

**CITY OF WINTERS PLANNING COMMISSION AGENDA  
SPECIAL MEETING**

**Monday, June 3, 2013 @ 6:30 PM**  
City of Winters Council Chambers  
318 First Street  
Winters, CA 95694-1923  
Community Development Department  
Contact Phone Number (530) 795-4910 #111  
Email: [maryjo.rodolfa@cityofwinters.org](mailto:maryjo.rodolfa@cityofwinters.org)

Chairman: Bill Biasi  
Vice Chairman: Pierre Neu  
Commissioners: Lisa Baker, Richard Kleeberg, Luis Reyes, Patrick Riley, Joe Tramontana  
City Manager: John W. Donlevy, Jr.  
Planner: Heidi Tschudin  
Mgmt. Analyst: Mary Jo Rodolfa

**I CALL TO ORDER**

**II ROLL CALL & PLEDGE OF ALLEGIANCE**

**III CITIZEN INPUT:** Individuals or groups may address the Planning Commission on items which are not on the Agenda and which are within the jurisdiction of the Planning Commission. **NOTICE TO SPEAKERS:** Speaker cards are located on the first table by the main entrance; please complete a speaker's card and give it to the Planning Secretary at the beginning of the meeting. The Commission may impose time limits.

**IV CONSENT ITEM**

Approval of Minutes from the May 14, 2013 special meeting of the Winters Planning Commission

**V STAFF/COMMISSION REPORTS**

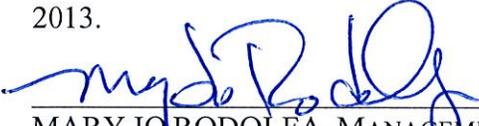
**VI DISCUSSION ITEMS:**

- A. Continued from May 28, 2013, Public Hearing and Consideration of Approval of Taco Bell/Dog Park project located at 701 Matsumoto Lane, APN 038-050-063:
  - a. Modification of Conditional Use Permit Eliminating the Proposed Truck Fueling Station and Adding a Dog Park
  - b. Site Plan/Design Review
  - c. CEQA Exemption under Section 15183 of the CEQA Guidelines

**VII COMMISSION/STAFF COMMENTS**

**VIII ADJOURNMENT**

**POSTING OF AGENDA:** PURSUANT TO GOVERNMENT CODE § 54954.2, THE COMMUNITY DEVELOPMENT MANAGEMENT ANALYST POSTED THE AGENDA FOR THIS MEETING ON MAY 29, 2013.

  
\_\_\_\_\_  
MARY JO RODOLFA, MANAGEMENT ANALYST

**APPEALS:** ANY PERSON DISSATISFIED WITH THE DECISION OF THE PLANNING COMMISSION MAY APPEAL THIS DECISION BY FILING A WRITTEN NOTICE OF APPEAL WITH THE CITY CLERK, NO LATER THAN TEN (10) CALENDAR DAYS AFTER THE DAY ON WHICH THE DECISION IS MADE.

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

**MINUTES:** THE CITY DOES NOT TRANSCRIBE ITS PROCEEDINGS. ANYONE WHO DESIRES A VERBATIM RECORD OF THIS MEETING SHOULD ARRANGE FOR ATTENDANCE BY A COURT REPORTER OR FOR OTHER ACCEPTABLE MEANS OF RECORDATION. SUCH ARRANGEMENTS WILL BE AT THE SOLE EXPENSE OF THE INDIVIDUAL REQUESTING THE RECORDATION.

**PUBLIC REVIEW OF AGENDA, AGENDA REPORTS, AND MATERIALS:** PRIOR TO THE PLANNING COMMISSION MEETINGS, COPIES OF THE AGENDA, AGENDA REPORTS, AND OTHER MATERIAL ARE AVAILABLE DURING NORMAL WORKING HOURS FOR PUBLIC REVIEW AT THE COMMUNITY DEVELOPMENT DEPARTMENT. IN ADDITION, A LIMITED SUPPLY OF COPIES OF THE AGENDA WILL BE AVAILABLE FOR THE PUBLIC AT THE MEETING. COPIES OF AGENDA, REPORTS AND OTHER MATERIAL WILL BE PROVIDED UPON REQUEST SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT. A COPY FEE OF 25 CENTS PER PAGE WILL BE CHARGED.

ANY MEMBER OF THE PUBLIC MAY SUBMIT A WRITTEN REQUEST FOR A COPY OF PLANNING COMMISSION AGENDAS TO BE MAILED TO THEM. REQUESTS MUST BE ACCOMPANIED BY A CHECK IN THE AMOUNT OF \$25.00 FOR A SINGLE PACKET AND \$250.00 FOR A YEARLY SUBSCRIPTION.

**OPPORTUNITY TO SPEAK, AGENDA ITEMS:** THE PLANNING COMMISSION WILL PROVIDE AN OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO ADDRESS THE COMMISSION ON ITEMS OF BUSINESS ON THE AGENDA; HOWEVER, TIME LIMITS MAY BE IMPOSED AS PROVIDED FOR UNDER THE ADOPTED RULES OF CONDUCT OF PLANNING COMMISSION MEETINGS.

**REVIEW OF TAPE RECORDING OF MEETING:** PLANNING COMMISSION MEETINGS ARE AUDIO TAPE RECORDED. TAPE RECORDINGS ARE AVAILABLE FOR PUBLIC REVIEW AT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR 30 DAYS AFTER THE MEETING.

**THE COUNCIL CHAMBER IS WHEELCHAIR ACCESSIBLE**

**MINUTES OF THE WINTERS PLANNING COMMISSION  
SPECIAL WORKSHOP MEETING HELD  
MAY 14, 2013**

***DISCLAIMER:** These minutes represent the interpretation of statements made and questions raised by participants in the meeting. They are not presented as verbatim transcriptions of the statements and questions, but as summaries of the point of the statement or question as understood by the note taker.*

Chairman Biasi called the meeting to order at 6:30 p.m.

**PRESENT:** Commissioners Lisa Baker, Pierre Neu, Patrick Riley, Luis Reyes, Joe Tramontana and Chairman Bill Biasi

**ABSENT:** Commissioner Richard Kleeberg

**STAFF:** City Manager John W. Donlevy, Jr., and Management Analyst Mary Jo Rodolfa

**PLEDGE:** Commissioner Neu led the Pledge of Allegiance.

**CITIZEN INPUT:** None

**CONSENT ITEM:**

- 1. Approval of Meeting Minutes of the April 23, 2013 Regular meeting of the Planning Commission.**

Commissioner Neu moved to approve the Meeting Minutes of the April 23, 2013 Planning Commission Meeting. Seconded by Commissioner Tramontana. Unanimously approved.

**COMMISSION REPORTS:** None

**STAFF REPORTS:** None

**DISCUSSION ITEM:**

**A. Grant Avenue Commercial Site Analysis (informational item only)**

City Manager John Donlevy introduced the item and reviewed the old site plan that had been previously approved as part of the Granite Bay project, pointing out parcels 1-5 across and parcel 6 along Baker Street. Parcels 1-4 require the roundabout to go in to provide an entrance to the parcels. Currently parcel 5 is the Dollar General site and parcel 6 is being considered for Senior Housing.

Dan Dover, architect for Dollar General shared the frontage landscaping plan for along Grant Avenue. It would include post and cable and be consistent with the Grant Avenue Design Guidelines.

Discussion included comments on the following topics: Yolo Federal Credit Union is looking to purchase parcel 1 on the west end of the site and that parcels 3 & 4 may become one parcel; the use of natural bioswale and plantings to obscure parking; multiple layouts for the parcels are being considered to

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attract commercial businesses and still allow for a senior housing complex across the back of the parcel; and the possibility of shared parking for commercial businesses and senior complex.

**B. Introduction of Proposed Senior Housing Project (informational item only)**

Meea Kang of Domas Development gave a power point presentation providing information about projects they have completed in other communities and shared preliminary designs of a potential senior housing project for Winters located on the back parcel of the Grant Avenue Commercial project with the project fronting on Baker Street. Project may be 2 to 3 stories in height and contain approximately 40 units and a community center.

Discussion included comments on the following topics: There is a need for assisted living, this does not address that need; shared parking and reciprocal access opportunities; transportation opportunities; 5% would be fully accessible with the remainder adaptable – universal designs; designed for independent senior living with provisions for site and hearing impaired.

Audience member Sally Brown commented on the proposed height of the building preferring that it not be 4 stories, the possibility of a needs assessment for the project and support of a community garden and supportive services on site.

**C. Taco Bell Site Plan/Design Review – Initial Review (informational item only)**

This item was originally item D on the agenda but was moved up to item C.

City Manager John Donlevy introduced applicant Sunny Ghai and architect Steve Courtway who walked the planning commission using the design guideline items through the proposed project locating a Taco Bell and dog park on the north end of the Burger King/Arco site.

Discussion included comments on the following topics: Construction of a truck fueling station on the site is no longer best use; a car wash had been considered but it generates few jobs and no sales tax; Taco Bell will pull more people and money into the City and provide more jobs; materials are to complement Arco/Burger King building; visibility of the building and of the large sign; parking of RVs and autos pulling boats; future development on the site; addition of art or something to make it unique to Winters; and the concentration of fast food establishments that are allowed at the freeway interchange.

Audience member Sally Brown commented on the color of the building, she supports earth tones over the color purple. She is supportive of the building design and the dog park.

**D. Introduction of Site Plan for Roundabout on Grant Avenue (informational item only)**

City Manager John Donlevy introduced the item of the roundabout planned for the intersection of Walnut Lane and State Route 128. The roundabout is ultimately up to Caltrans as it is their road. The design of the roundabout includes a strong pedestrian flow for pedestrians and bikes.

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Discussion included comments on the following topics: The trigger to move from a one lane roundabout to a two lane roundabout is not likely to be met with the build out of Winters; if the trigger is reached then a signal would be installed instead of a two lane roundabout; looking for local funding sources; the roundabout would come back to the Planning Commission only for review and approval of the landscaping; roundabout lanes are much larger than standard lanes; purpose of the roundabout is attractive traffic calming without queuing.

**ADJOURNMENT:** Chair Biasi adjourned the meeting at 9:00 p.m.

**ATTEST:**

\_\_\_\_\_  
Bill Biasi, Chairman

\_\_\_\_\_  
Mary Jo Rodolfa, Management Analyst



## PLANNING COMMISSION STAFF REPORT

TO: Members of the Planning Commission

FROM: Heidi Tschudin, Contract Planner

HEARING: June 3, 2013

SUBJECT: **Taco Bell/Dog Park Project located at 701 Matsumoto Lane  
(APN 038-050-063)**

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### SUMMARY OF PROJECT

The application is for a proposed fast food restaurant (Taco Bell) with drive-through and dog park co-located with an existing Burger King and Arco AM/PM gas station/convenience store on one 2.3-acre site. Required approvals:

- Modification of Conditional Use Permit (CUP)
- Approval of Revised Site Plan/Design Review
- CEQA Clearance

### PLANNING COMMISSION ACTION

The staff recommends that the Planning Commission approve the project by taking the following actions, subject to the attached conditions of approval:

- Find the project to fall within the scope of the prior August 2010 determination of exemption pursuant to Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and/or pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines
- Approve the modification to the Conditional Use Permit (CUP)
- Approve the Site Plan/Design Review

### LOCATION

Northwest quadrant of Interstate 505 and State Route 128 (Grant Avenue) in Winters California, 95694. APN: 038-050-063 totaling 2.3 acres. See Attachment 1, Vicinity Map.

## **BACKGROUND**

A project and development plan was approved by the Planning Commission for this site on August 10, 2012. The approval included a conditional use permit, design review/site plan, sign ordinance variance, and sign permit for construction of a fast food drive-through restaurant, a gas station and convenience store, truck fueling station, and 12,000 gallon above-ground fuel tank (see Attachment 2, August 2010 Approved Site Plan).

A Burger King and Arco AM/PM were since constructed and are currently operating. Subsequent to the construction of these uses, the City processed a General Plan Amendment and Rezoning for the rear 0.9 acre of the property from Light Industrial to Highway Service Commercial, as part of a larger project entitled the I-505/Grant Avenue Planning Area Land Use Modifications Project. This project was approved July 17, 2012 by the City Council and involved the modification of various land use designations, zoning designations, modification of the citywide storm drainage master plan, and rescission of an older master plan affecting approximately 140 acres (including the subject property) north and south of Grant Avenue west of the freeway.

The applicant subsequently requested to replace the approved truck fueling facility and above-ground fuel tank with a second fast food drive-through restaurant and a dog park. The application was submitted April 15, 2013. An informational presentation was given on the project at the May 14, 2013 Planning Commission. The minutes of that meeting are provided in Attachment 3. The project was reviewed by the Design Review Committee on May 15, 2013. Revised plans were submitted by the applicant on May 20, 2013 and re-circulated to the Design Review Committee. The minutes of the Design Review Committee are provided in Attachment 4.

