

SECOND REVISED

CITY OF WINTERS PLANNING COMMISSION AGENDA REGULAR MEETING

Tuesday, December 10, 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

Chairman: Bill Biasi
Vice Chairman: Pierre Neu
Commissioners: Dave Adams, Lisa
Baker, Kate Frazier, Luis Reyes,
Patrick Riley
City Manager: John W. Donlevy, Jr.
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 November 26, 2013 meeting of the Winters Planning Commission

V STAFF/COMMISSION REPORTS

VI DISCUSSION ITEMS:

- A. Review of the Conceptual Landscape Plan and Lighting Plan for the Walnut Lane Roundabout, and Provide Comments to Staff.
- B. Consideration of a Request to Change the Distance Between the Approved Plantings for Boat Storage Facility at 723 Railroad Avenue *under separate cover*
- B. Consideration of Request to Change the Width of the Approved Sidewalk for the St. Anthony Church Project *under separate cover*

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 DECEMBER 5, 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
REGULAR MEETING HELD
November 26, 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 Dave Adams, Lisa Baker, Pierre Neu, Luis Reyes, Pat Riley and Chairman Biasi

ABSENT: Commissioner Kate Frazier

STAFF: City Manager John W. Donlevy, Jr., Housing and Economic Development Manager Dan Maguire and Management Analyst Mary Jo Rodolfa

PLEDGE: Commissioner Riley led the Pledge of Allegiance.

CITIZEN INPUT: Don Jordan, 718 Hemenway Street, Winters requested to be placed on a future Planning Commission agenda to address the planting requirements along 723 Railroad Avenue. It was requested that Mr. Jordan provide additional information regarding the plants.

CONSENT ITEM:

1. Approval of Meeting Minutes of the October 22, 2013, meeting of the Planning Commission.

Commissioner Neu asked that the word "money" be inserted after "a lot of" in item B(c), Chairman Biasi asked that "with Yolo County" be added at the end of item B(g). It was also asked that the "Planning Commission" be added after Walnut Park in item B(m). Commissioner Baker moved that the minutes of the October 22, 2013 meeting of the Planning Commission be approved with corrections. Commissioner Reyes seconded the motion. The motion was approved unanimously.

COMMISSION REPORTS: Commissioner Neu reported that the Winters Putah Creek Committee met with representatives from PG&E regarding the proposed training facility and he felt that they listed to the suggestions from the committee and they would be returning at a future WPCC meeting. Commissioner Riley reported that he attended the Affordable Housing Steering Committee meeting and that Housing and Economic Development Manager Maguire did a good job of explaining the ordinance being proposed.

STAFF REPORTS: None.

DISCUSSION ITEM:

- A. Review of Walnut Lane Roundabout Landscape and Lighting Plan**
City Manager Donlevy reported that this item has been moved to the December 10, 2013 meeting of the Winters Planning Commission.

**MINUTES OF THE WINTERS PLANNING COMMISSION
REGULAR MEETING HELD
November 26, 2013**

B. Walnut Park Phase II Review

Housing and Economic Development Manager Maguire reviewed the current status of the Walnut Park project and provided information on the funding of Phase II, the elements to be included and the timeline for the project. The City is currently waiting on a determination from the United States Fish and Wildlife Service regarding the environmental mitigation for the seasonal wetlands. The cost of mitigation and concern regarding the timeline were discussed.

C. Review and Recommendation to City Council of Proposed Ordinance 2013-03, an Ordinance of the City of Winters Code pertaining to Affordable Housing Requirements

Housing and Economic Development Manager Maguire introduced the item and explained that the requirements in the ordinance reflect the City's efforts to develop an affordable housing program that promotes a balance between encouraging the development of market-rate housing and mixed use development in the City, while at the same time providing for the creation of affordable housing to meet the needs of very low, low, and moderate income households within the City.

Commissioner Baker moved the recommendation to City Council the approval of Ordinance 2013-13, Extending Section 17.200.030, Subsection (B)(1) to the Winters Municipal Code Pertaining to Affordable Housing Requirements. Commissioner Riley seconded the motion. The motion was approved with the following vote:

Ayes:	Adams, Baker, Biasi, Neu, Reyes and Riley
Noes:	None
Absent:	Frazier
Abstain:	None

COMMISSION/STAFF COMMENTS - None

ADJOURNMENT: Chair Biasi adjourned the meeting at 7:15 p.m.

ATTEST:

Bill Biasi, Chairman

Mary Jo Rodolfa, Management Analyst



**PLANNING COMMISSION
STAFF REPORT**

TO: Honorable Chairman Biasi and Commission Members
DATE: December 10, 2013
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Mary Jo Rodolfa, Management Analyst
SUBJECT: Consideration of Request to Modify the Landscaping Planting Requirement for the Boat Storage Facility at 723 Railroad Avenue

RECOMMENDATION

Staff recommends that the Planning Commission take the following action:

1. Accept the staff report.
2. Approve a modification of the spacing of the plantings of Evergreen Clematis to screen the fence at 723 Railroad Avenue from 30" on center to 48" on center or at a distance as recommended by the Planning Commission.

BACKGROUND

The project originally came before the Winters Planning Commission on May 27, 2008. Included in the project description of the May 27, 2008 staff report is a reference that flowering vines are to be planted to screen the view, soften the look of the fence and add color and interest (see Attachment A). Although a landscaping plan was not required for the project, the Community Development Director did require that the site plan indicate the type of plant to be used to screen the fence along Railroad Avenue and the location of the plants along fence. Those comments are part of the June 3, 2011 Community Development Department plan check comments (see Attachment B).

On July 25, 2011 the final plans for the Boat Storage Facility project were approved. Landscape Note L3.1 of the approved plans requires that Evergreen Clematis be planted 30" on center along the fence on Railroad Avenue (see Attachment C).

Don Jordan of Jordan Construction, the project contractor, citing water conservation concerns and believing 30" on center to be in error for the type of plant (Evergreen Clematis), moved forward with planting the plants 96" on center. A drip system was installed for the irrigation of the plants.

On November 26, 2013, the contractor appeared before the Planning Commission to request that the 8 foot spaced plantings satisfy the landscape requirement without the need for additional plantings. At that time Mr. Jordan provided the Commissioners with correspondence from Eric Doud of Designworks, architect for the project. That correspondence is attached here as Attachment D. During his comments Mr. Jordan informed the Commissioners that in addition to his concern for water conservation that the plans were in error requiring 30" on center. He went on to comment that the architect at one point had considered planting Boxwood along the

fence which would require the 30" on center spacing because it does not spread as far when growing. When the type of plant was changed to Evergreen Clematis he contends that inadvertently the plans were not changed to reflect the proper plant spacing. Because the request was not an agenda item Chairman Biasi asked that the contractor return before the Planning Commission on December 10, 2013 and that he provide documentation regarding the type of plant and recommended spacing for planting.

ANALYSIS

The City of Winters is striving to move towards more water efficient landscaping and to that end now has a list of recommended water efficient vines for plantings (see Attachment E). Unfortunately that list was not available at the time this project was approved.

Staff has performed research to determine the appropriate spacing of Evergreen Clematis (aka Clematis Armandii). Unfortunately there is no clear, universal recommendation for the spacing of the plants. The Sunset Western Garden Book (January 1981) does not give spacing specifications although it does say that the plant can grow to 20 feet (see Attachment F). Dave's Garden recommends spacing of 24" – 36", Wayside Gardens indicates the plants spread 5 to 8 feet wide and Brighter Blooms indicates the width of the plants as 6' to 10'. (see Attachments G, H and I). In a phone conversation with Celia Thaxter, Yolo County Master Gardener, she indicated that her research also did not turn up any recommended spacing. She did say that the plants can vary in spread from 5 feet to 10 feet. Based upon this research Staff agrees that 30" on center appears to be closer than necessary for the planting of Evergreen Clematis.

In Staff's opinion there are three actions the Planning Commission may consider:

1. Approve a modification to the plans allowing the plantings to be 96 inches on center while reserving the right to re-visit the decision at a later date if the spacing does not appear adequate to screen the fence.
2. Approve a modification to the plans allowing the plantings to be of a distance between the 30" called for in the plans and the 96" as currently planted while reserving the right to re-visit the decision at a later date if the spacing does not appear adequate to screen the fence.
3. Deny the request for a modification of the plan, thereby requiring that additional plants be planted to meet the 30" on center specified in the approved plan.

STAFF RECOMMENDATION: Although Staff takes the concern of water efficient landscaping to heart there is also the concern of screening an unsightly fence along a major roadway. Because there is no clear recommended spacing for Evergreen Clematis, and because the purpose of the plantings is to screen the fence along Railroad Avenue, Staff is recommending that additional plants be planted and placed on the drip system between those currently planted by the contractor, in effect having plants 48" on center while reserving the right to re-visit the decision at a later date if the spacing does not appear adequate to screen the fence.

PLANNING COMMISSION ACTION

Staff recommends that the Planning Commission take the following action:

1. The requirement to plant Evergreen Clematis 30" on center for the Boat Storage Facility at 723 Railroad Avenue is modified to require the plantings to be 48" on center while reserving the right to re-visit the decision and spacing of the plants at a later date if the spacing does not appear adequate to screen the fence.

ATTACHMENTS

- A. May 27, 2008 Staff Report re: 723 Railroad Avenue
- B. June 3, 2011 Community Development Department Plan Check Comments
- C. July 25, 2011 Approved Plan Sheet showing Landscape Notes
- D. October 21, 2013 Correspondence from Eric Doud, Designworks
- E. UC Cooperative Extension – Recommended Water Efficient Vines for Yolo County
- F. Sunset New Western Garden Book, January 1981, page 246
- G. Dave's Garden – web page for Evergreen Clematis
- H. Wayside Garden – web page for Clematis Armandii
- I. Brighter Blooms – web page for Armandii Clematis
- J. Boat Storage Facility Conceptual Plan



PLANNING COMMISSION STAFF REPORT

TO: Honorable Chairman and Commission Members

DATE: May 27, 2008

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

FROM: Kate Kelly, Contract Planner

SUBJECT: Public Hearing and consideration of Conditional Use Permit application (2008-CUP-01) submitted by Eva Brzeski for boat and recreational vehicle storage facility with repair and sales facility located at 723 Railroad Avenue (APN 003-322-20).

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

- 1) Receive the staff report;
- 2) Conduct the public hearing;
- 3) Confirm CEQA exemption finding – "General Rule Exemption" (15061b3);
- 4) Approve Conditional Use Permit application (2008-CUP-01) submitted by Eva Brzeski to operate an outdoor boat and recreational vehicle storage, repair, and sales facility at 723 Railroad Avenue (Assessor Parcel Number 003-322-20).

BACKGROUND:

Eva Brzeski, the applicant and property owner, submitted a Conditional Use Permit (CUP) application in December 2007 to use the vacant 27,000 square foot warehouse-type building located at 723 Railroad Avenue for an indoor boat and recreational vehicle storage facility. This item was originally scheduled for consideration by the Planning Commission at its January 22, 2008 meeting; however, the applicant requested that the item be rescheduled to the February 12, 2008 meeting so the project scope could be revised to include outdoor storage of boats and recreational vehicles. On February 9, 2008 the Applicant held a meeting with the project site neighbors to review the design options and seek input from the neighbors.

The item was removed from the February 12th meeting based on direction from the City Attorney to allow staff and the applicant time to address the status of the

Anderson Place Development Agreement. The Planning Commission considered the proposed amendment to the Anderson Place Development Agreement on April 22, 2008 and recommended its adoption to the City Council. The first reading of the Development Agreement amendment was at the May 20th City Council Meeting.

The applicant and staff requested that the consideration of the CUP be continued to the May Planning Commission Meeting to allow the applicant time to address status of the building on the property. The applicant has since determined that it is economically infeasible to renovate the building to meet current minimum standards of structural safety and accessibility.

The applicant now intends to demolish the building. The demolition of the building was considered and, from a planning and zoning standpoint, approved as part of the Development Agreement executed last year. The applicant will need to obtain a demolition permit from the Building Department and comply with all applicable codes.

PROJECT DESCRIPTION:

The applicant proposes an interim use of the property for outdoor boat and recreational vehicle storage, repair, and sales in order to generate revenue until the housing market improves and the risk factor of moving forward with the residential/office project lessens. Once the market is more favorable for residential/office development the applicant intends to proceed with the Anderson Place project and relocate the boat and recreational vehicle storage, repair, and sales business to another location in Winters.

