. It takes a consistent pattern of effective permit processing and objective code enforcement to create a positive image among business owners. One bad experience can create a lasting bad reputation. At the same time, regulatory agencies have mandated responsibilities to ensure compliance with numerous federal, state and county rules about land use, site access, building safety, and public health.

As economies tighten, businesses see their costs rise and profits squeezed. Competing effectively to recruit businesses and helping the tax base expand in tight times often means developing policies that help to minimize business costs. Competing effectively in good times also means matching the incentives other communities offer. Conversely, small local governments are not in a strong position to offer incentives that take away resources from more critical services. Therefore, local governments need to provide a range of incentives that do not significantly affect their budgets, and they often consider public investment policies which ensure that incentives quickly returns taxes, jobs and other public benefits.

Yolo County and its cities should spend some of their resources promoting their individual and collective strengths to prospective businesses. Promotion involves creating at least a minimum set of marketing materials including a Web Page and printed promotional materials, and also

¹² Dun & Bradstreet Zapdata©, 2006

involves some group and individual outreach to prospects. SACTO helps our jurisdictions focus on larger prospects, but the smaller users remain our responsibility. Collaborating on business attraction will help leverage scarce marketing resources.

Objectives

1	Attract and retain a balance of businesses that provide a full range of quality career choices, serving entry-level as well as highly trained workers.
2	Encourage business growth, including value-added agriculture, food processing, agricultural suppliers and customers, and visitor-serving venues.
3	Continually monitor economic development strategies to determine their effectiveness in encouraging economic diversity, sustainability, and desirable development projects. Adjust policies and incentives when necessary.
4	Streamline and improve efficiencies within the permit review process, including enhanced customer service, expanded technology, and coordinating interdepartmental and interagency resources.
5	Communicate the purpose and process of permit review to the public. Regularly solicit public input about process improvements.
6	Provide clear and understandable information explaining the permit process, by expanding existing Web-based and hard-copy explanatory materials.
7	Establish fee schedules which are competitive within the region.
8	Establish small business financing opportunities, including revolving loan programs, bridge loans, and gap and emergency funding.
9	Maintain a business advocacy function within local government.
10	Collaborate with other economic development entities to leverage scarce economic development and capital resources.
11	Join the regional Metro Pulse business retention and expansion program, and use it to track business assistance and monitor business trends.
12	Encourage residents and employees to live, work and shop in the community.
13	Create and maintain up-to-date economic development Web pages with pertinent economic and demographic information, as well as profiles of key development sites and vacant buildings available for new businesses.
14	Promote the county's technological advantages, such as biotechnology.
15	Maintain membership in SACTO as recruitment support for county's attraction efforts.
16	Feedback Loop. Create a set of economic performance measures and track them annually. The measures should track jobs, investment, tax revenues, visitation, and other indicators.
17	Include law enforcement in appropriate policy development and other business support activities.
18	Encourage strong arts and libraries as key components of a high quality of life for residents.
19	Develop adequate workforce housing in appropriate locations as a way to reduce commuting and positively impact climate change.

COUNTY WIDE CEDS GOAL #3 SUPPORT TECHNOLOGY AND INNOVATION

Background:

UC Davis graduates and other innovators are developing the technologies of the future, and are becoming the entrepreneurs applying these technologies. The county and its cities have a continued strong commitment to encourage technology, and particularly applied technologies such as earth sciences, electronics, nanotechnology, biotechnologies, ecology, transportation, chemistry and biochemistry, and medical. Application of new technology improves industry and daily lives, and is interdisciplinary by its very nature.

For instance, Yolo County has a large agricultural industry with the vast majority of its land involved in producing feed, fiber and horticultural commodities. Annual total output totaled \$450 million in 2007. The agricultural industry utilizes biotechnology in various forms; from seeds that have been bred to produce hardier and more productive crops to new medicines and improved veterinary care. Other technologies such as irrigation improvements, pest management practices, and cultivation practices are keeping the county's agricultural systems on the leading edge of innovation. Biotechnology is actively researched at UCD and other private and public research facilities, field trials are conducted throughout the county.

The clean energy Technology industry includes establishments that create clean energy technology, energy-efficiency products, or clean energy. Electric and fuel cell technologies and other green technologies being developed in Yolo County and the region are improving the environment while enhancing our ability to get around town, and reducing use of non-sustainable energy sources.

Objectives

1	Support UCD and its technology research and transfer programs such as the UC Biotechnology Research and Education Program, UC Innovation Access, and others.
2	Support seed and early stage technology companies through targeted business retention and attraction.
3	Participate in regional clean technology initiatives such as SARTA's CleanStart to support the attraction, retention and development of clean energy and technology companies.
4	Promote the county's involvement and support for financing technology development and other industry/business innovations, including the Yolo Venture Forum.
5	Help small businesses access and implement effective use of new technology through UC programs and programs like the SBIR program.
6	Maintain membership in Bay Bio and participate in events and activities that relate to ag-biotechnology and/or further goals of our jurisdictions.
7	Convene a county-wide biotechnology industry working group to advise the county and its cities on optimal supporting policies.
8	Nurture and build the local entrepreneurial environment and network.
9	Explore development of business incubation centers at suitable county locations through partnership with UC Davis and other public and private partners.
10	Explore adopting consistent permitting processes within the County and cities for renewable energy and solar panel installations.

COUNTY WIDE CEDS GOAL #4 VIBRANT DOWNTOWNS AND MARKETS

Background:

In the past two decades, the economy of the county has shifted towards the four incorporated cities, much of the new commercial, housing and office development has been build at the edges of town, causing city downtowns and small towns to lose some of their vibrancy and commercial activity. Because of recent economic, land use and technology shifts, there is now a window of opportunity to revitalize many of these communities. Older, boarded up commercial buildings have a chance to again be commercially viable, and each downtown has the opportunity to again be the core area that serves its local population and attracts visitors.

The retail and service markets in most downtowns are primarily local, and therefore small retail and office uses are likely to be dominant. Government centers, community centers and high schools tend to be key traffic generators. Because of limited markets, larger downtown parcels and vacant buildings cannot easily support a single use, so mixed use zoning makes sense for added flexibility.

Effective revitalization depends on adequate water, sewer, roads, fire and public safety as well as policy and regulatory environments that support reinvestment. The infrastructure systems of these communities must also be upgraded as an important component of revitalization.

Objectives

1	Work in Yolo County's downtowns to create a vibrant mix of appropriately scaled retail and other commercial services, new residential and employment opportunities, governmental services, restaurants, entertainment, and cultural/recreational opportunities.
2	Engage local chambers of commerce and other local organizations to ensure local revitalization momentum.
3	Actively use redevelopment powers to engage the development community to commit risk capital for attractive retail, office, industrial and residential uses. Provide incentives through zoning, partnerships, and financing assistance.
4	Encourage housing development in style and numbers appropriate to each community to provide a customer base for downtown commercial development.
5	Promote a high quality of life by fostering a diverse range of cultural, educational, and recreational opportunities that serve the needs of residents.
6	Focus on creating local retail and entertainment, including specialty food stores, restaurants, farmers markets and lodging to meet local and visitor demand.
7	Where it enhances downtowns, develop attractive highway frontage and gateways.
8	Existing commercial and industrial zoning in small towns should be maintained, with the added flexibility of mixed use zoning where appropriate.
9	Help promote local and small businesses by encouraging residents and employees to obtain their goods and services locally.
10	Optimize redevelopment, grant and other funding sources to increase the infrastructure capacity in our downtowns. Supplement private and public funds

	through use of Community Development Block Grants and other outside funding sources whenever possible to stimulate economic development
11	Encourage the development of pedestrian-oriented and bicycle-oriented neighborhoods within and between downtowns.
12	Use street corridor improvements as catalysts for economic revitalization.
13	Where appropriate, consider establishing or expanding Redevelopment Project Areas that can effectively use tax increment to encourage the revitalization of existing downtowns and neighborhoods.
14	Encourage local businesses and community groups to form business investment districts, Main Street ¹³ programs, and local development corporations as local mechanisms for revitalization
15	Maintain an inventory of vacant and underutilized land designated for commercial and industrial uses. Target key underutilized or vacant parcels and buildings for rapid development and/or redevelopment.
16	Streamline the development review process and fees to avoid unnecessary delays for targeted areas. Tools can include planned developments, specific plans, downtown overlays, historic overlays, etc.
17	Ensure the provision of adequate parking.
18	Develop and provide supporting programs and services for microenterprise development.
19	Enhance transit and streetcar services in downtown areas where appropriate.
20	Promote mixed use zoning and higher densities consistent with sustainability principles.

¹³ The Main Street program is a national movement to improve the quality of life in America's towns, cities and neighborhoods by restoring the economic health of historic central business districts. Developed by the National Trust for Historic Preservation's National Main Street Center, the Main Street Approach organizes a district's comprehensive revitalization efforts into a four-point framework: organization; promotion; design; and economic restructuring. California presently has almost 40 Main Street Program participants of all sizes, including cities such as Arcata, Oceanside, Salinas, Hanford, Grass Valley and San Diego.

COUNTY WIDE CEDS GOAL #5
LAND AND INFRASTRUCTURE FOR FUTURE DEVELOPMENT

Background:

The General Plans of each city and the county should set aside enough land to accommodate future industrial and commercial growth in places that will not compromise, but will enhance, community values. General Plans and other policies should promote job creation, new investment, and economic well-being, where appropriate and needed. New jobs, continued investment, profitable businesses, increased property tax, and sales tax growth are also important for long term fiscal health.

Business diversity helps to insulate the county and its cities from major economic downturns. The reuse of previously disturbed land through infill, and developing in existing communities are cost-effective policies that minimize impacts to agriculture and allow efficient infrastructure and other services.

Objectives

1	Maintain diverse pool of developable land in appropriate locations, particularly industrial and commercial land.
2	Encourage new development in places with existing or previous industrial and commercial activity to minimize loss of existing agricultural lands, and to maximize downtown revitalization consistent with SACOG Blueprint principles.
3	Conduct market studies as appropriate to determine how to capitalize on specific competitive locations where revenue generating uses might be highest.
4	Strategically locate new industrial properties to take advantage of local and regional transportation corridors (e.g., Interstates 80, 5 and 505, and State Routes 16 and 128), and to minimize impacts to agriculture.
5	Strategically locate highway commercial properties to take advantage of interstate transportation corridors (e.g., Interstates 80, 5 and 505).
6	Encourage new community-serving ¹⁴ and local-serving ¹⁵ retail to locate in existing communities, closest to population centers and housing clusters, and at an appropriate scale.
7	Support growth of local economies and new infrastructure in existing communities as needed for economic sustainability. The concentration of development near existing infrastructure is not only cost-effective, but is a key component of downtown revitalization and the creation of attractive amenities that contribute to community vibrancy.
8	Yolo County and its four cities should continue to ensure the equitable sharing of property taxes, sales taxes, Transient Occupancy Taxes, and other revenue sources at city edges.

¹⁴ A community-serving shopping center is no larger than about 100,000 square feet, and is usually anchored by a major supermarket.

¹⁵ A local-serving shopping center is no larger than about 50,000 square feet, and is usually anchored by a grocery store or small independent supermarket.

9	Ensure continuous and productive dialogue and agreements between jurisdictions that provide sufficient revenues to all jurisdictions to allow them to provide adequate public infrastructure and services such as public safety and court services, health and mental health services, social services, libraries, housing, etc.
10	Ensure an adequate supply and range of housing options including executive and workforce rental and ownership housing.
11	Maintain an adequate transportation system. Ensure the Port of Sacramento, railroads, airports, highways and roads are well maintained and run efficiently.
12	Engage providers to expand broadband infrastructure to support attraction/retention of information technology and innovation economy companies.

COUNTY WIDE CEDS GOAL #6 AGRICULTURAL SUSTAINABILITY & VIABILITY

Background:

The core value of Yolo County is agriculture and open space. Ninety-two percent of the land surface of Yolo County is currently set aside for agriculture or open-space preservation. Sixty-seven percent of the unincorporated area of the county is further protected under Williamson Act contracts. The new Draft Yolo County General Plan Update generally preserves these percentages.

Agriculture has long prospered in Yolo County, but faces new challenges because of increasing competition from farmers in other countries who have much lower labor, energy, water, and other input costs. To remain competitive, Yolo County's farmers are using new technologies, diversifying crops, embracing agri-tourism opportunities, growing organic produce, investing in sustainable agricultural practices, improving marketing programs, and producing more value-added products. Direct marketing, wine grapes, and high value crops are increasing. Yolo County and its cities vigorously support these efforts and are actively working to further them in various ways.

Though the county still relies heavily on large-scale commodity crops such as tomatoes, alfalfa, and rice, our traditional large-scale food processing capacity has diminished. It is therefore important that the agricultural industry is allowed to maximize its use of its lands, and that farms and farmers thrive long term, and that processing stay strong.

Agricultural viability also means encouraging agri-tourism in the Capay Valley, in Clarksburg, at the Davis Farmers Market and other local farmers markets. Each area has its own unique attractiveness and visitor-serving opportunities, and each has farmers who are expanding their direct marketing. The agricultural innovations and sustainable/organic food movements and newly established UC Davis Mondavi Food and Wine Institute programs can enhance tourism through efforts to better align them with complementary agricultural, art, and entertainment programs and venues.

Encouraging small-scale direct market farms to locate at city edges is an opportunity with several advantages, including creating attractive urban boundaries, growing close to the local market and saving on transportation and distribution costs, reducing the environmental impacts of vehicle trips, reducing chemical and nuisance issues, creating local buying and awareness opportunities for urban residents, providing easier access to FFA and other youth training providers, increasing awareness of healthy foods and eating habits, and promoting diversity and decentralization.

Objectives

1	Work for funding to keep county roads well maintained, and to limit conflicts between agriculture and commuter traffic.
2	Attract new and assist existing processing facilities for expanding farm industries.
3	Assist existing agricultural support businesses and attract new ones. Work to site consolidated agriculture support facilities such as cold storage facilities and community commercial kitchens.
4	Support and continue the Taste of Yolo marketing program as long as budget allows.
5	Ensure land use policies and regulations that facilitate development of new agriculture and its support businesses.

6	Support continuation of the Williamson Act, and support revisions that still provide tax incentives to farmers without impacting county budgets.
7	Continue existing downtown revitalization efforts so our cities and towns are centers of support for agriculture.
8	Support collaborative partnerships between the county and city based tourism, food, wine, arts, cultural and entertainment programs/destinations to extend their reach.
9	Support the expansion of small-scale city-edge farming and its benefits.

COUNTY WIDE CEDS GOAL #7 TOURISM PROMOTION AND CAPACITY BUILDING

Background:

Tourism is an increasing component of the Yolo County economy, and promoting its continued growth is a high priority. Visitor spending (i.e. dollars brought into the county from outside and spent here) boosts local business income, personal income and tax revenues. Tourists patronize hotels and other lodging, restaurants, department stores, grocery stores, cinemas, casinos, local parks, bike and equestrian trails, passive recreation areas, museums, golf courses, and gasoline and other automotive service businesses. In addition, clearly delineated, attractive, historic downtowns enhance the visitor experience. Creating additional attractions also increases sales and property tax revenues. Similarly, the natural beauty and cultural heritage of the area is attractive to the film industry, which has the potential to generate short term but substantial local income during location filming activities.

Maintaining a strong Visitors Bureau is therefore an important priority. An effective strategy includes increasing visitation from established markets (i.e. Sacramento, Bay Area), increasing day trips from nearby markets and increasing average visitor stay from all markets. The county's attractiveness as a day trip and overnight destination can be achieved, in part, through bundling various activities and amenities.

The general idea of bundling is to increase the availability of linked activities, and "bundle" tourist opportunities available in the area. For instance, those engaging in outdoor recreation such as camping or rafting also need supermarkets, restaurants, equipment/gear, film, souvenirs, rest stop opportunities along the way, and gasoline. Every need should be available nearby and clearly marketed as such. In addition, business travel, convention business, and local sporting events are also attractive targets to expand tourism. Efforts to establish venues or host events to attract special niche markets such as the bicycling community via AMGEN tour and Davis Bicycle Museum are one example. Entertainment and sport venues such as the Palms in Winters, Raley Field in West Sacramento and Opera House and new Community Center and athletic fields in Woodland are others.

Local residents appreciate many of the same services that tourists do, including a variety of shopping and dining choices; good highways, bus and air transportation; and a selection of local entertainment and recreational opportunities. Directing economic development policies to help the tourism industry will capture spending, and will at the same time improve the quality of life for local residents. Further, many local residents would be expected to supplement their incomes through home based businesses. Access to travel services and the Internet are important infrastructure concerns for this business group.

Objectives

1	Make sure visitor attractions are components of downtowns as they are revitalized.
2	Help businesses increase their visitor-serving capacity in all districts.
3	Encourage planned visitor-serving development at the county's freeway interchanges, focusing on services not available off highway (e.g. motels, gas stations, auto maintenance, etc.).
4	Work together to maintain and increase support for the YCVB for its ongoing

	viability and ability to enhance services.
5	Encourage the bundling of promotional activities and offer complete packages and "conierge" services with everything the traveler needs.
6	Encourage the YCVB to enhance its film promotion capacity.
7	Identify potential tourism-oriented market opportunities and develop stronger links to regional and national tourist markets.
8	Consider establishing an annual Yolo County agricultural festival around crops produced locally to promote local agriculture and expand tourism.
9	Establish successful working relationship with major venues such as the Cache Creek Casino, Raley Field , West Sacramento riverfront and UC Davis Mondavi Center.
10	Create an annual <u>State fair booth</u> exhibit that obtains a Gold Ribbon or higher award each year. Continually strive for "Best of Show"

5 VITAL PROJECTS, PROGRAMS AND ACTIVITIES

The projects, programs and activities listed in this chapter are designed to advance goals and objectives in the previous chapter. Implementation of these projects will enhance Yolo County's competitiveness as it moves toward its goal of a balanced, sustainable economy that is compatible with environmental and quality-of-life goals.

County – Wide Programs and Activities

Workforce Development

The Yolo Workforce Investment Board (WIB) and its individual members have a window of opportunity to help move education and workforce training forward by using its membership and others to forge better collaborations. Full alignment of workforce skills and industry needs can be enhanced by the following four projects, which are synchronized with the WIB's current Goals and Initiatives:

	PROJECT	STATUS
1	Improve cooperation among primary education, secondary education, community colleges and universities for curricula tailored to the jobs of the future – for career tracks in healthcare, hospitality, manufacturing and food sciences, retail, and office skills.	<ul style="list-style-type: none"> • WIB should convene and/or participate in all forums for educators to discuss barriers to information exchange and ways to align curricula; • WIB is already aligning its One Stop Services by developing an inventory of gaps in services and surveying employers for skill set needs.
2	Improve integration of employers and the University of California at Davis in the development of skills in the technology sectors.	UC Davis has been approached and will be invited to join the WIB, and will be encouraged to participate in forums.
3	Enhanced mentoring within and beyond our educational institutions, with an emphasis on early and frequent exposure to youth less likely to graduate from high school.	<ul style="list-style-type: none"> • WIB and its members actively participate in LEED Convergence conferences and fully support its activities; • Expanded support for the Einstein Academy, ACE Program, and others; • The Yolo Youth Council has four action teams, and should expand Work Ready Certificate, youth mentoring, and information gathering.
4	Maintain strong One Stop and WIB systems and partnerships.	Yolo One Stop is actively and continually seeking to improve services.

Funding for all these programs is generally through education, social services and the Workforce Investment Act. However, with funds tightening due to the economic downturn, there is an increasing potential to seek other funds, including private donations, CDBG, EDA and other sources geared to help.

Levees and Flooding

Flooding is a significant issue that affects Woodland, West Sacramento, Winters and unincorporated Yolo County. Addressing levee safety and flood hazards in areas within the 100- year floodplain will be necessary to enable growth and development to meet the county's needs. Policies restricting development in the 100-year floodplain also constrain the supply of land available for new development. The county and affected cities participate on an ongoing basis in the Central Valley Food Protection Plan, the Regional Flood Management Plan, and the Floodway Corridor Protection Program. Likely funding sources are Federal, including FEMA, the US Army Corps of Engineers, specific federal legislation and earmarks, plus local matching funds. Specific flood improvement projects include:

Title	Description	Cost
West Sacramento Levee Improvement Projects	Improvements to over 20 miles of levees identified during 2006 seepage analysis. These levees protect over 40,000 residents.	\$400 million
Cache Creek Flood Management Project	Public outreach and technical analysis necessary to identify long term solution to protect Woodland and surrounding areas.	\$200,000 to find solution, unknown for actual solution.
Knights Landing Levee Improvement Project	Geotechnical evaluations of 12 miles of levees to protect Knights Landing. Also, the Mid Valley Project is needed to address existing levee weaknesses.	\$1.2 Million for geotech, \$1 Million for Mid-Valley project.
Clarksburg Levee Improvement Project	32.4 miles of geotechnical evaluations of levees that protect Clarksburg.	\$3.2 Million for geotech, unknown for identified improvements.
Sacramento River West Bank Levee Integrity Program	44 miles of Geotechnical evaluations of all levees not included in West Sacramento, Knights Landing and Clarksburg projects.	\$3.6 Million for geotech, unknown for identified improvements.
Madison Storm Drainage/Flood Management Project	Caltrans is due to improve Highway 16 through Madison in 2010 or after, which will address some flooding issues. This project will address any residual flooding that may persist after the project.	Unknown.
Yolo County Integrated Regional Water Management Plan (IRWMP).	Various projects of lower priority than the above, including maintenance, pumping infrastructure, levee repair, conveyance capacity improvements, vegetation removal, and sediment removal.	\$40,000 - \$3 Million each or more.
Port Channel Deepening	Deepen the channel from 30 to 35 feet, USCOE authorized project	\$80 million

Davis

Davis project and program priorities include the following:¹⁶

Economic Development Projects:

1. Implement Measures that foster Davis as a "Destination" (bicycle museum; bicycle hall of fame, art museum, annual festival, movie theater screen)
2. 3/4/E/F Mixed-Use Project - Redevelopment of downtown block to provide mixed-use development and new parking structure;
3. Retain and attract compatible economic development (including filling vacancies at shopping centers);
4. Downtown and commercial districts access, streetscape, pedestrian, bicycle and other improvements, to comply with ADA requirements and enhance shopping districts.

Infrastructure Projects Essential to Economic Development:

5. Alternative Water Supply;
6. Waste Water Treatment Plant Upgrade;
7. Transportation Alignment Projects – Pending Study.

Project#1:

Implement measures that foster "Davis as a Destination":

- Arts and Entertainment – develop new art gallery downtown in partnership with UC Davis
- Establish a new California Bike Museum
- Establish of a new US Bicycle Hall of Fame
- Host Centennial Celebration/Annual Festival
- Varsity Theater 2nd Screen

Lead Entity and Key Participants: vary by projects - City of Davis, UC Davis, Davis Chamber of Commerce, Davis Downtown Business Association, US Bicycle Hall of Fame, Davis Bicycle Foundation, Nelson Gallery, others.

Sources of Funding: City Redevelopment Agency and other public and private partners, including Davis Bicycle Foundation

Anticipated Costs: will vary by project, \$250,000 allocated to complete study of options for permanent site for Bicycle Museum, final estimate of costs TBD depending on selected location.

Timeline to Completion: ongoing, specific timeframes vary

Jobs Created as a Result: Temporary jobs from construction activities, minor increase in long term employment for museum staff, increasing numbers of visitors to Downtown will sustain/support employment growth in area businesses.

¹⁶ Subject to change after further review

Priority: High

Project #2:

3/4/E/F Mixed Use Redevelopment with Parking Structure- redevelopment of a downtown block (including surface parking lot) to provide a mixed-use development with 30 K sq. ft. of retail and 52K sq.ft. of office, and approx. 450 parking spaces. The project will enhance the vitality of the downtown by providing a continuity of retail shopping at the street level, improved access to parking, and increased business and employment opportunities that will stimulate downtown business. Possible addition of a residential component would also contribute to increased activity downtown.

Lead Entity and Key Participants: City of Davis, Davis Redevelopment Agency, private property owners

Sources of Funding: City Redevelopment Agency, In-lieu parking fees, and others

Anticipated Costs: \$21 Million, RDA funds \$4.2 Million; Parking In-lieu fees \$450,000, unfunded \$16.35 Million

Timeline to Completion: Selection of preferred development approach by end of 2009, construction timeframe TBD

Jobs Created as a Result: Temporary substantial increase in construction jobs for duration of construction phase. Long term increases in employment resulting from increase in retail and commercial development. Increase in downtown employees, and/or residents and increased parking supply will also support business and job growth in other downtown commercial establishments.

Priority: High

Project #3:

Retain and attract compatible economic development:

- high tech industry, auto dealerships, downtown retail;
- expand hotel and conference center facilities in or near downtown;
- target technology businesses; develop high-tech research and business park zones; consider development of Green business zones;
- collaborate with UC Davis to support/pursue establishment of life sciences, high tech, green tech and clean tech businesses consistent with community character and related to UCD research activities;
- Promote and facilitate appropriate retail to fill vacancies in Shopping Centers.