## **DETAILED PROJECT DESCRIPTION**

The application is for a proposed fast food restaurant (Taco Bell) with drive-through and dog park (see Attachment 5, Project Plans) to replace a previously approved truck refueling facility and above-ground fuel storage tank at the north end of the site. The proposed new restaurant building would be 2,465 square feet (sf) in size with seating for up to 50. A single-story building is proposed with a total height of 22 feet 7 inches.

The dog park would be 7,000 square feet in size and fully enclosed. Proposed lighting and landscaping would match the existing lighting landscaping on the southern developed portion of the site. Driveway access would be consistent with the prior approval of four driveways however they are proposed in different locations than originally approved. A portion of the site near the dog park would be temporarily landscaped until such time as an additional (possibly a coffee shop or other small retail) use is proposed. A condition has been added clarifying that additional development on the subject site cannot occur without additional analysis.

## **LAND USE ANALYSIS**

At the time it was originally approved in 2010, the project was reviewed for consistency with the requirements of the General Plan and City Zoning Code. Conditions of approval were adopted to ensure consistency. Consistency with the General Plan and City regulations was examined again as a part of the proposed revised project. The proposed uses are consistent with the current highway service commercial designation. The dog park is a conditionally allowed use within the applicable zone category. Modifications to the original conditions of approval were identified and are provided in Attachment 6, Proposed Conditions of Approval.

## **Trip Generation**

The Winters I-505/Grant Avenue Planning Area Traffic Analysis (March 2012) analyzed the trip generation for projected build-out in an identified 140 acre area of which the subject site is a part. The Traffic Analysis assumed a Burger King/Arco and Truck Fueling Station at the subject site, consistent with the August 2010 approval.

The Traffic Analysis assumed that the improvements identified below were constructed with the Burger King/Arco project, and these improvements have all been installed:

1. Signal at Grant Avenue and Matsumoto Lane.
2. Elimination of free right turn on I-505 southbound off-ramp.
3. Second westbound lane on Grant Avenue between southbound off-ramp and Matsumoto Lane.
4. New southbound left turn lane on Matsumoto Lane.
5. Extension of eastbound left turn lane on Grant Avenue.

The Traffic Analysis considered cumulative trip generation rates and identified trigger points for various planned mitigation improvements necessary to accommodate build-out of the plan area plus approved developments elsewhere in the City (Callahan, Highlands, etc.) as specified in the report. The following mitigation improvements were identified as potentially relevant to development on the proposed site:

1. New signal at East Main and Grant Avenue.
2. New signal at southbound I-505 off-ramp and Grant Avenue.
3. Widen Grant Avenue to four lanes.

The City's consulting traffic engineer was asked to analyze whether the proposed project modification to replace a truck fueling station with a fast food restaurant and dog park would trigger the need for any of these three improvements (see Attachment 7, Memorandum from Fehr and Peers Associates, May 28, 2013). The analysis concludes that none of the additional measures are required.

## **Signage**

Approval of one project monument sign and one freeway sign were granted in 2010. A second project monument sign is shown on the site plan near the southerly-most new proposed driveway, however City Code Section 17.80.040 allows only one free-standing identification sign per site. Therefore a condition has been added to require removal the proposed new project monument sign from the plans.

The project also proposes internally-illuminated wall signage on all four elevations of the restaurant building. Dimensions are not provided but based on plan scale total signage appears to equate to approximately 250 sf. Section 17.80.040 of the City Code permits one wall sign per building frontage and the maximum wall sign area may not exceed 100 square feet. The City Code does not define "building frontage". The applicant has requested that the wall signage be approved for the east-facing (facing the freeway) and south-facing (facing Grant Avenue) elevations in order to maximize business identification. A condition has been added which requires compliance with the maximum size allowed under Section 17.80.040 regarding wall signs and limits the applicant to wall signs on the east-facing and south-facing elevations.

## Parking

The project proposes parking for 39 vehicles (over and above what is already on-site on the south end of the parcel for existing development). Pursuant to Table 6 of Section 17.72.020 of the Zoning Code, the parking requirement is calculated as follows:

- Drive-through restaurant -- One space required for every 3 seats. The applicant proposes seating for 50 customers.  $50 \div 3 = 17$  spaces. The applicant proposes 30 spaces.
- Queue space – Minimum of 5 vehicles. The applicant proposes queue space for 9 vehicles.
- Public Park – Not specified. The applicant proposes 9 spaces.
- Disabled – 2 accessible spaces (including one van space) are required. The applicant proposes three accessible spaces but does not show one dedicated for van parking. A condition has been added to ensure that one of the disabled spaces is a van space, and that all spaces and aisles meet the requirements of Section 17.72.050.
- Bicycle – At least 2 bicycle racks are required. The applicant proposes 8.

## Access

The project proposes two new separate entrances on each end of the proposed new building (Taco Bell). The original approval allowed for a total of four access points; however they were approved for different locations than are now being requested. The new southerly-most entrance is approximately 36 feet from the existing northern entrance to the Burger King/Arco structure. Applicable City Standards address driveway separation along arterials and require a minimum separation of 150 feet. Although Matsumoto Lane is not an arterial, the City Engineer is concerned with the potential for conflicts given the close proximity of the two driveways. A condition has been added requiring the applicant to address this issue to the satisfaction of the City Engineer.

## DESIGN REVIEW

The Grant Avenue Design Guidelines were adopted August 16, 2011 and apply to the subject property. The Guidelines provide guidance to development activity in the Grant Avenue Business and Commercial District (shown on page 5 of the Guidelines). They contain both mandatory and advisory components and were used by staff to conduct the May 15, 2013 Design Review. The following analysis prepared by the City Manager/Community Development Director documents project consistency with the Guidelines using the Project Review Checklist in Appendix C. See Attachment 8 for the checklist completed by the applicant.

### Site Planning:

- A1-The building is sited in a manner which offsets from the current structures on the site (Burger King and Arco) to avoid the appearance of a field of parking by putting the building directly along Matsumoto Lane.
- A2- The pedestrian amenities include a defined path of travel for accessibility and flow between the buildings and the fueling canopy.
- A3- The project includes a public picnic area and dog park for use by the general public and

travelers.

- A5- Transit facilities are projected to become available along Grant Avenue pending a request to the Yolo County Transportation District. Since this is a relatively new project, the request and demands have not been made. The project does provide for the addition of striping for RV and boat parking
- A6- The site includes the extension of the sidewalk facilities along Matsumoto Lane and connectivity with sidewalks along Grant Avenue.

#### Architecture:

- B1-B4- The building is primarily painted in earth tones on stucco with aluminum slat walls and stone wainscot accent walls. The earth tones are accented with recessed lighting behind the slat walls and blue accent colors behind, at the parapet wall cap and behind the proposed signage. The building shares the offset rooflines and cornices with the existing structure (Burger King/Arco).
- B5- The parapet wall is enclosed on the sides but not covered. This hides the mechanical equipment which is located on the roof and allows ventilation to aid in the required energy efficiency. The building is visible from the southbound Interstate 505 off-ramp. The Design Review Committee has requested relief on the east elevation with the addition of some form of art work or trellis to break up a substantial blank wall area. This has been addressed with an added condition of approval.

#### Connectivity:

- C1- The project is an integral component of the Grant Avenue Complete Streets Program which has included the widening of Grant Avenue and the installation of sidewalks along Grant Avenue and Matsumoto Lane.
- C2- The project provides for pedestrian connectivity between the other facilities on the site and is compliant with federal requirements for disability access (Americans with Disabilities Act, ADA). Landscaping along Matsumoto Lane provides separation between traffic, the drive through and the parking areas.
- C3- The parking areas and paths of travel meet both circulation and ADA path of travel requirements. Outdoor seating is provided in the site plan and shade (umbrella covers) are to be provided.
- C4- City requirements for bicycle parking are exceeded.
- C5-C6- Adequate landscaping buffers are provided and entrances and signage are well marked.

#### Landscaping:

- D1-D2- Landscaping is compliant with State and local regulations and will match/complement existing landscaping on the site. Grape vines will be provided along Matsumoto Lane as a means of blocking the drive-through and providing a distinctive local flavor to the project. The City's shading requirement (50 percent) is met with the shade trees provided.

Signage:

- E1- The requested monument sign is in conflict with the City's sign ordinance which allows a single monument sign per parcel, and therefore cannot be approved. The proposed project includes raised building signage on all four elevations. This has been reduced to signage on only the east and south elevations. The raised signage on the building and the omission of a pole sign are direct examples from the Grant Avenue Design Guidelines.

Staff anticipates that the applicant will make a future request for a lot split for the site which could allow an additional second monument sign for the subject business. Any future sign would be required to meet the City's sign ordinance.

Lighting:

- F1-F2- Lighting on signage is internal and is similar to the existing on-site building. Wall sconce lighting is complementary to the building and will provide "ribbon" lighting on the building and reduce night sky intrusion. Parking lot lighting will include an appropriate hood to maximize security and reduce night sky issues.

Energy:

- The project is mandated to comply with the California "Green" Building Code for energy efficiency. Fixtures, mechanical equipment, and water all must meet the State requirements.

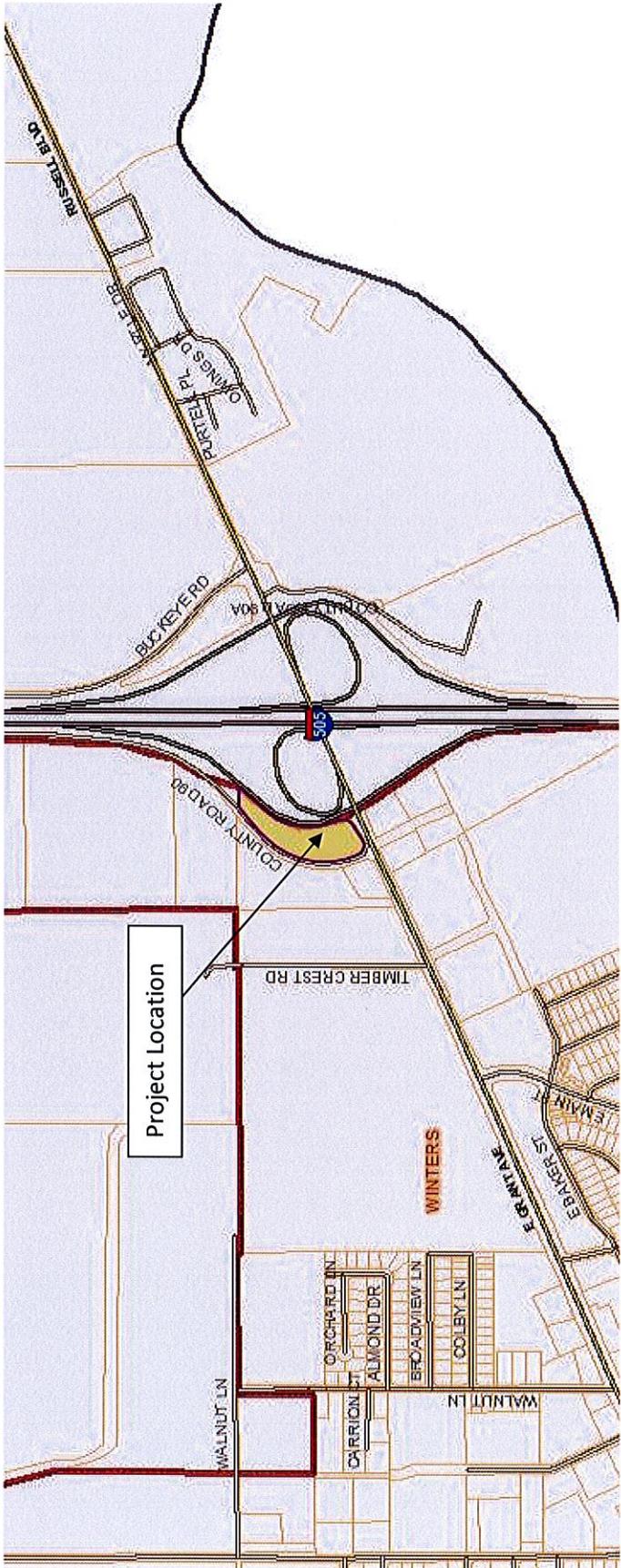
**CEQA CLEARANCE**

The original project approved in August 2010 was found to be exempt from further CEQA review pursuant to Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and/or pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines. The subject project relies on that prior CEQA Clearance.