As shown on the conceptual site plan (Attachment C) outdoor storage would be provided for 70 boats and 21 recreational vehicles on the 2.13 acre site. The site plan and conceptual landscape (Attachment D) show the outdoor storage enclosed with a fence to screen the storage from surrounding view. Flowering vines are proposed to be grown over the fence to further screen the view, soften the look of the fence and add color and interest to the frontage on Railroad Avenue. Entry to the site would be via a locked gate set back 55' from Railroad Avenue. The 55' setback is intended to allow an off-street que-ing area for entry into the storage facility.

Four parking spaces are provided in the OF portion of the site for customers temporary use while picking up or dropping off their boat or recreational vehicle. Portable restroom facilities would also be provided.

The applicant has indicated that Simmons Real Estate/John Simmons, the owner/manager of the Winters Self Storage facility located on Railroad Avenue, will manage the applicant's business.

Site fencing, security system and cameras provide site security.

Should the applicant be successful in attracting a boat and/or recreational vehicle mechanic and/or sales business to the site a small, temporary office would be located on the OF portion of the site and the sales/repair work would be performed in a workspace located in the C2 portion of the site.

The applicant has indicated a need for signage but has not yet submitted signage plans. A signage permit will be required for the signage.

DISCUSSION:

The project site (APN 003-322-20) is approximately 2.13 acres in size. The upper one-third of the site has a General Plan designation of Office (OF) while the lower two-thirds of the site has a Central Business District (CBD) designation. Zoning is Office (O-F Zone) for the upper one-third of the site and Central Business District (C-2 Zone) for the lower two-thirds of the site.

Most of the project site and building is located in the C-2 Zone. Personal storage, outdoor sales and major automotive repair are conditional uses in the C-2 Zone. Minor automotive repair and equipment sales, rental and repair are permitted in the C-2 Zone. The CUP for the boat and recreational vehicle storage facility would also cover the sales and repair should the applicant pursue this. Personal storage, outdoor sales and repair are neither a permitted or conditional use in the O-F Zone.

Staff recognizes the need for some economic return from the property to carry it until the real estate market rebounds. During the April 22nd Planning Commission hearing, the applicant indicated their on-going commitment to completing the Anderson Place project. Staff provisionally supports the interim outdoor storage of boats and recreational vehicle at the project site provided the site is adequately screened to shield the use from surrounding views. Staff's support is predicated upon a set period of time for the interim use, adequate fencing and landscaping to screen the site from surrounding uses and Railroad Avenue

METHODOLOGY:

Three actions are required to implement the proposed project:

1. Confirmation of CEQA exemption finding – “General Rule Exemption” (15061b3) for the Amendment to the Anderson Place Development Agreement.
2. Approval of the Conditional Use Permit and the attached conditions.

APPLICABLE REGULATIONS: This project is subject to several regulations:

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

- City of Winters Zoning Ordinance

PROJECT NOTIFICATION: Public notice advertising for the public hearing on this project was prepared by the Community Development Department's Administrative Assistant in accordance with notification procedures set forth in the City of Winters' Municipal Code and State Planning Law. Two methods of public notice were used: a legal notice was published in the Winters Express on Thursday, May 15, 2008, and notices were mailed to all property owners who own real property within three hundred feet of the project boundaries at least ten days prior to the May 27, 2008 Planning Commission hearing. Copies of the staff report and all attachments for the proposed project have been on file, available for public review at City Hall since Tuesday, May 20, 2008.

ENVIRONMENTAL ASSESSMENT: The proposed Conditional Use Permit for outdoor storage, repair and sales of boats and recreational vehicles at 723 Railroad Avenue has been reviewed in accordance with the California Environmental Quality Act (CEQA) and is considered exempt under General Rule exemption 15061(b)(3). Under Section 15061(b)(3) of the CEQA Guidelines, the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The project site has a long history of outdoor storage, much of which had minimal screening and was quasi-industrial in scope. The applicant's proposal includes enhanced screening, improved landscaping, and is of a less intensive nature. The project, as proposed and conditioned, would not have a significant effect on the environment and therefore qualifies for a General Rule exemption.

RECOMMENDATION

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

I MOVE THAT THE WINTERS PLANNING COMMISSION APPROVE THE 723 RAILROAD AVENUE PROJECT OUTDOOR STORAGE, REPAIR AND SALES OF BOATS AND RECREATIONAL VEHICLES (CONDITIONAL USE PERMIT) BASED ON THE IDENTIFIED FINDINGS OF FACT AND BY TAKING THE FOLLOWING ACTIONS:

- Confirmation of exemption from the provisions of CEQA.
- Confirmation of conditional use permit findings.
- Approval of the Conditional Use Permit and subject to the conditions of approval attached hereto.

ALTERNATIVES:

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

RECCOMENDED FINDINGS FOR 723 RAILROAD AVENUE (CONDITIONAL USE PERMIT)

CEQA Findings:

1. The project qualifies for an exemption from the provisions of CEQA - General Rule Exemption (15061b3)
2. The Planning Commission has considered comments received on the project during the public review process.
3. The exemption finding reflects the independent judgment and analysis of the City of Winters.
4. The Planning Commission hereby confirms General Rule Exemption (15061b3) for the CUP allowing outdoor storage, repair, and sales of boats and recreational vehicles at 723 Railroad Avenue.

Conditional Use Permit Findings:

1. The requested use will be in conformity with the General Plan. The General Plan designates the project site as Central Business District. This designation provides for restaurants, retail, service, professional and administrative offices, and other uses. The project would provide a service through the storage of boats and recreational vehicles and potentially would provide sales and repair of the same.
2. The requested use is listed as a conditional use in the zone regulations or elsewhere in this section, or, where an interpretation was necessary, a determination was made by the community development director or planning commission that the proposed use would require a use permit. Personal storage, major automotive repair and outdoor sales are listed as conditional uses in the C-2 Zone.
3. The requested use is consistent with the intent and purpose of the zone in which it is located, and will not detrimentally impact the character of the neighborhood. The C-2 Zone allows for a variety of commercial uses including personal storage, outdoor sales, and major automotive repair

through a conditional use permit. The project would result in three commercial uses: personal storage and potentially sales and repair of boats and recreational vehicles.

4. The requested use will not be detrimental to the public health, safety or general welfare. All tenant improvements completed for the project site building will be consistent with the California Building Codes and local building standards (Winters Municipal Code, Title 15 – Buildings and Construction).
5. Adequate utility, access roads, drainage, sanitation and/or other necessary facilities or services will be provided. The project site has access to Railroad Avenue and the project is not expected to require additional utility facilities or services.
6. The requested use, as conditioned, will not create a nuisance or enforcement problem within the neighborhood. The project site is fenced and will benefit from additional fence height and landscaping to screen the outdoor the storage, repair, and sales of the boats and recreational vehicles.
7. The requested use will not result in a negative fiscal impact upon the city. Boat sales will generate sales tax revenue for the city.

CONDITIONS OF APPROVAL FOR THE 723 RAILROAD AVENUE (CONDITIONAL USE PERMIT) LOCATED ON ASSESSOR PARCEL NUMBER 003-322-20, WINTERS, CA 95694.

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, or 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 includes 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

employee, the Winters Planning Commission, any advisory agency to the City, local district and the City Council.

2. Approval of the Conditional Use Permit shall be null and void if the Anderson Place Development Agreement, adopted June 19, 2007, is not amended to bring the property into compliance with the terms of the Development Agreement.
3. Approval of the Conditional Use Permit shall be null and void if the applicant fails to establish use within one year of the Planning Commission's approval of the Conditional Use Permit application.
4. This Conditional Use Permit shall expire on June 30, 2015 and all uses permitted under this Conditional Use Permit shall cease and be removed from the property no later than June 30, 2015. The term Conditional Use Permit shall not be extended.
5. All applicable permits shall be obtained to demolish the building. In any case, the building shall not be occupied without review and approval of the Building Department and Fire District.
6. The applicant shall obtain any required building permit(s) and pay the applicable building permit fees for the tenant improvements.
7. All outdoor storage, repair and sales of boats and recreational vehicles shall be restricted to the C2 portion of the site. An office in support of those uses may be located in the OF portion of the site.
8. A "Hot Work" permit shall be obtained from the Fire District for any welding, cutting, or other similar heat generating operations.
9. KNOX boxes shall be installed at the entry gates and any other location as required by the Fire District.
10. Restroom facilities shall be provided subject to the approval of the Building Department.
11. Landscaping and signage shall be consistent with the applicable requirements of Chapters 17.76 (Landscaping and Design) and 17.80 (Signs) of the Winters Municipal Code. Signage and landscaping shall be subject to approval by the Community Development Director.
12. 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. Lighting plans demonstrating that adjacent areas will not be adversely affected and that offsite illumination will not exceed 2-foot candles shall be submitted to the City for review and approval as prior to occupancy.

13. No parking shall be allowed on Railroad Avenue
14. Applicant shall install roadway striping and markings as required by the City Engineer.
15. The Applicant shall be responsible for any additional costs associated with the processing of this project including but not limited to: plan check, inspections, materials testing, construction monitoring, and other staff review and/or oversight including staff time necessary to ensure completion/satisfaction of all conditions of approval and mitigation measures. The Applicant shall, on a monthly basis, reimburse the City for all such costs.
16. The applicant shall report building materials diverted from landfilling during the course of their project to the City, pursuant to the provisions of City of Winters Ordinance No. 2002-03.

ATTACHMENTS:

- A - Location Map for Project
- B - Applicant's Project Justification Statement
- C - Conceptual Site Plan
- D - Conceptual Landscape Plan
- E - Public Hearing Notice (published and mailed copies)

**Plan Check Comments for 723 Railroad Avenue
Community Development Department - Planning
Submittal 1
June 3, 2011**

Please provide a response to each comment on a separate document from the plans. Also, please "cloud" the revisions on the plans. Please note that additional comments, either related or unrelated to those on the first submittal, may result from the review of the second submittal.

Sheet A1.1 - There is a note regarding the requirement of a "Clean Air Vehicle"; however, there is no specification. In addition to this note, please include a specification of the Clean Air Parking space to scale on this sheet. The specification shall include the pavement letters/symbol to note this particular space.

Sheets 1.1 and A1.1 - There is a note on both of the identified sheets stating that all exterior luminaires to be shielded; however, the electrical schedule on Sheet SC.1 does not include a specification of the exterior lighting. In addition to these notes, please provide a specification or photo example of the proposed exterior lighting. ALSO, please review Section 17.58.070(C)(Lighting) for General Design Standards in the Winters Municipal Code.

Sheet 1.1 - There is a note on the identified sheet that states that crossvine, evergreen clematis, honeysuckle, mermaid rose or equal to be grown to cover fence along Railroad Avenue. Sheet SC.1 includes a note that there is a stub for irrigation tee for streetscape water. The climbing vegetation shall be required to be planted AND maintained for this property. While a landscape plan is not required for this project, please include an irrigation plan for the climbing plants as well as notes on the plans as to the exact plant to be used and the location of plantings.

Sheet 2.1 - Signage is noted on the page; however, there is no mention of signage for the businesses to be located on the property. In addition, Sheet 1.1 does not include the location of a monument sign or any planned wall signage. Please note that signs require a permit in the City of Winters. Please include a signage plan upon resubmittal of plans.

General Comments - In a meeting with the applicant/property owner and the project architect on May 2, 2011, staff requested that the plans depict the following items:

- Space where welding would take place on the property and outside the building
- Location of where business related equipment and vehicles will be stored/parked.
- Paint colors of the building (if there are plans to paint the building).

- Parking Space, Sheet
- H4. New (N) ADA compliant Ramp
 - H5. Existing (E) Entry Porch
 - H6. (E) Steps to Porch w/ New (N) ADA compliant handrails

PARKING NOTES

- For additional information, see Office Area Plan
- P1. 1 Van Accessible Parking Stall w/ 8' Van Aisle, see Accessibility Details, Sheet A.1.
- P2. 8 Standard Parking Stalls inc. 1 Clean Air Vehicle designation.
- △ Stall spaces to be 9' x 19' per City of Winters Design Standards. See Clear Air Parking Stall Symbol, Sheet A1.1

LANDSCAPE NOTES

- L1. Existing (E) street scape tree to remain.
- L2. Existing 6' chain link fence to remain with strands of barbed wire to be removed along Railroad Avenue.
- △ L3. 1 Gal. Evergreen Clematis to be placed @ 30' o.c. grown to cover each section of fence along Railroad Ave. Provide each plant w/ a 2 gal / hr water emitter with zone controller per CalGreen 5.304.3.1
- L4. Existing (E) gate to remain, Power Gate optional.