Lead Entity and Key Participants: City of Davis, UC Davis and private developers

Sources of Funding: Private conventional funding combined with possible State or Federal Economic Stimulus funding, or "green/clean" research and development funding.

Anticipated Costs: will vary by project type

Timeline to Completion: ongoing

Jobs Created as a Result: substantial incremental numbers anticipated over time. Jobs created commensurate with size of development and new business needs.

Priority: High

Project # 4:

Downtown and Commercial district access, streetscape, pedestrian, bicycle, parking and other improvements to comply with ADA requirements and enhance shopping districts:

- 1st, 2nd, 3rd, 5th and B Streets improvements in Downtown;
- 8th Street at Manor Shopping Center;
- A Street to Mondavi Connection;
- Bike/Ped at grade crossing @ Depot;
- 1st and F Street Parking garage ADA improvements;
- Bicycle racks;
- Depot/Downtown parking structure;

Lead Entity and Key Participants: City of Davis

Sources of Funding: vary, include RDA funds, and Capital Project Funds

Anticipated Costs: will vary by project type

Timeline to Completion: ongoing

Jobs Created as a Result: temporary construction jobs

Priority: High

Project #5:

Continue to Implement the Davis-Woodland Water Supply Project

Lead Entity and Key Participants: City of Woodland, Yolo County, and UC Davis

Sources of Funding: costs split by participating jurisdictions

Anticipated Costs: \$350 Million

Timeline to Completion: 2016

Jobs Created as a Result: Significant during construction phases; unknown additional permanent positions

Priority: High

Project #6:

Waste Water Treatment Plant Upgrade

Lead Entity and Key Participants: City of Davis

Sources of Funding: user fees, connection fees, State Revolving Funds, other

Anticipated Costs: \$ 120-140 million dollars

Timeline to Completion: construction start 2010, facility improvements online in 2012

Jobs Created as a Result: Temporary increase in employment during construction phase, long term increase in employment not yet determined

Priority: High, mandated by state and federal requirements

Project #7:

Transportation Alignment Projects - Pending Study

- Richards/I-80 Tight Diamond
- Cowell Medians/Richard Lane addition
- California Northern Rail Line

Lead Entity and Key Participants: vary City of Woodland, Yolo County, West Sacramento, Caltrans, and UC Davis

Sources of Funding: TBD

Anticipated Costs: TBD

Timeline to Completion: TBD

Jobs Created as a Result: Significant during construction phases

Priority: High

West Sacramento

The priority projects and programs for the City of West Sacramento include:

- Downtown Riverfront Streetcar
- West Capitol Avenue Streetscape and Extension
- Tower Bridge Gateway Reconstruction
- Bridge District Infrastructure
- River One Development Project
- US 50/Harbor Boulevard Interchange Improvements
- Technology Business Incubator Development
- Target industry attraction and retention
- Emerging technology company development

Project #1: Downtown/Riverfront Streetcar

The Downtown Streetcar project will connect downtown Sacramento and downtown West Sacramento with links to transit facilities and major activity centers such as Raley Field, the new Los Rios Community College and the Sacramento Convention Center. As a circulator, streetcars have helped revitalize communities, like Portland and Seattle, and spur economic development. Research shows that rail transit attracts more riders and serves as a greater economic development catalyst than bus systems. The Portland streetcar opened in 2001 at a cost of \$55 million. By 2005, over \$2.3 billion had been invested within two blocks of the line, creating 7,248 housing units and 4.6 million sf. of office, institutional, retail and hotel space. A streetcar will attract more people to the riverfront and serve new developments proposed for redevelopment areas including the Bridge District, Raley's Landing and the recently completed Tower Bridge Gateway and West Capitol Avenue streetscape and revitalization.

A draft EIR has been circulated, local funding identified and a workable financing plan approved. The preferred route runs from the Sacramento Convention Center, shares RT tracks on K Street, travels down 7th and 8th Streets, runs inside the median of Capitol Mall across the Tower Bridge to Raley Field, and on to West Sacramento's City Hall. The project goal is to be ready for construction by 2011 and in operation by 2012-2013. Phase III tasks will finalize assessment districts and other financing plans, create an organization to oversee streetcar, and establish the path toward construction estimated at \$1 million. The total project cost is estimated at \$67 million.

Lead Entity and Key Participants: *City of West Sacramento, City of Sacramento*

Sources of Funding: Tax increment, parking revenues, assessment districts

Anticipated Costs: \$67 million

Timeline to Completion: Two years – project to begin construction in 2011

Jobs Created as a Result: *At buildout, project would serve downtown employment base of 100,000 workers and residential base of 30,000 residents.*

Priority: Level A - City Council Priority

Project #2: West Capitol Avenue Streetscape and Extension (former US-40)

This project consists of construction of streetscape improvements and reservation of streetcar right of way in a one mile stretch of West Capitol Avenue between Jefferson Boulevard and Sycamore Avenue. While maintaining status as a truck route and major arterial, and retaining adequate capacity to handle projected traffic volumes, the streetscape improvements will dramatically change the look of the street. Improvements include wider sidewalks, a flatter road cross-section, reconfiguration of lanes, new lighting, and substantial planting and hardscape treatments. Utilities will be relocated and sized to meet the needs of projected development. This project will accommodate the installation of the Sacramento – West Sacramento Streetcar project currently under design, a vital planned transit link between the urban cores of the two cities. This project would be a continuation of the improvements currently underway between Garden Street and Jefferson Boulevard, improvements that have stimulated substantial new development including a community college campus, county library, transit center and community center.

Lead Entity and Key Participants: City of West Sacramento, Redevelopment Agency

Sources of Funding: Redevelopment, Impact Fees

Anticipated Costs: \$16 million

Timeline to Completion: Initial phase is under construction

Jobs Created as a Result: 400

Priority: Level A- Council Priority

Project #3: Tower Bridge Gateway

This project is part of the redevelopment of the City's waterfront and will reconfigure a grade-separated freeway (built to reduce transit times to downtown Sacramento) into a "front door" arterial roadway. The new facility will provide safe multi-modal access (auto, bike, streetcar, pedestrian) from downtown Sacramento into West Sacramento and between adjacent neighborhoods. This project will accommodate the installation of the Sacramento - West Sacramento Streetcar project currently under design ... a transit link between the urban cores of the two cities. Concurrent with this project will be the development of 731 residential units (including 198 affordable units) that will represent at least \$256 million in private investment. By opening up the area to new office development it also creates the potential for over 20,000 permanent jobs. This green development program is intended to provide critical residential mass to catalyze redevelopment of remaining areas on the City's waterfront.

Lead Entity and Key Participants: City of West Sacramento, Redevelopment Agency

Sources of Funding: Grants from state: \$4 million, Traffic Improvement Fund

Anticipated Costs: \$8 million

Timeline to Completion: Project ready to begin initial work within 120 days

Jobs Created as a Result: 11,000 permanent jobs, 160 construction jobs

Priority: Level B – Council Objective

Project #4: Bridge District Infrastructure

New streets, and sewer, water and storm drain lines and related infrastructure are required to support the redevelopment of the Bridge District on the city's waterfront. These capital projects will support the attraction and development of high-density, office, commercial and residential uses. The Bridge District infrastructure is planned to support up to 7 million square feet of office space and 5,000 residential units, with a total assessed valuation of over \$3.5 billion. The area is planned to accommodate dense, sustainable urban development and the city is pursuing a LEED Silver Neighborhood Development designation for the Bridge District.

Lead Entity and Key Participants: City of West Sacramento Redevelopment Agency,

Sources of Funding: Community facilities district, tax increment, impact fees, state infrastructure grants

Anticipated Costs: \$240 million

Timeline to Completion: Construction to begin in 2009; completion in 2030

Jobs Created as a Result: 30,000

Priority: Level A – City Council priority

Project #5: River One Development Project

A 500 space parking structure is planned to support development of a hotel and high density office, commercial and residential uses in the riverfront redevelopment area. The parking structure construction cost is estimated at \$12 million. The parking garage is planned to be the first structure within a City-managed parking district. It will be a shared use facility serving the hotel and surrounding commercial development.

Lead Entity and Key Participants: City of West Sacramento, Redevelopment Agency

Sources of Funding: Revenue bond, tax increment

Anticipated Costs: \$12 million

Timeline to Completion: Construction start 2010, completion 2011.

Jobs Created as a Result: 245

Priority: Level B – Council Objective

Project #6: US50/Harbor Boulevard Interchange Improvements

The project will widen Harbor Boulevard and the Harbor Boulevard over-crossing structure to six lanes, modify the geometric alignment of the ramps and install ramp metering. The improvements will provide auxiliary lanes for westbound traffic between Jefferson Boulevard and Harbor Boulevard and from Harbor Boulevard to the Interstate 80 Connector ramp. Front Street, Freeboard Street, and Halyard Drive will require minor realignment or modifications to accommodate the interchange improvements. The total project cost is estimated at \$36.7 million. The construction cost, including construction management and inspection, is estimated at \$23.5 million. The project will dramatically improve circulation to and from the major job center of the Port of West Sacramento Industrial Park.

Lead Entity and Key Participants: CalTrans, City of West Sacramento

Sources of Funding: State and Federal highway funds, traffic impact fees, tax increment

Anticipated Costs: \$30 million

Timeline to Completion: Construction 2010, completion 2012

Jobs Created as a Result: Supports retention and growth of Port Industrial Park job center with 25,000 current employees

Priority: Level B – City Council Major Project

Project #7: Technology Business Incubator Development

The adopted City CEDS identified business incubator development as a priority project. The project and program begins with virtual incubation programs, builds to a leased facility, then ultimately to development of a publicly owned, full service incubator. An EDA planning and technical assistance grant and city match is expected to fund a Business Plan/Financial Feasibility Study to evaluate development sites, costs, partners, and to prepare a development plan.

Lead Entity and Key Participants: City of West Sacramento, Yolo County, UC Davis,

Sources of Funding: Redevelopment Agency

Anticipated Costs: \$60,000 Business Plan /Financial Feasibility Study will identify potential facilities and development costs.

Timeline to Completion: June 2009 – September 2009 Business Plan

Jobs Created as a Result: 468 over first 5 years

Priority: 2005 adopted City CEDS

West Sacramento's Port of Sacramento Projects

Port Project #1:

Port of Sacramento entrance and intersection, including construction of a new fully signalized intersection, with rail protection, at Harbor and Beacon Boulevards.

Lead Entity and Key Participants: City of West Sacramento and Port of Sacramento

Sources of Funding: City of West Sacramento Capital Improvement Program

Anticipated Costs: \$850,000

Timeline to Completion: Engineering is complete. Construction completion anticipated in 2010

Jobs Created as a Result: 87 construction jobs

Priority: Port priority #1

Port Project #2:

Construct a rail line from the Port of Sacramento to the Cemex regional concrete import facility.

Lead Entity and Key Participants: City of West Sacramento and Port of Sacramento

Sources of Funding: unspecified

Anticipated Costs: \$1.4 million

Timeline to Completion: Construction completion expected in 2009

Jobs Created as a Result: 87 full time jobs

Priority: Port priority #2

Port Project #3:

Create a new cargo terminal with dedicated dock and terminal lay down area for oversized shipments.

Lead Entity and Key Participants: Port of Sacramento

Sources of Funding: Unspecified

Anticipated Costs: \$17.5 million

Timeline to Completion: construction to begin in 2009, with completion in 2010

Jobs Created as a Result: 250 full time jobs

Priority: Port priority #3

Port Project #4:

Port of Sacramento power plant, involving construction of a wood pellet manufacturing and export terminal.

Lead Entity and Key Participants: Port of Sacramento in a public-private partnership

Sources of Funding: Unspecified public funds plus private investment.

Anticipated Costs: \$60 million, including \$11 million of public funding

Timeline to Completion: Construction to begin in 2010

Jobs Created as a Result: 220 full time jobs

Priority: Port priority #4

Port Project #5:

Sacramento Deep Water ship channel deepening from 30 to 35 feet.

Lead Entity and Key Participants: City of West Sacramento, Port of Sacramento, US Corps of Engineers authorized project.

Sources of Funding: Unspecified federal funds. Not EDA eligible.

Anticipated Costs: \$80 million.

Timeline to Completion: Design is underway. Dredging to begin in 2010, complete 2 years after.

Jobs Created as a Result: 2,250 construction jobs

Priority: Port priority #5

Winters

Project #1:

Downtown revitalization and new development:

- Monticello
- Rehabilitation and re-use of second floor—historic buildings
- New business development/existing business support programs (lease assistance and façade programs)
- Streetscape Improvements Phase II.

Monticello is a mixed use development that represents the first new construction in the downtown in approximately three decades. A study is underway to determine the feasibility of adaptive re-use of the second floor of at least one of three key historic buildings in the downtown. Proposed uses include: meeting facility, hotel, office space. Several local businesses have taken advantage of the city's Façade Improvement Program to improve their building frontage and a lease-assistance program is also underway with two new businesses expressing an interest and existing businesses in discussions, as well. The City received a grant from SACOG to complete Phase II of the Downtown Streetscape Improvement Project. Phase I is substantially complete and included bulb-out improvements to the intersection of Railroad & Main streets and Abbey street (south side). Phase two will continue street/sidewalk improvements on Railroad and Main, as well as a bulb-out at the intersection of Main & First streets.

Lead Entity and Key Participants:

City of Winters and City Community Development Agency (lead), Monticello developers/owners, historic building owners, business owners, (SACOG & Caltrans for grant funds)

Sources of Funding: Redevelopment funds, SACOG grant funds, private investment, CDBG grant funding.

Anticipated Costs: Unknown

Timeline to Completion: Monticello approx. 2010, historic rehab—unknown (feasibility study currently underway), new business development ongoing, streetscape improvements—fall 2009.

Jobs Created as a Result: Approximately 25-30 at build out of all projects-perhaps more in future depending on business expansion

Priority: 1

Project#2:

Utility infrastructure along SR 128 to Interstate 505 for highway commercial development. The City proposes to extend water and sewer infrastructure from existing services to the properties adjacent to Interstate 505 on the west side. This project is crucial in terms of attracting freeway/highway commercial development to the City. This development is a high priority as it is seen as one of the tools to increase the City's sales tax revenues.

Lead Entity and Key Participants: City of Winters (lead), property owners

Sources of Funding: City of Winters--through reimbursement agreements

Anticipated Costs: \$1 million

Timeline to Completion: Approx. 12/31/2009

Jobs Created as a Result: Unknown at this time

Priority:2

Project #3:

Well # 7 Construction (2.3 gpm municipal water well) The project plans and CEQA are complete.

Lead Entity and Key Participants: City of Winters

Sources of Funding: City funds—through reimbursement agreements

Anticipated Costs: \$2.2 Million

Timeline to Completion: Approx. 12/31/2009

Jobs Created as a Result: No direct jobs other than during construction, however future economic development hinges on the construction of Well #7

Priority: 3

Project #4:

Public Safety Facility

Lead Entity and Key Participants: City of Winters, Winters Police Department, Winters Fire Department, CDA

Sources of Funding: City funds, Redevelopment funds, grant funds

Anticipated Costs: \$8 Million

Timeline to Completion: Project slated to go to bid in March, 2009

Jobs Created as a Result: No direct new positions at either agency at this time, other than those created during construction. This project is a high priority in the City of Winters in terms of the fire/police departments' ability to move to the next level in providing services to the community (4/10 shifts/sleeper shifts—police services/evidence storage and collection, technology). This enhanced level of service will enable the City to be in a better position when attempting to attract industrial and manufacturing businesses, as well.

Priority:4

Project #5:

Putah Creek Trail/Nature Park development and improvements adjacent to new vehicle bridge, which is slated for construction 2011-2012. The Putah Creek Nature Park/Master plan calls for hiking/biking trails along the one-mile perimeter of Putah Creek from the City of Winters east to the I-505 overpass. Plans include a loop-trail with bridge crossing at the overpass. Solano County Water Agency, through the Putah Creek Streamkeeper, has received significant grant funding for riparian restoration and stream realignment, which should begin in the coming year. The City has received federal funding for mitigation improvement adjacent to the new vehicle bridge.

Lead Entity and Key Participants:

Solano County is lead agency for new vehicle bridge construction. City of Winters is lead agency for mitigation improvements and Putah Creek Master Plan implementation, Solano County Water Agency/Putah Creek Streamkeeper are lead in three restoration grants.

Sources of Funding: Federal funding, State grant funding

Anticipated Costs: \$1.5 Million

Timeline to Completion: Ongoing

Jobs Created as a Result: No direct jobs other than those created during construction of various projects. However, the City views the Putah Creek Master Plan/Nature Park as a focal point of the City and a key component (destination point) in its plans to create a vital and active downtown and local economy.

Priority:5

Woodland

Woodland's project and program priorities are directed toward preserving and activating the historic downtown core, upgrading basic downtown utility and infrastructure, and diversifying the economy into biotechnology and historic tourism industries. City projects include the following:

1. Construction of 480 –space garage facility in Downtown Woodland;
2. Acquisition of site for new Yolo County courts consolidation;
3. Development of new multi-plex theater on Main Street in Woodland;
4. Development of the downtown Historic Plaza to add public gathering places and venues to increase the vitality and viability of the historic downtown core;
5. Construction of high tech business incubator on East Street;
6. Attraction of green technology, and biotechnology firms to Woodland;
7. Expansion of historic based tourism.

Project #1:

Parking Structure – The City of Woodland plans to construct a parking structure with approximately 480 spaces and more than 30,000 square feet of first floor commercial space in Downtown Woodland. The parking structure represents key infrastructure required for attracting a new multi-plex theater and other commercial development to Downtown Woodland. The parking structure will support consolidation/expansion of the county's court system, and will also allow the attraction of new businesses and the expansion of existing businesses in Downtown Woodland. Funding assistance is needed for the construction of the parking structure.

Lead Entity and Key Participants:

City of Woodland Redevelopment Agency, California Infrastructure and Economic Development Bank, private sector, County of Yolo, County Courts.

Sources of Funding: Economic Development Administration, City Redevelopment Agency, California Administrative Office of the Courts

Anticipated Costs:

Design & Engineering	\$ 500,000
Land Acquisition	\$5,000,000
Construction	<u>\$9,500,000</u>
	\$ 15,000,000

Timeline to Completion:

Acquisition	Jan.'09-Dec. '09
Environmental	April '09-August '09
Design	April – August '09
Solicitation of construction bids	August – October '09
Award contract/start construction	November 2009

Jobs Created as a Result: 485 jobs, including:

29 FTE theater jobs
23 FTE retail jobs in theater building
40 FTE retail jobs in garage

88 FTE court jobs
295 retail and office jobs on preservation of three acres in DT core

Priority: #1

Project #2:

County Courts Consolidation – The new courthouse (New Woodland Courthouse for the Superior Court of California, County of Yolo) will consolidate 6 existing facilities, consolidate all adult and juvenile court operations in one location in Downtown Woodland, and expand court services by increasing the capacity for judicial proceedings from 13 to 14. The new courthouse will contain approximately 160,000 square feet of courtroom, office, and related facilities; be located in Downtown Woodland; and be in close proximity to court users/legal-related facilities (District Attorney, Public Defender, County Counsel, private attorneys, and County Law Library). Funding assistance is needed for the purchase of the land required for the project.

Lead Entity and Key Participants:

City Redevelopment Agency, California Administrative Office of the Courts

Sources of Funding:

Economic Development Administration, City Redevelopment Agency, California Administrative Office of the Courts

Anticipated Costs:

\$173 million

Timeline to Completion:

Jan. 2009---Jan. 2012

Jobs Created as a Result:

88 new FTE court jobs

Priority: #2

Project#3:

Development of new 12-screen multi-plex theater with 15,000 square feet of retail space on Main street in Woodland

Lead Entity and Key Participants:

Private developer and first-run movie theater operator

Sources of Funding:

New Market Tax Credits, Redevelopment Agency, private funds

Anticipated Costs:

\$12 million

Timeline to Completion:

Jan. 2009 – Jan. 2010

Jobs Created as a Result: 52

Priority: 3

Project#4:

Development of DT Historic Plaza (increases vitality and viability of historic downtown core).

Lead Entity and Key Participants:

Woodland Redevelopment Agency, major property owners

Sources of Funding:

Private Funds

Redevelopment tax increment funds

State or federal stimulus package allocations

Anticipated Costs: \$.1million

Timeline to Completion: October 2008 – October 2009

Jobs Created as a Result:

35 jobs in new office and retail space

Priority: 4

Project#5:

Construction of high tech business incubator on East Street.

Lead Entity and Key Participants:

Dave Morris, private developer

Sources of Funding:

Private

State and federal stimulus money or other grants

Anticipated Costs: \$ 8 million

Timeline to Completion: August 2008 – August 2010

Jobs Created as a Result:

50 new technologically oriented jobs

Priority:5

Project#6:

Attraction of green technology, and biotechnology firms to Woodland.

Lead Entity and Key Participants: City of Woodland, County of Yolo, UC Davis, SARTA, others

Sources of Funding: Ongoing

Anticipated Costs:
\$125,000 for planning and feasibility analysis

Timeline to Completion:
June 2009 – July 2010

Jobs Created as a Result: 10-20 jobs per year

Priority: 6

Unincorporated Yolo County

As noted in prior chapters, the future of the county's unincorporated economy depends on:

1. The continued viability of agriculture through ag land preservation policies, maintaining adequate water supplies, and ensuring access to supplies and markets. This includes encouraging added value-added processing and smaller scale distribution capacity. This also includes policies that see ahead and accommodate ag as it evolves technologically and as it expands into direct marketing;
2. Improving the reliability and capacity of our small town sewer and water systems so they can accommodate commercial growth and remain viable as centers for ag services and markets;
3. Downtown revitalization in Esparto
4. Providing direct business assistance in the areas of permitting, financing, marketing, and entrepreneurial skills;
5. The Yolo County Airport is a county asset that is under-serving its tenants, and has the potential to expand significantly so it can better serve local businesses, the University of California, and the agricultural industry.

Project #1:

Attract food processing, encourage existing processors to expand, and improve the ability of small farmers to get their products to market.

Lead Entity and Key Participants:

Private sector, Yolo County (particularly the functions of Agriculture, Planning, Building, Public Works, and Economic Development), and farm associations and community based organizations.

Sources of Funding:

Private sector, augmented by grant funding for infrastructure in selected locations, and grants for gap financing via small business loans.

Anticipated Costs:

Project-by-project. Most individual projects will be between \$50,000 and \$1 million.

Timeline to Completion:

Ongoing.

Jobs Created as a Result:

Each project will generate between 4 and 50 jobs

Priority: High

Project #2:

Expand the small community sewer and water systems in Esparto and Madison to allow industrial and commercial lands designated in the General Plan to be more rapidly developed.

Lead Entity and Key Participants:

Esparto Community Services District, Madison Community Services District, Knights Landing Community Services District, County (Economic Development, Public Works, LAFCO).

Sources of Funding:

Economic Development Administration (EDA), California Infrastructure and Economic Development Bank (CIEDB), USDA, Economic Stimulus.

Anticipated Costs:

\$100,000 for a Facilities Plan in Esparto and Madison, then \$10 - \$20 million for engineering and construction.

Timeline to Completion:

Facilities Plan completion in 2009-2010. Construction in 2010-2012.

Jobs Created as a Result:

- Up to 4,280 jobs over the next decade.
- Up to 1,200 jobs in Esparto over the next 10 years.
- 480 commercial jobs and up to 2,600 industrial jobs in Madison over the next 10 years;

Priority:

High

Project #3:

Create an industrial sewer system in Clarksburg, either by on-site winery wastewater treatment or by a connection to the Sacramento Area Regional Sanitation District.

Lead Entity and Key Participants:

Private sector, County (Planning, Public Works, Economic Development, LAFCO).

Sources of Funding:

Private Sector investment, California Infrastructure and Economic Development Bank (CIEDB), USDA. Clarksburg is not eligible for EDA funding.

Anticipated Costs:

\$100,000 for engineering and financial studies, \$10 million for construction

Timeline to Completion:

Studies complete in 2009-2010, construction begins in 2010.

Jobs Created as a Result:

A major winery employs up to 300 full time personnel.

Priority:

High

Project #4:

Downtown Esparto Revitalization, including streetscape improvements, key building renovations, Brownfield clearances, and new commercial and mixed use development.

Lead Entity and Key Participants:

County of Yolo, Capay Valley Vision, SACOG, Caltrans, Rumsey Band of Wintun Indians

Sources of Funding:

- For streetscape, Rumsey Band of Wintun Indians, SACOG Community Design Grant, SACOG Complete Streets Grant, potential community assessment district for maintenance;
- Private sector and possible grants from EDA, CDBG, Tribe and other sources for redevelopment projects.
- USEPA for Brownfields community wide assessment.