**ATTACHMENTS**

1. Vicinity Map
2. August 2010 Approved Site Plan
3. May 14, 2013 Planning Commission Minutes
4. May 15, 2013 Design Review Minutes
5. Proposed Project Plans (site plan, streetscape, color elevations, floor plans, color landscape plan, grading plan, shading plan)
6. Proposed Conditions of Approval
7. Memorandum from Fehr and Peers Associates, May 28, 2013
8. Grant Avenue Design Guidelines Checklist as Submitted by Applicant

VICINITY MAP



# Attachment 2

## SITE PLAN

**PARKING DATA**

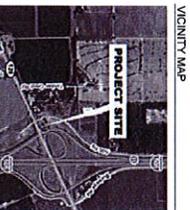
<b>REQUIRED:</b>	<b>PROVIDED:</b>
RETAIL (2.17) 97	25 CARS
RETAIL (2.17) 97	2 CARS
1 CAR PER 200 SF	
<b>TOTAL PARKING REQUIRED:</b>	<b>TOTAL PARKING PROVIDED:</b>
27 CARS	27 CARS

**PROJECT DATA**

<b>A.P.N.:</b>	008 060 721
<b>ZONING:</b>	CH-1.1
<b>EXISTING USE:</b>	VACANT LOT
<b>SITE AREA:</b>	10,311 S.F.
<b>PROPOSED USE:</b>	RETAIL
<b>CLASSIFICATION:</b>	COMMERCIAL - 5,000 S.F.

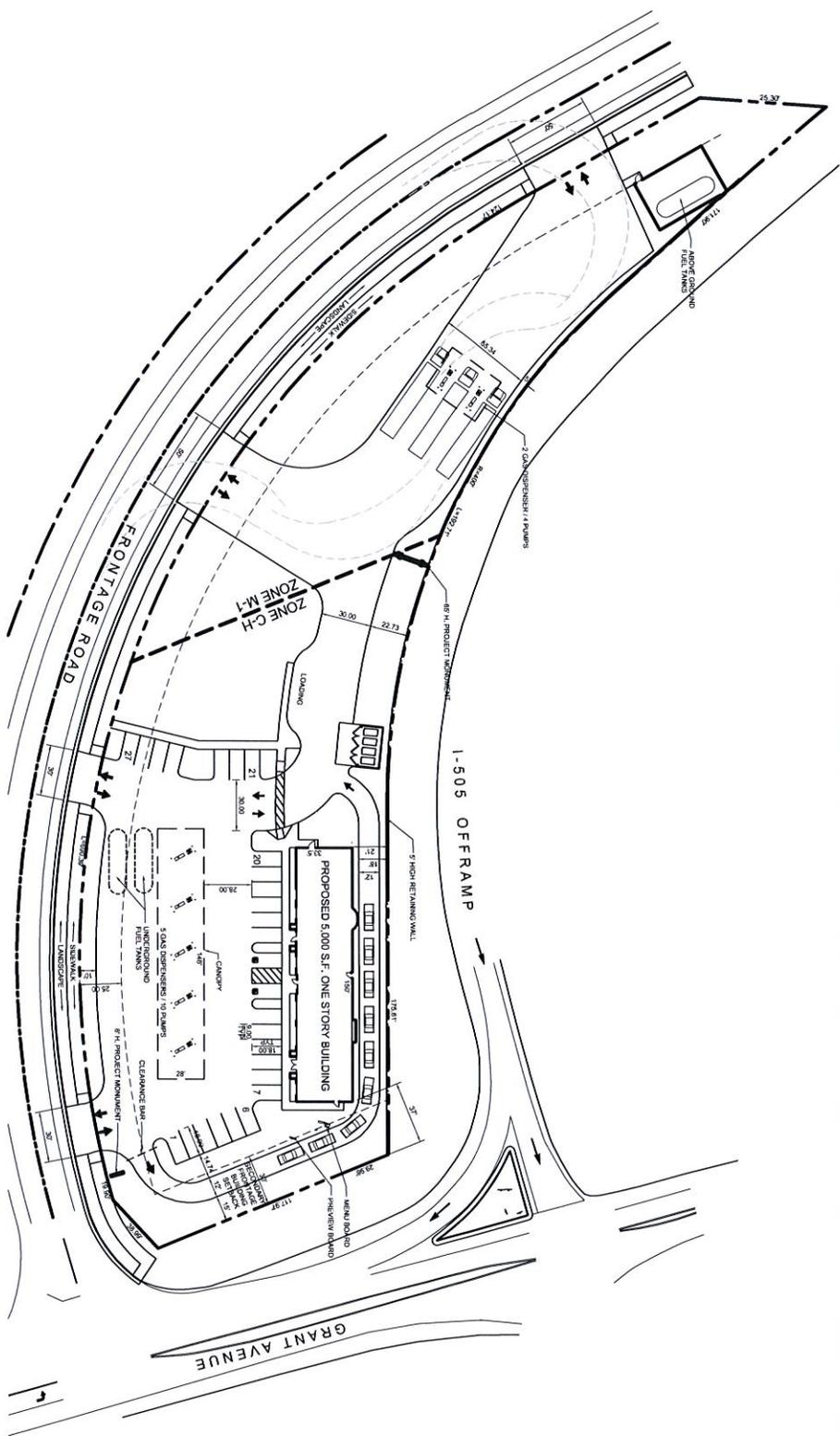
**PROPERTY OWNER/APPLICANT**

SINGH'S FOODSERVICE, INC.  
 4820 STATE ROAD  
 FREEDONT, CA 95028  
 PHONE: (510) 754-2800



**DRAWING INDEX**

001	SITE PLAN
001.1	PRELIMINARY GRADING PLAN
001.2	PRELIMINARY LANDSCAPE PLAN
001.3	SITE PERMITTING STUDY
002	FLOOR PLAN
003A	BUILDING ELEVATIONS
003B	BUILDING ELEVATIONS
004	ANDRE GRONDING TANK
005	FUEL CANNOPY ELEVATIONS



ALL DIMENSIONS AND SPACING UNLESS OTHERWISE SPECIFIED. THE OWNER AND APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION. THE DESIGNER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER AND APPLICANT.

**WINTERS RETAIL CENTER**

LOT 63  
 FRONTAGE ROAD 80V  
 WINTERS, CALIFORNIA  
 SINGH'S FOODSERVICE, INC.

**ARCO** **ampm**

**BURGER KING**

**REVISIONS**

No.	Description	Date

**JALD J. TRUJILLO**  
 CIVIL & LANDSCAPE ARCHITECT  
 900 KRAMER LANE, SUITE 80  
 WINTER, CALIFORNIA 95690  
 TEL: 530-754-1100  
 FAX: 530-754-1100

**Milestone Associates Incorporated**

Designers • Engineers  
 Surveyors

900 KRAMER LANE, SUITE 80  
 WINTER, CALIFORNIA 95690  
 TEL: 530-754-1100  
 FAX: 530-754-1100

**DD1**

SHEET

**MINUTES OF THE WINTERS PLANNING COMMISSION  
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**STAFF:** City Manager John W. Donlevy, Jr., and Management Analyst Mary Jo Rodolfa

**PLEDGE:** Commissioner Neu led the Pledge of Allegiance.

**CITIZEN INPUT:** None

**CONSENT ITEM:**

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**COMMISSION REPORTS:** None

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Audience member Sally Brown commented on the color of the building, she supports earth tones over the color purple. She is supportive of the building design and the dog park.

**D. Introduction of Site Plan for Roundabout on Grant Avenue (informational item only)**

City Manager John Donlevy introduced the item of the roundabout planned for the intersection of Walnut Lane and State Route 128. The roundabout is ultimately up to Caltrans as it is their road. The design of the roundabout includes a strong pedestrian flow for pedestrians and bikes.

**MINUTES OF THE WINTERS PLANNING COMMISSION  
SPECIAL WORKSHOP MEETING HELD  
MAY 14, 2013**

Discussion included comments on the following topics: The trigger to move from a one lane roundabout to a two lane roundabout is not likely to be met with the build out of Winters; if the trigger is reached then a signal would be installed instead of a two lane roundabout; looking for local funding sources; the roundabout would come back to the Planning Commission only for review and approval of the landscaping; roundabout lanes are much larger than standard lanes; purpose of the roundabout is attractive traffic calming without queuing.

**ADJOURNMENT:** Chair Biasi adjourned the meeting at 9:00 p.m.

**ATTEST:**

\_\_\_\_\_  
Bill Biasi, Chairman

\_\_\_\_\_  
Mary Jo Rodolfa, Management Analyst

DRAFT



Design Review Committee Comments  
Wednesday, May 15, 2013  
10:00 a.m.

*Project: Taco Bell*

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**DRC Members Present:**

John W. Donlevy, Jr. – City Manager  
Woody Fridae – Mayor Pro Tem  
Wade Cowan – Councilmember  
Bill Biasi – Chair, Planning Commission  
Lisa Baker – Planning Commissioner  
Heidi Tschudin – Contract Planner, Tschudin Consulting Group  
Alan Mitchell – Engineer, Ponticello Inc.  
Sergio Gutierrez – Police Chief  
Greg Lewis – Fire Chief  
Carol Scianna – Environmental Services  
Eric Lucero – Public Works Supervisor  
Gene Ashdown – Building Official  
Mary Jo Rodolfa – Management Analyst

**Applicant:**

Sunny Ghai – Owner  
Steve Courtway – Architect

**Review of Project Using Design Checklist and Related Comments**

• **Site Plan Review**

- *50% shade coverage and low plantings – landscape theme used for prior project will be carried through to this site*
- *Dog park will be mainly turf with some other plantings along fence, possibly ivy to grow on fence. Applicant will work with landscaper to determine what is best for a dog park.*
- *Dog Park will be maintained by property owner*
- *As long as future building site is not being used it can be part of the fenced dog area. It was suggested that minimal amenities be placed in that area so people are not upset if that section goes away when it is developed for another establishment.*
- *Some parking spaces may be designated for cars with dogs.*

- *Bicycle parking should be in visible areas (move the rack located behind the building), look for racks to accommodate both cyclists with high end bikes that hang from racks and cyclists riding traditional less expensive bikes.*
- *Shaded seating is recommended at Taco Bell outdoor eating area.*
- *Dog park seating should be benches rather than tables. Food is not to be consumed in the dog park. Shade awning would work.*
- *Dog waste bags and trash cans needed in dog park area.*
- *Dog park needs to have a potable water source, spigot with a self shut off valve recommended. Water source to be off of landscape meter.*
- *Double gate the dog park entrance.*
- *Path of travel on south side needs to go directly to dog park.*
- *Picnic tables for the dog park are to be located outside of the fenced areas and shaded. Post "No Loitering" signs next to seating area.*
- *Include a large gate into dog park area for riding mower and maintenance equipment.*
- *City engineer will work with applicant's engineer regarding FEMA flood zone issues and drainage.*
- *Preferable to have only one way to access drive through. Directional signs are needed for accessing the drive through.*
- *Concern over two driveways next to each other, problem with combining them due to accessible pathway and transformer box. Engineering will work with applicant on this.*
- *Location of trash enclosure is to allow for truck access to the dumpsters.*
- *Will review parking spaces at Taco Bell to see if excess spaces can be reconfigured to accommodate RVs/autos with trailers.*
- *Signage to direct RVs/autos with trailers that parking is available between existing fueling canopy and landscaped area bordering the sidewalk.*
- *No parking will be allowed on the street. Post "NO PARKING" signs along curb adjacent to the dog park.*
- **Architecture Review**
  - *Similar to Burger King – includes towers with complementary stone, complementary earth tone colors with Taco Bell brand imaging. The purple in the schematic actually has more of a blue tint that will complement the blue awnings on Burger King.*
  - *Aluminum slat panels will give horizontal relief, low level lighting behind them. Slat panels are removable to change lights and paint behind them.*
  - *Behind the bell is stamped powder coated metal. Bell is to be back lit. The purple behind the slats and the band are on stucco.*
  - *Concerns were voiced over the purple color, fading – applicant replied that Corporate is pretty steadfast on some items, the building is*

*already different from traditional building and corporate wants purple to stay with branding image.*

- *Can look at doing something to address the long blank walls and the east entry however Corporate does not want public art mural on the walls. Could pursue a trellis.*
- *Will look at installing flat metal art work in front of the outdoor seating area located near the entry driveway. Free standing and it would be visible when people drive in. Art aspect will be included in submittal to the Planning Commission on May 28, 2013 but the specific design will come back for approval at a later date.*

- **Connectivity Review**

- *There will be a continuation of public access from Burger King project through to the end of the dog park.*
- *Connectivity extension/accessibility through the right of way may change, going directly from one site to the other site.*
- *Future use area can be used*
- *Not a lot of connectivity they can do due to location.*

- **Landscaping Review**

- *Complete lush localized landscaping used for BK project through the rest of the site. Will use species from previous design.*
- *Will research best landscaping for dog park.*
- *Based on Planning Commission comment they may lessen the trees in front of the Taco Bell building along Matsumoto so as to not hide the building.*
- *Ornamental grapevines with posts and cable suggested for along the drive through area.*