BUSINESS SIGNAGE

- △ Any business signage will be required to secure a permit and meet City of Winters Sign Ordinance requirements.

BUILDING COLOR

- △ Building is to be painted in similar colors as existing.
- Color may be by other manufactures.
- Field Color; light cream; ie Benjamin Moore Rainforest Dew 2146-50
- Downspouts, Window Trim & Rolling Door Color; light green; ie Benjamin Moore Great Barrington Green HC-122

GREEN BUILDING STANDARDS - SITE REQUIREMENTS

- Storm Water Pollution Prevention Plan; Reduce Peak storm water runoff by allowing water to soak into the ground and evaporate into the air, CalGreen 5.106.3
- G1. Provide piped drainage from the (3) south downspouts to earth depression for evaporation area.
- Bicycle Parking; Short term bicycle parking is not required as the facility is a construction storage & supply yard with no public access to the site. Long term bicycle parking is not required as the number of employees is under 10, CalGreen 5.106.4
- G2. Designated parking for fuel-efficient & carpool clear air vehicles, 1 space required, stall to be marked by strip paint with "CLEAN AIR VEHICLE" aligned with the end of the stall striping. CalGreen 5.106.5.1
- Light pollution reduction by; 1. all exterior luminaries to be shielded, 2. interior lighting contained within source, 3. no more than .01 foot candle beyond the site, 4. contain all exterior lighting within the property boundaries, CalGreen 5.106.8
- G3. Grading & Paving to keep surface water away from buildings, CalGreen 5.106.10
- Irrigation controllers shall be weather based that automatically adjusts to weather condition changes, CalGreen 5.304.3.1
- Prevent irrigation spray on the building, CalGreen 5.407.2.1
- Slope exterior entries & opening to prevent water intrusion into the building, CalGreen 5.407.2.2

GREEN BUILDING CONSTRUCTION PRACTICE

- Provide a Construction Waste Management Plan that documents a 50% min. of recycle or reuse of non-hazardous construction and demolition debris, 5.408.1

GREEN BUILDING MAINTENANCE & OPERATION

- G4 Provide a readily accessible area for the recycling of non-hazardous

GENERAL NOTES

- The Contractor shall verify and be responsible for all dimensions and conditions at the job site and shall notify the Architect of any discrepancies between the actual conditions and what is shown on the drawings before proceeding with the Work.
- Any omissions or conflicts between the Architectural, Structural or Mechanical Drawings shall be brought to the attention of the Architect before proceeding with the Work.
- Do not scale the drawings, use dimensions where shown. All dimensions including door and window sizes shall be verified in the field with actual conditions. Consult with the Architect for clarification before proceeding with the affected work.
- All construction and installation of work shown on drawings shall be done in accordance to all applicable codes and laws.
- The Contractor shall be responsible for the safety of the building. The Contractor shall provide adequate shoring, bracing and guys in accordance with all federal, state & local ordinances. Any deviation must be approved prior to erection. Architect's field visits are not intended to review the adequacy of the Contractors safety measures.
- The Architect or his Consultants shall have no responsibility for the discovery, presence, handling, removal, or disposal of or exposure of persons to hazardous materials or toxic substances in any form at the Project site.
- The Contractor shall be responsible for securing information identifying the type and location of underground improvements. Any indication of underground utilities in the drawings are schematic in nature and have not intention of indicating where utility line are in actuality.
- Install manufactured materials and equipment per manufactures specifications unless otherwise authorized.
- All work to be installed plumb, level & true or as required to align with adjacent existing surfaces.
- Application of finish surfaces previously prepared or installed by another trade shall be inspected by the Contractor before applying subsequent materials or finishes. If surfaces are not acceptable, the Subcontractor responsible shall be notified by the Contractor to provide an acceptable level of finish or workmanship.
- Details shown in the drawings shall be incorporated into the project at all appropriate locations whether or not called out specifically.
- The Contractor shall submit in writing any requests for modifications to the plans unless direct approval has been given by the Owner. Shop drawings submitted to the Architect for review do not constitute "in writing" unless it is clearly noted on the submittal that specific changes are being requested with the phrase "requested change".
- Final "as built" record documents showing all revisions incorporated during construction shall be submitted to the Owner prior to the project close out.

The scope of work is to meet current building codes, accessibility and structural requirements for the re-occupation of an existing building. The building is to be used as a warehouse storage for a construction company with 10 or less employees.

Work will include structural repair, providing a ADA compliant ramp & stairway, new front door, bathroom repair and refurbishing with lighting to meet current energy and CalGreen codes.

△ The insulation and finish of an accessory office space and providing HVAC to that space is to be done at a later phase and under a separate permit.

PROJECT DESCRIPTION

Special Inspecting required for all field welds and Epoxy Installed Anchors / Rebar per CBC Chapter 17, see Structural Drawings. Complete a Special Inspection Request Form prior to permit issuance.

SPECIAL INSPECTION CITY OF WINTERS

DEPT.	SIGNATURE	DATE
PLANNING	<i>[Signature]</i>	7-25-11
BUILDING	<i>[Signature]</i>	7-25-11
FIRE	<i>[Signature]</i>	7-11-11
public works	<i>[Signature]</i>	7/11/11

- 1.1 Cover Sheet & Site Plan @ 30.0"
- 2.1 Overall Bldg. Plan @ 1/16"
Office Area Plan @ 1/8"
Office Roof Plan @ 1/8"
Office Section @ 1/4"
- 3.1 Stair & Ramp Plan & Elev @ 1/8"
Stair & Ramp Details @ 1 1/2"
- A1.1 ADA Bathroom Plan @ 1/4"
ADA Compliance Requirements
- S1. Seismic Upgrade @ 1/8"
S2. Truss Repair @ 1/8"
- SC.1 Mech. / Plumb / Elect. Plan @ 1/8"
Door, Mech, Plumbing & Elect. Schedules
CBC Code Review
- SC.2 Energy Compliance Documentation

Structural Eng
Pemberton Eng
2050 Lyndell
Suite 25
Davis, CA
95616
530.792.0

Energy Cons
ResCom En
Larry Fr
3166 Suisun B
West Sacra
CA 956
916.373.0

Project No: 11.0

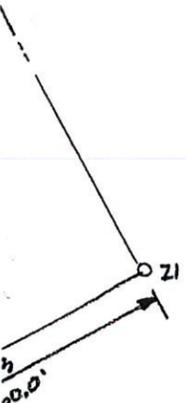
Date: 05.15

Revision: 06.15

CITY OF WINTERS
BUILDING AND CODE ENFORC
"REVIEWED FOR CODE COMPI

RECEIVED
JUN 24

BY: GA
16





DESIGNWORKS

City of Winters Building Department
attn: Gene Ashdown
318 First Street,
Winters, CA 95694

10.21.2013

RE: Plan Review
Building Upgrade for Eva Brzeski
723 Railroad Ave., Winters, CA 95694

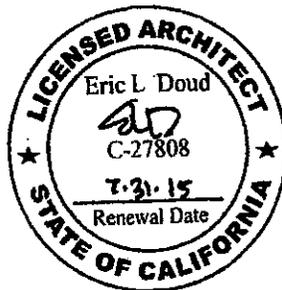
Dear Gene,

This is to inform the Winters Planning and Building Departments that I have reviewed the spacing of the required streetscape plantings, Plan Check Comment CD3 dated 6.21.2011 and recommend that the spacing of the plants be at 8 feet on center. This is the suggested spacing given by the nursery which supplied the planting material. This planting frequency will allow for sufficient distance between root balls and optimize long term watering strategies.

If there are questions or clarifications please contact me directly at 530.795.3506.

Sincerely,

Eric Doud, Architect



Eric Doud M. Arch.
Architecture + Site Planning
15 Main Street, Winters, CA 95694
530.795.3506 Voice / 530.902.1242 Cell
eldoud@dcn.org email
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**Plan Check Comments for 723 Railroad Avenue
Community Development Department - Planning
Submittal 1
June 3, 2011**

Please provide a response to each comment on a separate document from the plans. Also, please "cloud" the revisions on the plans. Please note that additional comments, either related or unrelated to those on the first submittal, may result from the review of the second submittal.

Sheet A1.1 - There is a note regarding the requirement of a "Clean Air Vehicle"; however, there is no specification. In addition to this note, please include a specification of the Clean Air Parking space to scale on this sheet. The specification shall include the pavement letters/symbol to note this particular space.

Sheets 1.1 and A1.1 - There is a note on both of the identified sheets stating that all exterior luminaires to be shielded; however, the electrical schedule on Sheet SC.1 does not include a specification of the exterior lighting. In addition to these notes, please provide a specification or photo example of the proposed exterior lighting. ALSO, please review Section 17.58.070(C)(Lighting) for General Design Standards in the Winters Municipal Code.

* Sheet 1.1 - There is a note on the identified sheet that states that crossvine, evergreen clematis, honeysuckle, mermaid rose or equal to be grown to cover fence along Railroad Avenue. Sheet SC.1 includes a note that there is a stub for irrigation tee for streetscape water. The climbing vegetation shall be required to be planted AND maintained for this property. While a landscape plan is not required for this project, please include an irrigation plan for the climbing plants as well as notes on the plans as to the exact plant to be used and the location of plantings.

Sheet 2.1 - Signage is noted on the page; however, there is no mention of signage for the businesses to be located on the property. In addition, Sheet 1.1 does not include the location of a monument sign or any planned wall signage. Please note that signs require a permit in the City of Winters. Please include a signage plan upon resubmittal of plans.

General Comments - In a meeting with the applicant/property owner and the project architect on May 2, 2011, staff requested that the plans depict the following items:

- Space where welding would take place on the property and outside the building
- Location of where business related equipment and vehicles will be stored/parked.
- Paint colors of the building (if there are plans to paint the building).



DESIGNWORKS

City of Winters Building Department
attn: Gene Ashdown
318 First Street, Winters, CA 95694

6.21.2011

RE: Plan Review Response

Building Upgrade for Eva Brzeski
723 Railroad Ave., Winters, CA 95694

Dear Gene,

The following items have been compiled in response to the plan review comments dated 6/06, 2011.

Community Development Department Comments:

CD1. "Clean Air Vehicle" specification is open to the Building Manager who may consult the local community Transit Management Association, A5.106.5.1.4. Specifically in this case, the definition of qualifying vehicles will be left to the Building Owners who can supply the city with criteria listed in the Building Operations Manual developed for the Certificate of Occupancy documentation.

"Clean Air Vehicle" signage specification has been added, see Sheet 1 / A1.1.

CD2. An exterior lamp style with downlight shade has been specified, see Exterior Lamp Style, Sheet SC1.

* CD3. Planting type, size & frequency of planing with irrigation requirement language has been added, see Landscape Note L3, Site Area Plan, Sheet 1 / 1.1.

CD4. Any business signage is not a part of this scope of work and will require as separate permit, see Business Signage Note, Site Area Plan, Sheet 1 / 1.1.

CD5. A welding area has been designated, see Structure & Area Uses, Note S3, Site Area Plan, Sheet 1 / 1.1.

Equipment & material storage locations had been identified see Structure & Area Uses, Note S2, Site Area Plan, Sheet 1 / 1.1.

Building paint colors have been specified, see Building Color, Site Area Plan, Sheet 1 / 1.

Architectural Comments:

A1. A warehouse exit plan has been provided, see Warehouse Exit Plan, Sheet 1 / A1.1.

Accessibility Comments:

ACC1. No unloading zone was identified in the original submission.

Plumbing Comments:

- P1. Plumbing fixtures requirements in Table 4-1 has been modified. Note that the number of occupants is 10 or less such that separate gender bathrooms are not required. Shower and water fountain exemptions have been added.
- P2. Lead free language has been added, see Plumbing Plan Notes, MPE Office Area Plan, Sheet 1 / SC1.