Anticipated Costs:

- \$100,000 for 30% streetscape design, \$3-8 million for full design and construction of complete streetscape
- \$300,000 - \$1 million for each large building to be renovated;
- \$400,000 for Brownfield community wide assessment

Timeline to Completion:

- Streetscape preliminary design underway and construction planned in 2010-2011.
- Several projects in the downtown are in the planning stages including the Lindbergh Building and the Wyatt Building – renovations to be completed over next several years with the Lindbergh Building available for renovations and tenant occupancy as soon as rehab funds can be obtained.
- EPA Brownfield Community Wide Assessment grant being implemented during 2008-2011.

Jobs Created as a Result: Limited jobs in Downtown Esparto, with about 32 retail and office jobs created for each acre of vacant land or building that can be developed or redeveloped.

Priority: High

Project #5:

Direct technical, permitting and financing assistance to small businesses in Yolo County.

Lead Entity and Key Participants:

Yolo County Economic Development, SBDC, Community Colleges, SARTA, SCORE, and others.

Sources of Funding:

Private sector, USDA, CDBG, EDA

Anticipated Costs:

- Technical assistance capacity requires \$50,000 per year of staff time.
- Financing assistance requires a revolving loan account of \$300-600,000.

Timeline to Completion:

- Technical assistance is underway through a USDA grant that expires. New grant will be needed in 2009-2010;
- Small revolving loan program being developed now, should be on-line in 2009-2010 once capitalized.

Jobs Created as a Result:

Jobs created and retained varies, but should be between 20 and 200 jobs over 3 years.

Priority:

High

Project #6:

Yolo County Airport Improvements. The existing Yolo County Airport is constrained and needs a number of improvements to serve existing tenants and to be able to expand. Expansion will allow increased airport activities, added high value planes that generate personal property tax, more local hotel rooms and increased fuel revenues. These improvements include dedicated water and sewer systems, drainage improvements, apron paving, runway asphalt, and new hangar space.

Lead Entity and Key Participants: Yolo County and its airport tenants.

Sources of Funding: FAA, Caltrans Aeronautics Division, SACOG, private sector. Potential CDBG, EDA, USDA or California Infrastructure Bank grants/loans for public infrastructure.

Anticipated Costs:

- Water system -- \$1,500,000
- Sewer system --\$2,500,000
- Drainage improvements -- \$1,500,000
- Runway re-asphalting -- \$2,000,000
- Apron and taxiway paving and enhancements \$1,500,000
- Hangar space -- \$2,000,000

Timeline to Completion:

- Water system -- 2012
- Sewer system -- 2012
- Drainage improvements --2010
- Runway re-asphalting – 2009/10
- Apron and taxiway paving --2010
- Hangar space -- 2011

Jobs Created as a Result: 10-15 Jobs for each acre developed along the flight line or in the designated commercial area.

Priority: High

6 DEVELOPMENT STRATEGY (Priorities for Potential EDA Funding)

The projects in Chapter 5 have been prioritized by the individual jurisdictions. Some of these projects are likely to meet EDA's Investment Policy Guidelines in that they will be market-based and results-driven, have strong organizational leadership, will advance productivity, innovation and/or entrepreneurship, will look beyond the immediate economic horizon, will help diversify the local and regional economy, and demonstrate a high degree of local commitment.

West Sacramento, Winters, Woodland and Yolo County plan to apply for funding from EDA as soon as practicable and as appropriate, primarily under the Public Works and Economic Development Program, Economic Adjustment Assistance Program, and/or the Local Technical Assistance Program. There is also the possibility of a jurisdiction seeking funding from the Global Climate Change Mitigation Incentive Fund. EDA staff should anticipate in-depth discussions and potential applications during the next year or two for the following projects:

1. The \$125,000 technical assistance grant application for Woodland's downtown garage facility -- already submitted;
2. An \$8 million construction grant for the Woodland downtown garage facility;
3. A \$100,000 technical assistance grant application for sewer and water Facilities Plans in Esparto and Madison, then help with the \$5 - \$10 million for engineering and construction as a follow-up;
4. A \$60,000 technical assistance grant for a business plan for West Sacramento technology business Incubator; and a public works application for construction;
5. Grant assistance for the Woodland-Davis business technology incubator on East Street in Woodland;
6. Yolo County Airport improvements not already funded by FAA and other sources;
7. Downtown revitalization projects in Winters yet to be specified;
8. Port Project Cargo Facility \$1.5 million public works application for construction.

7 IMPLEMENTATION (Actions)

The CEDS Committee recommends the following set of programs, activities and projects that may be undertaken.

Within First Two Years of CEDS Certification

Construction Projects

1. The feasibility analysis for Woodland's downtown garage facility – already submitted;
2. Engineering and construction of the parking garage facility in Woodland;
3. Site acquisition of County Courts consolidation site;
4. A sewer and water Facilities Plans in Esparto and Madison,
5. West Sacramento Technology business Incubator;
6. Complete utility Infrastructure along SR 128 to I-505 to support highway commercial development in Winters;
7. Esparto streetscape construction;
8. Winters Phase II streetscape construction;
9. Complete feasibility of Monticello mixed use development in Winters and begin construction.
10. Well #7 construction in Winters;
11. Rehabilitation of other historic buildings in Winters;
12. Renovation and reuse of two buildings in downtown Esparto;
13. Continue Putah Creek trail development;
14. Runway asphaltting, apron and taxiway, hangar space and drainage improvements at Yolo County Airport;
15. Ongoing streetscape, access and downtown projects in Davis;
16. Various levee and flood management projects.

Coordination Projects

17. Attracting food processors and value-added agriculture to Yolo County -- ongoing;
18. Attracting green technology, biotechnology, and automotive technology and other compatible industrial and retail businesses – ongoing in each city and cooperatively among cities;
19. Develop permanent technical assistance and financial assistance for small businesses in Yolo County;
20. Convene education and workforce forum for Yolo County workforce alignment;
21. Integrate UC Davis into workforce planning and services;
22. Implementation of 'Destination Davis' program
23. Maintain/sustain/expand existing mentoring programs, and create new mentoring programs for youth;

Longer Term Implementation – probably 2 years or more after CEDS Certification

Construction Projects

1. Engineering and construction of sewer improvements in Esparto and Madison;
2. Construction of a high tech business incubator on East Street in Woodland;
3. Yolo County Airport improvements not already funded by FAA and other sources, including water and sewer systems;
4. Downtown revitalization projects in Winters yet to be specified.
5. An industrial sewer system in Clarksburg;
6. Development of new multi-plex theater on Main street in Woodland;
7. Development of DT Historic Plaza in Woodland;
8. Port Project Cargo Facility construction at the Port of Sacramento;
9. Mixed Use with parking structure at 3/4/E/F in Davis;
10. Complete Putah Creek Bridge and loop trail;
11. Various levee and flood management projects;

12. Various transportation alignment projects in Davis

13. Wastewater treatment plant upgrade in Davis;

Coordination Projects

14. Continue existing business attraction, retention, and assistance programs;

15. Continue existing workforce coordination and mentoring programs.

8 PERFORMANCE MEASURES (Measuring and Monitoring)

A performance measure is typically some sort of tabulation, calculation, or recording of activity or effort that can be expressed quantitatively. Most performance on the projects and activities in this strategy will be measured annually, and depending on the specific objectives, different performance measures will apply. Performance measures should be developed so they measure whether they have the desired impact in the community. They should also be measured against the outcomes that would have occurred in the absence of the project or program. For instance, a new construction project such as a parking garage may be measured by the number of consolidate parking spaces, savings in prime downtown acreage and the beneficial uses on that saved land, jobs generated, income to the city, and whether the project generates a net benefit. Alternatively, a program designed to improve coordination between education and employment services agencies may be measured by the number of clients served, graduates, cost per client served, number of hours of service, increase in earnings of program graduates, and other measures.

Specific performance goals will be established for each individual project, and each project will be measured against those goals on an annual basis.

In general, each construction project in this strategy, when implemented, should help achieve one or more of the following goals:

- Create or support the creation of new jobs;
- Retain existing jobs;
- Encourage additional private sector investment and leveraged public funds, including Federal and matching funds;
- Create or enable higher and better land uses on a given piece of property;
- Create a sustainable project that is environmentally compatible;
- Bring new property, sales, and/or Occupancy taxes to the receiving jurisdictions;
- Create more wealth than the project costs -- meet market demand goals;
- Promote economic diversification;
- Generate positive press and/or testimonials;
- Can be completed in a reasonable amount of time and within budget;
- Mitigate economic distress in the area.

Each planning or coordination project should help achieve one or more of the following goals:

- Measurably improve coordination among agencies towards a common goal;
- Generate positive press and/or testimonials;
- Help individuals increase their earnings potential;
- Remove citizens from public assistance and/or unemployment;
- Increase the delivery capacity of the agency or agencies providing the service;
- Is cost-effective.

- Generate positive press and/or testimonials;
- Was completed in a reasonable amount of time and within budget.

Benchmarking is an indication of overall progress in a community, and annual benchmarks will be developed and reported annually:

Jurisdiction _____

Metric	2005	2006	2007	2008	Trend
Population					
Employment					
Jobs Housing Balance					
Per Capita Income					
% High School Graduations					
% High School Dropouts					
Median Home Selling Price					
Sales Tax					
Property Tax					



**A PROCLAMATION OF THE CITY COUNCIL OF THE CITY OF WINTERS
RECOGNIZING "NATIONAL AGRICULTURE WEEK"**

WHEREAS, agriculture is the Nation's most basic industry and it's associated production, processing and marketing segments together provide more jobs than any other industry; and

WHEREAS, it is also very important to the local economy with Yolo County generating \$453,539,019 agricultural sales in 2007; and

WHEREAS, American agriculture deserves special recognition for its incredible achievements in feeding, clothing, and sheltering our country; and

WHEREAS, maintaining a healthy agriculture industry necessitates that all American consumers understand agriculture's effect on their lives and well-being; and

WHEREAS, Spring is an ideal time to recognize the contributions of the agriculture industry of the world.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WINTERS, do hereby proclaim March 15 – 21, 2009, as "National Agriculture Week" in the City of Winters in recognition of the importance of agriculture in our community.

PASSED AND ADOPTED this 17th day of March, 2009, by the following roll call vote:

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

Councilmember Cecilia Aguiar-Curry

Councilmember Harold Anderson

Councilmember Woody Fridae

Councilmember Tom Stone

Mayor Michael Martin

City Manager John W. Donlevy, Jr.

ATTEST: City Clerk Nanci G. Mills



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE : March 17, 2009
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Shelly Gunby, Director of Financial Management
SUBJECT: Adopt Resolution 2009-08 Committing CDBG Program Income to the Almondwood Apartment Acquisition and Rehabilitation Project

RECOMMENDATION:

Adopt Resolution 2009-08, Committing CDBG Program Income to the Almondwood Apartment Acquisition and Rehabilitation Project.

BACKGROUND:

The City of Winters has received funding in the past from the Community Development Block Grant (CDBG) Program. The City has used this funding to provide low income loans for First Time Homebuyers, to rehabilitate qualifying homes in need of repair, and to assist small businesses throughout the City. As these loans have been repaid, they go into Program Income Accounts to be re-loaned to provide assistance to additional homebuyers, homeowners, and small businesses. The City currently has \$383,823.82 in program in our bank accounts.

The Almondwood Apartment Acquisition and Rehabilitation Project would require a loan of approximately \$300,000. These funds would provide additional funding to be sure that the complex remains an income restricted complex and not a market rate complex. The commitment of these funds would prevent the City of Winters from receiving a "hold out" letter. A hold out letter is sent to an agency when they have excess program income on hand and prevents the agency from applying for grants until the program income is committed, or spent. Staff requested that the City Council include \$178,000 in funding in December 2007 when requesting a prioritization of funding for projects, and this was identified as a priority project, however the required amount has increased to \$300,000.

The City is currently applying for a grant for infrastructure in support of affordable housing and will be barred from applying for and receiving the grant if we cannot show that we have committed these funds to another project.

FISCAL IMPACT:

None at this time, however, the funds will be loaned to the project when needed.

**CITY OF WINTERS
RESOLUTION 2009-08**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WINTERS COMMITTING CDBG PROGRAM INCOME TO THE
ALMONDWOOD APARTMENT ACQUISITION AND
REHABILITATION PROJECT**

WHEREAS, the Almondwood Apartments provide affordable housing for residents of the City of Winters; and

WHEREAS, the Almondwood Apartments are for sale; and

WHEREAS, the City of Winters finds it important to retain the Almondwood Apartments as a source of affordable housing for the residents of the City of Winters; and

WHEREAS, the City of Winters has CDBG (Community Development Block Grant) Program Income available to provide the gap financing necessary to retain the Almondwood Apartments as affordable housing.

NOW, THEREFORE BE IT RESOLVED the City of Winters commits the following to the funds as loans for the acquisition and rehabilitation of the Almondwood Apartment Complex

CDBG First time Homebuyer Program Income	\$ 58,000
CDBG Small Business Program Income	\$143,000
CDBG Housing Rehabilitation Program Income	<u>\$ 99,000</u>
Total Program Income Committed	\$300,000

PASSED AND ADOPTED by the City Council, City of Winters, the 17th day of March 2009.

AYES:
NOES:
ABSTAIN:
ABSENT:

Michael Martin, MAYOR

ATTEST:

Nanci G. Mills, CITY CLERK



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: March 17, 2009
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Carol Scianna, Environmental Services Manager *CS*

SUBJECT: Accept Resolution 2009-11, A Resolution of the City Council of the City of Winters Accepting Public Right of Way Easements from Mariani Nut Company, Joseph and Lora Pearce, Abraham and Katherin Lopez, and David Kelly

RECOMMENDATION: Staff recommends the Council accept Resolution 2009-11, A Resolution of the City Council of the City of Winters Accepting Public Right of Way Easements from Mariani Nut Company, Joseph and Lora Pearce, Abraham and Katherin Lopez, and David Kelly

BACKGROUND: As part of the recently approved City Water Rehabilitation projects the Staff has recommended that the City increase fire protection with the installation of three additional fire hydrants within the project area, at the following locations:

- Russell Street between addressed 420 and 422
- At the corner of Russell Street and 203 Emery Street
- Southeast corner of Mariani Lot on East Edwards and Railroad Ave

The hydrants will be located approximately two feet behind back of sidewalk on each of the parcels as shown on attached maps. Each of the property owners as agreed to the easements to allow the construction, use and maintenance of the hydrants.

FISCAL IMPACT: Possibly minimal recording fees

RESOLUTION 2009-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS ACCEPTING PUBLIC RIGHT OF WAY EASEMENTS FROM MARIANI NUT COMPANY, JOSEPH AND LORA PEARCE, ABRAHAM AND KATHERIN LOPEZ, AND DAVID KELLY

WHEREAS, The City of Winters (hereinafter "CITY") has approved the improvement of fire protection services by adding additional fire hydrants at four properties owned by those listed above (hereinafter "Property Owners"); and

WHEREAS, Property Owners have agreed to grant to CITY public easements for the construction and public use of said sidewalk, easements more particularly described on Exhibits A and B, attached hereto and made a part hereof; and

WHEREAS, CITY had determined that it is in the public interest to accept the easements, and that its citizens will benefit therefrom;

NOW BE IT RESOLVED by the City Council of the City of Winters that the grant of easements from the Property Owners is in substantial conformance with City Policy to accept rights of way necessary for public improvements and CITY hereby accepts on the behalf of the public the District grant of said easements.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF WINTERS this 17th day of March, 2009, by the following vote:

AYES: Council Members

NOES:

ABSENT:

Michael Martin, Mayor

Attest:

Nanci G. Mills, City Clerk



PONTICELLO ENTERPRISES
CONSULTING ENGINEERS
327 College Street, Suite 105
Woodland, CA 95695
Phone: (530) 698-5883
Fax: (530) 698-5883

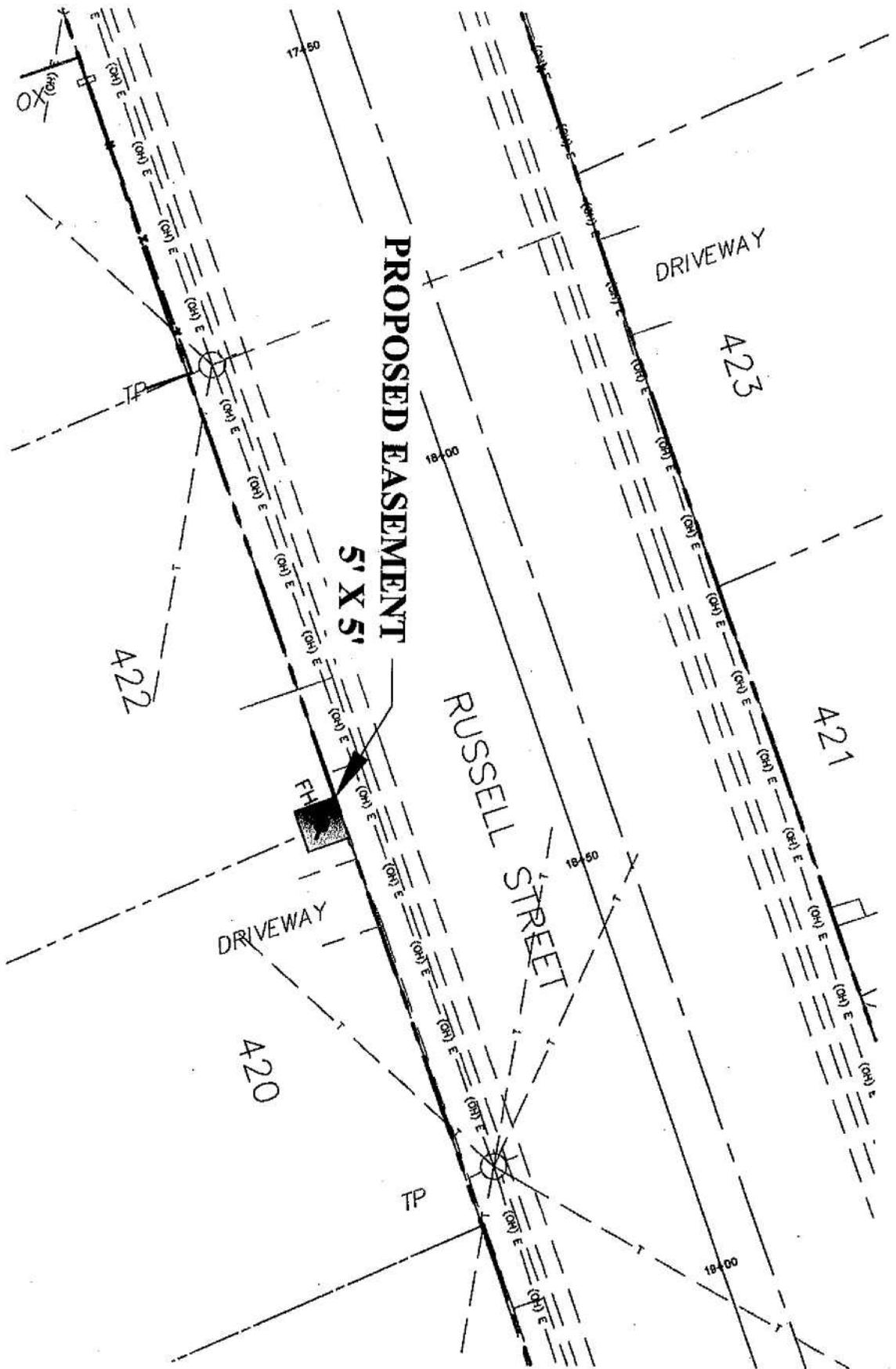
420/422 RUSSELL STREET EASEMENT

2008 WATER & SEWER REHABILITATION
City of Winters

DATE: MAY 22, 2008

BY: JEF

PAGE 1 OF 1





PONICELLO ENTERPRISES
CONSULTING ENGINEERS
327 College Street, Suite 105
Woodland, CA 95695
Phone: (530) 668-5883
Fax: (530) 688-5893

203 EMERY STREET EASEMENT

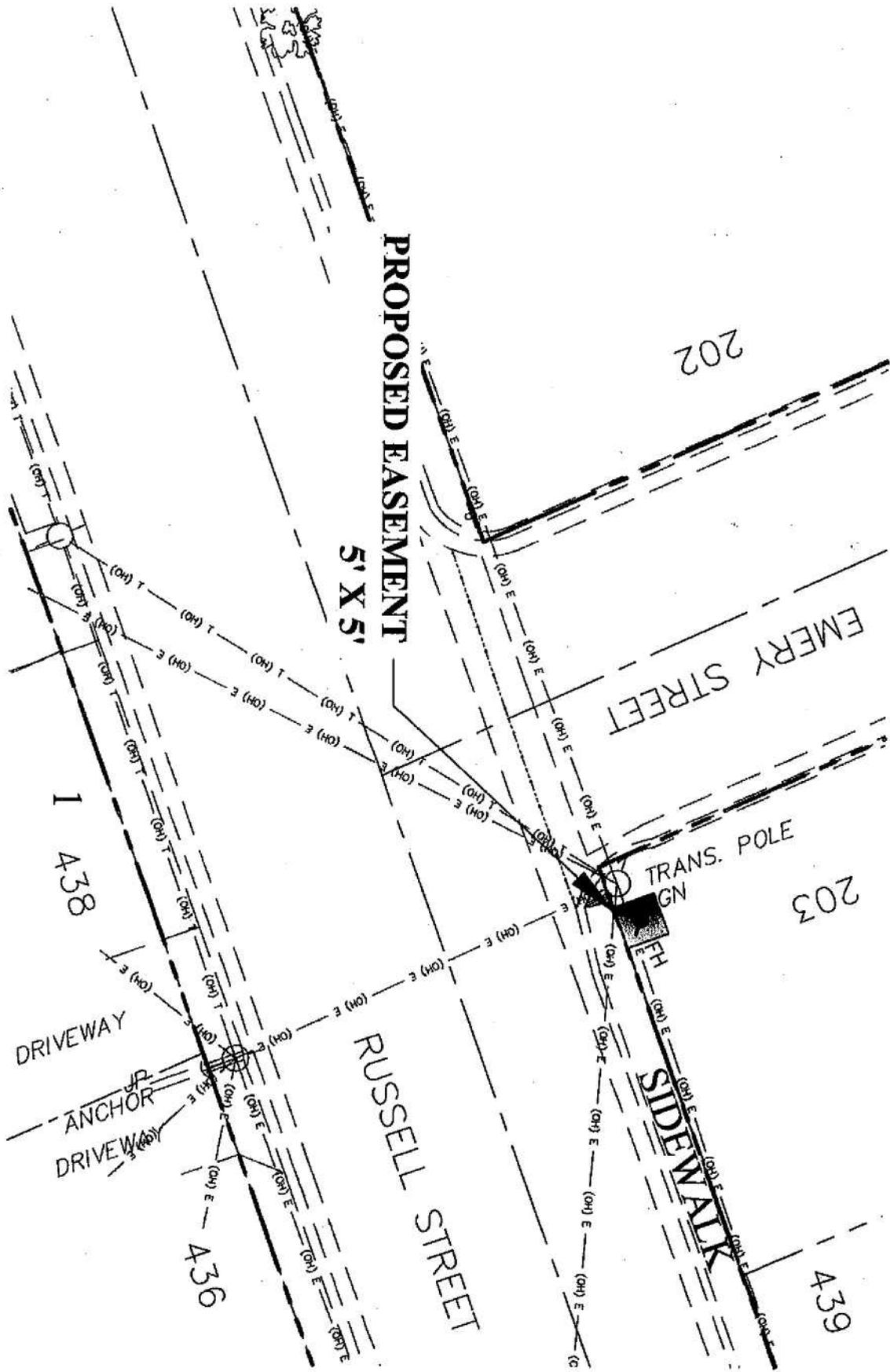
2008 WATER & SEWER REHABILITATION

City of Winters

DATE: MAY 22, 2008

BY: JEF

PAGE 1 OF 1





PONTICELLO ENTERPRISES
CONSULTING ENGINEERS
227 College Street, Suite 105
Woodland, CA 95695
Phone: (530) 668-5985
Fax: (530) 668-5983