- **Signage Review**

- *Signage on building conforms with guidelines and monument sign at entrance. The monument sign will use the stone used on the building to complement the building. Comment that the bell looks excessively large.*
- *Freeway pylon sign will be addressed separately.*

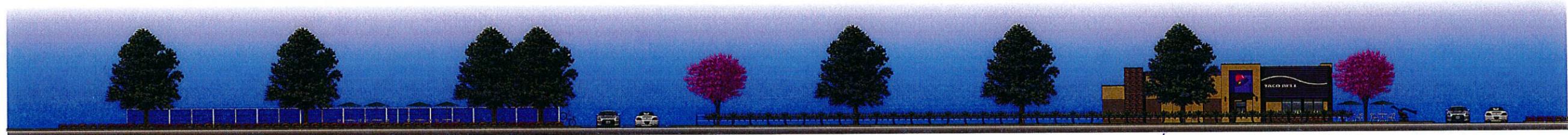
- **Lighting Review**

- *Need to do photometric studies for proper light location.*
- *The building throws ribbon lighting both up and down.*
- *There is back lighting behind the slats and lighting thrown on the back metal panels behind the bell.*
- *Provide adequate lighting to deter criminal activity, such as assaults, altercations, drug use and graffiti*

- **Energy Conservation Review**

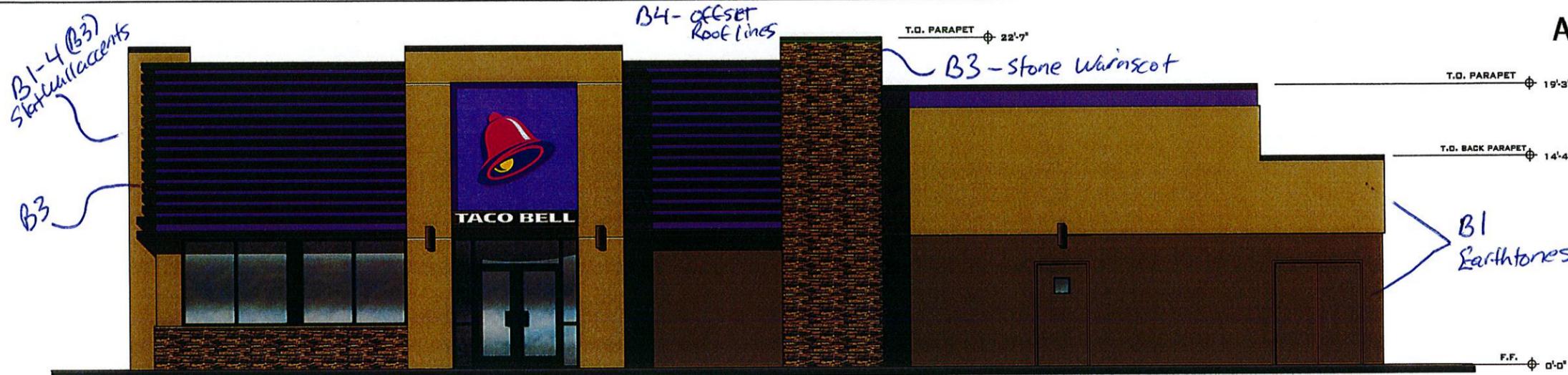
- *Detailed lighting package not ready yet but there is increased use of LEDs in projects.*
- *Use of T8 light fixtures*
- *Close dog park at dusk to minimize the amount of lighting necessary for it.*
  
- **Green Building Review**
  - *Will have one electric car parking space*
  - *Will research the possibility of an electric car quick charge station.*
  - *Because of freeway proximity some exterior lighting may be modified from the green code requirements as was done with Burger King.*
  
- **Additional Comments**
  - *Rules should be posted for dog park use. Can open early and close at dusk.*
  - *An additional surveillance camera(s) with night vision will be installed for the dog park area.*
  - *Post signs "AREA UNDER CAMERA SURVEILLANCE."*
  - *Applicant will check to see who owns additional property behind dog park area, he may be able to purchase it for RV parking.*
  - *Conditions of Approval from 2010 are still in effect and need to be reviewed and adhered to for this project. Departments will look to see what no longer pertains now that the project has changed from a truck fueling station to a Taco Bell and dog park.*
  - *Public Improvement agreements remain the same.*
  - *Two water meters are to be installed, one for landscape one for building. There are new specifications that the applicant is to get from the public works department.*
  - *Applicant does not plan to sprinkle the building, not needed due to size, however an additional fire hydrant may be needed. The distance will be checked to determine the need for an additional hydrant.*
  - *Building department has handouts for the applicant to assist in streamlining the process.*
  - *Applicant to provide a color and materials board for the May 28, 2013 Planning Commission hearing.*
  - *There are no posted speed limits in this area. The closest speed limit sign is north of the project with is a 40 mph. Speeds need to be reduced in this area for traffic coming in and out of the driveways. Recommending 25 mph within the vicinity. May need to perform a speed survey.*





STREETSCAPE ALONG MATSUMOTO LANE

B5  
Grape Arbor Screen

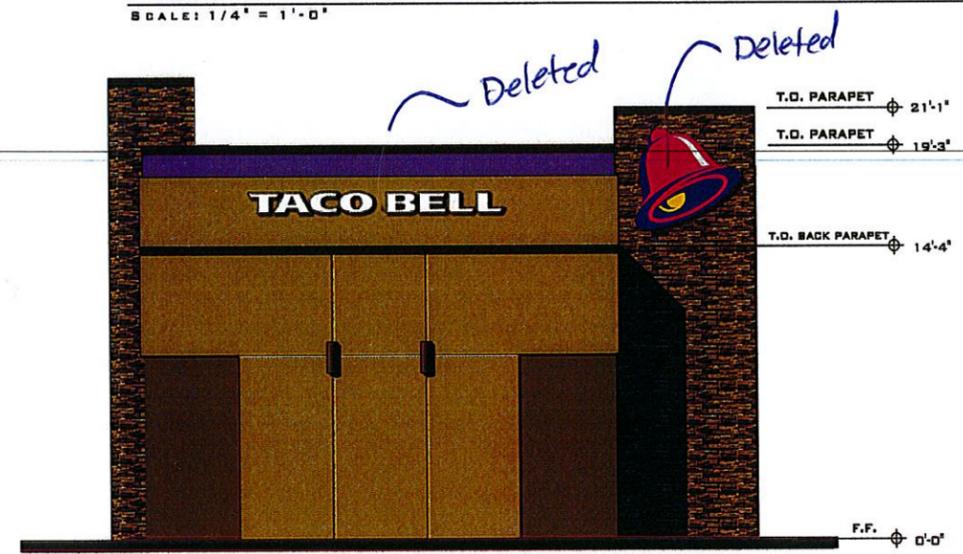


**EAST ENTRY ELEVATION**

SCALE: 1/4" = 1'-0"

Notes  
 E1 - Signage on only 2 sides  
 E1 - Monument sign removed

B1 Earthtones



**NORTH ELEVATION**

SCALE: 1/4" = 1'-0"



**SOUTH ENTRY ELEVATION**

SCALE: 1/4" = 1'-0"

**COLOR & MATERIALS LEGEND**

- METAL PARAPET CAP SW 7069 IRON ORE
- PARAPET ACCENT BAND SW 6831 CLEMATIS
- ILLUMINATED TACO BELL SIGNAGE OVER TEXTURED ALUM. PANELS
- ALUMINUM SLAT WALL SW7034 STATUS BRONZE OVER PAINTED STUCCO SW 6831 CLEMATIS
- CURVED ALUMINUM CANOPIES WITH ILLUMINATED SIGNAGE
- WALL SCONCE ACCUSERV 05247-052 DK. BRONZE FINISH 18W LED
- CLEAR GLAZING SET IN DK. BRONZE ANODIZED ALUMINUM MULLION SYS.
- FIELD COLOR: PAINTED STUCCO 2" FURRING WHERE SHOWN SW 6122 CAMELBACK
- BASE COLOR: PAINTED STUCCO METAL DOORS SW 2822 ROOKWOOD CLAY
- WAINSCOT ACCENT WALLS BORAL - VERSA STONE TIGHT OUT - 'PLUM CREEK'



**WEST DRIVE THRU ELEVATION ALONG MATSUMOTO LANE**

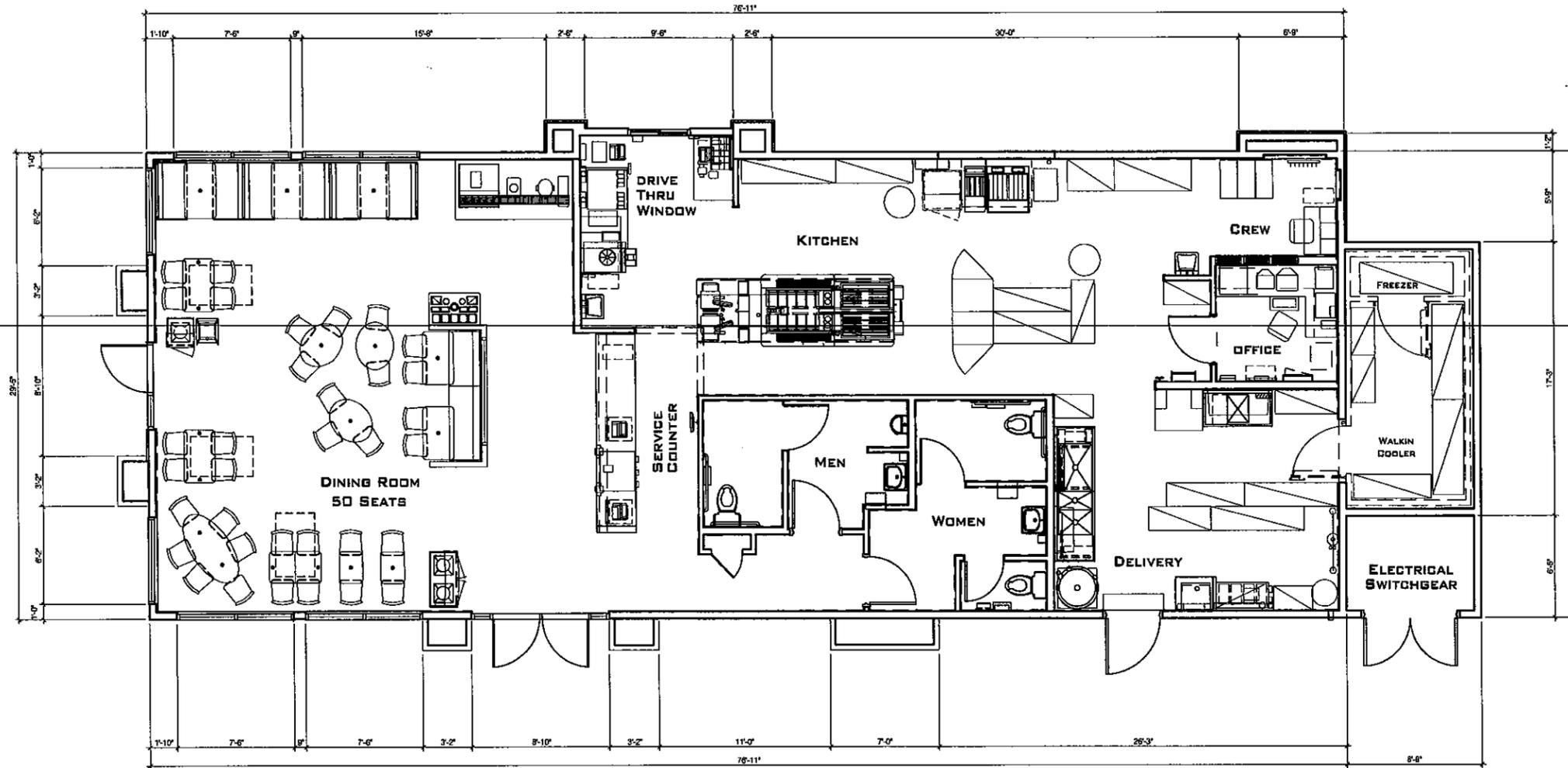
SCALE: 1/4" = 1'-0"

**DESIGN REVIEW**  
 TACO BELL SITE 309599  
 MATSUMOTO LANE  
 WINTERS, CALIFORNIA



▲	
▲	
▲	
▲	
DATE	4/15/13

**DR5**



**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**DESIGN REVIEW**  
**TACO BELL SITE 309599**  
**MATSUMOTO LANE**  
**WINTERS, CALIFORNIA**



▲	
▲	
▲	
DATE	4/15/13

**PLANTING LEGEND**

TREES		
	PLATANUS x ACERIFOLIA BLOODGOOD	BLOODGOOD LONDON PLANE TREE 15 GAL.
	FRAXINUS AMERICANA	AUTUMN PURPLE ASH 15 GAL.
	PRUNUS CERASIFERA 'THUNDERCLOUD'	THUNDERCLOUD FLOWERING PLUM 15 GAL.
ADDITIONAL TREES THAT MAY BE USED IN THE FINAL DESIGN		
PISTACIA CINENSIS	CHINESE PISTACHE	15 GAL.
PYRUS CALLERYANA 'BRADFORD'	BRADFORD CALLERY PEAR	15 GAL.
QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL.
SCHIRUS MOLIE	PEPPER TREE	15 GAL.