Electrical Comments:

- E1. One Line Diagram has been added, see One Line Electrical Diagram, Sheet 1 / SC1.
- E2. Emergency lighting is shown at the exterior & interior doors, see MPE Bldg. Overall Plan & MPE Office Area Plan, Sheet 1 / SC1.
- E3. Tactile signage locations are specified on Office Area Plan, Sheet 1 / 2.1. Illumination of tactile signage is not required, see CBC 1011.2 Exception.
- E4. Emergency lighting has been added and is shown in the MPE Bldg. Overall Plan, MPE Office Area Plan and the Electrical Fixture Schedule, see Sheet 1 / SC1.

Energy Comments:

- EN1. The energy calculations have been revised. The Office Area is to be finished at a later phase and any HVAC system is to be under a separate permit. Lighting only will be done in this scope of work therefore the HVAC affirmation boxes are non applicable.

Structural Comments:

- S1. A structural review of the ramp has been performed and the drawings accordingly revised with supporting calculations, see Stair & Ramp Plan, Sheet 1 3.1.
- S2. The roof top HVAC unit has been remove from the scope of work and the office area to remain unfinished, see Note on Roof/Wall Detail, A / 2.1 and Mechanical Schedule, Sheet SC1.

If there are questions or clarifications please contact me directly at 530.795.3506.

Sincerely,

Eric Doud, Architect

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UNIVERSITY of CALIFORNIA
Agriculture & Natural Resources

COOPERATIVE EXTENSION • YOLO COUNTY

70 Cottonwood Street, Woodland, CA 95695 Tel. (530) 666-8143 Fax (530) 666-8736



RECOMMENDED WATER-EFFICIENT VINES FOR YOLO COUNTY

	NAME	CA NATIVE?	LEAVES	FLOWER	COMMENTS
++	<i>Aristolochia callifornica</i> California pipevine	yes	deciduous	green & maroon	Does well and blooms in shade. Swallowtail butterfly fodder!
++	<i>Billardiera bicolor</i> painted marianthus	no	evergreen	cream & maroon	Hard to find.
++	<i>Campsis radicans</i> & hybrids trumpet vine	no	deciduous	Orange, scarlet or yellow	Rampant grower! Best on free- standing pole.
+	<i>Clematis flammula</i> evergreen virgin's bower	no	evergreen	white, fragrant	Hard to find.
+	<i>Clytostoma calystegioides</i> violet trumpet vine	no	evergreen	pale violet, fragrant	Good on a fence.
+	<i>Ficus pumila</i> creeping fig	no	evergreen	green	Rampant grower; good on wire fence.
+	<i>Gelsemium sempervirens</i> Carolina jessamine	no	evergreen	yellow, fragrant	Full sun.
+F	<i>Hardenbergia violacea</i> lilac vine	no	evergreen	violet (also white or pink)	Exuberant growth.
+	<i>Hedera</i> , little-leaved forms little-leaf ivy	no	evergreen	green	Afternoon shade. Keep it away from trees.
+	<i>Heteropterys lanceolata</i> mariposa	no	deciduous	yellow	Red-winged seeds; hard to find.
+	<i>Jasminum officinale</i> poet's jasmine	no	evergreen	white, fragrant	The true jasmine.
+	<i>Jasminum officinale</i> forma <i>affine</i> Spanish jasmine	No	evergreen	white, fragrant	Flowers larger and vine shorter than poet's jasmine
+	<i>Lonicera</i> × <i>hekottil</i> coral honeysuckle	no	deciduous	coral pink with yellow	Slight fragrance.
+F	<i>Lonicera hildebrandiana</i> Burmese honeysuckle	no	semi- evergreen	yellow, fragrant	Big flowers.



+	<i>Lonicera hispidula</i> var. <i>vacillans</i> Californian honeysuckle	yes	evergreen	pink	Red fruit; hard to find.
+	<i>Lonicera periclymenum</i> woodbine	no	deciduous	yellow & purple, fragrant	Red fruit.
+	<i>Mandevilla laxa</i> Chilean jasmine	no	deciduous	white, fragrant	Good with evergreen vines.
+F	<i>Passiflora</i> × <i>alata</i> <i>caerulea</i> hybrid passion vine	no	semi- evergreen	violet	Heliconid butterfly fodder; rampant.
+	<i>Passiflora caerulea</i> blue crown passion vine	no	semi- evergreen	violet	Heliconid butterfly fodder; rampant.
+	<i>Parthenocissus henryana</i> Silvervein creeper	no	deciduous	red fall color	Less aggressive than other <i>Parthenocissus</i> species.
+	<i>Rosa</i> all climbing roses	no	semi- evergreen	any color but blue	Many are fragrant.
+	<i>Rosa banksiae</i> Lady Banks rose	no	semi- evergreen	yellow or white, fragrant	Rampant growth
+	<i>Solanum crispum</i> Chilean potato vine	no	evergreen	violet	Hard to find; red berries.
+F	<i>Solanum jasminoides</i> potato vine	no	semi- evergreen	white	Rampant growth.
+F	<i>Solha heterophylla</i> Australian bluebell creeper	no	evergreen	blue, also white or pink	Needs afternoon shade.
+	<i>Trachelospermum astaticum</i> Japanese star jasmine	no	evergreen	ivory	Good groundcover, too.
+	<i>Trachelospermum jasminoides</i> star jasmine	no	evergreen	white, fragrant	Exuberant growth. Also blooms a bit in shade.
+	<i>Vitis 'Roger's red'</i> Roger Raiche's grapevine	yes	deciduous	red fall color	Rampant growth. Edible fruit.

+ = water every two weeks.

++ = no watering required once the plant has been fully established.

F = some damage with extremely cold weather.

The vines listed here look good in Yolo County landscapes, even if they are watered well only once every two weeks. Watering requirements will be less with afternoon shade, wind protection, mulch and water from nearby lawns or neighboring gardens.

All of these vines will grow in shade but only a few will bloom without some full sun during the day.

Compiled by Warren G. Roberts, Superintendent of the University of California – Davis Arboretum, 2004; updated 2007, with assistance by Thelma Lee Gross, Yolo County Master Gardener. References: 2001 and 2007 editions of the Sunset Western Garden Book and the U.C. Davis Arboretum.

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find. Dwarf Gem grows 10 in. tall; Tall Upright reaches 2-3 ft.
C. concinna. RED-RIBBONS. Native to California. To 18 in. tall. Deep pink to lavender flowers with 3-lobed, fan-shaped petals. Leaves rounded, 1/2-2 in. long. May be found in wildflower seed mixes.

C. pulchella. Native to Pacific Northwest. Slender, upright, reddish stemmed, mostly unbranched, 1-1 1/2 ft. high. Leaves narrow, 1-2 in. long, sparse. Flowers single, with 4 petals tapered to clawlike base, 3-lobed at tip; semidouble and dwarf forms. Some garden clarkias probably hybrids between *C. pulchella* and *C. unguiculata*.

C. unguiculata (C. elegans). CLARKIA, MOUNTAIN GARLAND. Erect, 1-4 ft. with reddish stems; leaves 1-1 1/4 in. long; flowers 1 in. across, rose, purple, white; varieties with double white, orange, salmon, crimson, purple, rose, pink, and creamy yellow flowers. Double-flowered kinds are ones usually sold in seed packets.

CLEMATIS. Most of the 200-odd species are deciduous vines; exceptions are the evergreen *C. armandii*, and a few interesting free-standing or sprawling perennials or small shrubs. All have attractive flowers and most are spectacular. The flowers are followed by fluffy clusters of seeds with tails, often quite effective in flower arrangements. Leaves of deciduous kinds are dark green, usually divided into leaflets; leaf stalks twist and curl to hold plant to its support. Although the deciduous clematis are hardy in all western climates and are enjoyed in most, they perform best in Pacific Northwest (Zones 1-6) and in coastal northern California (Zones 15-17).



Clematis armandii

Clematis are not demanding, but their few specific requirements should be met. Plant vine types next to trellis, tree trunk, or open framework for stems to grow on. Plant so that roots are cool while tops are in full sun. Give them rich, loose, fast draining soil; add generous quantities of peat moss, ground bark, and the like. Where soils are strongly acid, add lime. Where soils tend to be neutral or alkaline, add bone meal. Unlike most plants, clematis should be planted deep. Set top of root ball 2 in. below soil surface and cover with soil.

To provide cool area for roots, add mulch; or place large flat rock over soil; or plant shallow-rooted ground cover over the root area; or plant in shade of small shrub or evergreen vine and stake so the top can catch sun. Put in support when planting and tie up stems at once. Stems are easily broken. Protect with wire netting if child or dog traffic is heavy. Clematis need constant moisture and nutrients to make their great rush of growth. Fertilize every month in growing season.

In the list of species and hybrids that follows we have noted the type of pruning each should receive to give its best flower crop. Since there are many kinds not included in the list and more will be sold in nurseries by hybrid name only, here's how to let common sense guide your pruning: time of flowering dictates time and kind of pruning. Kinds that bloom in summer only are blooming on wood produced in spring. To get this new wood, cut back after flowering in late fall or early spring as buds swell. Cut to within 6-12 in. of ground, or to 2-3 buds, for first 2 or 3 years. Cut older plants to 2 ft. or less. *C. jackmanii* is typical of this group. For convenience in pruning instructions, we call this method "J" (for *C. jackmanii*).

Kinds that bloom in spring and again in summer are blooming on old wood in spring, new wood in summer. Make the fall or early spring pruning a light corrective one and prune flowered portions immediately after bloom in spring. We call this pruning method "L" (for *C. lanuginosa*).

Kinds that bloom in spring only are blooming on wood of previous year. Cut back in spring after flowering to restrict sprawl and tangle. Preserve framework of main branches.

To sum it up: If you don't know which type you have, watch it for a year to see when it blooms (in spring only, in summer only, or both) and prune accordingly.

Cut flowers choice for indoors (float in bowl). Burn cut stems

with match to make flowers last longer. Unless otherwise specified, flowers are 4-6 in. across.

C. armandii. EVERGREEN CLEMATIS. Hardy Zones 4-9, 12-24 but best adapted Zones 4-6, 15-17. Native to China. Leaves burn at tips badly where soil or water contain excess salts. Fast growing to 20 ft. Leaves divided into 3 glossy dark green leaflets, 3-5 in. long; they droop downward to create strongly textured pattern. Glistening white, 2 1/2-in.-wide, fragrant flowers in large, branched clusters in March-April.

Slow to start, races when established. Needs constant pruning after flowering to prevent tangling and build-up of dead thatch on inner parts of vine. Keep and tie up stems you want, and cut out all others. Frequent pinching will hold foliage to eye level.

Train along fence tops or rails, roof gables. Allow to climb tall trees. Trained on substantial frame, makes privacy screen if not allowed to become bare at base.

There is a light pink flowered form, *C. a.* 'Hendersoni Rubra'.

C. chrysocoma. Deciduous vine. Native to western China. To 6-8 ft. or more in height and fairly open. Young branches, leaves, and flower stalks covered with yellow down. Flowers long stalked, white, shaded pink, 2 in. wide, in clusters from old wood in spring, with later flowers following from new wood. Will take considerable shade. Pruning: "L."

C. davidiana. See *C. heracleifolia davidiana*.

C. discolorifolia (C. paniculata). SWEET AUTUMN CLEMATIS. Native to Japan. Tall, vigorous, forming billowy masses of small (1 in. wide), creamy white, fragrant flowers in late summer and fall. Leaves, dark green, glossy, divided into 3-5 oval, 1-2 1/2-in.-long leaflets. After bloom or in early spring, prune year's growth to 1 or 2 buds. Good privacy screen, arbor cover.

C. 'Duchess of Edinburgh'. Fully double white flowers in early spring, again in summer. Pruning: "L."

C. 'Ernest Markham'. One of best reds. Grows like *C. jackmanii*. Pruning: "J."

C. 'Gypsy Queen'. Flowers deep violet with wine crimson tints, summer and fall. Pruning: "J."

C. 'Hagley Hybrid' ('Pink Chiffon'). Deep shell pink flowers. Pruning: "J."

C. heracleifolia davidiana (C. davidiana). Native to China: Half-woody perennial to 4 ft. high. Deep green leaves divided into 3 broad oval, 3-6-in.-long leaflets. Dense clusters of 1-in.-long tubular, medium to deep blue fragrant flowers July-August. Use in perennial or shrub border. Pruning: "J."