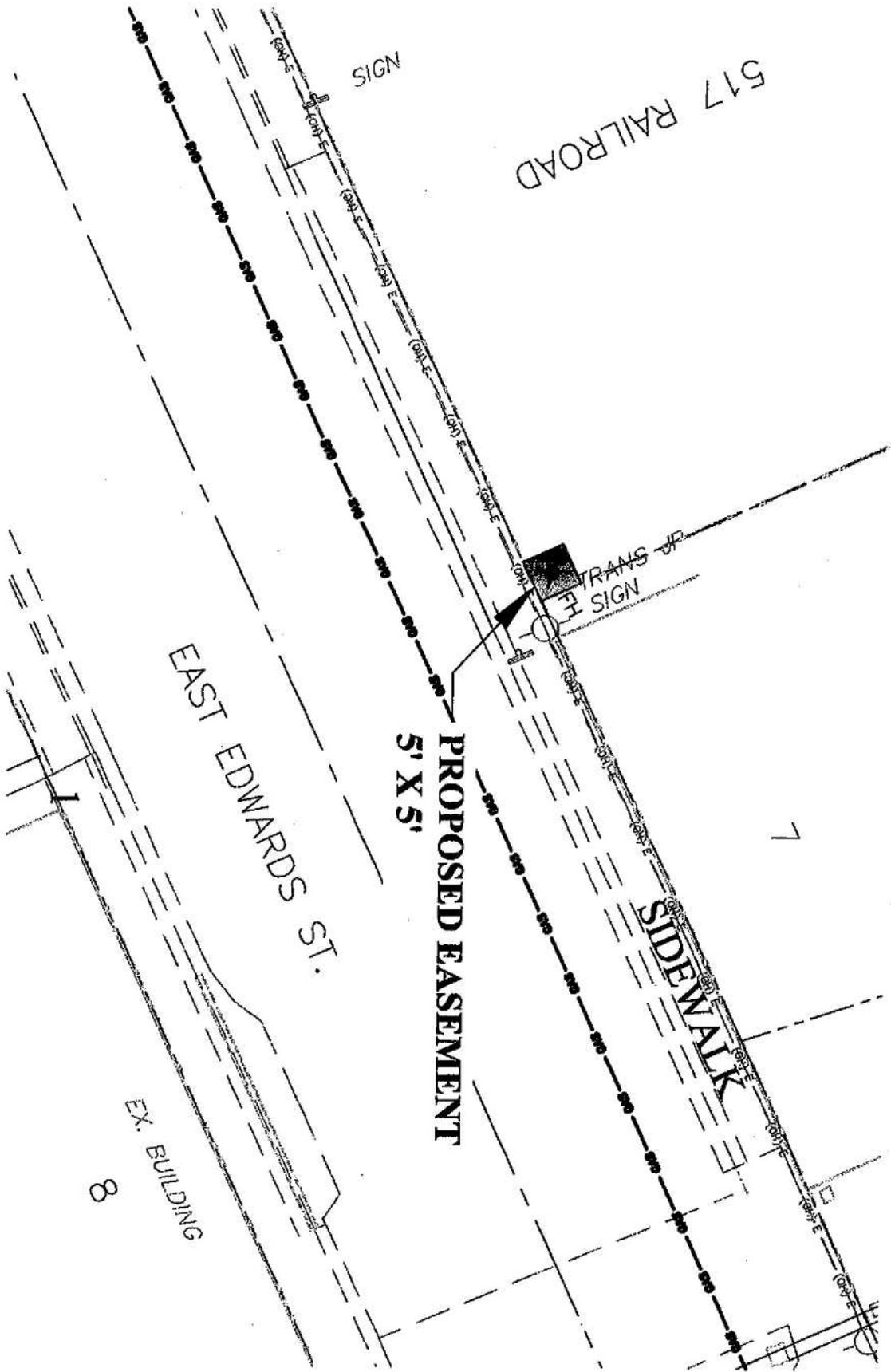
EAST EDWARDS STREET EASEMENT

2008 WATER & SEWER REHABILITATION
City of Winters

DATE: MAY 22, 2008

BY: JEF

PAGE 1 OF 1



RECORDING REQUESTED BY:

CITY OF WINTERS

**SPACE ABOVE THIS LINE FOR
RECORDER'S USE**

WHEN RECORDED MAIL TO:

City Clerk
City of Winters
318 First Street
Winters, CA 95694

APN: 003 - 160 - 063

DOCUMENT TRANSFER TAX \$ 0

"No Fee Required" (Government Code Section 6103 & 27383)
recorded for the benefit of: The City of Winters

City of Winters, by: (signature required above this line)

P U B L I C S E R V I C E E A S E M E N T D E E D

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MARIANI NUT COMPANY

GRANT(S) TO CITY OF WINTERS, A MUNICIPAL CORPORATION, all of that real property situate in the County of Yolo, State of California, described as follows:

A permanent public service easement over and upon that portion of real property, located in the Rancho Rio De Los Putos, Township 8 North, Range 1 West, Mount Diablo Base & Meridian, also being a portion, in Block 19 as shown on that certain Map entitled "TOWN OF WINTERS IN RANCHO RIO DE LOS PUTOS", filed in Book 2 of Maps at Page 51, Yolo County Records, and also being a portion of Parcel 3 as described in Book 1680 of Official Records at Page 661, Yolo County Records, and being more particularly described as follows:

BEGINNING at the intersection of the North line of East Edwards street with the East line of said Parcel 3; thence from said POINT OF BEGINNING and along said East line of said Parcel 3 North 25°00'00" West 5.00 feet; thence South 65°00'00" West 5.00 feet; thence South 25°00'00" East 5.00 feet to said North line of said East Edwards street; thence along said North line North 65°00'00" East 5.00 feet to the POINT OF BEGINNING.

The basis of bearings for this description is the same as shown on said Map.

Signature(s) must be acknowledged by a Notary Public.

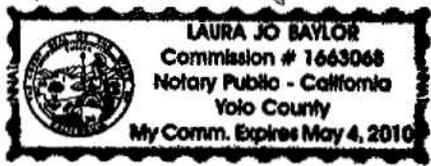
IN WITNESS WHEREOF, this Public Service Easement Deed is executed by the undersigned this

5 day of March, ~~2008~~ 2009

Laura Jo Baylor

Signature: _____

[Handwritten Signature]



Martin Mariani, Mariani Nut Co
(Print Grantor's Legal Name, Company or Corporation as applicable)

Signature: _____

(Print Grantor's Legal Name, Company or Corporation as applicable)

"This conveyance is accepted by the undersigned on behalf of the City of Winters pursuant to City Council Resolution No. _____, adopted by City Council on the _____ day of _____ in the year 2008."

Dated: _____

Signed: _____

Nanci Mills, City Clerk

RECORDING REQUESTED BY:

CITY OF WINTERS

SPACE ABOVE THIS LINE FOR
RECORDER'S USE

WHEN RECORDED MAIL TO:

City Clerk
City of Winters
318 First Street
Winters, CA 95694

APN: 003-182-091

DOCUMENT TRANSFER TAX \$ 0

"No Fee Required" (Government Code Section 6103 & 27383)
recorded for the benefit of: The City of Winters

City of Winters, by: (signature required above this line)

PUBLIC SERVICE EASEMENT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Joseph M & Lora D Pearce

GRANT(S) TO CITY OF WINTERS, A MUNICIPAL CORPORATION, all of that real property situate in the County of Yolo, State of California, described as follows:

A permanent public service easement over and upon that portion of real property, located in the Rancho Rio De Los Potos, Township 8 North, Range 1 West, Mount Diablo Base & Meridian, also being a portion of Lot 15 as shown on that certain Map entitled "EMERY'S ADDITION TO WINTERS", filed in Book 2 of Maps, at Page 64, Yolo County Records, and also being a portion of that Parcel of land as described in Document No. 2003-0061839-00, Yolo County Records, being more particularly described as follows:

BEGINNING at a point on the North line of Russell street, said point being distant North 70°10'00" East 5.00 feet from the intersection of said North line and the East line of Emery street; thence from said POINT OF BEGINNING along said North line North 70°10'00" East 5.00 feet; thence North 19°50'00" West 5.00 feet; thence South 70°10'00" West 5.00 feet; thence South 19°50'00" East 5.00 feet to the POINT OF BEGINNING.

The basis of bearings for this description is the same as shown on said Map.

Signature(s) must be acknowledged by a Notary Public.

IN WITNESS WHEREOF, this Public Service Easement Deed is executed by the undersigned this

3 day of Nov, 2008

Signature: 
Joe Pearce
(Print Grantor's Legal Name, Company or Corporation as applicable)

Signature: 
Lora D. Pearce
(Print Grantor's Legal Name, Company or Corporation as applicable)

"This conveyance is accepted by the undersigned on behalf of the City of Winters pursuant to City Council Resolution No. _____, adopted by City Council on the _____ day of _____ in the year 2008."

Dated: _____

Signed: _____
Nanci Mills, City Clerk

RECORDING REQUESTED BY:

CITY OF WINTERS

**SPACE ABOVE THIS LINE FOR
RECORDER'S USE**

WHEN RECORDED MAIL TO:

City Clerk
City of Winters
318 First Street
Winters, CA 95694

APN: 003 - 183 - 032

DOCUMENT TRANSFER TAX \$ 0

"No Fee Required" (Government Code Section 6103 & 27383)

recorded for the benefit of: The City of Winters

City of Winters, by: (signature required above this line)

P U B L I C S E R V I C E E A S E M E N T D E E D

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Abraham & Kathern Lopez

GRANT(S) TO CITY OF WINTERS, A MUNICIPAL CORPORATION, all of that real property situate in the County of Yolo, State of California, described as follows:

A permanent public service easement over and upon that portion of real property, located in the Rancho Rio De Los Potos, Township 8 North, Range 1 West, Mount Diablo Base & Meridian, also being a portion of Lot 3 as shown on that certain Map entitled "WYATT AND WILSON ADDITION TO THE TOWN OF WINTERS", filed in Book 3 of Maps & Surveys, at Page 97, Yolo County Records, and also being a portion of Exhibit "A", as described in Document No. 2007-0004332-00, Yolo County Records, being more particularly described as follows:

BEGINNING at the intersection of the South line of Russell street with the East line of said Lot 3; thence from said POINT OF BEGINNING and along said East line South 25°00'00" East 5.00 feet; thence South 70°10'00" West 2.50 feet; thence North 25°00'00" West 5.00 feet to said South line of said Russell street; thence along said South line North 70°10'00" East 2.50 feet to the POINT OF BEGINNING.

The basis of bearings for this description is the same as shown on said Map,

Signature(s) must be acknowledged by a Notary Public.

IN WITNESS WHEREOF, this Public Service Easement Deed is executed by the undersigned this

6 day of August, 2008

Signature: Abraham C. Lopez

Abraham C. Lopez
(Print Grantor's Legal Name, Company or Corporation as applicable)

Signature: Kathern Lopez

KATHERN LOPEZ
(Print Grantor's Legal Name, Company or Corporation as applicable)

"This conveyance is accepted by the undersigned on behalf of the City of Winters pursuant to City Council Resolution No. _____, adopted by City Council on the _____ day of _____ in the year 2008."

Dated: _____

Signed: _____
Nanci Mills, City Clerk

RECORDING REQUESTED BY:

CITY OF WINTERS

**SPACE ABOVE THIS LINE FOR
RECORDER'S USE**

WHEN RECORDED MAIL TO:

City Clerk
City of Winters
318 First Street
Winters, CA 95694

APN: 003 - 183 - 034

DOCUMENT TRANSFER TAX \$ 0
"No Fee Required" (Government Code Section 6103 & 27383)
recorded for the benefit of: The City of Winters

City of Winters, by: (signature required above this line)

P U B L I C S E R V I C E E A S E M E N T D E E D

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

David B Kelley

GRANT(S) TO CITY OF WINTERS, A MUNICIPAL CORPORATION, all of that real property situate in the County of Yolo, State of California, described as follows:

A permanent public service easement over and upon that portion of real property, located in the Rancho Rio De Los Putos, Township 8 North, Range 1 West, Mount Diablo Base & Meridian, also being a portion of Lot 2 as shown on that certain Map entitled "WYATT AND WILSON ADDITION TO THE TOWN OF WINTERS", filed in Book 3 of Maps & Surveys, at Page 97, Yolo County Records, and also being a portion of Exhibit one, as described in Document No. 2002-0044829-00, Yolo County Records, being more particularly described as follows:

BEGINNING at the intersection of the South line of Russell street with the West line of said Lot 2; thence from said POINT OF BEGINNING and along said West line South 25°00'00" East 5.00 feet; thence North 70°10'00" East 2.50 feet; thence North 25°00'00" West 5.00 feet to said South line of said Russell street; thence along said South line South 70°10'00" West 2.50 feet to the POINT OF BEGINNING.

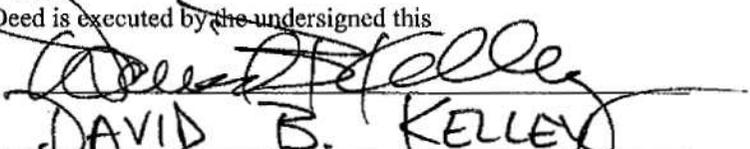
The basis of bearings for this description is the same as shown on said Map.

Signature(s) must be acknowledged by a Notary Public.

IN WITNESS WHEREOF, this Public Service Easement Deed is executed by the undersigned this

15th day of August, 2008

Signature:


DAVID B. KELLEY
(Print Grantor's Legal Name, Company or Corporation as applicable)

Signature: _____

(Print Grantor's Legal Name, Company or Corporation as applicable)

"This conveyance is accepted by the undersigned on behalf of the City of Winters pursuant to City Council Resolution No. _____, adopted by City Council on the _____ day of _____ in the year 2008."

Dated: _____

Signed: _____
Nanci Mills, City Clerk



A PROCLAMATION OF THE CITY COUNCIL OF THE CITY OF WINTERS RECOGNIZING MOSQUITO AND WEST NILE VIRUS AWARENESS WEEK, APRIL 20-24, 2009

WHEREAS, the Mosquito and Vector Control Association of California has designated the week of April 20 to April 24, 2009, as "Mosquito and West Nile Virus Awareness Week" in the State of California; and

WHEREAS, the City of Winters recognizes that West Nile virus is a serious mosquito-borne disease that can result in debilitating cases of meningitis and encephalitis and death to humans, horses, avian species and other wildlife; and

WHEREAS, in 2008 the virus resulted in 15 deaths in California and sickened over 440 others; and

WHEREAS, the State of California recognizes that West Nile virus poses a grave threat to the health and safety of all Californians as early as this spring and for the foreseeable future; and

WHEREAS, adequately funded mosquito and vector control, disease surveillance and public awareness programs are the best way to prevent outbreaks of West Nile virus and other diseases borne by mosquitoes and other vectors; and

WHEREAS, professional mosquito and vector control based on scientific research has made great progress in reducing mosquito and vector populations and the diseases they transmit; and

WHEREAS, the Sacramento-Yolo Mosquito & Vector Control District works with mosquito and vector control districts throughout California, the United States Environmental Protection Agency and the State Department of Public Health to reduce pesticide risks to humans, animals and the environment, while protecting human health from mosquito and vector-borne diseases and nuisance attacks; and

WHEREAS, the public's awareness of the health benefits associated with certified, professionally applied mosquito and vector control methods will encourage the appropriation of adequate funding to support these efforts, as well as motivate the public to eliminate mosquito and vector breeding sites; and

WHEREAS, "Mosquito and West Nile Virus Awareness Week" will increase the public's awareness of the threat of West Nile virus and other diseases and the activities of the various mosquito and vector research and control agencies working to minimize the health threat within California and will highlight the public education programs currently available.

NOW, THEREFORE, BE IT RESOLVED that the City of Winters determines that the week of April 20 to April 24 be designated "Mosquito and West Nile Virus Awareness Week".

PASSED AND ADOPTED this 17TH day of March, 2009, by the following roll call vote:

AYES: Councilmembers Aguiar-Curry, Anderson, Fridae, Stone and Mayor Martin
NOES: None
ABSENT: None
ABSTAIN: None

Councilmember Cecilia Aguiar-Curry

Councilmember Harold Anderson

Councilmember Woody Fridae

Councilmember Tom Stone

Mayor Michael Martin

City Manager John W. Donlevy, Jr.

ATTEST: City Clerk Nanci G. Mills



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE: March 17, 2009
THROUGH: John W. Donlevy, Jr., City Manager
FROM: John C. Wallace, City Attorney
SUBJECT: Putah Creek Easement Purchase – 104/106 Caselli Court

RECOMMENDATION: Approval

BACKGROUND: As part of the Putah Creek Parkway project, the staff has been working to acquire Easements from property owners along Putah Creek. This is the first easement purchase to come before you. When the homes along Putah Creek in this area were constructed, the developer granted two easements to the City, one for Recreation and the other a setback easement for construction. The legally described easement is to the top of the bank. The Subdivision Map itself grants the City an easement coinciding with the 10 year flood plain from Putah Creek. Because this can change, the City staff ultimately decided the better would approach would be to purchase the easements. The easement purchase before you is for \$10,000, across 104/106 Caselli Court. The contract, and the map, are attached to this report. Please note that, as part of the escrow, the City staff asked for a "partial release" from the mortgage lender. A partial release would take the mortgage off of the easement, so that a subsequent foreclosure would not affect the City's interest. The requirements for partial release proved to be onerous, including separate appraisals of each property, of the part to be released, of the remaining part, and separate legal descriptions. Because these costs are estimated at \$5,000 to \$10,000, the City staff believes the City Council should approve the purchase SUBJECT TO the mortgages. The mortgage on each property, which include improvements, is roughly \$100,000. The likelihood of foreclosure is therefore minimal. If the property is sold, the easement will have priority. If the property is refinanced, the easement will have priority. **RISK –** There is the risk of foreclosure, but the City staff is recommending approval. In the event of foreclosure, the City will have the fall-back position of a pre-existing easement based on the Subdivision Map. Another of the properties being negotiated is a larger financial obstacle, and the City staff will be taking a different approach to minimize risk.

FISCAL IMPACT: \$10,000

RECOMMENDATION: APPROVAL



SALE AGREEMENT

This Agreement is made and entered into this _____ day of _____, 2009 by and between Edward Douglas Griffin and Joetta Rae Griffin, husband and wife as joint tenants (hereinafter referred to as "Seller"), and the CITY OF WINTERS, a municipal corporation and general law CITY (hereinafter referred to as "Buyer"). Seller desires to sell Seller's interest in a portion of the certain real property located at 104 and 106 Caselli Court, Winters, Yolo County, California, Yolo County APN 003-480-62 and Yolo County APN 003-480-63.

The real property, namely the property to be sold, and the remaining property, is more specifically described on the attached Exhibit A.

In consideration of the mutual promises contained herein, the parties agree as follows:

1. **SALE OF REAL PROPERTY.** Upon the terms and subject to the conditions contained herein, Seller agrees to sell and Buyer agrees to buy as of the date of this agreement, part of Seller's property as shown in Exhibit A.

2. **PURCHASE PRICE.** The purchase price for the real property shall be \$10,000.00, in cash proceeds, payable within 60 days of the date of this agreement.

3. **Escrow.** Buyer will establish an escrow with Placer Title in Davis. All the usual closing costs, escrow fees, and title insurance costs shall be born by the Buyer.

4. **PRORATIONS.** All real and personal property taxes levied or assessed and paid against any of the property described in this agreement for the current tax year shall be prorated between Buyer and Seller as of the close of escrow. Insurance shall be prorated. This is sale of vacant land. Buyer shall have right to fully inspect the property prior to close of escrow, and the property will be purchased in "AS IS", except as to title and encumbrances. Buyer shall have the first 30 days of escrow to fully inspect the property, title and encumbrances and either accept or reject the property.

6. **ENTIRE AGREEMENT.** This Agreement and the Exhibits hereto constitute the entire Agreement between Buyer and Seller relating to the specific subject matter hereof. There are no terms, obligations, covenants, representations, statements, or conditions, other than those contained herein. No variations or modifications of this Agreement or waiver of any of the terms or provisions hereof shall be deemed valid unless in writing and signed by both parties.

7. **GOVERNING LAW.** This Agreement has been entered into in the City of Winters and County of Yolo and shall be construed in accordance with the laws of the

State of California.

8. **ARBITRATION AND ATTORNEY'S FEES.** Any controversy relating to this Agreement shall be submitted to and settled by arbitration in accordance with the rules of the American Arbitration Association which are in effect at the time the demand for arbitration is filed. Such arbitration shall be before a one-member panel of arbitrators, and the arbitration proceeding shall be held in Winters, California.

9. **SEVERABILITY:** In the event that any provision hereof is determined to be illegal or unenforceable, such determination shall not affect the validity or enforceability of the remaining provisions hereof, all of which shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date and year above written at Winters, California.

THE CITY OF WINTERS

BY _____

Buyer
John Donlevy, Jr.
City Manager
City of Winters

Buyer
Michael Martin
Mayor
City of Winters

Buyer
Nanci Mills
City Clerk
City of Winters

Approved as to form:

John C. Wallace
City Attorney
City of Winters

BY _____

Seller
Edward D. Griffin

Seller
Joetta R. Griffin

DESCRIPTION

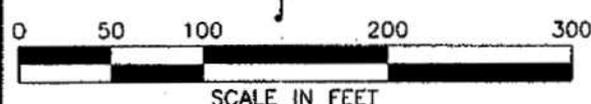
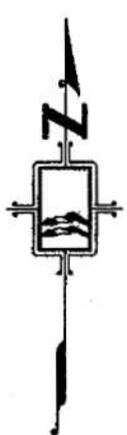
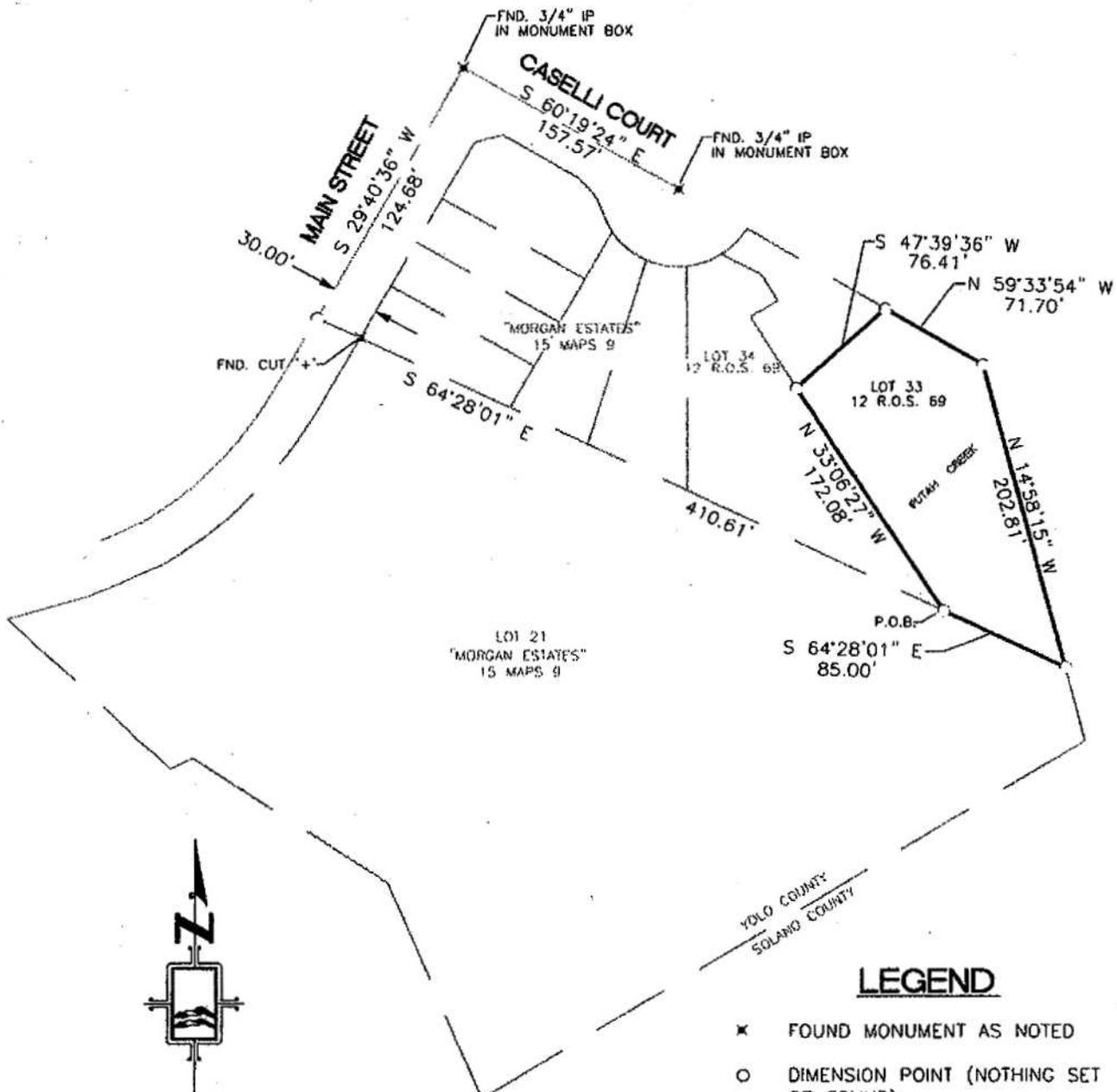
THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF YOLO, CITY OF WINTERS, AND IS DESCRIBED AS FOLLOWS:

ALL OF LOT 33, AS SHOWN ON THAT RECORD OF SURVEY FILED JANUARY 11, 1990 IN BOOK 12 OF RECORD OF SURVEYS, PAGE 69, YOLO COUNTY RECORDS, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION;

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 33, SAID POINT BEING SOUTH $64^{\circ}28'01''$ EAST 410.61 FEET FROM THE MOST NORTHERLY CORNER OF LOT 21, "MORGAN ESTATES", FILED IN BOOK 15 OF MAPS, PAGE 9, YOLO COUNTY RECORDS; THENCE CONTINUING SOUTH $64^{\circ}28'01''$ EAST ALONG SAID SOUTHERLY LINE OF LOT 33, 85.00 FEET; THENCE NORTH $14^{\circ}58'15''$ WEST, 202.81 FEET ALONG THE EASTERLY LINE OF SAID LOT 33; THENCE NORTH $59^{\circ}33'54''$ WEST, 71.70 FEET ALONG THE NORTHERLY LINE OF SAID LOT 33; THENCE LEAVING THE NORTHERLY LINE OF SAID LOT 33 SOUTH $47^{\circ}39'36''$ WEST, 76.41 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 33; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 33 SOUTH $33^{\circ}06'27''$ EAST, 172.08 FEET TO THE POINT OF BEGINNING.