 LANDSCAPE AREAS TO BE PLANTED CONTINUING EXISTING APPROVED THEME FROM THE BK AMPM SITE

SHRUBS		
CERCIS OCCIDENTALIS	WESTERN REDBUD	1 GAL.
LOROPETALUM CHINENSE	LOROPETALUM	5 GAL.
MYRTUS COMMUNIS	MYRTLE	5 GAL.
NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL.
NANDINA DOMESTICA HARBOR DWARF	HEAVENLY BAMBOO HARBOR DWARF	1 GAL.
PHLOMIS FRUTICOSA	JERUSALEM SAGE	1 GAL.
RIBES SANGUINEUM	PINK WINTER CURRANT	1 GAL.
ROSA 'ICEBERG'	ICEBERG ROSE	1 GAL.
ROSMARINUS OFFICINALIS	TUSCAN BLUE ROSEMARY	5 GAL.
TEUCRIUM FRUTICANS	BUSH GERMANDER	5 GAL.

ACCENT SHRUBS		
ARBUS USUNEDO	STRAWBERRY TREE	5 GAL.
CEANOTHUS 'CONCHA'	VALLEY VIOLET CEANOTHUS	1 GAL.
CISTUS x HYBRIDUS	ROCKROSE	5 GAL.
FREMONTODENDRON	CA GLORY FLANNEL BUSH	5 GAL.
OSMANTHUS FRAGRANS	SWEET OLIVE	5 GAL.
RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL.

GROUNDCOVER		
ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	LINERS
BACCHARIS PILLULARIS 'TWIN PEAKS'	TWIN PEAKS DWARF COYOTE BUSH	1 GAL.
TEUCRIUM x LUCIDRYS	GROUNDCOVER GERMANDER	1 GAL.
CEANOTHUS MARITIMUS 'VALLEY VIOLET'	VALLEY VIOLET CEANOTHUS	1 GAL.

PERENIALS		
EPILOBIUM CANUM	CALIFORNIA FUSCHIA	1 GAL.
LAVANDULA x INTERMEDIA	GROSSO LAVENDER	1 GAL.
SALVIA GREGGII	AUTUMN SAGE	1 GAL.

VINES		
FICUS PUMILA	CREeping FIG	1 GAL.
GELSEMIUM EMPERVIRENS	CAROLINA JESSAMINE	1 GAL.
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL.

GRASS		
CALAMAGROSTIS x ACUTIFLORA	KARL FOERSTER FEATHER REED GRASS	1 GAL.

GRAPE VINES		
TABLE GRAPES: THOMPSON SEEDLESS OR FLAME		

**SHADING ANALYSIS**

PARKING AND BACKUP AREA INCLUDED IN CALCULATION

**REQUIRED SHADING**  
13,075 SF PARKING & BACKUP AREA / 2 = 6,537.5 SF REQUIRED SHADING

**PROPOSED SHADING**

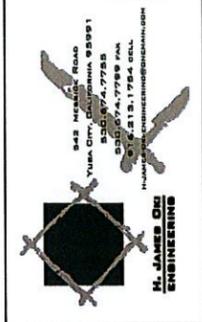
30' TREES (AUTUMN PURPLE ASH)	50%	75%
7 @ 481 SF = 3,367 SF		2 @ 722 SF = 1,444 SF
30' TREES (AUTUMN PURPLE ASH)	50%	75%
4 @ 353 SF = 1,412 SF		1 @ 530 SF = 530 SF

**TOTAL PROPOSED SHADING = 6,753 S.F. (51.6%)**



*C3 Pedestrian Separation*

**CONCEPTUAL LANDSCAPE PLAN / PARKING LOT SHADING PLAN**  
SCALE: 1" = 30'-0"



**DESIGN REVIEW**  
TACO BELL SITE 309599  
MATSUMOTO LANE  
WINTERS, CALIFORNIA

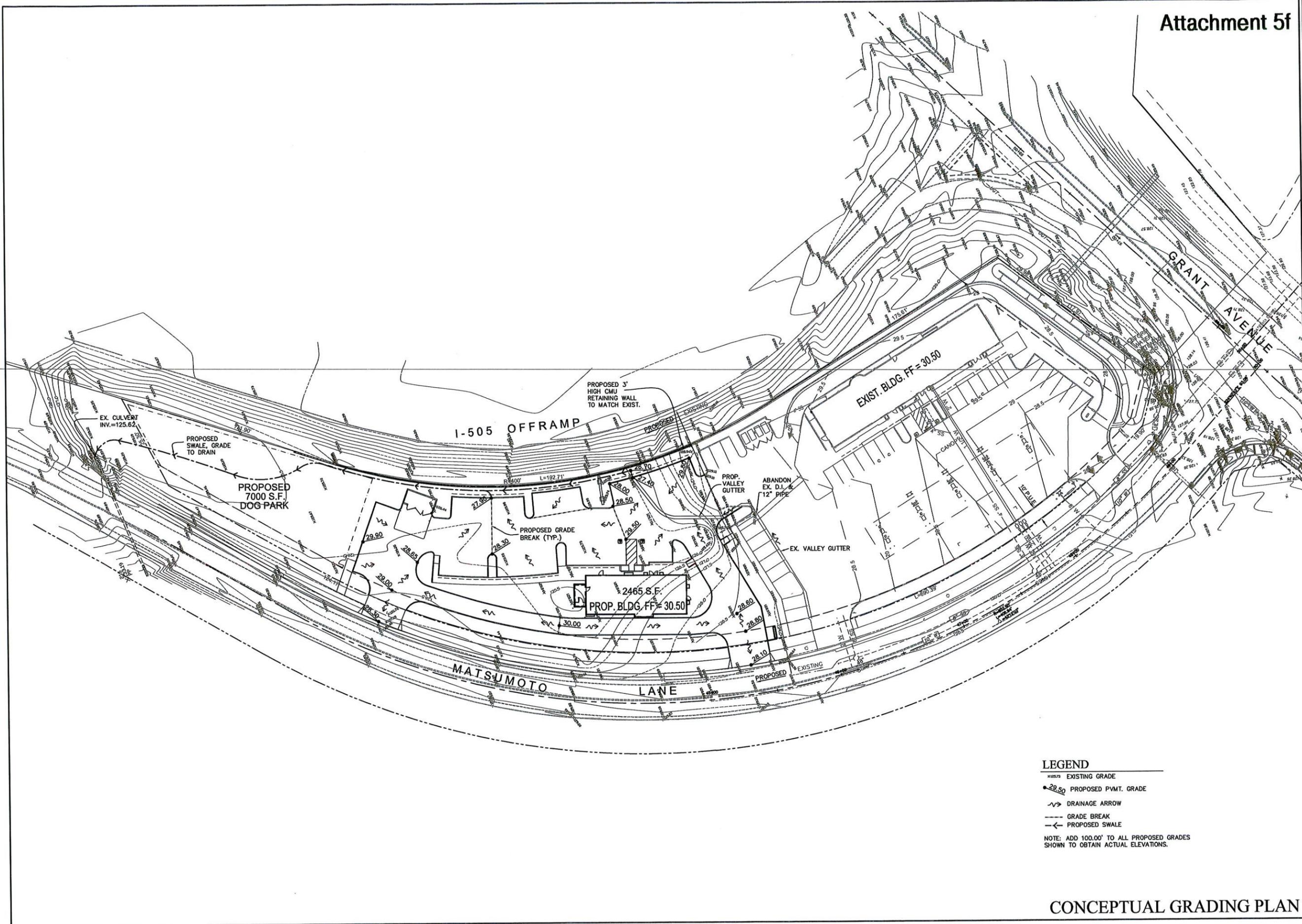


DESIGN REVIEW 1	5/20/13
DATE	4/15/13

**DR3**

REVISIONS	
A	
B	
C	
D	
E	

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING & IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE(S) ACCORDINGLY



CONCEPTUAL GRADING PLAN  
**TACO BELL 309599**  
 MATSUMOTO LANE, WINTERS, CA

**LAUGHLIN and SPENCE**  
 CIVIL ENGINEERS & SURVEYORS  
 1000 Live Oak Boulevard  
 Yuba City, California 95991  
 Phone (209) 671-1000  
 Fax (209) 671-0602



- LEGEND**
- EXISTING GRADE
  - 29.50 PROPOSED PVMT. GRADE
  - ↘ DRAINAGE ARROW
  - GRADE BREAK
  - ← PROPOSED SWALE
- NOTE: ADD 100.00' TO ALL PROPOSED GRADES SHOWN TO OBTAIN ACTUAL ELEVATIONS.

Date 04/17/13  
 Scale 1" = 30'  
 Firm RLH  
 Job 137817  
 Sheet

**DR2**

PLANTING LEGEND

TREES		
	BLOODGOOD LONDON PLANE TREE	15 GAL.
	AUTUMN PURPLE ASH	15 GAL.
	THUNDERCLOUD FLOWERING PLUM	15 GAL.
ADDITIONAL TREES THAT MAY BE USED IN THE FINAL DESIGN		
	CHINESE PISTACHE	15 GAL.
	BRADFORD CALLERY PEAR	15 GAL.
	COAST LIVE OAK	15 GAL.
	PEPPER TREE	15 GAL.

SHRUBS		
	WESTERN REDBUD	1 GAL.
	LOROPETALUM	5 GAL.
	MYRTLE	5 GAL.
	HEAVENLY BAMBOO	5 GAL.
	HEAVENLY BAMBOO HARBOR DWARF	1 GAL.
	JERUSALEM SAGE	1 GAL.
	PINK WINTER CURRANT	1 GAL.
	ICEBERG ROSE	1 GAL.
	TUSCAN BLUE ROSEMARY	5 GAL.
	BUSH GERMANDER	5 GAL.

ACCENT SHRUBS		
	STRAWBERRY TREE	5 GAL.
	VALLEY VIOLET CEANOTHUS	1 GAL.
	ROCKROSE	5 GAL.
	CA GLORY FLANNEL BUSH	5 GAL.
	SWEET OLIVE	5 GAL.
	COFFEEBERRY	5 GAL.

GROUNDCOVER		
	BEARBERRY	LINERS
	TWIN PEAKS DWARF COYOTE BUSH	1 GAL.
	GROUNDCOVER GERMANDER	1 GAL.
	VALLEY VIOLET CEANOTHUS	1 GAL.

PERENIALS		
	CALIFORNIA FUSCHIA	1 GAL.
	GROSSO LAVENDER	1 GAL.
	AUTUMN SAGE	1 GAL.

VINES		
	CREeping FIG	1 GAL.
	CAROLINA JESSAMINE	1 GAL.
	STAR JASMINE	1 GAL.

GRASS		
	KARL FOERSTER FEATHER REED GRASS	1 GAL.