C. integrifolia. Native to Europe and Asia. Semishrubby perennial to 3 ft. with dark green, undivided 2-4-in.-long leaves and nodding, urn shaped, 1 1/2-in.-long blue flowers in June-July. Prune after bloom.

C. jackmanii. Series of hybrids between forms of *C. lanuginosa* and *C. viticella*. All are vigorous plants of rapid growth to 10 ft. or more in one season. The best known of the older large-flowered hybrids is known simply as *C. jackmanii*. It has profusion of 4-5-in., rich purple flowers with 4 sepals. Blooms heavily June-July on. Later hybrids have larger flowers with more sepals, but none has as many flowers. *C. j.* 'Comtesse de Bouchaud' has silvery rose pink flowers, *C. j.* 'Mme. Edouard Andre' purplish red. All flower on new wood; all do best with severe pruning in early spring as buds begin to swell. Freezes to ground in cold winter areas. Pruning: "J."

C. lanuginosa. Native to China. A parent of many of the finest large-flowered hybrids. Grows only to about 6-9 ft. but produces magnificent display of large (6 in.) lilac to white flowers in May-July. Best known for its variety *C. l.* 'Candida', with 8-in. white flowers and light yellow stamens. Blooms on new and old wood. In favorable climates will bloom in March-April. Prune only to remove dead or weak growth in early spring. Then after first flush of flowers, cut back flowered portions promptly for another crop later in the summer. Pruning: "L."

C. lawsoniana. Thought to be hybrid of *C. lanuginosa* and *C. patens*. To 6-10 ft. Large (6-9 in.) flowers, rosy purple and dark veined. Its best known form is *C. l.* 'Henryi' with tremendous 8-in. flowers, white with dark stamens, June-August. Pruning: "L."

C. 'Lord Neville'. Flowers rich deep blue, sepal edges crimped. Pruning: "L."

C. macropetala. DOWNY CLEMATIS. Native to China, Siberia. Variable in size, may be 6-30 ft. high. In early spring, produces

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PlantFiles: Evergreen Clematis Armand's Clematis, Armand Clematis
Clematis armandii

Family: Ranunculaceae (ra-nun-kew-LAY-see-ee) (Info)
Genus: *Clematis* (KLEM-uh-tiss) (Info)
Species: *armandii* (ar-MOND-ee-eye) (Info)

» View all varieties of Clematis

9 members have or want this plant for trade.

Like 14,538 people like this. Be the first of your friends.

Group: Evergreen (incl. Rockery)

Height:
 10-12 ft. (3-3.6 m)
 12-15 ft. (3.6-4.7 m)
 15-20 ft. (4.7-6 m)
 20-30 ft. (6-9 m)
 30-40 ft. (9-12 m)

Spacing: 24-36 in. (60-90 cm)

Hardiness:
 USDA Zone 6a: to -23.3 °C (-10 °F)
 USDA Zone 6b: to -20.5 °C (-5 °F)
 USDA Zone 7a: to -17.7 °C (0 °F)
 USDA Zone 7b: to -14.9 °C (5 °F)
 USDA Zone 8a: to -12.2 °C (10 °F)
 USDA Zone 8b: to -9.4 °C (15 °F)
 USDA Zone 9a: to -6.6 °C (20 °F)
 USDA Zone 9b: to -3.8 °C (25 °F)

Bloom Color: White/Near White

Flower Fragrance: Slightly Fragrant

Bloom Shape: Single

Bloom Diameter: Medium - 2 to 5 inches (5 to 12 cm)

Bloom Time: Late Winter/Early Spring
 Mid Spring

Sun Exposure: Full Sun

Other details:
 This plant is attractive to bees, butterflies and/or birds
 Flowers are fragrant
 Average Water Needs: Water regularly; do not overwater

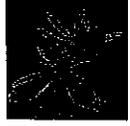
Danger:
 All parts of plant are poisonous if ingested
 Handling plant may cause skin irritation or allergic reaction

Pruning Groups: Group 1 - Spring bloomers; no pruning

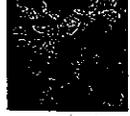
Patent information: Non-patented

Propagation Methods:

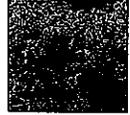
Click thumbnail to view:
 By philomel



By Tomtom



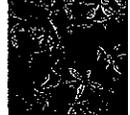
By jerr



By ladyanne



By GardenGuyKr



By ladyanne



By ladyanne



There are a total of 19 photos.
 Click here to view them all

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Home > Snowdrift Clematis



This is one of the plants discovered by British plant hunter E. H. Wilson in China in 1900!

Snowdrift Clematis

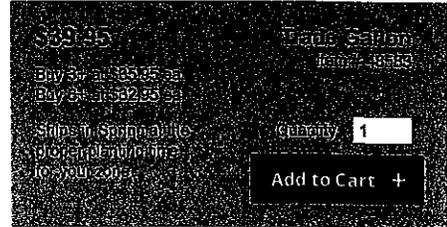
Clematis armandii 'Snowdrift'

Fast-growing and early to bloom, it's in easy-care Pruning Group I.

Like masses of tiny propellers, these 4-petaled white blooms fill the spring garden, releasing the sweet scent that bowled over plant hunter E. H. Wilson when he discovered the species in China in 1900. Two inches wide and of a waxy consistency, the blooms stand out brilliantly against glossy, leathery deep green foliage.

A fast-growing evergreen Clematis, 'Snowdrift' is breathtaking. Expect it to reach 10 to 25 feet high when mature, and to spread about 5 to 8 feet wide.

A superb choice for threading through an open fence, climbing a wall or sturdy arbor, or even scrambling along the ground, this is a rugged, over-the-top cultivar. It is wonderfully floriferous and simply gorgeous. And if you like C. armandii cultivars, take a look at 'Apple Blossom' as well! Pruning Group I. Zones 6-9.



★★★★★ Be the first to review this product



What Does This Symbol Mean?

Product Details	Customer Reviews	Pruning Group 1 Tips
Tips to Attract Butterflies	How to Grow	Pruning Guide
Genus	Clematis	
Species	armandii	
Variety	'Snowdrift'	
Item Form	Trade Gallon	
Zone	6 - 9	
Bloom Season	Mid Spring - Late Spring	
Habit	Vining	
Plant Height	10 ft - 25 ft	
Additional Characteristics	Butterfly Lovers, Flower, Fragrance, Free Bloomer, Heirloom, Pruning Recommended, Rose Companions	
Bloom Color	White	
Foliage Color	Dark Green	
Light Requirements	Full Sun, Part Shade	
Moisture Requirements	Moist, well-drained	
Resistance	Cold Hardy, Disease Resistant, Heat Tolerant, Humidity Tolerant, Pest Resistant	
Soil Tolerance	Clay, Normal, loamy	
Uses	Border, Ground Cover, Outdoor, Vines and Climbers	
Restrictions	Canada, Guam, Hawaii, Puerto Rico, Virgin Islands	

Other Great Gardening Items

Flowering Vines
Fragrant Vines



Flowering Vines

Groundcover
Vines
Honeysuckle
Vines
Ivy Vines
Jasmine Vines



Fragrant Vines

Vines for Sun
Vines for Shade
Wisteria Vines
Wisteria Trees



Evergreen Vines

Fruits & Berries

Grasses

Clearance

72 Hour
Clearance!

50% Off Everything... Ends Sunday at Midnight!

More Info

Home > Vines > Clematis Vines > Armandii Clematis



Armandii Clematis

Read 2 Reviews



Evergreen Clematis Gives You Fragrant Blooms

This enthusiastic climber is a spectacular evergreen vine that is beautiful whether in bloom or not!

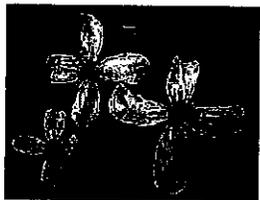
Your Armandii Clematis evergreen vine becomes even more appealing as blossoms appear in early spring. You see a blanket of creamy white, star shaped flowers that also fill the air with a heady perfume that will knock your socks off!



These unique blooms entwine decoratively along any type of support up to 10-15 feet. You get a timeless display that will make you the envy of the neighborhood.

'Armandii' does best in full sun to part shade and well draining soil is ideal for this easy to grow vine. Grows best in Zones 6-10.

Perfect for covering unsightly fences and ugly buildings. It's fast growing, tough, adaptable, and provides you with tons of fragrant blooms!



Plant Details

Shipping

Customer Reviews

Growing Zones: 6-10

What's my zone?

Height: 10-15 ft.

Width: 6-10 ft.

Sunlight: Full - Partial

Blooms: Early Spring

Spacing: 5-10 ft.

Botanical: Clematis armandii

Cannot Ship to: AZ

Plant Directions: Sent with Order



This plant thrives in the green shaded regions above.

Many orders are shipped the next day unless otherwise noted on our website.

Due to the extreme winter season, all orders sent to the highlighted regions below will be delayed.

Delayed until May 1, 2014

Delayed until May 1, 2014

810

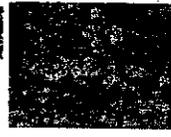
SHRUB OPTIONS



SMALL DENSE SHRUBS



MEDIUM HEIGHT SHRUBS



TALL THIN SHRUBS

NOTE:
A 2' FOOT CHAIN LINK EXTENSION WILL BE ADDED TO THE EXISTING FENCE ON RAILROAD AVENUE ALONG WITH VINES AND SHRUBS.