CONTAINING \pm 18,408 SQ. FT.

EXHIBIT A



LEGEND

- ✕ FOUND MONUMENT AS NOTED
- DIMENSION POINT (NOTHING SET OR FOUND)

MORROW SURVEYING
 1255 STARBOARD DRIVE
 WEST SACRAMENTO, CA 95691
 (916) 372-8124
 matt@morrrowsurveying.com

site: 106 CASELLI CT., WINTERS, CA
 client: CITY OF WINTERS
 date: 1-26-09
 scale: 1"=100'
 drawing: 0923-003c MM

DESCRIPTION

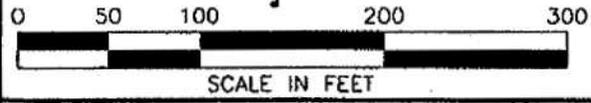
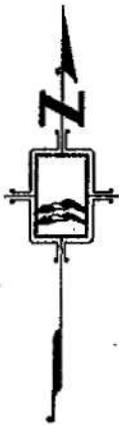
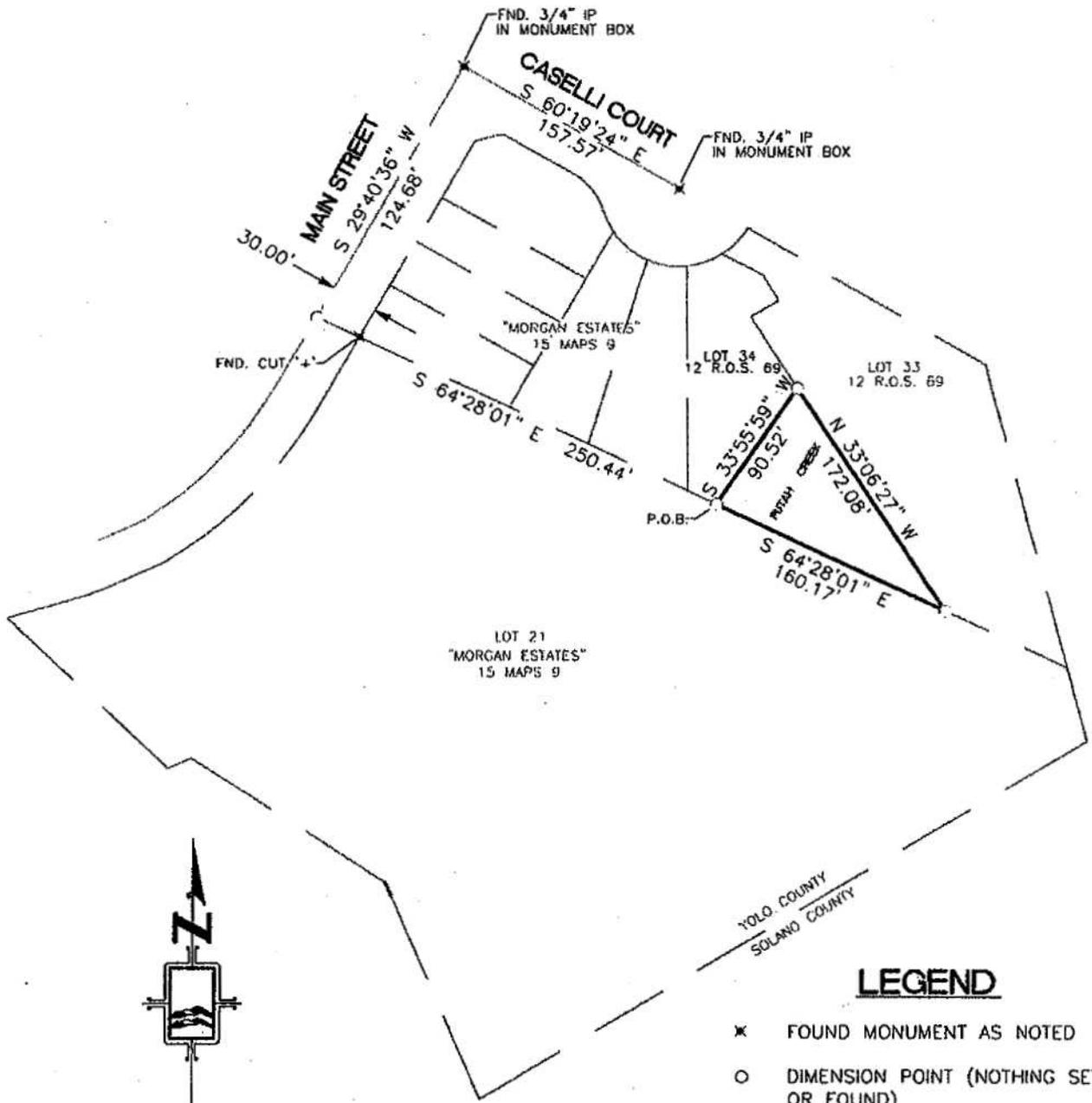
THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF YOLO, CITY OF WINTERS, AND IS DESCRIBED AS FOLLOWS:

ALL OF LOT 34, AS SHOWN ON THAT RECORD OF SURVEY FILED JANUARY 11, 1990 IN BOOK 12 OF RECORD OF SURVEYS, PAGE 69, YOLO COUNTY RECORDS, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 34, SAID POINT BEING SOUTH 64°28'01" EAST 250.44 FEET FROM THE MOST NORTHERLY CORNER OF LOT 21, "MORGAN ESTATES", FILED IN BOOK 15 OF MAPS, PAGE 9, YOLO COUNTY RECORDS; THENCE CONTINUING SOUTH 64°28'01" EAST ALONG SAID SOUTHERLY LINE OF LOT 34, 160.17 FEET; THENCE LEAVING SAID SOUTHERLY LINE OF LOT 34, NORTH 33°06'27" WEST, 172.08 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 34; THENCE LEAVING SAID NORTHEASTERLY LINE OF LOT 34, SOUTH 33°55'59" WEST, 90.52 FEET TO THE POINT OF BEGINNING.

CONTAINING ± 7,172 SQ. FT.

EXHIBIT A



LEGEND

- ✱ FOUND MONUMENT AS NOTED
- DIMENSION POINT (NOTHING SET OR FOUND)

MORROW SURVEYING
 1255 STARBOARD DRIVE
 WEST SACRAMENTO, CA 95691
 (916) 372-8124
 matt@morrrowsurveying.com

site: 104 CASELLI CT., WINTERS, CA
 client: CITY OF WINTERS
 date: 1-26-09
 scale: 1"=100'
 drawing: 0923-003b MM



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE : March 17, 2009
THROUGH: John W. Donlevy, Jr., City Manager *JWD*
FROM: Shelly Gunby, Director of Financial Management *Shelly*
SUBJECT: Budget Adjustment for the 1st Annual Winters Outdoor Quilt and Textile Art Festival

RECOMMENDATION:

Adopt Resolution 2009-10 Approving a budget adjustment for the 1st Annual Winters Outdoor Quilt and Textile Art Festival.

BACKGROUND:

Former Redevelopment Manager Cas Ellena was approached by Jan Bawart of the Cloth Carousel on the idea of the City of Winters and Cloth Carousel sponsoring an outdoor quilt and textile art festival in the Historic Downtown Winters on June 27, 2009. Jan has discussed this with the Chamber of Commerce and other businesses in the downtown and has their support in creating an event that will add another activity making Winters a destination for travelers. In conjunction with the Quilt and Textile Art Festival, the Cloth Carousel will be offering classes for quilters with nationally known quilting instructors. City staff is working with Jan, as the business lead, to provide assistance in organizing this first time event.

Currently, businesses that have offered support are the Palms, Pacific Hardware, Buckhorn, Putah Creek, Steady Eddies and Mariani's. Other businesses have shown an interest and are still developing ideas of how to participate.

The Winters Professional Firefighters are participating by providing a dinner on the Friday before the event. Soroptomist is working with staff and the Mariani's to provide some RV parking for the event. Jan is working with various other community organizations to include all who are interested in participating in the event.

Pacific Hardware has provided a quote for materials to make quilt racks on which to display the quilts in Rotary Park and in businesses throughout the downtown that wish to display quilts in their businesses, and the total for the racks is expected to be approximately \$3,125.00. Staff would also like to provide tote bags and charms that will be sold on the day of the festival, so additional funds would be needed to purchase these items. Staff is requesting \$5,000 as start up funding for this event.

The City would be the treasurer of the operation and all entry fees, and proceeds from the totes and pins would be deposited by the city for funding for the following year's Festival. The intention is that this would become a yearly festival drawing hundreds of visitors to our city and our businesses.

FISCAL IMPACT:

\$5,000 of Redevelopment tax increment funding.

RESOLUTION 2009-10

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WINTERS APPROVING A BUDGET ADJUSTMENT FOR
FUNDING FOR THE 1ST ANNUAL WINTERS OUTDOOR QUILT
AND TEXTILE ART FESTIVAL**

WHEREAS, the Cloth Carousel and participating Downtown Merchants have agreed to sponsor an Outdoor Quilt and Textile Art Festival; and

WHEREAS, the City of Winters has agreed to be a sponsor for the Outdoor Quilt and Textile Art Festival; and

WHEREAS, there are certain start up costs for such an undertaking that could be burdensome for any one merchant to provide.

NOW, THEREFORE BE IT RESOLVED the City of Winters approves the following budget adjustment (increase) for funding of the 1st Annual Outdoor Quilt and Textile Art Festival

Redevelopment Tax Increment Fund Community Promotion \$5,000.00

PASSED AND ADOPTED by the City Council, City of Winters, the 17th day of March 2009.

AYES:

NOES:

ABSTAIN:

ABSENT:

Michael Martin, MAYOR

ATTEST:

Nanci G. Mills, CITY CLERK



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: March 17, 2009
THROUGH: John W. Donlevy, Jr., City Manager *JWD*
FROM: Dan Maguire, Housing Programs Manager *DM*
SUBJECT: Update on Winters Healthcare Foundation grant

RECOMMENDATION:

Staff recommends the Council receive the staff report to provide an update on progress towards the development of a Winters Farmers Market.

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.

Staffs from the City of Winters, the DFMA, the Winters Chamber of Commerce, and the WHF have been working together on the preliminary planning for the Winters Farmers Market. Included with this report are draft regulatory documents used by the DFM and the City of Davis to govern their Farmers Market activity.

FISCAL IMPACT:

None by this action.

ATTACHMENTS:

Market Flyer

Map of proposed Farmers Market location

Farmers Market Development Proposal

Membership Regulations

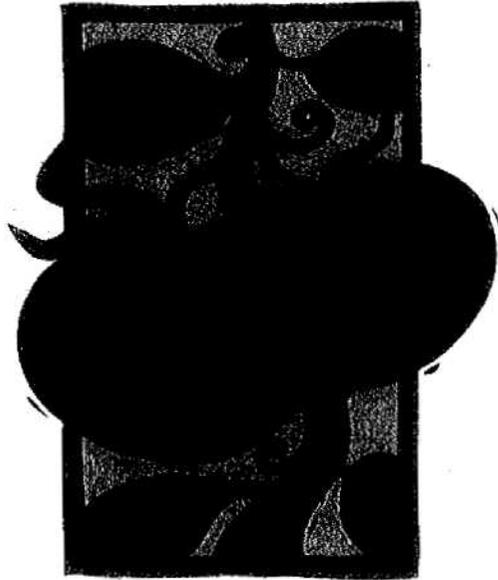
Market Application

Market Policy for Socio-Political/Community Groups

Davis Farmers Market By-Laws

City of Davis Farmers Market Ordinance

WINTERS FARMERS MARKET



SUNDAYS

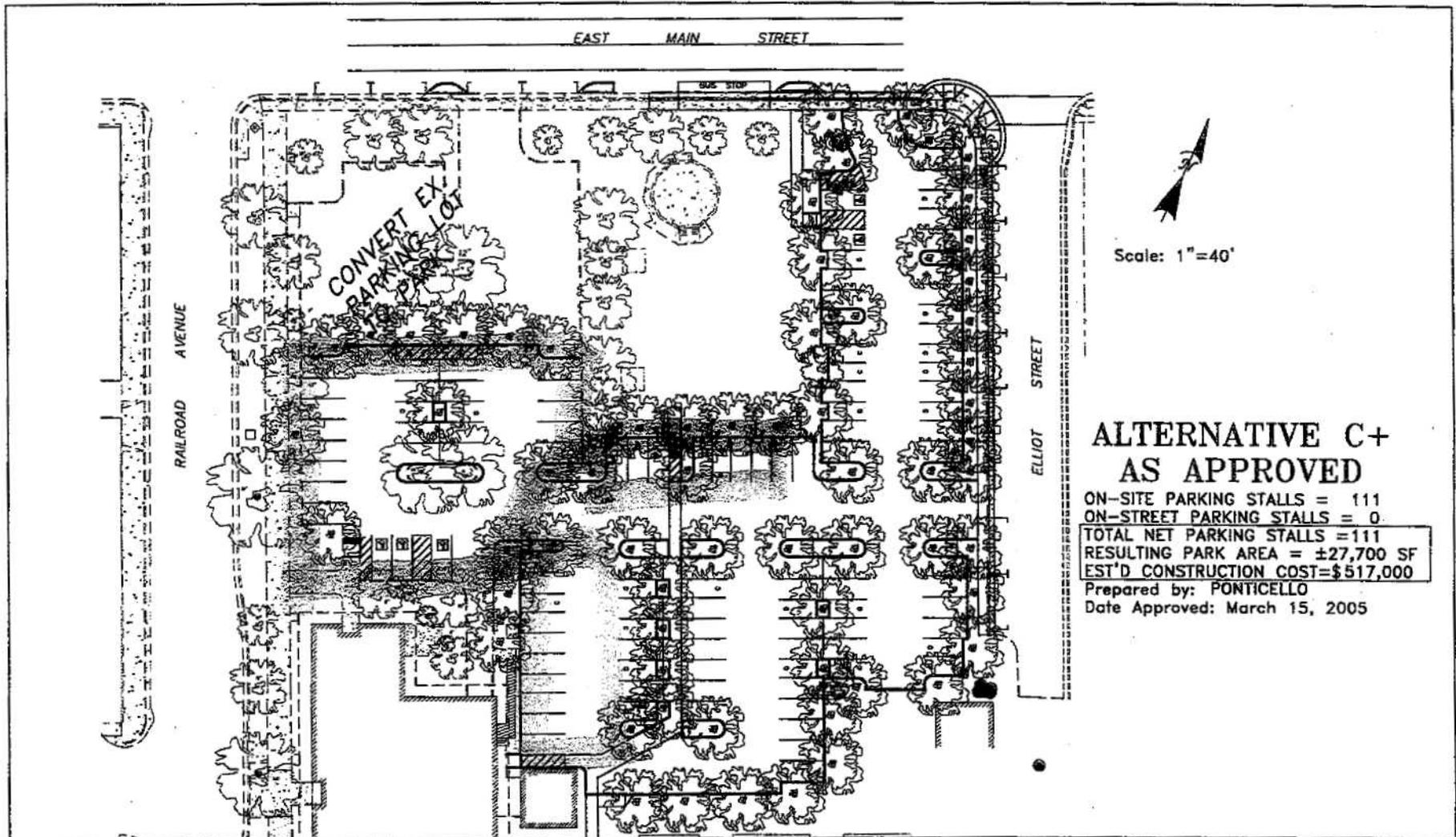
8:00am – 1:00pm

MAY – OCTOBER

Rotary Park, Downtown Winters

Opening Sunday, May 3rd, 2009

For More Information Contact Ana at:
sonrisavidasana@gmail.com, (530) 795-5200



Scale: 1"=40'

**ALTERNATIVE C+
AS APPROVED**

ON-SITE PARKING STALLS = 111
 ON-STREET PARKING STALLS = 0
 TOTAL NET PARKING STALLS = 111
 RESULTING PARK AREA = ±27,700 SF
 EST'D CONSTRUCTION COST = \$517,000
 Prepared by: PONTICELLO
 Date Approved: March 15, 2005



PONTICELLO ENTERPRISES
 CONSULTING ENGINEERS, INC.
 1214 Howe Avenue
 Winters, CA 95791
 Phone: (209) 834-0200
 Fax: (209) 834-0201

TOTAL NET PARKING STALLS = 111 STALLS
 ESTIMATED CONSTRUCTION COST = \$517,000
 Prepared by: PONTICELLO ENTERPRISES
 Date Approved: March 15, 2005

CITY OF WINTERS
NEW PARKING LOT AT ROTARY PARK, PROJ. NO. 04-05
ALTERNATIVE C+ AS APPROVED

SHEET
 OF

Growers

Food Vendors

Community Groups

A Proposal to Develop and Operate the Winters Certified Farmers' Markets by the Davis Farmers Market Association (DFMA)

Goals:

Through the implementation of this proposal, DFMA seeks to accomplish six goals:

- To operate a Certified Farmers' Market in Winters (starting May 2009) that is in compliance with all state and local laws concerning direct agricultural marketing and the sale of fresh and processed food items.
- To work in conjunction with the City of Winters and Winters Health Care to plan, develop, launch and maintain the Winters Certified Farmers' Market in a manner that complements the image of Winters and is in accordance with the goals of the City of Winters and the Winters Health Care 'Networking for Community Health' Grant.
- To provide a wide variety of California-grown, freshly-picked, seasonal fruits, vegetables, nuts, greens – including a number of certified organic products – for Winters and all consumers.
- To provide an economically viable marketplace for select California Agricultural Producers including developing new local direct marketing producers and other specialty food producers and local Winter's restaurants and food purveyors.
- To use the Certified Farmers' Market to attract additional consumers to the downtown Winters area, in support of the permanently based businesses and surrounding community.
- To build a reputation for the Winters Certified Farmers' Market — as a premier community based inclusive Certified Farmers' Market that meets the needs of the diverse Winters community and surrounding areas.
-

Background on Certified Farmers' Markets in California:

California law allows direct sales by producers to consumers only at the point of production or at *Certified Farmers' Markets*. Certified Farmers' Markets are unique to California. Since 1977 California law has required that each Farmers' Market be certified by the county agricultural commissioner in the county in which the market will operate. Only nonprofit organizations such as DFMA, local governments, or certified producers may operate a Certified Farmers' Market.

Without the Certified Farmers' Markets, agricultural producers would only be able to sell their commodities at the point of production, effectively cutting off the producers of rural

California from the consumers of urban California. DFMA's Certified Farmers' Markets give California consumers in Yolo County direct access to farm-fresh products from the very farmers who grew, nurtured and harvested the crops.

DFMA only operates *Certified* Farmers' Markets. DFMA's Rules and Regulations for Certified Farmers' Markets (see attachment X) were written to accommodate the California Agricultural Direct Marketing Statutes and the Cal Codes for Public Health and Safety. These rules and regulations govern each of DFMA's markets to ensure that every producer complies with state and local laws. A agreed upon specific set of Rules and Regulations would be promulgated for the Winters Farmers Market.

Background on the Davis Farmers Market Association

The Davis Farmers' Market Association is a not-for-profit corporation dedicated to establishing and maintaining successful Certified Farmers' Markets in Yolo County. DFMA was founded in 1976 and was one of the first Certified Farmers Market established in California; there are now over 530 CFM's in California. DFMA's mission is to operate community supported certified farmers markets that sustain a diversity of California farmers and food producers, support local businesses, build community relationships and educate consumers about agriculture, food and nutrition. Our markets give farmers and other agricultural producers direct access to consumers; and give consumers access to fresh, locally grown produce; and serve as sites for community gatherings.

DFMA coordinates with the California farmers who bring their products to market, the California Department of Food and Agriculture that enforces the Direct Marketing Statutes as set forth by the State Legislature, County Agricultural Commissioners who approve all Farmers' Market locations and certify California farmers, local county health departments at each market site, and the markets' sponsors. By acting as a liaison among all these actors, DFMA is able to operate successful Certified Farmers' Markets. However, this is the only one small portion of what DFMA does.

DFMA also works to forge and sustain a link between California farmers and California's communities. At each Farmers' Market, DFMA works to create a sense of neighborhood by respecting local community dynamics and creating a family-oriented environment.

In addition, DFMA works to educate the community about healthy eating and sustainable agriculture. DFMA's food education efforts encompass nutrition, preparation, storage,

food safety, production, and local food systems. In local elementary schools DFMA has incorporated the nationally recognized 5-A-Day Nutrition Curriculum and the Farm to School Curriculum, which emphasizes good nutrition and healthy eating habits for life.

DFMA's success is apparent in the year round viable markets we have built in our 31 years of operation. DFMA presently operated three markets, two in Central Park Davis, and one at the University of California Davis.

DFMA is governed by a eleven-member Board of Directors. Eight of the eleven members are producers, several in Yolo County. Two are community representatives and one is a non-agricultural seller. We will be appointing a Winters CFM representative to be occupy an advisory position on the 2009 Board of Directors.

DFMA is led by a professional staff with extensive experience in California's Certified Farmers' Markets. DFMA's Market Manager has been in that position for 26 years and has built the markets from three part time farmers to its current stature of today servicing over 140 sellers year round. DFMA will train a dedicated market manager to serve as the Market Manager for the Winters Certified Farmers' Market. This individual will serve as the liaison between the grant recipient organization, the market advisory board and the producers who sell in the market, the public officials who certify and inspect the Farmers' Markets, and DFMA. While this Market Manager will lead the efforts to maintain a successful Certified Farmers' Market in Winters, he or she will be supported by the DFMA full staff of managers, administrators and marketing experts.

DFMA is proud to partner with the Winters Health Care and the City of Winters to bring the new Winters Certified Farmers Market to Yolo County.

MEMBERSHIP REGULATIONS

SECTION A: GENERAL MEMBERSHIP INFORMATION

Membership is open to all approved sellers (see Rules and Regulations: Definition of Terms; page 4.). An approved seller shall be considered a member upon approval of the DFMA Governing Board and receipt of annual membership dues. Dues are \$40 for initial membership and \$25 for renewal membership per calendar year. A seller does not have to be a member in order to sell at the Market, although membership is encouraged.

SECTION B: MEMBERSHIP BENEFITS AND RESPONSIBILITIES

1. Members of the Winters Farmers Market shall receive the following benefits over non-members:
 - a. a reduced stall fee rate
 - b. stall space priority
 - c. receipt of mailers: Board meeting minutes and announcements
 - d. participation and a vote in all Market elections
 - e. eligibility to participate in referenda
 - f. eligibility to participate in and attend annual membership meetings
 - g. eligibility to run for election to the Board of Directors.

SECTION C: APPLICATION FOR MEMBERSHIP

Any Market approved seller may apply for membership by filling out a membership application and submitting it along with membership dues. All applications for membership shall be approved by the Governing Board.

SECTION D: MEMBERSHIP STATUS

1. Membership shall be held either by an (individual status) approved seller or by entities comprised of more than one approved seller (entity status). A member entity must be comprised of more than one approved seller each of whom is joined by either marital status, partnership, corporate status, family farm status, co-op, joint venture or other legal status. A member entity shall designate an active member participant. An active participant shall be one of the approved sellers comprising the member entity.
2. Any change in the active participant designation, the legal form of the entity or the list of approved sellers must be approved by the Governing Body. A request for such approval shall be made by submitting a new membership application to the Governing Body. Submittal of a new application for membership due to a change of active participant designation, the list of approved sellers comprising the entity or legal form of the entity shall not affect the entity's seniority points unless it does not meet the approved criteria outlined in the By-Laws Section III, Section 1, F.
3. The DFMA Governing Body may terminate a membership in the for serious and repeated violation of the Winters Market Rules.

SECTION E: PRIORITY STALL SPACE ALLOCATION

1. Members shall have priority for stall space allocation based on of the following factors as determined by the market manager and Governing Body: number of years of selling at the market; consumer demand; record of attendance, market commodity mix and compliance with the Winters Rules and Regulations.
2. Members who are Second Certificate sellers only, shall be allocated stall spaces only after primary certificate member sellers are accommodated and on a case by case basis at the discretion of the Market Manager and the Governing Body.
3. Whenever it is necessary to determine priority between individual sellers, those seller's priority may be determined utilizing the following factors from the most current data.