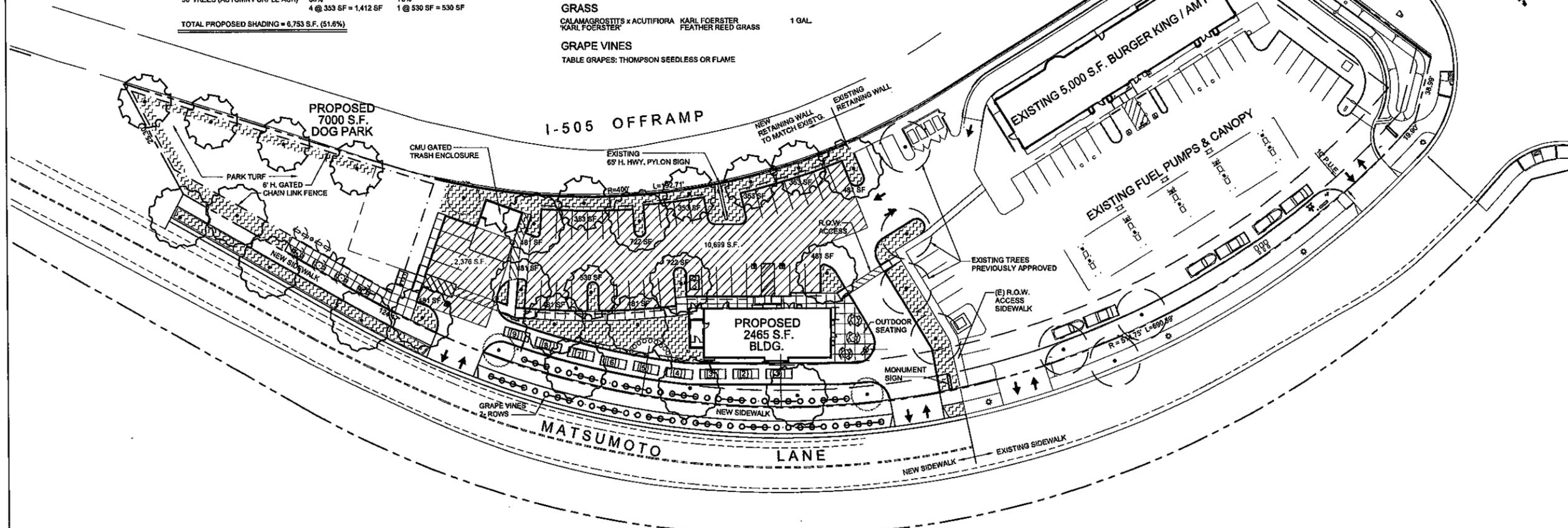
**GRAPE VINES**  
TABLE GRAPES: THOMPSON SEEDLESS OR FLAME

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<b>TOTAL PROPOSED SHADING = 6,753 S.F. (51.6%)</b>		



DESIGN REVIEW  
TACO BELL SITE 309599  
MATSUMOTO LANE  
WINTERS, CALIFORNIA



DATE 4/15/13



**Taco Bell/Dog Park Project  
CUP and Design Review**

**PROPOSED CONDITIONS OF APPROVAL  
June 3, 2013**

1. In the event any claim, action or proceeding is commenced naming the City or its agents, officers, and employees as defendant, respondent or cross defendant arising or alleged to arise from the City's approval of this project, the project applicant shall defend, indemnify, and hold harmless the City or its agents, officers, and employees, from liability, damages, penalties, costs, or expenses in any such claim, action, or proceeding to attach, set aside, void, or annul an approval of the City of Winters, the Winters Planning Commission, any advisory agency to the City and local district, or the Winters City Council. Project applicant shall defend such action at applicant's sole cost and expense, which include court costs and attorney fees. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense. Nothing in this condition shall be construed to prohibit the City of Winters from participating in the defense of any claim, action, or proceeding, if City bears its own attorney fees and cost, and defends the action in good faith. Applicant shall not be required to pay or perform any settlement unless the applicant in good faith approves the settlement, and the settlement imposes not direct or indirect cost on the City of Winters, or its agents, officers, and employees, the Winters Planning Commission, any advisory agency to the City, local district, and the City Council.
2. The applicant shall submit a current title report to the City prior to approval of public improvement plans.
3. The City of Winters Plan Review Fee applies and is due upon submittal of plans for review.
4. All street and other required public improvements shall be constructed concurrently, in a single phase operation.
5. A Soils/Geotechnical Report shall be prepared by a qualified engineer to confirm onsite soil capabilities and geological conditions and make recommendations to be followed for development. Grading of the site, design of foundations for proposed structures and construction of other related facilities on the property shall follow the criteria identified in the report. The applicant shall submit the report with the initial improvement plans package. The improvement plans shall be approved and signed by the soils engineer prior to approval by the City.
6. The Applicant shall pay for the services of the City's Traffic Engineer to confirm that no additional traffic improvements identified in the 2012 Winters I-505/Grant Avenue Planning Area Traffic Analysis are triggered by the project.
7. The proposed location of the south entrance driveway is not approved by the City Engineer. The Applicant's Engineer shall work with the City Engineer to combine the access with the adjacent driveway to the Burger King/Arco.
8. Applicant shall construct public roadway frontage improvements along Matsumoto Lane, fronting the property, to include curb, gutter, and separated sidewalk per the City of Winters Public Improvements Standards and Construction Standards.

9. A drainage plan shall be prepared by a registered civil engineer for project watershed(s), including the plan area. The plan shall identify specific storm drainage design features to control increased runoff from the project site. The drainage plan shall demonstrate the effectiveness of the proposed storm drainage system to prevent negative impacts to SR 128 and existing downstream facilities and to prevent additional flooding at off-site downstream locations. All necessary calculations and assumptions and design details shall be submitted to the City Engineer for review and approval. The design features proposed by the applicant shall be consistent with the most recent version of the City's Storm Drainage Master Plan criteria and Public Improvement Standards. The plan shall incorporate secondary flood routing analysis and shall include final sizing and location of on-site and off-site storm conduit channels, structures and detention and retention basins. The Storm Drainage Plan shall be submitted for approval prior to submittal of the construction drawings for checking. The applicant shall pay the cost associated with all improvements required by the plan.
10. A topographic survey of the entire site and a comprehensive grading and drainage plan prepared by a registered civil engineer, shall be required for the development. The plan shall include topographic information on adjacent parcels. In addition to grading information, the grading plan shall indicate all existing trees, and trees to be removed as a result of the proposed development, if any. A statement shall appear on the site grading and drainage plan, which shall be signed by a registered civil engineer or land surveyor and shall read, "I hereby state that all improvements have been substantially constructed as presented on these plans". Reference the City of Winters Public Improvements Standards and Construction Standards for additional requirements.
11. Construction materials for storm drain pipes within the water table shall be pre-cast rubber-gasket reinforced concrete pipe (RGRCP).
12. Applicant shall meet all FEMA requirements and be required to coordinate with FEMA through the City's Floodplain Administrator to determine if a CLOMR or LOMR is needed for the project as a result of possible impacts to Dry Putah Creek Flood Plain. Applicant shall obtain all necessary permits and CLOMRs/LOMRs as required prior to improvement plan approval.
13. The differential in elevation between rear and side abutting lot lines shall not exceed twelve inches (12") without construction of concrete or masonry block retaining walls.
14. All projects shall include implementation of post-construction best management practices (BMPs). Post construction BMPs shall be identified on improvement plans and approved by the City Engineer. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit, or a WPCP.
15. Landscaped slopes along streets shall not exceed 5:1; exceptions shall require approval of the City Engineer. Level areas having a minimum width of two (2) feet shall be required at the toe and top of said slopes.
16. The property shall be connected to the City of Winters sewer system in Matsumoto Lane, with a separate sewer lateral required for each parcel, in accordance with City of Winters Public Improvement Standards and Construction Standards.

17. A Sewer Collection System Plan shall be submitted for approval by the City Engineer as part of the submittal of the construction drawings for checking. A registered civil engineer for project shall prepare the sewer collection system plan. The plan shall include final sizing and location of conveyance facilities, structures, and engineering calculations. The applicant shall pay the cost associated with all improvements required by the plan. Reference the City of Winters Public Improvements Standards and Construction Standards for additional requirements.
18. The Applicant shall make all required extensions and sewer connections to the City's existing sewer collection system in Matsumoto Lane at the Applicant's sole expense.
19. A Water System Plan shall be submitted for approval by the City Engineer as part of the submittal of the construction drawings for checking. A registered civil engineer for project shall prepare the water system plan. The plan shall include final sizing and location of conveyance facilities, structures, and engineering calculations. The applicant shall pay the costs associated with all improvements required by the plan. Reference the City of Winters Public Improvements Standards and Construction Standards for additional requirements.
20. All materials and installation of the water system shall be at the applicant's expense per City of Winters Public Improvement Standards and Construction Standards.
21. The Applicant shall be required to make all required extensions and water connections to the City's existing water system in Matsumoto Lane.
22. At the time the Building Permit is issued, the applicant will be required to pay the appropriate City connection fees. All domestic water services will be metered. Water meters shall be installed on all water services to the satisfaction of the City Engineer.
23. Per City of Winters Cross Connection Control Program, all types of commercial buildings and landscape irrigation services are required to maintain an approved backflow prevention assembly, at the applicant's expense. Service size and flow-rate for the backflow prevention assembly must be submitted. Location of the backflow prevention assembly shall be per the City of Winters Public Improvements Standards and Construction Standards. Prior to the installation of any backflow prevention assembly between the public water system and the owner's facility, the owner or contractor shall make application and receive approval from the City Engineer or his designated agent.
24. Per the City of Winters Cross Connection Control Program, fire protection systems are required to maintain approved backflow prevention, at the applicant's expense. Required location, service size and flow-rate for the fire protection system must be submitted. Actual location is subject to the review and approval of the Public Works Department, Fire Department, and Community Development Department.
25. **FINAL PLANS, PERIODIC TESTS FOR FIRE HYDRANTS:** All final plans for fire hydrant systems and private water mains supplying a fire hydrant system shall be submitted to the City of Winters Fire Department for approval prior to construction of the system. All fire protection systems and appurtenances thereto shall be subject to such periodic tests as required by the City of Winters Fire Department.

26. WATER PRESSURE: All water lines and fire hydrant systems must be approved by the Fire Chief and operating prior to any construction taking place on the site. Prior to issuance of building permits, water flow must be measured and certified for adequacy by the Winters Fire Department.
27. REFLECTORS FOR FIRE HYDRANTS: Any fire hydrant installed will require, in addition to the blue reflector noted in Standard Drawings, an additional blue reflector and glue kit that is to be supplied to the Winters Fire Department for replacement purposes.
28. All construction, new or remodeling, shall conform to the most current Uniform Fire Codes, the Winters Fire Prevention Code, and section of the National Fire Codes that the Winters Fire Chief or his/her agent may find necessary to apply.
29. Forty-eight hours notice shall be given to the Winters Fire Department prior to any site inspections.
30. A hydrant use permit shall be obtained from the Public Works Department, for water used in the course of construction.
31. A new hydrant shall be placed along the frontage of development. Actual location is subject to the review and approval of the Public Works Department and Fire Department.
32. The Applicant shall contact the Winters Fire Department Chief or his/or agent prior to construction for a pre-construction meeting.
33. All required fire accesses that are to be locked (e.g. dog park access) shall be locked with a system that is approved by the Fire Chief or his/her agent.
34. Before framing of the building begins if necessary a compacted gravel drive access will be put in place to allow fire equipment to access the site in the case of an emergency.
35. Landscaping and irrigation plans shall be prepared by a registered landscape architect, and included as part of the improvement plans and/or site plans. These plans shall be per City Standards and the Water Conservation in Landscaping Act of 2006 (AB 1881) and shall be subject to review and approval by the City. The improvement plans shall include landscaping and automatic irrigation for the public right-of-way of Matsumoto Lane. The landscaping shall match landscaping already installed on the south end of the site. Drip irrigation systems shall be used. No substantial change to an approved landscaping or irrigation plan may be made without written approval by the original approving person or body.
36. All public landscape areas shall include water laterals with meters and PG&E power service points for automatic controllers. The landscape water meter shall be installed to the satisfaction of the City Engineers.
37. Joint trench/utility/composite plans shall be submitted to the City Engineer for review, prior to approval of improvement plans.

38. All existing and proposed utilities (electric, phone/data, and cable) within 100 feet of the project boundary shall be installed underground per the subdivision ordinance and shall meet the policies, ordinances, and programs of the City of Winters and the utility providers.
39. Street lighting location plan shall be submitted and approved by the City Engineer prior to approval of improvement plans.
40. Occupancy shall not occur until on-site and off-site improvements have been accepted by the City Council and the City has approved as-built drawings. Applicants, and/or owners shall be responsible to so inform prospective buyers, lessees, or renters of this condition.
41. If relocation of existing infrastructure is deemed necessary, the applicant shall perform the relocation, at the applicant's expense unless otherwise provided for through a reimbursement agreement. All public utility standards for public easements shall apply.
42. A Public Improvement Agreement shall be entered into and recorded prior to construction of improvements and/or issuance of any building permits.
43. Appropriate easements shall be required for City maintained facilities located outside of City owned property or the public right-of-way.
44. The applicant shall facilitate, with City cooperation, the abandonment of all City easements and dedications currently held but no longer necessary as determined by the Public Works Department.
45. A ten (10) foot public utility easement back of sidewalk, adjacent to all public streets within the development shall be dedicated to the City and may be required elsewhere as requested by the utility companies and approved by the City.
46. Project proponents shall enter into the Citywide Landscape and Lighting Maintenance District, in order to maintain and provide for the future needs of street lighting and landscaping, and other related aspects of development. The project proponent is responsible for all costs associated with this condition. The project proponent shall fulfill this condition prior to issuance of a building permit.
47. Applicant shall provide refuse enclosure detail showing bin locations and recycling facilities to the approval of the Public Works Department and the Community Development Department.
48. Prepare improvement plans for any work within the public right-of-way and submit them to the City Engineer for review and approval. The improvement plan sheets shall include the title block as outlined in the City of Winters Public Improvements Standards and Construction Standards. This submittal is separate from the building permit submittal. The Applicant shall provide, to the City Engineer, two sets of the improvement plans and electronic media (AutoCAD .DWG or DXF on Zip Disk or Compact Disk), for approval of plans by the City Engineer. Final Record Drawings shall be provided on Mylar and electronic media.
49. Conform to County Health regulations and requirements for the abandonment of any septic tanks and water wells.