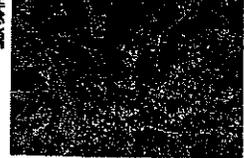
VINE OPTIONS ALONG FENCE



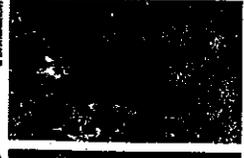
CLIMBING VINES



TRAILING VINES



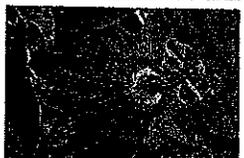
BUSHY VINES



CLIMBING VINES



CLIMBING VINES



CLIMBING VINES



CLIMBING VINES



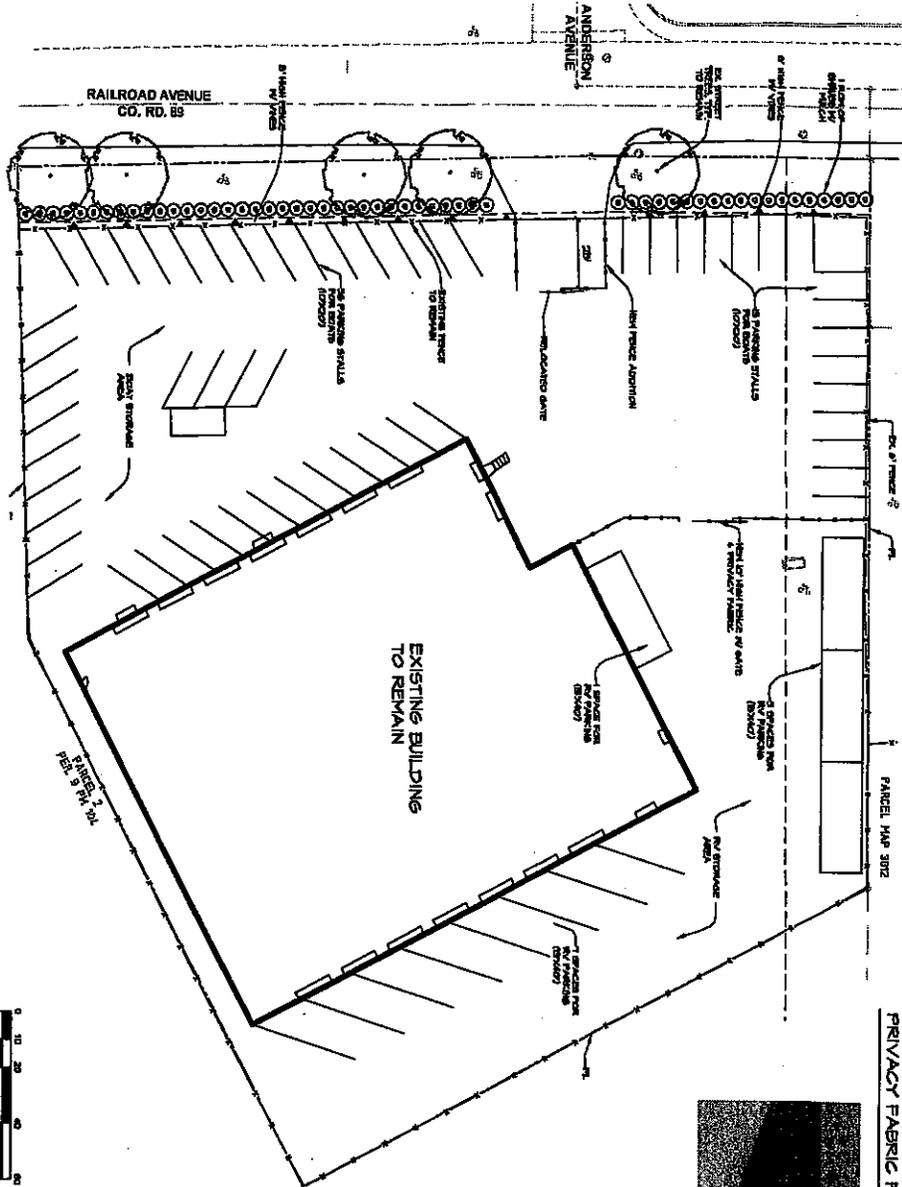
CLIMBING VINES



CLIMBING VINES



CLIMBING VINES



PRIVACY FABRIC FOR 10' HIGH FENCE



EXISTING FENCE



PROPOSED NEW 8' FENCE WITH SHRUBS AND VINES



VINE OPTIONS ALONG FENCE



CREOSOTE CAMELLIA



FRAGRANT CLEMATIS
ZELANONIS ABRASION



BLACK VINE
HEDERA



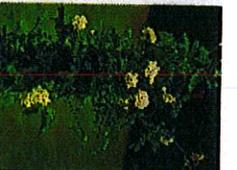
WINDSOR
ROSE



CANTERBURY
JUNCKERS



PARSONS VINE
DESIDERATA



LAUREL BANKS ROSE
ROSA DANFORTH



STANHOPE ROSE
ROSA SPY



MORNING GLORY
ANNUAL



BLACKBERRY SILVER VINE
ANNUAL

SHEET 2 OF 2 SB311	DATE: 09/08 WINTERS	BOAT STORAGE FACILITY CONCEPTUAL PLAN CALIFORNIA	 CUNNINGHAM ENGINEERING CIVIL ENGINEERS/PROJECT MANAGERS 2840 SPAFFORD STREET, SUITE 200 DAVIS, CA 95618 Phone: (530) 758-2028 Fax: (530) 758-2028 E-mail: cee@cecadvie.com	DESIGNED BY: GJ DRAWN BY: JCL CHECKED BY: CHB SCALE 1" = 20'
	BOAT STORAGE FACILITY CONCEPTUAL PLAN			1" = 20'

To: City of Winters

From: El Rancho Nursery

5098 Ellsworth Rd.

Vacaville, CA

To Whom It May Concern,

Evergreen Clematis vines will provide good coverage when planted at 8' to 10' on center. Closer planting is not required to achieve satisfactory coverage.

Sincerely,


Ray Lopez

Owner, El Rancho Nursery



PLANNING COMMISSION
STAFF REPORT

TO: Chairman and Planning Commissioners
DATE: December 10, 2013
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Alan L. Mitchell, City Engineer
SUBJECT: Review of the Conceptual Landscape Plan and Lighting Plan for the Walnut Lane Roundabout

RECOMMENDATION: Staff recommends that the Planning Commission review the Conceptual Landscape Plan and Lighting Plan for the Walnut Lane Roundabout, and provide comments to staff for final design.

GENERAL PLAN DESIGNATION, EXISTING ZONING, AND LAND USE: NA

BACKGROUND: In 2010, the City of Winters, in partnership with Caltrans, Yolo County and planning and design consultants MIG, developed a Grant Avenue/SR 128/Russell Boulevard Complete Streets Concept Plan. The project included three public outreach workshops to seek input from the community on a vision for a more pedestrian and bicycle friendly Grant Avenue (State Route 128) corridor. The process was funded through a grant obtained by Caltrans.

The concept plan that was approved by the community and the Winters Planning Commission and City Council, includes a pedestrian friendly corridor, with bike and pedestrian pathways, landscaped buffers between the roadway and these pathways, and roundabouts at Walnut Lane, Morgan Street, and if deemed necessary, Dutton Street.

In 2011, the City applied to SACOG under their Community Design Funding Program, in Category 3. The City was awarded a \$100,000 Community Design Grant, to complete environmental and final design for the Walnut Lane Roundabout. Since then, the City Engineer has been working with Caltrans on the geometric for approval, and has moved forward with design. Prior to submitting the plans to Caltrans for permitting, the landscaping and lighting components need to be finalized. Those components are before you tonight for consideration.

PROJECT DESCRIPTION: Construct a roundabout at the intersection of Grant Avenue (State Route 128) and Walnut Lane, with curb, gutter, sidewalk, median curbs, and ramps, storm drainage, landscaping and lighting, decorative paving, and variable ac overlay.

Landscaping

The Landscape Architect (LA) has prepared a conceptual plan (attached) to show the proposed layout and planting materials. The proposed landscaping is low maintenance and will use minimal water, while meeting the Caltrans design guidelines for State Highways. The LA is available to answer any questions.

Lighting

The Engineer prepared a photometric, which resulted in the requirement for 4-100W LED lights on 20-foot poles around the Roundabout. The analysis assumed the Charleston pole and Granville light fixture, which are basically the same make and model that were approved by the Planning Commission back in Feb. 28, 2006. Both Charleston & Granville are offered as decorative/historical options by PG&E, as the majority of street lights are owned and maintained by PG&E in Winters.

The differences between what was approved in 2006 and what is proposed with the project are:

1. The Charleston pole has evolved to offer the "site link" design, which is an extruded shaft that allows banners to be hung. The brochure is attached.
2. The Granville luminaire has evolved to offer L.E.D. fixtures (vs. HPS), which are more energy-efficient. The brochure is attached.

ENVIRONMENTAL ASSESSMENT: A Notice of Exemption under CEQA was filed with the County Recorder on August 9, 2013.

ATTACHMENTS:

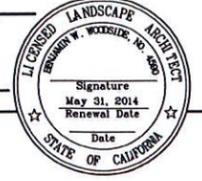
- A. Conceptual Landscape Plan
- B. Lighting Brochures

DIST	COUNTY	ROUTE	MILE POST TOTAL PROJECT	SHEET NO.	TOTAL SHEETS
03	YOLO	128	9.67	4	13

REGISTERED LANDSCAPE ARCHITECT

PLANS APPROVAL DATE

CITY OF WINTERS
318 FIRST STREET
WINTERS, CA 95694

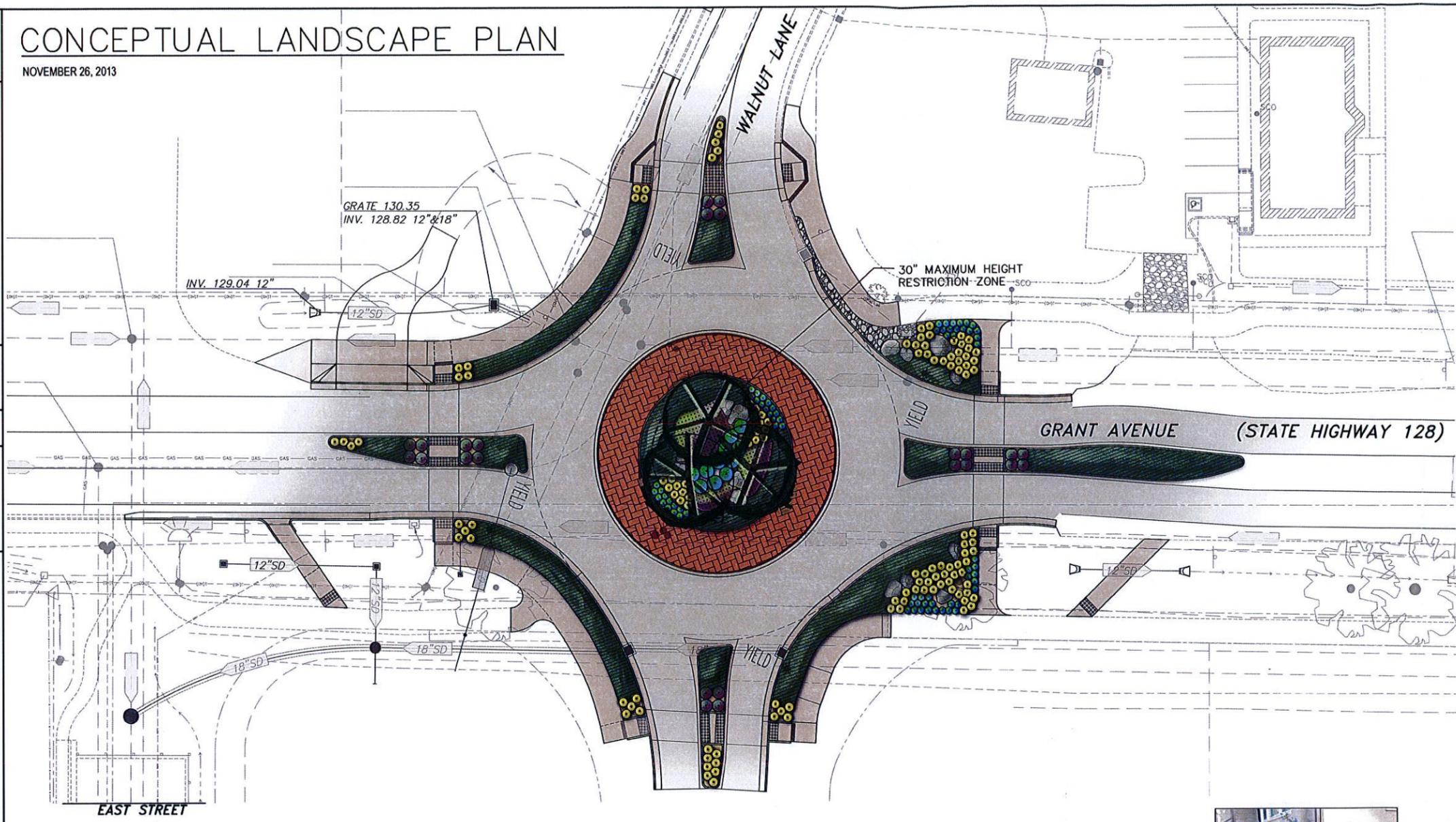


CALLANDER ASSOCIATES
11180 SUN CENTER DRIVE, SUITE 104
RANCHO CORDOVA, CA 95670

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CONCEPTUAL LANDSCAPE PLAN

NOVEMBER 26, 2013

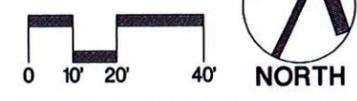


DRAFT SCHEMATIC PLANT LEGEND

BOTANICAL NAMES	COMMON NAME	CONTAINER SIZE	SIZE (H/W)	WATER USE CLASSIFICATION
FLOWERING TREES				
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE, SWAN HILL	24" BOX	35'-0" / 25'-0"	LOW
SHRUBS- FALL COLOR				
BERBERIS THUNBERGII 'CRIMSON PYGMY'	RED BARBERRY	5 GAL	2'-0" / 3'-0"	LOW
SHRUBS- FLOWERING				
CEANOTHUS 'CONCHA'	CONCHA CEANOTHUS	1 GAL	4'-0" / 4'-0"	LOW
HELIANthemum 'WISLEY PINK'	WISLEY PINK SUNROSE	1 GAL	8" / 4'-0"	LOW
PENSTEMON HETEROPHYLLUS 'MARGARITA BOP'	FOOTHILL PENSTEMON	1 GAL	2'-0" / 2'-0"	LOW
GROUNDCOVER- EVERGREEN				
ARCHTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	14" / 5'-0"	LOW
MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL	1'-0" / 4'-0"	LOW
ORNAMENTAL GRASSES				
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	1'-0" / 2'-0"	LOW
DECORATIVE ROCK/BOULDERS				