DOUBLE WEIGHTED FACTORS:

- 1.) Consumer demand:
Based on volume sales and comparisons of like commodities- 1-5 rating:
\$ 0-50: 1
\$ 51-150: 2
\$ 151-300: 3
\$ 301-500: 4
\$ 501 and up: 5
- 2.) Market commodity mix/commodity itself:
non-compete commodity: 5
some-compete commodity: 3
saturated commodity: 1
- 3.) Local Producer: farm located in surrounding counties of the market

SINGLE WEIGHTED FACTORS:

- 1.) Years of service at the market:
10-20 years = 5
5-9 years = 3
new to 4 years = 1
- 2.) Record of attendance (percentage calculation)
$$X = \frac{\text{number of times you sold}}{\text{number of times possible to sell}}$$

if X = from 1 to 30% =1
= from 30 to 60% =3
= from 60 to 100% =5
2. Accrual of Priority Stall Space Allocation Privileges:
Each member seller may be ranked based on a weighted average of factors as outlined in #1 above. This ranking will determine the member's priority stall space allocation privileges in the Market.

3. **Retention of Priority Stall Space Allocation Privileges:**
Retention of a member's priority stall space allocation privilege is dependent on the required timely payment of annual Market membership dues. Failure to pay consecutive annual membership dues in a timely manner as outlined in the By-Laws shall result in the loss of a member's priority stall space allocation privileges.

4. **Loss of Priority Stall Space Allocation Privileges:**
Suspension or revocation of a county or state permit that allows the seller to sell products at the Winters Farmers Market shall result in that member's loss of all priority stall space allocation privileges. Any seller who has lost all priority stall space allocation privileges must reapply to sell at the Winters Farmers Market.

Suspension or revocation of a county or state permit that allows the seller to sell products at the Winters Farmers market may result in the revocation of selling privileges subject to a hearing and determination by the Governing Body.

MEMBERSHIP APPLICATION

1. Applying for membership as: (check one)

Individual status: _____ Entity status: _____
(IF INDIVIDUAL STATUS, SKIP TO # 3)

2. Entity information:

a.) Entity structure: (as in partnership, marriage, co-op, joint venture, etc.)

b.) Name of entity: _____

c.) Names of approved sellers comprising the entity:

d.) Name of entity's designated "active participant":

3. Business/Farm Name: _____

4. Mailing Address: _____

5. Phone: _____

6. Check one: Initial membership? _____ Renewal? _____

7. Have you sold as a non-member at the Market? _____ How long? _____

Signed: _____ Date: _____

Approved by: _____ Date: _____

WINTERS FARMERS MARKET

APPLICATION INFORMATION

Procedure to become an approved seller:

1. Read the Winters Farmers Market Rules.
2. Completely fill out the application form.
3. Return the completed form along with photocopies of appropriate permits and licenses by mail to:

Winters Farmers Market
P.O. Box 1813
Davis, CA 95617
???530-756-1695 FAX 530- 756-1858
????www.wintersfarmersmarket.org

or in person at the Market.

4. When received, your complete application will be submitted to the Governing Board for approval.
5. You will be notified of the decision by Market Management.
6. If your application is approved, you should contact the Market Manager to arrange to sell at the Market.

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General Market Information-page 2

License and permit agencies-page 2

Stall Fee Structure-page 3

Rules:

- I. **Statement of Intent-page 3**
- II. **Definition of Terms-pages 4-6**
- III. **Rules for Approved Sellers-pages 6-15**
- IV. **Rules for Non-profit & Community Information Groups-page 16**
- V. **Application-page 17**

DFMA 12/04

RESERVATIONS:

Advance stall space reservations are required for the Market. If a seller reserves a space and fails to either cancel at least 36 hours previous or appear to do business on the Market Day, a fine equivalent to the minimum stall fee shall be assessed to the seller.

GENERAL MARKET INFORMATION:

HOURS AND LOCATION: Markets are open May thru October, rain or shine.

Market Location: Rotary Park

Market Hours:
Sundays: 8 am-1 pm

APPROPRIATE LICENSES AND PERMITS:

Agricultural Sellers -

- Certified Producers Certificate (County Ag)
- Non-Certified Agricultural Producers (County Health Dept. and County Ag)
- Avocado Inspection Certification/Avocado Inspection Permit (County Ag)
- Nursery Stock License (State CDFA Ag)
- Apiary Registration (County Ag)
- Organic: Registration and/or Certification
- Cut Flowers/Gourds and other non-edible Ag Products: Sellers Permit (*)
- Wine: Alcoholic Beverage Control Permit #79 (**)
- Product Liability Insurance-processed non-certifiable agricultural products and processed foods.

Non-Agricultural Sellers-

- Ocean Fish: Fish and Game Licenses, Boat Registration, Commercial Permits, Dock Landing Receipts, City of Davis Business License.
- Prepared Foods/Processed: County Health Dept. Permit, Product Liability Insurance, City of Davis Business License.
- Crafts: State Board of Equalization Seller's Permit (*), City of Winters Business License.

LOCAL LICENSING AGENTS:

Yolo Co. Ag Commissioner
70 Cottonwood Street
Woodland, CA 95695
(530) 666-8140

Yolo Co. Dept. of Health
20 Cottonwood Street
Woodland, CA 95695
(530) 666-8646

City of Winters
318 1st. Street..
Winters, CA 95694
(530) 795-4910

(*) State Board of Equalization
9823 Old Winery Place
Sacramento, CA 95827
(916) 227-6700

Dept. of Fish & Game
3211 S Street
Sacramento, CA 95816
(916) 227-2233

(**)Wine: CA
Alcoholic Beverage
Control-Permit 79
www.abc.ca.gov

WINTERS FARMERS MARKET

RULES

I. STATEMENT OF INTENT

NATURE OF THE MARKET: The Winters Farmers Market ("Market") is a diversified Market offering agricultural (both certifiable and non-certifiable) and non-agricultural goods for sale.

The Market is a Certified Farmers Market and is operated in accordance with regulations established in the California Code of Regulations, Title 3, section 1392 *et seq.* on Direct Marketing. See also Cal. Food & Ag. Code §§ 47000 *et seq.* and <http://www.cdfa.ca.gov/is/fveqc/cfmprogram.htm>.

The Market is certified by the County Agricultural Commissioner as a direct marketing outlet for producers of certified and non-certified agricultural products. These producers may sell their agricultural products directly to consumers without meeting the usual size, standard pack and container requirements for such products except in the case of eggs and pre-packaged items. However, all produce must meet minimum quality standards.

The non-agricultural goods add variety and enhance the festive ambiance of the Market. The same producer-to-consumer philosophy applies for all items sold at the Market, including non-agricultural items.

The resale of all products is prohibited except as provided in these Rules; Section IV., 4, Rules and Regulations for Non-Profit Organizations and Community Information Groups.

MANAGEMENT: The Winters Farmers Market is managed, operated and controlled by the Davis Farmers Market Association, Inc. ("DFMA") and in collaboration with the Winters Farmers Market Advisory Committee. The Winters Farmers Market is governed by the Davis Farmers Market Board of Directors ("Governing Board"), its Executive Director, market managers, and all other designated agents and shall implement and enforce all rules and regulations pertaining to the operation of the in a fair and equitable manner. Any approved seller or applicant aggrieved by the action of the Market Manager or other agent can appeal to the Governing Board whose decision shall be final.

The Winters Farmers Market Advisory Committee is responsible for advising the Governing Body on issues relevant to the Market, and recommending policies and regulations that will ensure that the Market truly reflects the character and constituencies of the Winters community.

Winters Farmers Market Association Membership Regulations are separate from these Market Rules. Membership regulations, information and membership application forms can be obtained from the Market Manager or the Winters/Davis Farmers Market office.

CURRENT STALL FEE STRUCTURE: Stall fees at the Winters Farmers Market are calculated as a percentage of the seller's gross sales for that market day with minimum fees. Members of the Winters Farmers Market Association, Inc. pay a lower stall fee percentage than non-members. A stall fee will be collected for each space used, even in the case of no sales.

II. DEFINITION OF TERMS

The following definitions apply to the context of the Rules and Regulations unless otherwise specified within a particular category.

Agricultural Producer or Producer: A person or entity who produces agricultural products by the practice of the agricultural arts upon land which the person or entity controls.

Active Participant: One of the approved sellers comprising a member entity. An active participant is an approved seller who has been designated by the member entity to represent the member entity in the DFMA and to exercise the rights of membership including, but not limited to, the right to vote, receive all mailings and inspect records.

Approved Seller: A person whose application to sell has been approved by the DFMA Governing Board and who is selling or offering for sale at the Market an approved item or commodity which he/she has:

as in Agricultural-

- a. Grown upon land which the person controls, in the case of fresh fruits and vegetables, nuts in the shell, nursery stock, cut flowers, processed agricultural products.
- b. Bred, raised, cultivated, or collected in the case of animal, poultry, wine, worms, fish, aquaculture, eggs, honey, and bee products;

as in Prepared Foods-

Cooked, canned, baked, preserved, or otherwise significantly treated,

as in Crafts-

Created, sewn, constructed, or otherwise fashioned from component materials items thematic with the image of the farmers market.

Certified Agricultural Producer: A producer authorized by the County Agricultural Commissioner to sell directly to consumers at a Certified Farmers Market certified agricultural products produced upon land which the certified producer controls.

Certifiable Agricultural Products: Fresh fruits and vegetables, nuts in the shell, honey, eggs, nursery stock, and cut flowers which have been produced as the result of the practice of the agricultural arts by a producer upon land which the producer controls. These items shall be considered agricultural products only when in the possession of the producer who produced them, the producer's employees, or the producer's immediate family or a consumer.

Certified Farmers Market: A location approved by the County Agricultural Commissioner of the county where products may be sold by Agricultural Producers directly to consumers. A Certified Farmers Market may be operated by one or more Certified Producers, by a non-profit organization, or by a local government agency.

Certified Farmers Market Certificate: A certificate which authorizes the location wherein products may be sold by Agricultural Producers directly to consumers. Any Certified Farmers Market Certificate shall be considered valid only when bearing original signatures of the issuing Agricultural Commissioner and the authorized representative of the certified farmers market.

Certified Producers Certificate: A certificate which authorizes the transportation to and sale of products at a Certified Farmers Market. The certificate shall be issued by the County Agricultural Commissioner on a form approved by the Director and the original kept on file at the county of origin. Photocopies of the original Certified Producer's Certificates should be considered valid only when bearing an embossment from the issuing Agricultural Commissioner.

Consumer: A person who purchases and receives products at a certified farmers market, but not a person who purchases products for commercial resale unless such products comply with all applicable size, standard pack, containers, and labeling requirements.

Crafts Review Committee: A committee comprised of local artisans appointed by the Governing Board as well as a Board member that reviews all crafts submitted for approval to be sold at the Winters Farmers Market. This committee reviews crafts based on criteria set forth by the Governing Board.

DFMA: Davis Farmers Market Association, Inc.

Governing Board: The Board of Directors or other ruling committee of the Davis Farmers Market Association, Inc.

Davis Farmers Market Association, Inc.: The entity that controls, manages and operates the markets, including the Winters Farmers Market (DFMA).

Employee: Except members of the immediate family as defined below, persons employed by an approved seller at a regular salary or hourly wage, either full time or part-time, but not including any persons whose compensation in whole or in part is based on, or consists of a commission on sales.

Entity: A group of two or more approved sellers each of whom is joined by either marital status, partnership, corporate status, family farm status, co-op, joint venture or other legal status.

Family Member: Parents, children, grandchildren, grandparents, and in addition any other family member regularly residing in the approved seller's household.

Land Which the Agricultural Producer Controls: Land that the agricultural producer farms and owns, rents, leases or share crops.

Load List: A form created by the DFMA Board of Directors that all sellers shall fill out and return to the management each time sellers sell products on any given market day.

Market: The Winters Farmers Market is permitted (certified) by the Yolo County Agricultural Commissioner as a Certified Farmers Market.

Market Manager: A person or persons empowered by the Governing Board to implement Market policies and directives, and to oversee the operation of the Market.

Member: An approved seller who is accepted into the Winters Farmers Market and pays the required annual membership dues as set forth by the Governing Board.

Non-Agricultural Products: Goods offered for sale at the Market other than certified agricultural and non-certified agricultural products. These include prepared foods and crafts.

Non-Agricultural Seller: A person who produces and sells other than agricultural products, such as a prepared foods or crafts seller.

Non-Certifiable Agricultural Products: Agricultural products that are not certified. This category of products includes but is not limited to: wine, worms, fish, aquaculture, livestock, poultry, dried fruits and vegetables, and processed agricultural products such as nuts, oils, nut butters, jams, pickles and smoked products.

Non-Profit Organization: An organization that has current tax-exempt status under the law of the State of California.

Notice of Proposed Suspension: A document informing a seller of a proposed rescission, suspension or modification of selling privileges at the Winters Farmers Market, and informing a seller of the time, place and reason for a hearing before the Governing Board regarding such proposed rescission, suspension or modification.

“Organic” or “Organically Produced Foods” is a labeling term that denotes products produced under the authority of the Organic Foods Production Act.

Organizations: For the purpose of Section IV, non-profit and community information groups.

Peddlers or Vendors: Persons who sell items they did not produce themselves; a re-seller.

Prepared Foods Seller: A person, who through the practice of the culinary arts, produces prepared foods.

Primary Certificate Seller: A certified agricultural producer who occupies his or her own assigned stall space at the Market.

Product Liability Insurance: This insurance coverage must be obtained by sellers of non-certifiable processed agricultural products and prepared and processed food sellers. The Governing Body will set the liability limits. The policy must list the DFMA and the City of Winters as an additional insured.

Seasonal Seller: A seller whose normal practice is to sell for a period of less than a market season. For example, a seller who grows commodities limited to the fall harvest, or a single commodity seller such as a peach seller, is a seasonal seller.

Second Certificate Seller: An approved certified agricultural producer who sells his or her product at the Market at a primary certificate seller's stand in the market.

Seller: An approved seller.

III. RULES FOR APPROVED SELLERS

In order to ensure the successful maintenance of the Market as an efficient and effective outlet for producers to sell their products directly to consumers, the Winters Farmers Market has established the following rules for approved sellers:

SECTION A: ADMISSION OF AN APPROVED SELLER

1. To become an approved seller at the Market, a prospective seller must complete an application-to-sell. All items intended for sale shall be listed on the application and only those items approved for sale are allowed to be sold. The application must be approved prior to the seller exercising the privilege of selling at the Market. A completed application packet includes:

- a. The completed application-to-sell; and
- b. Copies of all appropriate certificates, permits and proof of insurance.

Only approved sellers shall be admitted to sell at the Market.

2. Admission to the market as an approved seller shall be subject to consideration of an approved seller's history of compliance with state, local government and market rules.
3. Stall space allocation shall be based on consideration of the following factors as determined by the market manager and the Governing Board: membership in the Winters Farmers Market, number of years of selling at the market; consumer demand; record of attendance; market commodity mix, compliance with the Market Rules and Regulations and local production (Winters environ, Yolo and adjacent counties).
4. Sellers do not have to be members of the Winters FM to sell at the Market. Sellers who are not members shall not be given priority for stall space allocation, and may be admitted based on space availability and the discretion of the Market Manager.
5. Second Certificate sellers shall be allocated stall spaces only after primary certificate sellers are accommodated and only on a case by case basis at the discretion of the Market Manager and the Governing Board.
6. The number of approved seller stall spaces for each category of products shall be set by the Governing Board and the Winters Farmers Market Advisory Committee.
7. Admission of an approved seller may be conditioned by the type of product they sell.
8. All new sellers will be subject to a ninety (90) day at-will probationary period from the first date of selling.

SECTION B: ADMISSION OF PRODUCT

1. Admission of a product shall be based on market commodity mix and consumer demand as determined by the market manager.
2. Admission of product will be based on the producer's history of selling such product.
3. Admission of product will be based on the present competitive availability (number of sellers) of the producer's product. If practical, monopolies and surfeits (gluts) should be avoided.

SECTION C: GENERAL RULES FOR ALL SELLERS

1. Only approved sellers as defined in each category (as defined in sections E, F and G of these Rules) may sell at the Market. All approved sellers must appear to sell for their first Market Day. A family member or employee may sell for an approved Seller. A family member or employee of an approved seller may sell for a second certificate seller. Seller employers or employees may be required to show the Market Manager proof of employee status (current W-4 form and/or payroll check stub) upon request. Employees may not receive commissions.
2. S must sell his/her products in person at least once per year. Seasonal approved sellers must appear in person to sell for their first market day of their season.
3. All sellers must complete and submit the annual Letter of Intent to the Market office in January of each year, indicating their plans to sell at the Market the following year, and listing the products they would like to sell (including any new products not previously sold and any deletion of products previously sold),
4. Sellers must grant permission to the Market Manager or other Governing Body representatives to enter the seller's premises for the reasonable inspection of: land, facilities, proof of ownership, partnership agreement, land lease and other applicable agreements in order to determine whether the seller is in compliance with the certificate, license, or permit conditions.
5. No peddlers or vendors will be permitted at the Market. Further, resale of products at the Market is prohibited except as provided in Section E of these Rules. Resale is permitted by non-profit organizations, including the Market Association, so long as the resale of items is related to or in support of their organization for fundraising purposes. All resale items sold by the non-profit organizations at the Market must be approved by the Market Management prior to sale.
6. Sellers shall only display or advertise items that have been approved for sale. All products offered for sale in a gift box or other container must be approved items and be of the seller's own production. Sellers may promote their farm-related activities at their stalls at the discretion and approval of the Manager.
7. All scales must bear current seal from the County Sealer of Weights and Measures (e.g. sellers from Yolo County can obtain a scale permit from the Yolo County Agricultural Commissioners office, 70 Cottonwood, Woodland, CA (916) 666-8140).

8. Pre-packaged items sold by weight must be labeled with the net weight and name and address of the seller.
9. Sellers must post prices. Failure to post signs may result in fines levied per occurrence. Collusion among sellers to raise prices or any attempt to influence a seller to increase prices is strictly prohibited.
10. Sellers must display a sign (at least 12" x 24") bearing the producer's business/farm name, and county of origin. The letters on the sign must be a minimum of 2 inches in height. Failure to display a sign may result in fines levied per occurrence.
11. All required permits and licenses shall be displayed prominently during selling hours. This includes, but is not limited to, the Certified Producers Certificate (state law), Nursery Stock License and Nursery Seller's Permit (state law), County Health Permit, and Aquaculture License, State Board of Equalization Seller's Permit (state law). Failure to post permits and licenses may result in fines levied per occurrence.
12. All sellers must comply with Health and Safety Code section 114350(b) as it may be amended from time to time, or any other law regulating food sampling at a certified farmer's market, and the guidelines listed below. Failure to do so may result in fines levied per occurrence. Any fines levied on the Market by the County Environmental Health Department for incorrect sampling procedures shall be assessed to the vendor responsible for the non-compliance.
 - a. All foods shall be stored at least six inches off the floor or ground or under any other conditions that are approved.
 - b. Distribution of food samples is allowed provided that the following sanitary conditions exist:
 - (1.) Samples shall be personally distributed only by the seller to the customer on a one-to-one basis, customers are not to serve themselves. Any samples observed to be in violation will be removed and discarded. Samples shall be distributed by the producer in a sanitary manner.
 - (2.) Samples shall be kept in approved, clean, covered containers.
 - (3.) Clean, disposable plastic gloves shall be used when cutting samples.
 - (4.) Food intended for sampling shall be washed, or cleaned in another manner, of any soil or other material by potable water in order that it be wholesome and safe for consumption.
 - (5.) Potable water shall be available for hand washing and sanitizing as approved by the local enforcement agency.
 - (6.) Potentially hazardous food samples, shall be maintained at or below 45 degrees Fahrenheit. All other food samples shall be disposed of within two hours after cutting.

(7.) Utensil and hand washing water shall be disposed of in a facility connected to the public sewer system or in a manner approved by the local enforcement agency.

(8). All garbage and rubbish shall be stored and disposed of in a manner approved by the enforcement officer,

13. Sellers of salad mix shall post a notice indicating that the mix is field harvested and should be rinsed before serving. If the salad mix has been washed in a certified kitchen in accordance with health department regulations, such notice is not needed.

14. Stall fees are set by the Governing Board. All sellers must pay stall fees according to the current fee schedule set by the Governing Board. Stall fees are collected by the Market Manager at the end of each Market Day. Sellers must comply with stall fee payment procedures. Failure to do so may result in fines levied per occurrence.

15. Sellers in all categories shall complete a load list on each Market day and submit it to the Market Manager before departing from the Market.

16. Stall space assignments:

a. Sellers must accept the stall space assigned by the Market Manager.

b. Whenever a seller does not adhere to Market arrival and departure times, or fails to notify the Manager of his/her intention to sell at the Market on a specific day, the Manager may revoke the seller's stall space reservation for two weeks. Market arrival times are one hour before the start of a Market. Departure times are no earlier than the closing time of the Market and no later than one hour after the Market closes.

c. Sellers must maintain their stall spaces in a clean and sanitary condition. Each seller shall remove containers, waste, and trimmings before leaving the Market. Sellers shall not use the City trash bins. Refuse collected must be disposed off-site by sellers.

d. Sellers must provide their own tables.

17. Standards of Conduct:

Sellers who do not comply with these standards of conduct may be subject to discipline as set forth in Section D of these rules.

a. Sellers shall be honest and shall conduct themselves at all times in a courteous and business-like manner. Rude, abusive or other disruptive or offensive conduct is not permitted.

b. Conduct by sellers that is materially and seriously prejudicial to the reputation or operation of the Market is not permitted.

c. Sellers experiencing any difficulty with customers or other sellers in this regard should refer the matter promptly to management.

d. No radios or boom boxes may be played during market hours. No loud hawking, shouting or barking to promote products is allowed.

e. All product promotion must occur within the space assigned to the producer and not in any common area.

f. Seller's pets are not allowed in the Market per the CA State Health and Safety Code; this includes no pets in seller's vehicles.

18. Sellers are responsible for the actions of their representatives, employees or agents.

19. All sellers must comply with all applicable Federal, State and local laws, ordinances and regulations.

20. All sellers must comply with the Market's Safety Program and Emergency Protocol.

21. All sellers and their employees must adhere to the Market vehicle parking policy. Non-compliance may result in fines being levied.

22. All sellers must submit in writing any complaints/grievances that they wish the Governing Board to address.

SECTION D: DISCIPLINE OR REMOVAL OF AN APPROVED SELLER; APPEALS

1. A seller may be removed or suspended from any market or have selling privileges in the market conditioned, modified, limited or terminated by the Governing Board.

2. Sellers who are in violation of any state, local or Winters FM rules and regulations; or who are aggrieved by a Governing Board decision, will be subject to the following procedures:

a. Whenever the Market Manager or Governing Board believes a seller has violated the conditions of the permit to sell or any of the rules or regulations of the Market, the Market Manager may issue a verbal or written warning or may issue a notice of proposed suspension.

b. Any verbal warning or informal written warning may be followed by written notice of proposed suspension documenting such warning. Such written notice of proposed suspension or modification of selling privileges shall be mailed or personally delivered to the seller within seven (7) days of such verbal warning. The notice shall state the time and place of the Governing Board hearing on the proposed suspension or other action. Such hearing shall be held no later than thirty (30) days after mailing or personal service of the written notice of proposed suspension. The Market Manager shall inform the seller of the reasons for the warning or notice.

c. If the Market Manager issues a notice of proposed suspension, the seller may appear at a hearing before the Governing Board at the time and place in the notice. The seller shall be entitled to present written evidence and written argument to the Governing Board before the hearing and shall be entitled to present written and oral evidence at the hearing. The seller may, at his or her sole expense, be represented by legal counsel at the hearing or in written

communication to the Governing Board. The Governing Board does not transcribe its proceedings. If a seller wishes to obtain a verbatim record, the qualified seller shall arrange for attendance by a court reporter or for some other acceptable means of recordation. Such arrangements shall be at the qualified seller's sole expense. If the seller challenges in court the action taken by the DFMA Governing Board, the challenge shall be limited to raising only those issues raised at the hearing or in written correspondence delivered to the Governing Board at or prior to the hearing.

d. The Governing Board shall, at the time and place set forth in the notice, hold a hearing on the proposed suspension. At the hearing, the seller shall be entitled to present written or oral evidence and argument as to why the permit should not be suspended. The Board shall also consider the testimony of the Market Manager or his or her designee. The Governing Board may, in its discretion, continue the hearing once to a future date.

e. If the Governing Board, after a hearing, determines that the seller has violated the permit conditions or the Market rules and regulations, it may suspend the seller's permit for a maximum of 90 days.

f. The Governing Board may suspend, for any period deemed appropriate, or may revoke, the permit of any seller whose permit has been previously suspended. The DFMA Governing Board may also refer the matter to a governmental agency with jurisdiction over the subject at issue. The Governing Board shall promptly notify the seller in writing of its decision and the findings of fact supporting the decision. Any seller whose permit has been suspended previously must reapply to be a seller at the Winters Farmers Market when requesting to return to selling. Admission is not guaranteed.

g. A seller whose permit has been suspended, or a seller or applicant aggrieved by a decision of the Governing Board, may file a written request with the Market Manager requesting reconsideration of a determination made by the Governing Board. The person requesting reconsideration shall file the written request within ten (10) days of the adoption of the Governing Board's determination. If no person files a timely request, the Governing Board shall not take any action pursuant to this section and the Governing Board's decision shall be considered final. If a timely request for reconsideration has been filed, at the next available meeting the Governing Board shall consider the request for reconsideration and shall receive any oral or written testimony. The Governing Board's decision shall be final.

h. Whenever the Market Manager determines that an immediate suspension of a seller's privilege in the Market is necessary to preserve the health, safety or welfare of the Market customers, other Market sellers, Market staff, or the public, the Market Manager may suspend a seller's permit to sell. Such suspension shall be effective immediately. The Market Manager shall provide the seller with a notice of suspension stating the date, time and place of the Governing Board's hearing on the suspension. Thereafter, the hearing procedures detailed above shall be followed.

i. Whenever a seller has had their state or county permit to sell at a Certified Farmers Market revoked, that seller must re-apply to sell at the Winters Farmers Market, and may not be guaranteed admission to sell.