50. Existing public and private facilities damaged during the course of construction shall be repaired by the Applicant at his/her sole expense, to the satisfaction of the City Engineer.
51. All utility poles that are to be relocated in conjunction with this project shall be identified on the improvement plans, with existing and proposed locations indicated.
52. If improvements are constructed and/or installed by a party or parties other than the Applicant, which improvements benefit Applicant's property, prior to issuance of a building permit on Applicants property, Applicant shall pay a proportionate share of the costs of said improvements, including interest, prior to the issuance of building permit(s) to Applicant. Applicant shall pay fair share costs for the benefiting use of the existing sewer collection system, pump station, and water system existing on the Jordan and McClish properties, and traffic signal improvements, that were advance funded and constructed by City.
53. All conditions identified herein shall be fully satisfied prior to occupancy, unless otherwise stated.
54. The project is as described in the May 28, 2013 Planning Commission staff report, except as modified by these conditions of approval. Substantive modifications require new analysis, verification of CEQA compliance, public hearing, and Council /Commission action.
55. The project shall operate within all applicable requirements of the City Code at all times
56. Pursuant to General Plan Policy II.C.1 and VI.F.2, energy efficient design shall be used. Energy efficient design shall include but not limited to automated control system for heating and air conditioning system and energy efficiency beyond Title 24 requirements, lighting controls and energy efficient lighting in buildings, and increased insulation beyond Title 24 requirements.
57. Pursuant to General Plan Policy III.A.1 Matsumoto Lane frontage shall be dedicated and improved consistent with the General Plan Circulation Element, to the satisfaction of the City Engineer.
58. Pursuant to General Plan Policy IV.D.4, as a condition to any development entitlement approval, all development affected by or contributing to the 100-year flooding problem shall be required to contribute to the financing of the comprehensive flood control solution in an amount that reflects that property's relative contribution to the flooding problem or benefit from the program adopted.
59. Pursuant to General Plan Policy IV.D.6, all development allowed to proceed within the General Plan flood overlay zone, in advance of implementation of storm drainage improvements specified in the updated Storm Drainage Master Plan, must address interim drainage and flooding requirements in a manner found acceptable by the City Engineer, and in a manner that furthers and is not inconsistent with the updated Storm Drainage Master Plan. To the extent feasible as determined by the City, interim improvements shall implement logical component parts of the storm drainage improvements identified in the updated Storm Drainage Master Plan.

Interim drainage/flooding solutions that do not implement logical components parts of the storm drainage improvements identified in the updated Storm Drainage Master Plan, or would be otherwise inconsistent with implementation of the update Storm Drainage Master Plan, can only be approved if consistent with the water quality treatment/design criteria and standards criteria of the updated Storm Drainage Master Plan and the City shall provide no reimbursement or credit for said work.

60. Pursuant to General Plan Policy IV.D.7, all projects citywide and within the flood overlay zone (FOZ) shall pay a Storm Drainage Master Plan Implementation Fee that represents a fair share towards implementation of the improvements specified in the updated Storm Drainage Master Plan. This fee shall be due prior to issuance of the building permit. To the extent that all or a component part of the Storm Drainage Master Plan is constructed by a project approved to move forward, credit toward the fee will be provided.
61. Pursuant to General Plan Policies V.F.1 and V.F.2, if cultural resources (historic, archeological, paleontological, and/or human remains) are encountered during construction, workers shall not alter the materials or their context until an appropriately trained cultural resource consultant has evaluated the situation. Project personnel shall not collect cultural resources. Prehistoric resources include chert or obsidian flakes, projectile points, mortars, pestles, dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources include stone or adobe foundations or walls, structures and remains with square nails, and refuse deposits often in old wells and privies.
62. Pursuant to General Plan Policy VIII.D.7 and Winters Municipal Code Section 17.72.050(F), parking lot pole lights shall be a maximum of 16 feet in height (including base pedestal) with full cutoff box fixtures. In addition, lighting under the gas canopies shall be fully recessed metal halide fixtures so there is no light spillage or glare. Wall pack lighting shall be fully shielded and directed downward. On-site parking lot lighting shall match lighting already installed on southern portion of the site. A photometric study shall be performed to determine optimal locations for lighting pursuant to the city code and safety requirements. The dog park shall be lit to the satisfaction of the Police Chief.
63. Pursuant to Winters Municipal Code Section 17.80.080, the applicant shall apply for a sign permit with the Community Development Department prior to installation of the wall signs. Building permits shall be obtained as necessary for installation.
64. Pursuant to Winters Municipal Code Section 17.80.040, the building elevations showing the wall signs shall be modified to show wall signs on the south and east elevations only and limited to a maximum total sign area of 100 square feet, to the satisfaction of the Community Development Director.
65. Roof mounted mechanical equipment must shielded on all sides behind the proposed roof parapet and shall not be visible from the ground level. All ground equipment shall be fully screened by enclosures and/or landscaping.
66. Required planting areas including the dog park must be permanently maintained by the applicant. "Maintained" includes watering, weeding, pruning, insect control, and

replacement of plant materials and irrigation equipment as needed to preserve the health and appearance of plant materials for a period at least five years from installation.

67. Landscape material may not be located such that, at maturity it interferes with safe distances for vehicular, bicycle or pedestrian traffic; conflicts with overhead utility lines, overhead lights, or walkway light; or blocks pedestrian or bicycle ways.
68. Applicant shall be responsible for at least daily trash pick-up on- and off-site as related to customers littering packaging associated with purchases from the fast food or use of the dog park.
69. Vehicular parking shall be prohibited and posted on Matsumoto Lane along the project frontage. In particular "NO PARKING" signs shall be posted along curb adjacent to the dog park.
70. The entire site shall be developed in compliance with the 1990 American Disabilities Act requirements for site access to and from the buildings from the public right of way, to the satisfaction of the Building Official.
71. The retaining wall shall incorporate graffiti resistant materials. In addition, the applicant shall also be required to plant and maintain attractive climbing vegetation to screen and adorn the entire east elevation of the retaining wall, to the satisfaction of the Community Development Director.
72. All iron railing shall be powder coated to a complementary color, to the satisfaction of the Community Development Director.
73. The submitted final plans (all sheets) shall have an updated date and shall reflect all modifications necessary to reflect these conditions of approval.
74. Specifications for the exterior seating and tables at the fast food and dog park shall be submitted to the City for prior approval by the Building official. Permanent shading shall be provided for outdoor tables at the fast food and dog park.
75. The dog park shall be signed to identify applicable rules for behavior including a prohibition against the consumption of food in the park. "No Loitering" signs next to seating area. Picnic tables for the dog park are to be located outside of the fenced areas and shaded. Dog waste bags and trash cans shall be provided in the dog park. The dog park shall have a potable water source. A spigot with a self-shut off valve is recommended. The water source may be the landscape system. The entrance shall be double gated and sized to allow for entrance and exit by a riding mower. Dog park hours shall be posted and shall be limited to "dawn to dusk". An additional surveillance camera(s) with night vision will be installed for the dog park area and signs shall be posted warning that the area is under camera surveillance. Operation and maintenance of the dog park remains the responsibility of the land owner.
76. The area of possible future use shown on the site plan near the dog park cannot be developed without a review and determination that the site parking and other improvements can accommodate the proposed use, and that it fits within the trip generation assumptions of the Winters I-505/Grant Avenue Planning Area Traffic Analysis.

77. The area of possible future use building area cannot be developed without a review and determination that the site parking and other improvements can accommodate the proposed use, and that it fits within the trip generation assumptions of the Winters I-505/Grant Avenue Planning Area Traffic Analysis.
78. The path of travel on south side needs to go directly to dog park.
79. City engineer will work with applicant's engineer regarding FEMA flood zone issues and drainage.
80. Directional signs will be placed to limit access to the drive through from the north entrance.
81. Signage shall be provided to direct RVs/autos with trailers that parking is available between existing fueling canopy and landscaped area bordering the sidewalk.
82. Design for the public art piece shall be provided for City approval.
83. The right side of the east-faced elevation shall be modified to the satisfaction of the Community Development Director with additional architectural detail to eliminate the large flat expanse of wall.
84. One of the parking spaces shall be a van space. All spaces and aisles shall meet the requirements of Section 17.72.050.

Applicable Mitigation Measures from the I-505/Grant Avenue Planning Area Mitigation Monitoring Program:

85. **Mitigation Measure #1** -- Outdoor light fixtures shall be low-intensity, shielded and/or directed away from adjacent areas and the night sky. All light fixtures shall be installed and shielded in such a manner that no light rays are emitted from the fixture at angles above the horizontal plane. High-intensity discharge lamps, such as mercury, metal halide and high-pressure sodium lamps shall be prohibited. Lighting plans shall be provided as part of facility improvement plans to the City with certification that adjacent areas will not be adversely affected and that offsite illumination will not exceed 2-foot candles.

Prior to issuance of a building permit, the applicant shall submit a photometric and proposed lighting plan for the project to the satisfaction of the Community Development Department to ensure no spillover light and glare onto adjoining properties.

86. **Mitigation Measure #2** -- Pursuant to General Plan Policy VI.E.11 implement the following:  
*Local hire preference* – The Taco Bell shall sign a written agreement to hire local residents to the greatest attainable extent, with annual reporting to the City.

*Actively promote ridesharing* –The Taco Bell shall undertake programs to encourage carpooling and participate in other programs to encourage carpooling within and between employees of new businesses.

87. **Mitigation Measure #12** -- Maximum cumulative development within the 140.1 acre project area cannot exceed 980,900 square feet of industrial and commercial or 103 dwelling units (dus) (on the Skreeden property only) without additional project review and environmental impact analysis. The City shall keep a current running total for purposes of demonstrating compliance.
88. **Mitigation Measure #13** -- Caltrans shall be provided the opportunity to review the project-specific traffic information to determine if the proposed projects trigger the need for transportation improvements.



## MEMORANDUM

Date: May 28, 2013  
To: Alan Mitchell, City Engineer  
From: Bob Grandy – Fehr & Peers  
Subject: **Taco Bell/Dog Park at 701 Matsumoto Lane in Winters, CA**

RS10-2811.A

The purpose of this memorandum is to identify whether the proposed substitution of a Taco Bell and Dog Park for a previously approved truck fueling station, at 701 Matsumoto Lane in Winters, would trigger the need for additional traffic mitigation measures.

### ***Project Description***

The proposed fast food restaurant (Taco Bell) with drive-through and dog park will be co-located with an existing Burger King and Arco AM/PM gas station/convenience store on one 2.3 acre site. The proposed fast food restaurant building is expected to approximately 3,500 square feet in size. The dog park will be 7,000 square feet in size.

### ***Impact on Trip Generation***

The previously approved truck fueling station was estimated to generate a total of 30 trips during the AM peak hour and 40 trips during the PM peak hour.

To estimate the amount of trips that would be associated with the Taco Bell fast food restaurant, we will use the trip rates published in *Trip Generation, 8<sup>th</sup> Edition* (Institute of Transportation Engineers, 2008). These rates indicate that a Taco Bell would generate approximately 173 trips during the AM peak hour and 119 during the PM peak hour on a typical weekday.

ITE does not provide trip generation rates for dog park uses. Research indicates that dog parks are typically sized to provide approximately 500 to 700 square feet per dog. The proposed dog park would accommodate 10-14 dogs at its 7,000 square feet dimension. Dog parks experience peak activity levels on weekends, when demands typically are about twice that of typical weekdays. Based on a review of studies conducted for other dog parks, we estimate that the dog park would generate up to 10 peak hour trips during the weekday AM and PM peak hours.

Table 1 below presents the total amount of trips that will access the project site during the AM and PM peak hours.

**TABLE 1:  
 PROPOSED PROJECT TRIP GENERATION**

Land Use	Quantity <sup>1</sup>	Trip Rate		Trips	
		AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
Fast-food Restaurant with Drive-through	3.5 ksf	49.35	33.84	173	119
Dog Park	7.0 ksf	1.4	1.4	10	10
<b>Total Project Trips</b>				<b>183</b>	<b>129</b>
<b>Credit for Truck Fueling Station</b>				<b>-30</b>	<b>-40</b>
<b>Total Net Project Trips</b>				<b>153</b>	<b>89</b>

Notes: <sup>1</sup> ksf = 1,000 square feet

Source for Fast Food Restaurant: *Trip Generation*, 8th Edition (Institute of Transportation Engineers, 2008)

***Review of Burger King/Arco Traffic Access Study (September 2010)***

The *Burger King/Arco Traffic Access Study* prepared in September 2010 evaluated the projected traffic impacts of the proposed Arco AM/PM gas station/convenience store, a Burger King fast food restaurant with drive-through, and a truck refueling facility.