DATE
 DESCRIPTION
 REVISION
 CALCULATED/DESIGNED BY
 CHECKED BY
 DESIGN OVERSIGHT
 STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
 CITY OF WINTERS IMPROVEMENT PLANS FOR WALNUT LANE ROUNDABOUT PN 12-04
 Calltrans



CONCEPTUAL IRRIGATION PLAN

NOVEMBER 22, 2013

PARCEL B
BK. 3 PM, PG. 75

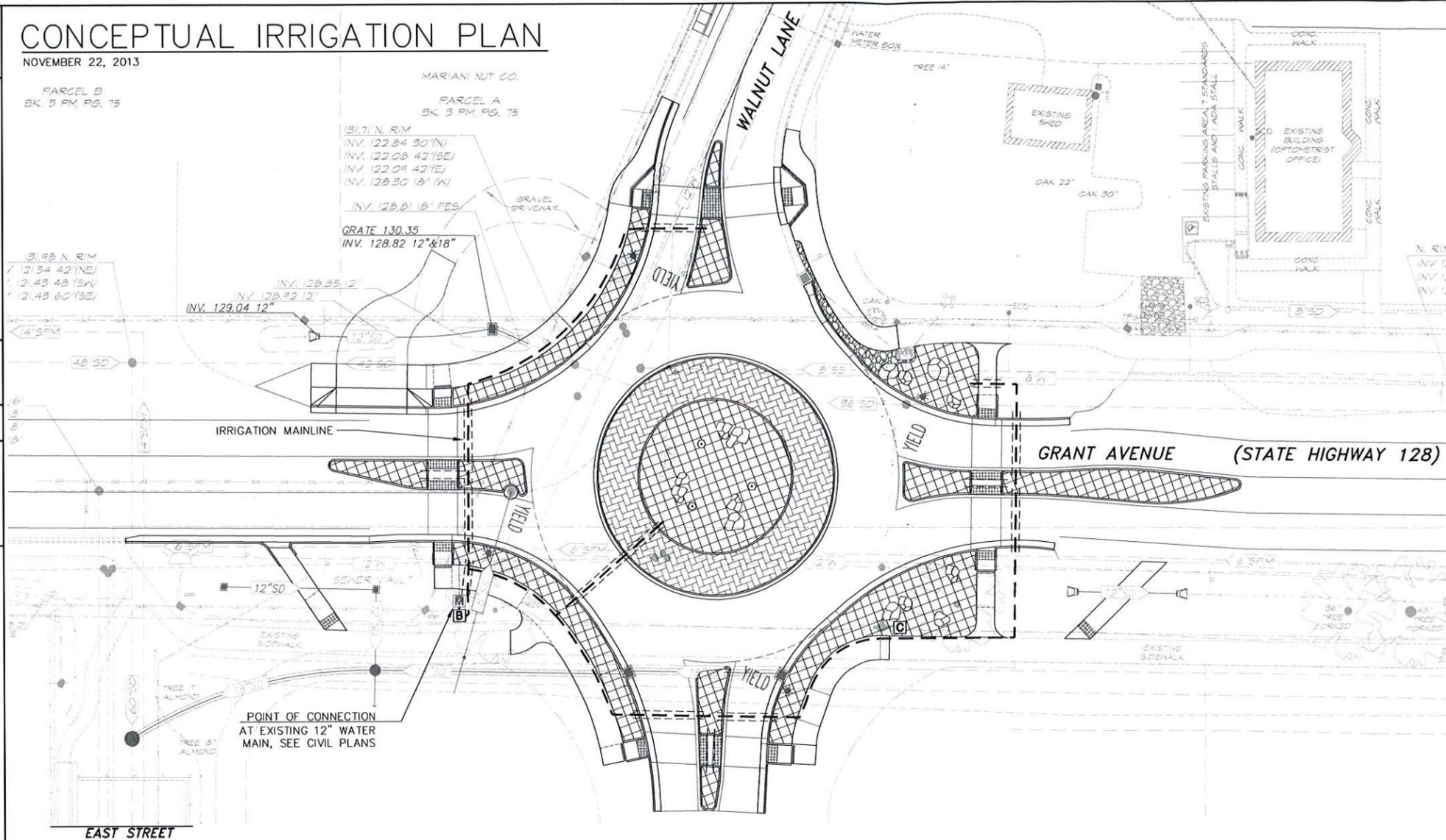
MARIANI NUT CO.
PARCEL A
BK. 3 PM, PG. 75

131.71 N. RIM
INV. 122.84 30'(N)
INV. 122.08 42'(SE)
INV. 122.09 42'(E)
INV. 128.30 18'(W)

INVERT 128.81 18" FES
GRAVE DRIVEWAY
GRATE 130.35
INV. 128.82 12"x18"

131.98 N. RIM
121.54 42'(NE)
121.43 48'(SW)
121.43 60'(SE)

INV. 128.95 12"
N.Y. 128.92 12"
INV. 129.04 12"



IRRIGATION EQUIPMENT LIST

- C** CONTROLLER: HUNTER PCC-12-00
- B** BACKFLOW PREVENTER: WILKINS 975XL, 1½" SIZE
- REMOTE CONTROL VALVE: HUNTER ICV-201G, SIZE PER PLAN
-  SHRUB BUBBLER: RAINBIRD 1401, 20PSI, .25 GPM, INSTALL ONE BUBBLER PER PLANT.
-  TREE BUBBLER: RAINBIRD RWS-B-C-1404, 20PSI, .50 GPM, INSTALL TWO PER TREE
- LATERAL LINE, CLASS 200 PVC, SIZE PER PLAN
- MAINLINE, 1½" CLASS 315 PVC, PER SPECS.
- QUICK COUPLING VALVE, RAINBIRD 44-LRC WITH 2 VALVE KEYS, 44-K, AND 2 LOCKING COVER KEYS
- GATE VALVE, NIBCO, T-113, SIZE PER LINE, INSTALL IN VALVE BOX
- M** WATER METER, SEE CIVIL PLANS
- IRRIGATION SLEEVES, SEE CIVIL PLANS

DIST	COUNTY	ROUTE	MILE POST TOTAL PROJECT	SHEET NO.	TOTAL SHEETS
03	YOLO	128	9.67	4	13

REGISTERED LANDSCAPE ARCHITECT



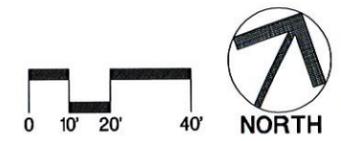
PLANS APPROVAL DATE

CITY OF WINTERS
318 FIRST STREET
WINTERS, CA 95694



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FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES
0 20 40 60 80 100
USERNAME => \$USER
DGN FILE => \$REQUEST