SECTION E: RULES AND REGULATIONS FOR SELLERS OF CERTIFIABLE AGRICULTURAL PRODUCTS

Fresh Fruits and Vegetables, Nuts in the shell, Shelled Eggs, Honey, Cut Flowers, Nursery Stock

1. Sellers in this category are those who have grown or produced the products they sell on a facility which the seller controls.
2. All certified agricultural products must be sold in accordance with State Direct Marketing Regulations for Certified Producers (Cal. Code of Regs., Tit. 3, § 1392.)
3. All sellers of certified agricultural products must obtain a Certified Producer's Certificate issued by the Agricultural Commissioner from the county in which the produce is grown. All products for sale must be listed on the certificate and an embossed photocopy certificate shall accompany the certified agricultural products during transportation and be posted at the Market. All certificates shall be displayed in full view of customers during each Market.
4. Second Certificates: A certified producer may sell for another certified producer provided that the seller is also selling his/her own product, he/she displays both growers certificates, and he/she notifies Market staff that he/she is selling for another producer. In addition, each certified producer selling at the Market through another producer must:
 - a. have an approved application-to-sell on file with the Market Manager;
 - b. have been granted permission to sell the second certificate products by the Market Manager;
 - c. appear to sell for the first market day and at least once thereafter for every 6 months of sales;
 - d. agree to pay a separate stall fee.
 - e. have a separate display of product, not to be mixed in any way with the primary producer's product as in bouquets, dried fruits and salad mixes or gift baskets.
At least 50% (based on fair Market value) of each primary certificate holder's produce for sale must be of his/her own production
5. Growing Practices: Signs and labels must clearly identify the products on a vendor's table that are certified organic. The use of the term "organic", verbal or written, can only be used by a producer who has been certified organic by a USDA approved certifier. The use of the term "organic" by non-certified-organic producers is prohibited. Vendors electing not to be certified organic must describe their product without using the word "organic". Farming practices must be fully and truthfully disclosed when customers inquire. Failure to do so will result in disciplinary action, including possible revocation of selling privileges. All produce grown hydroponically or in greenhouses must be so labeled.

SECTION F: RULES AND REGULATIONS FOR SELLERS OF NON-CERTIFIABLE AGRICULTURAL PRODUCTS

Live Animals, Livestock, Fish, Aquaculture, Wine, Worms, Dried Fruits and Vegetables, Processed Nuts, Juices, Pickled Fruits & Vegetables, Jams.

1. Sellers in this category are those who have grown, bred, raised, or cultivated, the products in fresh or processed form. These sellers may have their products dried, ground, roasted, juiced, smoked or otherwise altered in one stage process by a second party. All sellers of non-certifiable agricultural products must obtain a certified producer's certificate for the fresh product from which the processed product was derived. The certified producer's certificate must have been issued by the Agricultural Commissioner from the county where the fresh product was grown or produced. These fresh products must be listed on the certificate and an embossed photocopy certificate shall accompany the processed non-certifiable agricultural products during transportation and shall be posted at the Market. All certificates must be displayed in full view of customers during each market.
2. Only those processed agricultural products which a producer can verify are his/her own product will be allowed for sale at the Market. Dry yard and/or processing plant receipts may be requested for verification of producership.
3. All sellers must obtain and display all necessary permits, including but not limited to health permits.
4. All sellers of non-certifiable processed agricultural products must provide the market with proof of product liability insurance naming the Market as an additional insured.

SECTION G: RULES AND REGULATIONS FOR SELLERS OF NON-AGRICULTURAL PRODUCTS (PREPARED FOODS AND CRAFTS)

Priority for stall space will be based on-consideration of the factors set forth in section II; A;3 of these Rules (membership, number of years selling, consumer demand, record of attendance, compliance with the Rules and Regulations and market commodity mix. In addition, priority will be given to applicants who are local (Winters, Yolo and adjacent counties), or whose processed foods are made using raw ingredients from the Market's agricultural sellers.

1. Rules and Regulations for Sellers of Processed/Prepared Foods

- a. Sellers in this category are those who have cooked, canned, baked, preserved or otherwise treated the product they sell. Sellers shall prepare the finished product.
- b. All sellers must obtain and display all applicable permits, including a permit from the health department of the county from which the products originate.
- c. All processed/prepared foods/food vendors must provide the market with proof of product liability insurance naming the Market as an additional insured.
- d. All products within this category shall bear labels including: the name of the product, ingredients, weight, the qualified seller's name and address. (see California Uniform Retail Food Facilities Law, Articles 6 and 15, Health and Safety Code, sections 27590 et seq., and 27831 et seq., respectively.)

- e. Low acid canned foods are prohibited from the Market (including, but not limited to, vegetables, meats, low acid olives).
- f. Packaging and containers for processed and prepared foods must be recyclable.
- g. The Market may adopt benefits for sellers, including but not limited to financial benefits, incentives and cooperative promotions to encourage principles it wishes to promote.
- h. Priority will be given to Downtown Winters Restaurants and space allocation is on an annual at-will admission.
- i. Processed food sellers must use products purchased from the Market sellers in food sold.

3. Rules and Regulations for Sellers of Crafts

- a. Sellers in this category are those who have created, sewn, constructed, or otherwise fashioned from component materials the item(s) they sell. The component materials must be sufficiently modified from their original state to demonstrate fine craftsmanship.
- b. Crafts must be thematic with the farmers market. Crafts must reflect images of agriculture, agrarian lifestyle or the Market in general.
- c. All craft applications shall be reviewed by a craft review committee appointed by the Winters Farmers Market Advisory Committee and the Governing Board. The crafts review committee shall meet three times a year, or as needed.
- d. Each craft application must include a photocopy of appropriate permits, i.e. seller's permit from the State Board of Equalization and Business License if applicable.
- e. A representative sample and photos/slides of each craft item to be sold at the Market must be submitted at the time of review. Only those items approved at the review may be sold at the Market.
- f. A rotating stall space assignment schedule will be applied to approved craft sellers. Priority stall space allocation will be taken into account as outlined in the Market Rules and Regulations Section II;A;3.
- g. The above rules apply to all sellers of crafts, including Agricultural Producers who may sell soaps, lotions, scrubs, and salves that they create made from the agricultural and processed agricultural products they produce (must be listed on their Certified Producers Certificate). The sale of these crafts by Agricultural Producers must take place in the designated craft area of the market.

IV. RULES AND REGULATIONS FOR NON-PROFIT ORGANIZATIONS AND COMMUNITY INFORMATION GROUPS

1. Non-profit organizations and community information groups (organizations) shall be allowed at the Market whenever space is available. Each group or individual is allowed to come as needed during the year. All organizations must set up in the space assigned by the Market Manager.
2. An organization's request for a space must be made to the Market Manager prior to the Market day. Designated spaces for organizations shall be made available on a first-come, first-served basis.
3. An applicant must provide the Market Manager with satisfactory proof of the organization's non-profit status and of his/her position as a representative of the organization.
4. Only non-profit and community information organizations may engage in the resale of items related to or in support of their organizations for fundraising purposes. All resale items must be pre-approved by the Market Manager and may not compete with the sales of the Winters Farmers Market sellers.
5. Organization representatives shall not interfere with Market operations by aggressively soliciting signatures, donations or attention. Such activities shall not block sidewalks or access to assigned stall spaces.
6. The Market retains the right to regulate the time, place and manner of activities relating to displays, signs, posters, placards, and other expressions of the interests represented. The use of fighting words, obscenities, grisly or gruesome displays or highly inflammatory slogans likely to provoke a disturbance may be prohibited by the Market Manager.
7. Each organization must prominently display its name, and must comply with all applicable Market rules.

These rules adopted JANAURY 2009

APPLICATION TO SELL WINTERS FARMERS MARKET

Mail : P.O. Box 1813, Davis, CA 95617 Fax: 530-756-1858 www.davisfarmersmarket.org

PRODUCER'S NAME: _____

BUSINESS NAME: _____ E-MAIL _____

MAILING ADDRESS: _____

PHONE- BUSINESS:(_____) _____ HOME:(_____) _____ FAX _____

LOCATION OF FARM OR BUSINESS:
(COUNTY ROAD INTERSECTIONS -- FOR MORE LOCATIONS PLEASE USE BACK)

COUNTY OF PRODUCTION: _____

NAMES OF EMPLOYEES WHO MAY SELL FOR THE PRODUCER:

NAMES OF FAMILY MEMBERS WHO MAY SELL:
(LIST RELATIONSHIP TO THE PRODUCER)

HAVE YOU EVER SOLD AT THE DAVIS FARMERS MARKET? YES ___ NO ___

APPLYING TO SELL ON: SATURDAYS _____ WEDNESDAYS _____

OTHER MARKETS AT WHICH YOU SELL:

CERTIFIED PRODUCER'S CERTIFICATE NUMBER: (enclose copy) _____

HEALTH DEPARTMENT NUMBER: (enclose copy) _____

OTHER LICENSES, PERMITS, ETC.: (enclose copy)

LIST ITEMS YOU PLAN TO SELL AND WHEN (USE BACK OF PAGE IF NEEDED):
ITEM MONTHS ITEM MONTHS

I request permission to sell at the Davis Farmers Market. I have read the rules of the Market. I agree to abide by these rules and all other laws, codes and regulations as amended, to cooperate with the Market management and to pay the required fees.

SIGNATURE _____ DATE _____

APPROVED BY: _____ DATE: _____



MARKET POLICY FOR SOCIO-POLITICAL/COMMUNITY GROUPS

The Winters Farmers Market does allow non-profit organizations and community information groups to have space at the Market in a designated area that will be determined and assigned by the Market Manager. All interested parties requesting such a space should check with the Manager before setting up for proper placement. **We recommend showing up by 7am on Sundays.**

Each group or individual is allowed to come as needed during the year. All non-profit groups must provide the Manager with satisfactory proof of the organization's non-profit status, and of his or her position as a representative of the organization. Resale of items, **approved by the Market Manager**, related to or in support of participating organizations for fund raising purposes is permitted.

Rules that groups or individuals must follow while present at the Davis Farmers Market are as follows:

1. Individuals or groups may not interfere with Market operations by aggressively soliciting signatures, donations or attention. Such activities may not block sidewalks or access to assigned seller stall spaces.
2. All individuals or groups must stay behind their tables or displays. At no time may representatives walk through the Market handing out information.
3. Individuals or groups must accept the spaces assigned to them by the Market Manager.
4. **Each organization or individual must prominently display its name, bring their own tables and chairs and must comply with all applicable Market rules.**
5. The Market retains the right to regulate the time, place and manner of activities relating to displays, signs, posters, placards and other expressions of the interests represented. The use of "fighting words", "obscenities, grisly or gruesome displays or highly inflammatory slogans likely to provoke a disturbance may be prohibited by the Market Manager.

The Board of Directors has authorized the Market Manager to enforce the above rules. Violation could mean expulsion from the Market. The Market cannot endorse the opinions or positions of any group or individual. If you have questions, contact the Market Manager at (530) 756-1695.

I HAVE READ AND AGREE TO ABIDE BY THE ABOVE MARKET POLICY

(Return to: The Winters Farmers Market, P.O. Box 1813, Davis, CA. 95617)
Phone: 530-756-1695, Fax: 530-756-1858

Signature _____ Date: _____

Organization _____

Contact Person _____ Phone: _____

Adopted as amended February 2005

BY-LAWS
of the
DAVIS FARMERS MARKET ASSOCIATION, INC.

I. NAME AND LOCATION

This corporation shall be known as the Davis Farmers Market Association, Inc. (hereafter DFMA); and shall locate its principal office in the County of Yolo, State of California.

II. PURPOSE

The purposes of the DFMA are:

- a. to operate certified farmers markets in accordance with the laws of the State of California, Yolo County, the City of Davis and other cities and counties for the benefit of both producers and consumers.
- b. to promote public awareness of and support for the DFMA by the creation of an organization to oversee and manage it.
- c. to work with other direct marketing associations to share experience and improve market management.
- d. to educate consumers about direct marketing, food preservation and food buying alternatives.

III. MEMBERSHIP

Membership in the DFMA shall be open to approved sellers as defined in the Davis Farmers Market Rules. All applications for membership will be approved by the DFMA Board of Directors.

Section 1: Definition of a Member

- A. An approved seller shall be considered a member when annual dues are paid.
- B. Membership in the DFMA shall be held either by individual approved sellers or by entities comprised of more than one approved seller. A member entity must be comprised of more than one approved seller, each of whom is joined by either marital status, partnership, corporate status, family farm status, co-op, joint venture or other legal status.
- C. A member entity shall designate an "active participant" in the DFMA. An active participant shall be one of the approved sellers comprising the member entity. The active participant shall be the person who represents the member entity in the DFMA and who exercises the rights of membership. Thus the active participant would vote, receive all mailings, have the right to inspect records, etc.
- D. At the time of application for membership, a member entity shall provide the DFMA with written documentation as to the identity of its designated "active participant" and the individual approved sellers comprising the member entity.
- E. In the event that a member entity changes its "active participant" designation, its form, including, but not limited to a change in entity structure, death, divorce or retirement, or changes the individual approved sellers comprising the original member entity, a new application for membership must be filed with the DFMA and approved by the Board of Directors.
- F. The terms for approval of a change in the member entity form or the list of approved sellers comprising the entity shall be that the new approved seller(s) must have held at least a 50% ownership interest in the member entity for a minimum of one year.

Section 2: Rights, Duties and Benefits of A Member

As far as is consistent with the law and these By-Laws, the members of the DFMA shall have the following rights and obligations:

A. A member of the DFMA is entitled to participate in and to vote in all elections, referendums and annual meetings.

B. The rights, and duties, and benefits of membership in the DFMA cannot be transferred to another member (regardless of its form), person, or entity, without approval of the Board of Directors (Section III MEMBERSHIP, Section 1, (E.).

C. An individual member shall have one vote in elections. A member entity shall have one vote in elections and that vote shall be executed by the designated "active participant" as outlined in Section III Membership, Section 1, (B), (C), (D).

D. A member shall be eligible to vote in Board of Directors elections one month after initial membership dues are received by the association and shall remain an active member so long as annual dues are paid. Payment of current annual dues is required to vote.

E. A member of this DFMA shall have the right to attend any or all meetings held at the request or under the supervision or authority of the Board of Directors as provided for in these By-Laws.

Section 3: Liabilities of Members

No person who is now or who later becomes a member of the DFMA shall be personally liable for any indebtedness or liability except as he/she may be held liable under state law, and any and all creditors of the DFMA shall look only to the assets of the DFMA for payment.

Section 4 : Membership Rolls

Every member of the DFMA shall be responsible for providing the DFMA secretary with written notification of her/her current address. The DFMA shall compile and maintain a current list of the names, principal addresses and effective dates of membership of all members.

Section 5: Membership Dues

A. Fee structure:

The Board of Directors of the DFMA shall establish the fee for annual dues and may adjust the dues by a vote of the Board of Directors.

B. Annual Membership:

Membership in the DFMA shall be on an annual basis. The DFMA's fiscal year is the calendar year; regardless of the date of initial membership, annual dues are due January 1. If annual dues are not paid by January 31, membership benefits shall be suspended until the current year's dues are paid.

IV. MEMBERSHIP MEETINGS

Section 1: Annual Meetings

The Annual Meeting of the members of the DFMA shall be held once during each year at such time and place as shall be determined by a resolution of the Board of Directors. Written notice of the time and place of the meeting shall be mailed first class or personally delivered to each member at least ten (10) days before the date of the meeting.

Section 2: Special Meetings

Special meetings of the members of the DFMA may be called at any time by a majority of the Board of Directors or by 5 percent of the membership for any lawful purpose. Written notice of the time and place of the meetings shall be mailed first class or personally delivered to each member at least ten (10) days before the date of the meeting.

The transactions of any meeting of members however called and noticed, and wherever held, are as valid as those of a meeting duly held after regular call and notice, if a quorum is present and if, either before or after the meeting, each of the persons entitled to vote, not present in person signs a written waiver or notice or a consent to the holding of the meeting or an approval of the minutes thereof.

Section 3: Open Meetings

All meetings of the DFMA, the Board of Directors or any of its committees shall be open to the public, except executive sessions of the Board of Directors concerning personnel matters or litigation.

Section 4: Public Notice

All meetings of the DFMA shall be publicly noticed on the bulletin board at the farmers market designated for this purpose. In addition, notices of every meeting shall be sent to members as noted in Sections 1, 2 and 3 above.

Section 5: Quorum

Ten percent (10%) of the members shall constitute a quorum for the transaction of business.

Section 6: Conduct of Meetings

Meetings of the Board of Directors shall be presided over by the chair or the vice chair. The secretary shall cause minutes to be kept of the meetings including Directors present and actions taken at each meeting. Minutes shall be kept as a permanent record of the DFMA. Meetings shall be governed by Robert's Rules of Order.

V. BOARD OF DIRECTORS

Section 1: Number and Composition of the Board of Directors as follows:

The Board of Directors shall consist of eleven Directors. Of the eleven Directors, eight must hold a valid Certified Producer Certificate from the State of California and must be DFMA members. The remaining three Directors shall be non-farmers; one shall be a prepared foods seller DFMA member or a crafts seller DFMA member, and two shall be consumer representatives who live in the Davis environs who need not be members of the DFMA. In addition, each year the Board may appoint two non-voting Associate Board members to serve for one year.

Section 2: Quorum

The presence in person of six (6) members of the Board of Directors shall constitute a quorum for the transaction of business. Except as otherwise provided for in these By-Laws, all decisions and business conducted by the Board of Directors must be approved by a majority of the Directors present.

Section 3: Regular Meetings

Regular Board of Directors meetings will be fixed by the Board. At least six (6) regular meetings will be held during each calendar year, and one of these will be the Annual Meeting.

The membership will be notified of the date and place of the regular meeting, such notices being sent out at least seven (7) days prior to the scheduled meeting date.

Section 4: Powers of Directors

Subject to limitation of the By-Laws and of California law, all powers of the DFMA shall be exercised by or under the authority of the Board of Directors and the business and affairs of this association shall be controlled by them. Without limiting the general powers, the Board of Directors shall have the following powers and duties:

A. To select and remove the officers, agents and employees of the DFMA, prescribe such powers and duties for them that are not inconsistent with law or these By-Laws, fix their compensation and, if deemed necessary, require from them security for faithful service.

B. To conduct, manage and control the affairs and business of the DFMA and to make and enforce rules and regulations not inconsistent with law or these By-Laws. The powers under this subsection (B) may be exercised by the Board of Directors directly or by such manager, executive committee or other delegee(s) as a majority of the Board of Directors shall designate.

D. To appoint Board committees by a majority vote of the Directors.

E. To enter into leases, contracts or other agreements necessary or desirable for the accomplishment of the DFMA's purposes.

F. To approve and terminate a seller's privilege to sell and/or membership in the DFMA in accordance with the Davis Farmers Market Rules and DFMA Membership Regulations.

G. To make available to all members of the DFMA a copy of the annual report.

H. To meet at such times as required by these By-Laws.

Section 5: Elections

Elections for the Board of Directors shall be held in January of every year commencing when these By-Laws are adopted. Any member of the DFMA may be a candidate for the Board of Directors by election or petition. Nominations shall be made from the floor at the Board of Directors meeting held prior to the election. Petitions for Board of Directors candidates must be filed with the current Board at least twenty-one (21) days prior to the date of the election. Every member of the DFMA shall receive written notification at her/her principal mailing address of the election at least fourteen (14) days prior to it. Every member shall be entitled to one vote for each vacancy. Only those ballots received at the DFMA office by 5 P.M. on or before the day of the election shall be recognized and tallied. The candidates receiving the highest votes in descending order of votes are elected to fill the vacant position. Tie votes will be resolved with a flip of the coin.

Section 6: Term of Office

The term of office for each Director of the DFMA shall be two years. This term shall commence on the day after the annual election. Four farmer positions and 1 consumer representative position will become vacant each year.

Section 7: Removal

A Director may shall be removed from office if 2/3rds of all the active members of the DFMA so vote.

Section 8: Vacancies of Directors

A vacancy is created upon the death, resignation or removal of a Director. The Board may declare vacant the office of a Director who misses three consecutive regular meetings without excuse or has been declared of unsound mind by a final order of the court or has been convicted of a felony. Vacancies shall be filled by a majority vote of the Board of Directors. The term of a Director elected by the Board to fill a vacancy shall end on the date of termination originally scheduled for the Director who has, according to the procedures of this paragraph, vacated his/her seat.

Section 9: Leave of Absence

A Director may request a leave of absence from the Board for a period of not longer than six months. If the majority of the Board members accept the leave request, the Director's position shall not be considered vacant.

Section 10. Special Meetings

Special meetings of the Board may be called by the Chair of the Board or the Vice-Chair or the Secretary or any two (2) Directors. Special meetings shall be held on four (4) days' notice by first class mail, postage prepaid, or on forty-eight (48) hours' notice delivered personally or by telephone or telegraph. Notice of the special meeting need not be given to any Director who signs a waiver of notice or a written consent to holding the meeting or an approval of the minutes thereof, whether before or after the meeting, or who attends the meeting without protesting, prior thereto or at its commencement, the lack of such notice to such Director. All such waivers, consents, and approval shall be filed with the corporate records or made a part of the minutes of the meetings.

Section 11: Board Committees

All Board Committees shall be appointed by a majority vote of the Directors.

A. Executive Committee

There will be an Executive Committee of 3-5 members of the current Board and shall include the present Board Officers, and may include 1-3 other Board members. This executive committee has all the powers of the Board in the intervals between meetings. This committee will meet on call of its Chair, or on the request of any member of the committee. Any action taken by the Executive Committee must be ratified by the Board of Directors at its next meeting.

B. Budget and Finance

There will be a Budget and Finance Committee of 3-4 members and shall include the Treasurer, Vice-Chair and 1-2 other Board members. This budget and finance committee shall review all fiscal matters requiring Board action and make recommendations to the Board.

C. Long-Range Planning Committee

There will be a long-range planning committee of 5 members and shall include the Chair, Vice-Chair, and 3 other Board members. This committee shall provide information to management and the Board and make recommendations on proposed growth or change that is consistent with DFMA objectives and policies.

D. Executive Evaluation and Personnel Policies Committee

There shall be an Executive Evaluation and Personnel Policies Committee of 5 members and shall include the Chair, Secretary and 3 other Board members. This committee shall conduct an annual evaluation of the Executive Director based on a standard process approved by the Board and make recommendations to the Board on employee contractual arrangements.

Section 12: Advisory Committees

The DFMA shall have advisory committees as may from time to time be designated by resolution of the Board of Directors. Such committees may consist of persons who are not also members of the Board. These committees shall only act in an advisory capacity and shall be clearly titled as "advisory committees."

Section 13: Compensation

Directors shall receive no compensation for their services as Directors, except that they shall be allowed reasonable advancement or reimbursement for expenses incurred in the performance of their regular duties as specified in Section 3 of this article. Directors may only be compensated for rendering services to the DFMA as provided for in Section 14.

Section 14: Restrictions regarding interested Directors

Notwithstanding any other provision of these By-Laws, not more than 20% of the persons serving on the Board shall be interested persons. "Interested persons" are defined as:

a) any person currently being compensated by the DFMA for services rendered it within the previous 12 months, whether as a full or part-time employee, independent contractor or otherwise; or:

b) any relative by blood or marriage.

Section 15: Non-liability of Directors

The Directors shall not be personally liable for the debts, liabilities, or other obligations of the DFMA.

Section 16: Indemnification by DFMA of Directors, Officers, employees and other agents.