The Traffic Study estimated that these uses would generate a total of 275 net trips during the AM peak hour and 263 trips during the PM peak hour. The Existing plus Project scenario evaluated in the Traffic Study estimated that the addition of these trips to existing counts would result in Level of Service (LOS) B conditions during the AM peak hour and LOS C conditions during the PM peak hour at the following intersections.

- Grant Avenue (SR 128)/E. Main Street
- Grant Avenue (SR 128)/I-505 Southbound Ramps

No traffic mitigations were required at these locations as they would not exceed the City's LOS D threshold for intersections along Grant Avenue. The addition of the project trips resulted in an increase in overall intersection delay at these locations of 1-2 seconds. The proposed modification in land use at the project site would generate fewer trips than the original project, and is therefore projected to result in a reduced level of impact at these two intersections. The resulting LOS at these two intersections, under Existing plus Project conditions, would be within the LOS D threshold and would not require additional mitigation measures.

The Traffic Analysis did identify project impacts and the following associated improvements that have been installed to mitigate those impacts.

- Signal at Grant Avenue and Matsumoto Lane
- Elimination of free right turn on I-505 southbound off-ramp

- Second westbound lane on Grant Avenue between southbound off-ramp and Matsumoto Lane
- New southbound left turn lane on Matsumoto Lane
- Extension of eastbound left turn lane on Grant Avenue

***Review of I-505/Grant Avenue Planning Area Traffic Analysis (March 2012)***

The *I-505/Grant Avenue Planning Area Traffic Analysis* prepared in March 2012 evaluated the potential transportation impacts of modifying land use designations within a project area totaling 140.1 acres in the eastern area of Winters, on the north and south sides of Grant Avenue (State Route 128), and on the west side and adjoining Interstate 505. This includes the parcel located at 701 Matsumoto Lane that is the subject of this memo. The traffic analysis evaluated cumulative conditions and identified mitigation measures as well as associated triggers.

The installation of improvements at the Grant Avenue/Matsumoto Lane intersection, as described above, provide sufficient capacity to serve the added traffic associated with the proposed Taco Bell and dog park uses.

The I-505/Grant Avenue Planning Area Traffic Analysis identifies the following triggers for improvements at the adjacent intersections along Grant Avenue.

- Grant Avenue/Southbound I-505 Ramps Traffic Signal – total of 630 pm peak hour trips generated by development within the I-505/Grant Avenue planning area
- Grant Avenue/East Main Street Traffic Signal – total of 880 pm peak hour trips generated by development within the I-505/Grant Avenue Planning area.

The proposed project will not result in an addition of 630 pm peak hour trips at the Grant Avenue/Southbound I-505 Ramps intersection or 880 pm peak hour trips at the Grant Avenue/East Main Street intersection.

The I-505/Grant Avenue Planning Area Traffic Analysis identifies the following triggers for regional roadway improvements.

- Widen Grant Avenue to four lanes – East Main Street to Southbound I-505 – total of 40% of cumulative development trips or 1,700 peak hour two-way vehicle trips on Grant Avenue

Recent counts on Grant Avenue indicate there are approximately 980 peak hour two-way vehicle trips on Grant Avenue, and the proposed project will not result in an increase about the 1,700 peak hour vehicle threshold described above.

***Conclusion***

The proposed addition of a fast food restaurant (Taco Bell) with drive-through and a dog park, as a replacement for the previously approved truck fueling area, would not trigger the need for additional traffic mitigation measures.



## Grant Avenue Design Guidelines Applicant Checklist

### Background

The Grant Avenue Design Guidelines were adopted on August 16, 2011 for the purpose of meeting our community expectations and developing project consistency for the Grant Avenue Business and Commercial District and assisting applicants in the planning process. The attached checklist was adopted with the guidelines as a tool for applicants, staff and policy boards to use in determining the application of the guidelines to a project. The information appearing in parenthesis on the checklist provides examples of ways to achieve the desired effects of the guidelines, recognizing that it is impossible to reduce the art and practice of design into a checklist of individual elements. Please note that the checklist does not supersede or substitute for the guidelines and that the guidelines should be referred to for the full text and illustrations.

### Checklist Process

The attached checklist is designed to be completed by the applicant while working through the project design. For each item on the checklist the applicant is to indicate if the guideline has been met, not met or is not applicable. Additionally, the applicant is to explain each response in the comment section after each item. The checklist has been designed to allow the comment section to expand so that the applicant can use as much space as needed to respond.

Each item on the checklist is labeled (i.e. A1, A2, B1, etc.). Applicants are to use the item labels (A1, A2, etc.) on the note section of the site plan, landscape plan and elevations allowing for a clear understanding of the application of the guidelines to the project.

Upon receipt of a complete Planning Application packet, including a project narrative and completed design guidelines checklist, a meeting will be scheduled with the applicant and the Winters Design Review Committee (DRC). The meeting will follow a set agenda with the applicant presenting the project followed by a review of the project by the DRC using the guidelines checklist.

The project narrative should give the specifics of the project (lot size, building size, location, etc.) and discuss how the project contributes favorably to the surrounding area and the City.

Prior to final submittal of the project to the Winters Planning Commission the applicant will have the opportunity to revise the project using feedback gathered from the meeting with the DRC and from the DRC's written review of the project.



# Grant Avenue Design Guidelines Applicant Checklist

Item	Yes	No	N/A	Yes - consistent; No - Not consistent; N/A - not applicable. Please explain each response in the comment section. Thank you.	DRC Use Only
<b>Section A - Site Planning</b>					
A1	X			The proposed buildings are sited in a manner that considers the surrounding environment.	
<b>Comments: Proposed building is sited respective of the 25' frontage setback, and is situated to allow ample landscape and outdoor seating area.</b>					
A2	X			The development includes limited conflicts between pedestrians, bicyclists, vehicles and utility/delivery vehicles.	
<b>Comments: Proposed building utilizes the existing pedestrian path of travel to the right of way, and provides a sidewalk along the full length of the bldg. side of the drive aisle.</b>					
A3	X			Public, open or gathering spaces are included, where appropriate.	
<b>Comments: Developer has agreed to dedicate a portion of the parcel for a public dog park.</b>					
A4			X	Low impact design features, such as bioretention facility, rain gardens, and permeable pavements are included in the proposed development.	
<b>Comments:</b>					
A5	X			Consideration for transit facilities is included in the proposed development.	
<b>Comments: Continuation of sidewalk along Matsumoto Lane from project to Grant Ave</b>					
A6	X			On-site planning encourages connectivity to off-site bicycle and pedestrian pathways.	
<b>Comments: Proposed building utilizes the existing pedestrian path of travel to the right of way</b>					
<b>Section B - Architecture</b>					
B1	X			Design of proposed buildings reflect Winters and its surroundings (compatible materials, colors, quality, coordinated but not the same as properties in Winters, avoid strong or vivid colors unless they fit within local context, concrete block/exposed concrete on visible walls finished in aesthetic manner).	
<b>Comments: Bldg massing is designed to be of interest and varying height, and is sympathetic to the existing approved Burger King / AMPM building.</b>					
B2	X			Buildings and design features are scaled to human proportion.	
<b>Comments: Bldg. massing is designed in an inviting manner, with glazing heights and entries scaled to human proportion.</b>					



# Grant Avenue Design Guidelines Applicant Checklist

Item	Yes	No	N/A	Yes - consistent; No - Not consistent; N/A - not applicable. Please explain each response in the comment section. Thank you.	DRC Use Only
B3	X			Buildings exhibit variety and distinctiveness (but avoid overly obtrusive or overly monotonous designs, or strong contrast with adjacent buildings, creative use of natural or recycled materials).	
<b>Comments: Bldg massing is designed to be of interest and varying height, and is sympathetic to the existing approved Burger King / AMPM building.</b>					
B4	X			Variety of architectural features encouraged tied to comprehensive design theme (arches, raised parapets, cornices, eaves, windows, balconies, entry insets, roof angles and pitches, wall relief features).	
<b>Comments: Arches, raised parapets, eaves at awnings, windows, entry insets and wall relief features are incorporated in the design.</b>					
B5	X			Site and buildings are visually attractive from neighboring properties, traffic and corridors, and public spaces (service areas and devices screened, integrated and compatible with site features; above criteria is applied to areas visible to public view; rear and side views are visually interesting, coordinated, and well-maintained).	
<b>Comments: Accomplished due to B4 compliance all around the building.</b>					
<b>Section C – Connectivity</b>					
C1				The proposed development connects with:	
	X			*Grant Avenue Complete Streets Concept Plan	
	X			*Class I and II Bicycle Lanes	
	X			*Pedestrian/bicycle facilities within the project and with bordering facilities.	
			X	*Putah Creek Park Master Plan and Trail System	
<b>Comments: Continuation of sidewalk along Matsumoto Lane from project to Grant Ave</b>					
C2	X			Pedestrian elements are attractive and functional (walkways link parking to building entrances and other walkways; planters, street furniture, outdoor seating, pedestrian oriented signs, low level lighting provided).	
<b>Comments: Outdoor eating area provided, ample landscaping provided and connectivity to the proposed dedicated dog park is provided.</b>					
C3	X			Parking areas include a defined sidewalk or marked pedestrian facilities in landscaped areas or separated from traffic lanes required.	
<b>Comments: Development provides a sidewalk along the full length of the bldg. side of the drive aisle and the dog park.</b>					



# Grant Avenue Design Guidelines Applicant Checklist

Item	Yes	No	N/A	Yes - consistent; No - Not consistent; N/A - not applicable. Please explain each response in the comment section. Thank you.	DRC Use Only
C4	X			The project provides connections for walkers and bicyclists to the surrounding community (provides walking/biking facilities on the site, connects to walking/biking facilities in town, provides shortcuts for walkers/bikers).	
<b>Comments: Continuation of sidewalk along Matsumoto Lane from project to Grant Ave</b>					
C5	X			Sidewalks provide convenient and safe access (sidewalks sufficiently wide, without obstruction; curbs, shade, lighting provided; buffers between walkers and traffic provided; safe and direct street crossings for walkers).	
<b>Comments: Continuation of sidewalk along Matsumoto Lane from project to Grant Ave</b>					
C6	X			Entrances provide convenient access (entrances adjacent to street, minimal setback, routes are well marked, sidewalks provide uninterrupted access to entrances, safe bike parking is located next to entrances).	
<b>Comments: Bike parking provided and access to public right of way provided.</b>					
<b>Section D – Landscaping</b>					
D1	X			The proposed landscaping complies with the State's Model Water Efficient Landscape Ordinance and the California Green Building Standards Code (CalGreen).	
<b>Comments: Low water usage plants are proposed</b>					
D2	X			Scale and nature of landscape materials is appropriate to site and structure (Plants are of type, spacing, and sizing to reach maturity within reasonable time. Hardy, drought tolerant, low maintenance species adapted to Winters climate are emphasized, parking lot trees also withstand heat, pollutants).	
<b>Comments: Proposed landscape is a continuation of the existing adjacent scheme</b>					
<b>Section E – Signs</b>					
E1	X			Signs are compatible with architectural character of buildings (signage does not dominate site, uses compatible colors and material, lighting is restrained and harmonious)	
<b>Comments: Yes</b>					



# Grant Avenue Design Guidelines Applicant Checklist

Item	Yes	No	N/A	Yes - consistent; No - Not consistent; N/A - not applicable. Please explain each response in the comment section. Thank you.	DRC Use Only
<b>Section F – Lighting</b>					
<b>F1</b>	<input checked="" type="checkbox"/>			Lighting harmonizes with site, building design, architecture, and landscaping (lighting form, function, character, fixture styles, design and placement; lighting does not interfere with pedestrian movement).	
<b>Comments: All exterior bldg.. lighting is directed toward the building and away from the surroundings.</b>					
<b>F2</b>	<input checked="" type="checkbox"/>			The proposed development includes consideration of the effects of light pollution on the environment, as well as utilization of energy conservation technologies.	
<b>Comments:</b>					
<b>Section G - Energy Conservation</b>					
<b>G1</b>			<input checked="" type="checkbox"/>	Active and passive solar and other renewable energy design and devices are used (building orientation, landscaping, lighting, heating and cooling, photovoltaic system-ready or installed).	
<b>Comments:</b>					
<b>G2</b>			<input checked="" type="checkbox"/>	Devices are unobtrusive and complement design (solar panels flush with roof).	
<b>Comments:</b>					
<b>Section H - Green Building (incorporating green building elements)</b>					
<b>H1</b>	<input checked="" type="checkbox"/>			Water efficiency	
<b>Comments: 2010 CA bldg. code compliant</b>					
<b>H2</b>	<input checked="" type="checkbox"/>			Energy	
<b>Comments: CA title 24 compliant</b>					
<b>H3</b>	<input checked="" type="checkbox"/>			Materials and Resources	
<b>Comments: TBD</b>					
<b>H4</b>	<input checked="" type="checkbox"/>			Indoor environmental quality	
<b>Comments: CA title 24 compliant</b>					