To the extent that a person, who is, or was, a Director, officer, employee or other agent of the DFMA has been successful on the merits in defense of any civil, criminal, administrative or investigative proceeding brought to procure a judgment against such person by reason of the fact that he or she is, or was, an agent of the DFMA, or has been successful in defense of any claim, issue or matter, therein, such person shall be indemnified against expenses actually and reasonably incurred by the person in connection with such proceeding if such person acted in good faith and in a manner such person reasonably believed to be in the best interest of the corporation and, in the case of criminal proceeding, had no reasonable cause to believe the conduct of such person was unlawful.

If such person either settles any such claim or sustains a judgment against him or her, then indemnification against expenses, judgments, fines, settlements and other amounts reasonably incurred in connection with such proceedings shall be provided by the DFMA but only to the extent allowed by, and in accordance with, the requirements of Section 7237 of the California Mutual Benefit Corporation law.

Section 17: Insurance for DFMA Agents

The Board of Directors may adopt a resolution authorizing the purchase and maintenance of insurance on behalf of an agent of the DFMA (including a Director, officer, employee or other agent of the DFMA) against any liability (Section 7237 of the California Non Profit Mutual Benefit Corporation Law) asserted against or incurred by the agent in such

capacity or arising out of the agent's status as such, whether or not the DFMA would have the power to indemnify the agent against such liability under the provisions of Section 7237 of the California Mutual Benefit Corporation Law.

VI. OFFICERS

Section 1: Officers

The officers of the DFMA shall be a chair, vice chair, secretary, and treasurer. No person may hold more than one office. Officers must be members of the Board of Directors.

Each officer shall have, in addition to the duties and powers hereinafter set forth, such additional duties and powers as may be prescribed by law, by the Articles of Incorporation, or by these By-Laws or, from time to time, by the Board of Directors.

Section 2: Duties of the Board Chair

He/she shall preside at all meetings of the Board and of the members. Subject to the control of the Board of Directors he/she shall supervise and control the affairs of the DFMA and the activities of the officers. He/she shall perform all duties incident to his or her office and such other duties as may be required by law, by the Articles of Incorporation of the DFMA, or by these By-Laws, or which may be prescribed from time to time by the Board of Directors. He/she shall serve as an ex-officio member of each Board committee.

Section 3: Vice Chair

In the absence or disability of the chair, the vice chair shall perform all the duties of the president and in so acting shall have all the powers of the chair.

Section 4: Secretary

The secretary shall oversee maintenance of the following records and duties to assure that DFMA agents and employees:

Keep at the principal office of the DFMA the original, or a copy, of these By-Laws, as amended or otherwise altered to date.

Keep at the principal office of the DFMA or at such other place as the Board may determine, a book of minutes of all meetings of the Directors, and, if applicable, meetings of

committees of Directors and of members, recording therein the time and place of holding, whether regular or special, how called, how notice thereof was given, the names of those present or represented at the meeting, and the proceedings thereof.

See that all notices are duly given in accordance with the provisions of these By-Laws or as required by law.

Be custodian of the records and of the seal of the DFMA and see that the seal is affixed to all duly executed documents, the execution of which on behalf of the DFMA under its seal is authorized by law or by these By-Laws.

Keep at the principal office of the DFMA a membership book containing the name and address of each and any members, and, in the case where any membership has been terminated, he/she shall record such fact in the membership book together with the date on which such membership ceased.

Exhibit at all reasonable times to any Director of the DFMA, or to his or her agent or attorney, on request therefore, the By-Laws, the membership book, and the minutes of the proceedings of the Directors of the DFMA.

Section 5: Treasurer

Subject to the provisions of these By-Laws relating to the "Execution of Instruments, Deposits and Funds," the Treasurer shall: oversee and assure that DFMA agents and employees;

Have custody and custody of, and be responsible for, all funds and securities of the DFMA, and deposit all such funds in the name of the DFMA in such banks, trust companies, or other depositories as shall be selected by the Board of Directors.

Receive, and give receipt for, monies due and payable to the DFMA from any source whatsoever.

Disburse or cause to be disbursed the funds of the DFMA as may be directed by the Board of Directors, taking proper vouchers for such disbursements.

Keep and maintain adequate and correct accounts of the DFMA's properties and business transactions, including accounts of its assets, liabilities, receipts, disbursements, gains and losses.

Exhibit at all reasonable times the books of account and financial records to any Director of the DFMA, or to his or her agent or attorney on request therefore.

Render to the chair and Directors, whenever requested, an account of any or all of his/her transactions as Treasurer and of the financial condition of the DFMA.

Prepare, or cause to be prepared, and certify, or caused to be certified, the financial statements to be included in any required reports.

Section 6: Election of Officers

The Board of Directors shall elect all officers for terms of (one year) or until their successors are elected.

Section 7 : Vacancies of Officers

A vacancy in any office shall be filled by the Board of Directors.

Section 8 : Removal of Officers

Any officer may be removed if a majority of the full Board of Directors so vote.

VII. EXECUTIVE DIRECTOR

The Board of Directors shall select and employ an Executive Director who shall carry out the policies, directives and other duties as assigned by the Board of Directors.

VIII. AMENDMENTS OF BY-LAWS

These By-Laws may be amended or repealed and new By-Laws adopted by a 2/3rds vote of the full Board of Directors.

IX. RULES AND REGULATIONS FOR THE OPERATION OF THE DAVIS FARMERS MARKET

The Board shall adopt rules and regulations for the operation of the DFMA certified farmers markets including issuing permits, assigning spaces for selling at the Market and collecting reasonable fees from sellers and shall take any other action reasonably necessary for the efficient management and operation of the certified farmers market.

X. EXECUTION OF INSTRUMENTS

The Board of Directors, except as otherwise provided in these By-Laws, may by resolution authorize any officer or agent of the DFMA to enter into any contract or execute and deliver any instrument in the name of and on behalf of the DFMA, and such authority may be general or confined to specific instances. Unless so authorized, no officer, agent, or employee shall have any power or authority to bind the DFMA by any contract or engagement or to pledge its credit or to render it liable monetarily for any purpose or in any amount.

XI. CORPORATE RECORDS, REPORTS AND SEAL

Section 1: Maintenance of Corporate Records

The DFMA shall keep at its principal office in the State of California:

a) Minutes of all meetings of Directors, committees of the Board and, if the DFMA has members, of all meetings of members, indicating the time and place of holding such meetings, whether regular or special, how called, the notice given, and the names of those present and the proceedings thereof.

b) Adequate and correct books and records of accounts, including accounts of its properties and business transactions and accounts of its assets, liabilities, receipts, disbursements, gains and losses.

c) A record of its members, if any, indicating their names and addresses and, if applicable, the class of membership held by each member and the termination date of any membership.

d) A copy of the DFMA's Articles of Incorporation and By-Laws as amended to date, which shall be open to inspection by the members, if any, of the DFMA at all reasonable times during office hours.

Section 2: Corporate Seal

The Board of Directors may adopt, use, and at will alter, a corporate seal. Such seal shall be kept at the principal office of the DFMA. Failure to affix the seal to DFMA instruments, however, shall not affect the validity of any such instrument.

Section 3: Directors' Inspection Rights

Every Director shall have the absolute right at any reasonable time to inspect and copy all books, records and documents of every kind and to inspect the physical properties of the DFMA.

Section 4: Members' Inspection Rights

Each and every member shall have the following inspection rights, for a purpose reasonably related to such person's interest as a member:

- a) To inspect and copy at reasonable times, upon five (5) business days prior written demand on the DFMA, the accounting books, records, or minutes of proceedings of the members or of the Board or committees of the Board.
- b.) A member can obtain from the Secretary of the DFMA, on written demand and payment of a reasonable charge, a list of the names, addresses, and voting rights of members. The demand shall state the purpose for which the list is requested. The membership list shall be available on or before the later of ten (10) business days after the demand is received or after the date specified therein as the date as of which the list is to be compiled.
- c.) Notwithstanding the provisions of a.) and b.) above, the DFMA has the right to set aside a demand for inspection or to obtain a court order limiting inspection rights.
- d) Any inspection under the provisions of this Article shall be made in person or by authorized agent or attorney.

Section 5: Annual Report

The Board shall cause an annual report to be furnished not later than one hundred and twenty (120) days after the close of the DFMA's fiscal year to all Directors of the corporation and, to all members, which report shall contain the following information in appropriate detail:

- a) The assets and liabilities, including the trust funds, of the DFMA as of the end of the fiscal year.

b) The principal changes in assets and liabilities, including trust funds, during the fiscal year.

c) The revenue or receipts of the DFMA, both unrestricted and restricted to particular purposes, for the fiscal year.

d) The expenses or disbursements of the DFMA, for both general and restricted purposes, during the fiscal year.

The Annual Report shall be accompanied by a report (thereon) of independent accountants, or, if there is no such report, the certificate of an authorized officer of the DFMA that such statements were prepared without audit from the books and records of the DFMA.

CERTIFICATE OF SECRETARY

OF

DAVIS FARMERS MARKET ASSOCIATION, INC.

A California Nonprofit Mutual Benefit Corporation

I hereby certify that I am the duly elected and acting Secretary of said Corporation and that the foregoing By-Laws, comprising seventeen number of pages, constitute the

Bylaws of said Corporation as duly adopted at a meeting of the Board of Directors thereof held on November 22,1997.

Dated: _____, 2005

Secretary

amended 2/28/05

14.01.0 IN GENERAL***14.01.0 IN GENERAL*****14.01.010 Purposes of chapter. (2)**

The purposes of this chapter are as follows:

- (a) To establish a legal framework for the operation of a Farmers Market on city-owned property;
- (b) To provide for a flexible system of management over a Farmers Market that is responsive to public input and acts in the interest of all the residents of Davis;
- (c) To meet the need for control over space allocation and enforcement of rules for selling at a Farmers Market; and
- (d) To ensure that a Farmers Market is successfully maintained primarily as an outlet for farmers to sell their produce directly to consumers, while allowing for some product diversity in order to better meet the needs of consumers. (Ord. No. 1725, (part).)

14.01.020 Definitions. (3)

For the purposes of this chapter, the following words and phrases shall have the meanings given to them by this section, unless the context otherwise requires:

Approved Seller. A person selling or offering for sale at the Market an item or commodity which he or she has:

- (1) Grown upon land which the person controls, in the case of fruits, nuts, vegetables, other plant products, or other processed agricultural products;
- (2) Bred, raised, cultivated, or collected, in the case of animal, poultry, viticulture, vermiculture, aqua culture, eggs, honey and bee products;
- (3) Cooked, canned, preserved, or otherwise significantly treated, in case of prepared foods; or
- (4) Created, sewn, constructed, or otherwise fashioned from component materials, in the case of crafts.

An approved seller must also have an approved application-to-sell on file with the market manager prior to exercising his/her privilege of selling at the market.

Employee. Any person, other than a family member as defined in this section, employed by an approved seller at a regular salary or hourly rate, either full- or part-time, but not including any person whose compensation in whole or in the part is based on, or consists of, a commission on sales.

Family Member. A parent, child, grandparent, grandchild, or a family member regularly residing in the approved seller's household.

Governing Board. The board of directors or other ruling committee of the market association.

Market. A farmers market, certified by the Yolo County Agricultural Commissioner and located on city-owned property, including, where authorized, temporary use of streets and/or parkland.

Market Association. A not for profit association or corporation which manages and operates the market, also referred to as the "Davis Farmers Market Association" or "DFMA."

Market Manager. A person or persons empowered by the Governing Board, to implement market policies and directives, and to oversee the operation of the market.

Resale. Any sale other than by an approved seller, or a family member or employee thereof.

(Ord. No. 1327, §1 (part); Ord. No. 1458, §1 (part); Ord. No. 1725, (part); Ord. No. 2193)

14.01.030 Management. (4)

(a) Upon permit approval by the city council, the Market Association, through its governing board, may manage and operate a Farmers Market on city-owned property, subject to the following conditions:

(1) Membership in the Market Association shall be open to all approved sellers on an equal basis upon approval by the DFMA governing board.

(2) Membership in the Market Association shall not be a prerequisite for selling at the market.

(3) At least twenty percent but no more than thirty percent of the positions on the governing board shall be held by representatives of non-farmers. For this purpose, a "non-farmer representative" is anyone who is not a qualified seller of certified and/or noncertifiable agricultural products under market rules and regulations. At least half of those positions shall be held by consumer representatives who reside in Davis.

(4) All meetings of the Market Association shall comply with the Brown Act, California Government Code section 54950 et seq.

(5) The Market Association shall obtain a business license as the sponsor of the market, in accordance with the provisions of chapter 19 of this code.

(6) The market's location, hours of operation, and other conditions of use of city property shall be determined by the city manager, subject to review by the city council.

(b) Subject to the conditions in subsection (a) and the other provisions of this chapter, the Market Association may:

(1) Promulgate rules and regulations for the market pursuant to section 14.01.040;

(2) Issue permits and assign stall spaces for selling at the market;

(3) Collect reasonable fees from sellers who utilize the market facilities; and

(4) Take any other actions reasonably necessary for the efficient management and operation of the market. (Ord. No. 1725, (part).)

14.01.040 Rules and regulations--Limitations on selling. (5)

(a) The market rules and regulations, when promulgated by the Market Association in furtherance of

this chapter and not disapproved by the City Council after presentation thereto, shall be deemed to be adopted as part of this chapter and shall have the same force and effect as through expressly included.

(b)The market rules and regulations shall incorporate the following provisions, which are hereby made a part of this chapter:

(1)All sellers must currently have and display at the market all appropriate permits, licenses and certificates, and comply with all applicable federal, state and local laws, ordinances and regulations.

(2)No resale is permitted, and only approved sellers may sell at the market, with the following exceptions:

(A)A family member or employee may sell for an approved seller, but no commissions may be paid or received in connection with such sales.

(B)A certified grower may sell, in accordance with the market rules and regulations, for one other grower who is not a relative, provided that the seller is also selling his or her own produce and displays both grower certificates.

(C)Nonprofit organizations, including the Market Association, may engage in the resale of items related to or in support of their organizational purposes.

(3)Sellers must maintain their stall spaces in a clean and sanitary condition. Each seller shall remove containers, waste, and trimmings before leaving the market. Sellers may not use city trash bins.

(c)The Market rules and regulations may establish general categories for types of goods sold and may allocate a specific number of stall spaces for each category, subject to the following conditions:

(1)A priority system for assigning stall spaces may be based on membership in the Market, number of years selling at the Market, consumer demand, record of attendance, market commodity mix and compliance with DFMA Rules. No priority shall be given on the basis of location of product origin, except that sales of crafts and prepared foods may be limited to those produced in Yolo County and adjacent counties.

(2)If sellers with priority have not arrived at the market or notified the market manager of their intended arrival by a cutoff time established by the market manager, all unused stall spaces shall be made available to qualified sellers on a first-come, first-served basis.

(3)Nonprofit organizations shall be at the market whenever stall space is available. When nonprofit applicants exceed space available, a waiting list shall be established.

(d)The market rules and regulations shall be distributed to each person who applies for a selling permit and shall be prominently displayed at the market. (Ord. No. 1327, §1 (part); Ord. No. 1458, §1 (part); Ord. No. 1725, (part); Ord. No. 2193)

14.01.050 Permits to sell. (6)

(a)No person shall sell or offer to sell any item at the market except under the authority of a valid

permit approved by the market manager.

(b) Permits to use the market facilities shall give a seller the privilege of selling at the market only if the following conditions are met:

- (1) The seller properly files an application for a permit to sell at the market;
- (2) The seller complies with all ordinances and rules relating to the use of the market facilities;
- (3) The seller pays the appropriate stall fees;
- (4) The seller grants permission for the market manager, or other Market Association representative to enter the seller's premises for the reasonable inspection of land, facilities and records, in order to determine whether the seller is in compliance with the permit conditions. (Ord. No. 1725, (part).)

14.01.060 Discipline or removal of an approved seller; appeals. (7)

(a) A seller may be removed or suspended from any market or have selling privileges in the market conditioned, modified or limited by the Market Manager or Governing Board for violations of this chapter.

(1) If the Market Manager or Governing Board determines that a seller has violated the conditions of the permit to sell or any of the rules or regulations of the Market, the Market Manager may issue a verbal or written warning or may issue a "notice of proposed suspension."

(2) Any verbal warning or informal written warning may be followed by written notice of proposed suspension documenting such warning. Such written notice of proposed suspension or modification of selling privileges shall be mailed or personally delivered to the seller within seven (7) days of such verbal warning. The notice shall state the time and place of the Governing Board hearing on the proposed suspension or other action. Such hearing shall be held no later than thirty (30) days after mailing or personal service of the written notice of proposed suspensions. The Market Manager shall inform the seller of the reasons for the warning or notice.

(3) If the Market Manager issues a notice of proposed suspension, the seller may appear at the hearing before the Governing Board at the time and place in the notice. The hearing shall be conducted in accordance with this section and the market rules and regulations.

(4) The Governing Board shall, at the time and place set forth in the notice, hold a hearing on the proposed suspension. At the hearing, the seller shall be entitled to present written or oral evidence and argument as to why the permit should not be suspended. The Board shall also consider the testimony of the Market Manager or his or her designee. The Governing Board may, in its discretion, continue the hearing once to a future date.

(5) If the Governing Board, after a hearing, determines that the seller has violated the permit conditions or the Market rules and regulations, it may suspend the seller's permit for a maximum of 90 days.

(6) The Governing Board, may suspend, for any period deemed appropriate, or revoke the permit of any seller whose permit has been previously suspended. The Governing Board may revoke membership in the market for serious and repeated violations of state, local laws or market rules and regulations. The Governing Board may also refer the matter to a governmental agency with jurisdiction over the subject at issue. The Governing Board shall promptly notify the seller in writing of its decision and the

findings of fact supporting the decision.

(7) A seller whose permit has been suspended, or a seller, applicant, or member aggrieved by a decision of the Governing Board, may file a written request with the Market Manager requesting reconsideration of a determination made by the Governing Board. The person requesting reconsideration shall file the written request within ten (10) days of the adoption of the Governing Board determination. If no person files a timely request, the Governing Board shall not take any action pursuant to this section and the Governing Board's decision shall be considered final. If a timely request for reconsideration has been filed, at the next available meeting or no later than thirty (30) days from receipt of the request, the Governing Board shall consider the request for reconsideration and render a decision within ten (10) days. The Governing Board's decision shall be final.

(8) Notwithstanding any other provision in this chapter, if the Market Manager determines that an immediate suspension of a seller's privilege in the Market is necessary to preserve the health, safety or welfare of the Market customers, other Market sellers, Market staff, or the public, the Market Manager may suspend a seller's permit to sell. Such suspension shall be effective immediately. The Market Manager shall provide the seller with a notice of suspension stating the date, time and place of the Governing Board's hearing on the suspension. Thereafter, the hearing procedures detailed above shall be followed.

(b)(1) In addition to the provisions of subsections (a) and (b), any person who violates any provisions of this chapter may be deemed guilty of an infraction, punishable by a fine of no more than fifty dollars for a first violation, one hundred dollars for a second violation within one year, and two hundred fifty dollars for each additional violation within one year.

(2) Every day that any such violation continues shall constitute a separate offense.

(c) The Market Association is authorized to take civil legal action to enforce the requirements of this chapter and the rules and regulations.

(d) The remedies provided herein shall not be exclusive, and violation of any provision of this chapter shall be subject to other remedies as may be provided by law.

(Ord. No. 1725, (part); Ord. No. 2193)

14.01.070 Free Speech Area. (8)

(a) The Market Manager shall designate an area, known as the "Free Speech Area," within the Market to be set aside and used by any persons and/or organizations desiring to exercise their constitutional rights of speech and assembly. The Free Speech Area shall be proximately located to the Market. If the Free Speech Area is full, the Market Manager shall designate additional proximate areas.

(b) The Free Speech Area shall be subdivided into stall spaces of approximately equal size and proportion. Stall spaces shall be numbered sequentially starting with the space or spaces located closest in proximity to the Market. Stall spaces within the Free Speech Area shall be assigned by lottery drawing drawn one at a time from all applications submitted by interested persons and/or organizations until all applications submitted have been drawn and assigned a space.

(c) The lottery drawing shall be conducted by the Market Manager in the afternoon one day in advance of each Market day. Stall space assignments selected by lottery drawing shall be valid for the market

day in which the space is assigned. Persons and/or organizations submitting applications need not be present at the time of the drawing to participate in the lottery. Persons and/or organizations interested in stall spaces within the Free Speech Area shall submit an application to the Market Manager at least twenty-four (24) hours before the lottery drawing.

(d) Lottery drawings shall be open to the public at a date, time and place designated by the Market Manager provided that written notice of the date, time, and place of said drawing shall be posted at the Free Speech Area and the Market Manager's Office forty-eight (48) hours before the lottery drawing.

(e) The written application shall include at least the following information: the name, address and telephone number of persons and/or organizations desiring to execute their rights of speech and assembly.

(f) Unassigned stall spaces within the Free Speech Area shall be assigned each Market day at the opening of the Market on a first-come, first-serve basis to persons and/or organization not participating in the lottery drawing. Assignment of unassigned stall spaces shall be valid for the Market day in which the space is assigned.

(g) Individuals and/or organizations assigned a stall space within the Free Speech Area shall complete setup of any displays and/or materials no earlier than two (2) hours prior to the public opening of each Market day. All displays and/or materials shall be removed no later than two (2) hours following the public close of each Market day. The Market Manager may remove from the Free Speech Area, at the individual's and/or organization's expense, any and all displays and/or materials set up before or left after the time period prescribed by this paragraph.

(h) The Market Manager retains the right to set reasonable time, place and manner restrictions within the Free Speech Area.



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: March 17, 2009
THROUGH: John W. Donlevy, Jr., City Manager *[Signature]*
FROM: Dawn Van Dyke, Management Analyst *[Signature]*
SUBJECT: Update on Economic Stimulus legislation (American Recovery & Reinvestment Act of 2009).

RECOMMENDATION: That the City Council hear a report on the Federal Government's Economic Stimulus legislation (American Recovery & Reinvestment Act of 2009).

BACKGROUND: In light of the Country's economic woes, there have been ongoing discussions about the probability, amount and process for allocating economic stimulus funding dating as far back as October, 2008.

On Feb. 17, 2009, President Barack Obama signed into law the American Recovery & Reinvestment Act of 2009 (ARRA). Staff have been following the ARRA process, and have attended several workshops on the subject, in addition to viewing a webcast sponsored by the National League of Cities.

In general, the \$787 billion ARRA contains tax cuts and funding targeted toward stimulating the economy. In most cases, funding is being directed through existing mechanisms at higher levels; these include State agencies such as the Sacramento Area Council of Governments (SACOG), Federal agency formula programs such as the Community Development Block Grant program (CDBG), and through Federal agency discretionary grant programs such as the Community Oriented Policing Services program (COPS).

Staff is still reviewing the programs; many have not yet released their funding guidelines and there are many for which the City of Winters does not qualify. For example, much of the CDBG funding is allocated by formula. As Winters is not an entitlement City, it would have to apply through the competitive grant process. The same applies to much of the Energy Efficiency and Conservation Block Grant (EECBG) program funding, which is allocated by formula according to population.

However, staff's initial analysis indicates that the City may be able to follow up on several leads in terms of funding.

- Transportation projects—City Engineer Nick Ponticello has taken the lead in terms of transportation; he is working to access funding for a project on Grant Avenue. SACOG was one of the first organizations to begin planning for the Economic Stimulus funding with meetings and priority lists being created in late 2008. This funding is being distributed via the Surface Transportation Program.
- Public Safety Facility—fire station construction funding will most likely be distributed through FEMA and the Assistance to Firefighters Grants program. Guidelines will not be released for this program until approximately June 1. City staff is investigating how to access some of this funding for the new Public Safety Facility. The project should go to bid before the guidelines are released so this could restrict the ability to apply for funding for construction of the facility. However, there are some add-ons to the project that would benefit both the Fire and Police departments that may qualify.
- Housing/housing infrastructure—staff is investigating several projects that could benefit from CDBG funding. Much of the funding would be targeted for housing and housing-related infrastructure, and the program is expected to be extremely competitive. Staff is awaiting release of guidelines.
- Utility infrastructure—this could possibly be funded through the CDBG program.
- Well # 7 construction—there is extensive funding available for clean water and safe drinking water. The vast majority of the funding is slated to come through the State Water Revolving Loan Program. The City's project was placed on a priority list in the event that funding for grant programs is increased.
- Bicycle and pedestrian improvements to Putah Creek Nature Park—there could be possible funding available through the Department of the Interior for park improvements. Staff is awaiting release of guidelines.
- Police staffing—staff is investigating the possibility of applying for funding to staff one police personnel position through the COPS program. This program funds full-time police positions for three-year periods. However, the City must commit to retaining the position after the funding cycle ends. Staff just received the guidelines and will continue to work with the Finance Department and Police Department to determine if this is feasible.
- Energy programs—staff is still working to determine if the City can come up with a project that would be competitive in EECBG program. Several ideas are under discussion.

There is extensive information available about Economic Stimulus funding on a variety of websites including the League of California Cities, the National League of Cities and on agency websites including the Department of Housing and Community Development and the Federal website: Recovery.org.

FISCAL IMPACT: None at this time.