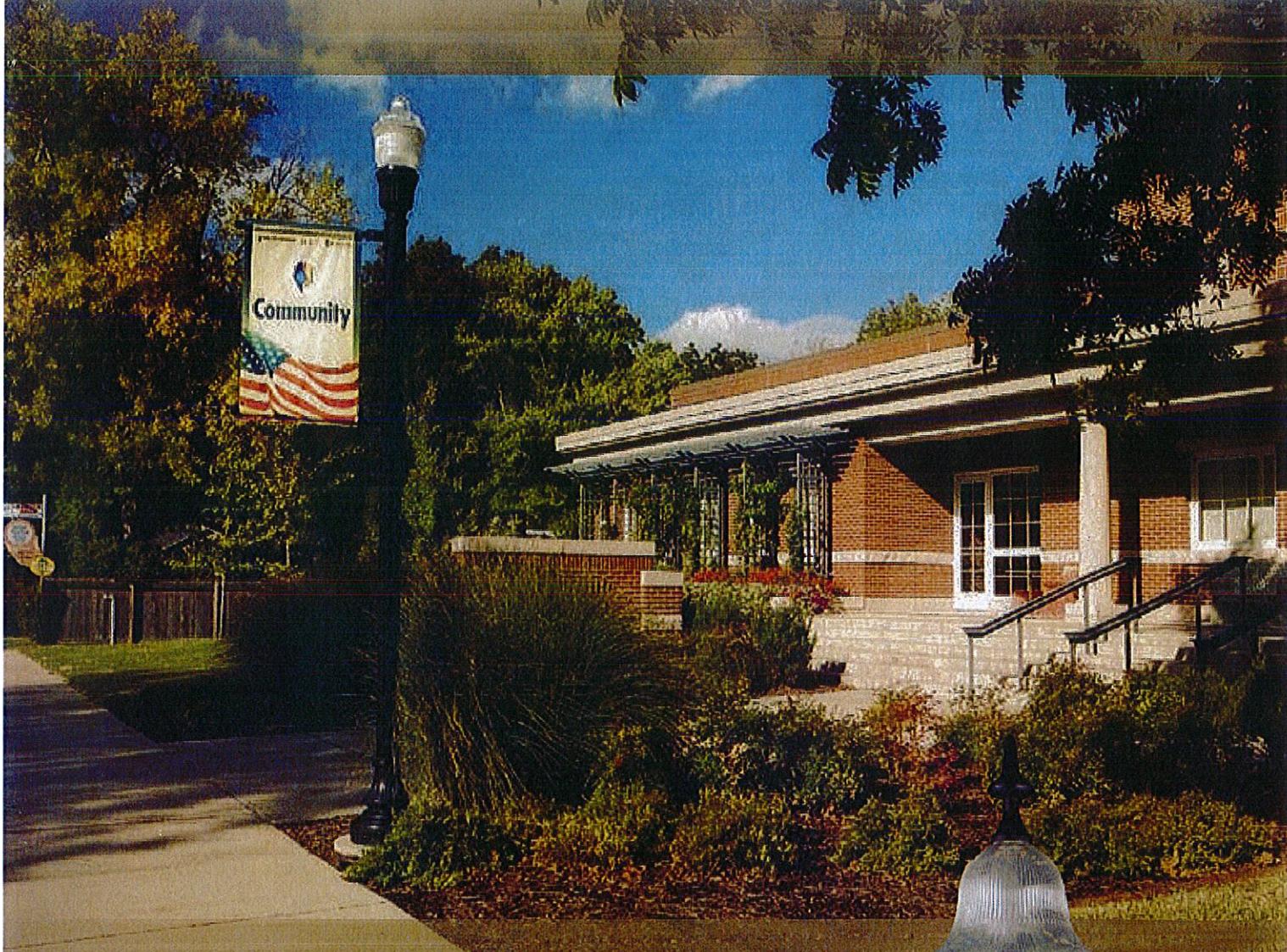
CU xx

EA xx

STATE OF CALIFORNIA — DEPARTMENT OF TRANSPORTATION
CITY OF WINTERS IMPROVEMENT PLANS FOR
WALNUT LANE ROUNDABOUT PN 12-04

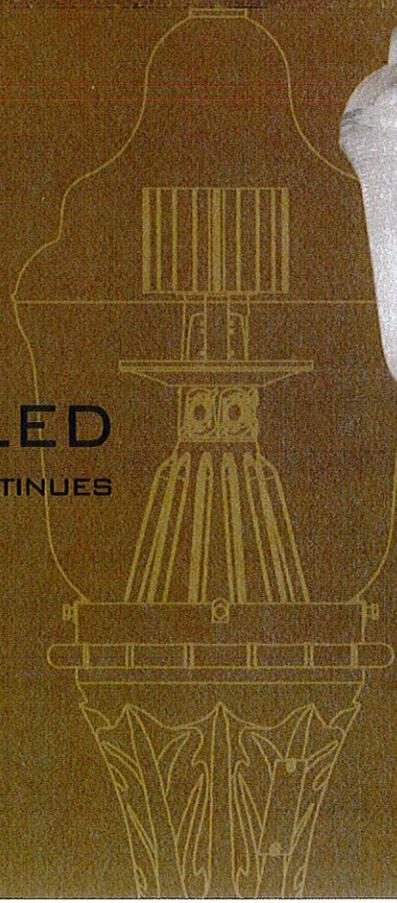


AS CONSTRUCTED
LAST REVISION
04-08-13

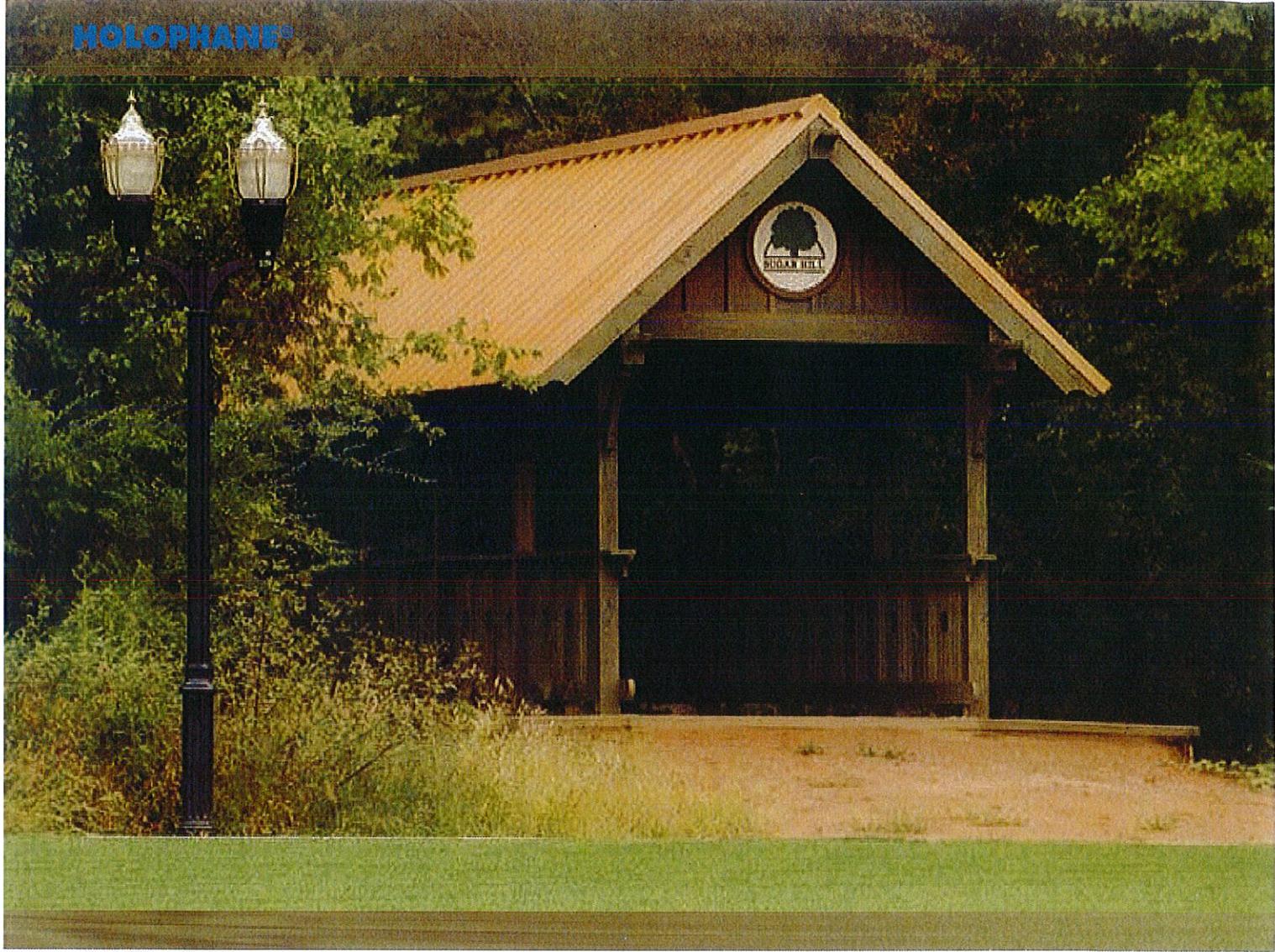


GRANVILLE® II LED
EVOLUTION OF A CLASSIC CONTINUES


HOLOPHANE®
LEADER IN LIGHTING SOLUTIONS



experience
lighting's
best.



GRANVILLE® II LED

THE USE OF LED (LIGHT EMITTING DIODE) LIGHT SOURCES IN STREET AND AREA LIGHTING APPLICATIONS IS GAINING MOMENTUM IN TODAY'S LIGHTING WORLD. IDEALLY, LED LUMINAIRES REDUCE ENERGY CONSUMPTION, FACILITATE LONG COMPONENT LIFE, AND PROMOTE SUSTAINABILITY.

To meet these 21st century needs, it is imperative that the LED system is properly engineered for thermal and performance considerations. Holophane has exhausted many hours of research and development to ensure reliability through innovative integration of this exciting technology.





GranVille Classic

GranVille Premier

FEATURES AND BENEFITS

- Engineered LED system for maximum performance and reliability
- Designed for use with original globes and housings maintaining familiar appearance
- Optimized to meet existing lighting standards
- Asymmetric and symmetric distributions offer application design flexibility
- Simple access to electronic driver and components for ease of maintenance

TYPICAL APPLICATIONS

- City Streets
- Parks
- Residential Areas
- Campuses
- Walkways
- Parking Lots

**GRANVILLE®
CLASSIC**

**GRANVILLE®
PREMIER**

Cast Aluminum Fial

Decorative Trim

Electrical Housing

Top Reflector

Bottom Refractor

Pole Options

WOULDN'T YOU WANT THE ENTIRE LIGHTING FIXTURE TO LAST AS LONG AS THE LED?



Glass Plastic

The Borosilicate Glass Advantage
You can have aesthetically pleasing permanent glass that sparkles and will never turn yellow or cloudy with age.

Trim and Cover Options for the Classic and Premier Optics offers a variety in luminaire shapes, decorative trim and upright options



Internal LED stalk design offers state-of-the-art light control and thermal management

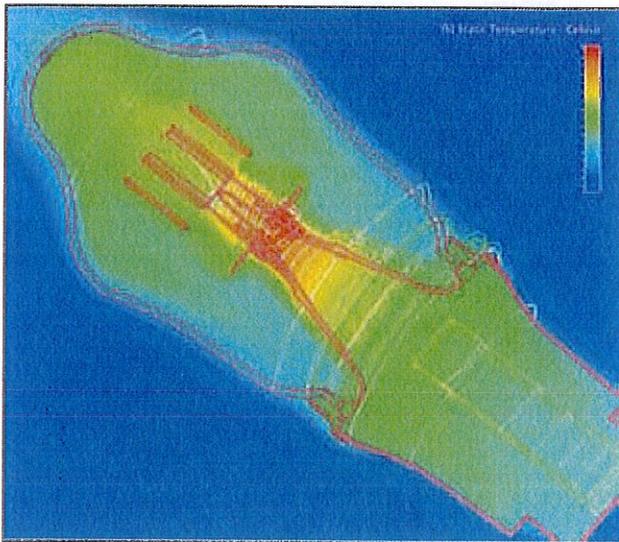


The GranVille II LED offers compatibility with the original GranVille housing and mounting arrangements for ultimate flexibility



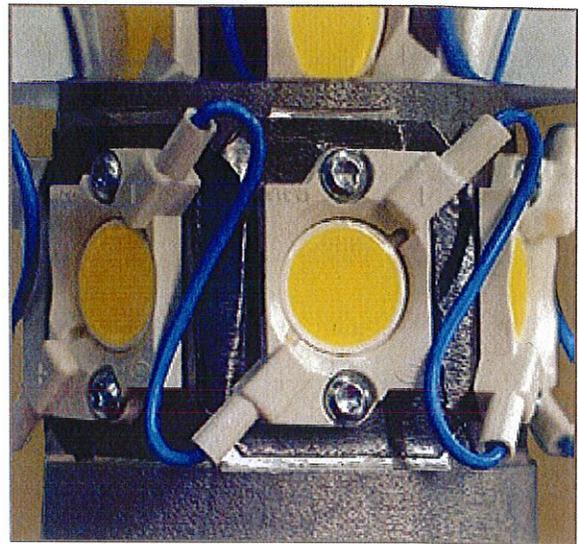
Pole Options include a variety of pole materials and styles available to complement luminaire and site architecture

INNOVATIVE LED TECHNOLOGY



Thermal Management

LED light source output and system life are optimized with proper thermal management. The above diagram shows the effective engineering behind a dedicated heat sink. Note the convection currents pulling the heat away from the critical components.



Optical Precision

As shown above, the optical system is designed to accurately replicate a point source, maximize energy savings and ensure design effectiveness.

RETROFIT EXISTING STREETLIGHTS

The new GranVille LED system has been designed to be fully compatible with installed GranVille glass globes and housings.

Should you select the housing and LED system only, you will realize the following benefits:

- Promote sustainability
- Save on initial material costs
- Maintain original exterior appearance







SITELINK®

REVOLUTIONARY TRACK SYSTEM



HOLOPHANE®
LEADER IN LIGHTING SOLUTIONS





SITELINK®

A REVOLUTIONARY POLE WITH A PATENTED TRACK SYSTEM

SITELINK OFFERS UNPARALLELED VERSATILITY FOR COMPLETE SITE COORDINATION AND ADAPTABILITY. SITELINK TURNS GOOD DESIGNS INTO GREAT DESIGNS THAT FULLY INTEGRATE ALL OF THE PRODUCTS FOUND IN TODAY'S PUBLIC SPACES ONTO ONE SINGLE STRUCTURE. SITELINK ACCOMMODATES LOADING FOR FUTURE LIGHTING REQUIREMENTS AND ACCESSORIES.



Contemporary Shaft

Decorative Shaft

FEATURES AND BENEFITS

- Patented TracLoc System:
 - Provides future loading capabilities
 - Promotes ease of maintenance
 - Allows mounting adjustments to site condition
 - Easier to specify
- Stronger Construction:
 - Allows for more accessories
 - Provides excellent reliability
 - Enhances corrosion resistance with aluminum material
- Finishes:
 - Premium paint and Anodized finishes are available
 - Track system helps protect finish by eliminating need for straps and bands
- Protected Wireways:
 - Four isolated wireways for low voltage, fiber optics, irrigation, etc.

TYPICAL APPLICATIONS

- Street Lighting:
 - Downtown restoration
 - City streets
 - Schools and University
 - Residential areas
- Commercial:
 - Waterfront developments
 - Commercial developments
 - Retail
 - Airports & public transit
 - Convention centers
 - Amusement parks and recreation
 - Sporting venues
 - Hotels and resorts

WHAT IS SITELINK?

The Concept

The SiteLink pole is an extruded aluminum shaft with up to four self-contained tracks for mounting site equipment such as luminaires, banners, traffic lights, traffic control systems, communication systems, security cameras, cellular, and audiovisual equipment. In addition, SiteLink can be utilized to anchor amenities such as traffic provisions, trash receptacles and planters as well as a variety of other equipment that today or tomorrow's sites may require.

SiteLink has been rigorously tested to meet the highest standards of pole and lighting standard requirements in the marketplace. SiteLink is designed per AASHTO-2009 to meet wind loading requirements throughout North America.

All SiteLink accessory components must be installed with the proper equipment.

Equipment

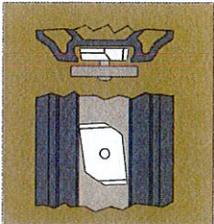
Site equipment such as traffic lights, pedestrian signal equipment, security cameras and traffic signs can all fit the TracLoc System through the use of one of the several standard accessory components available. Custom components can also be developed for more challenging designs that require special attachments. In these instances, please contact your local Holophane factory sales representative for consultation.

TracLoc System

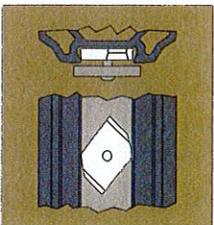
At the heart of the SiteLink Pole is the TracLoc System, which uses a dovetail track and TracNut.

The TracLoc System allows the installer to locate components in the field without preplanning. In addition, an installer can add products in the *future* without having to modify the pole, buy a new pole, or add components using unsightly straps and banding.

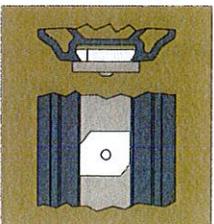
How It Works



Place TracNut lengthwise in track and slide TracNut to desired position.



Rotate TracNut 90° to engage flanges of track.



TracNut is now in position. Tighten bolt to pull TracNut out against track flange.



WHY SITELINK?

Provides future loading capabilities

- SiteLink accommodates future loading, which completely differentiates the product from traditional street poles.
- The SiteLink pole system is robust; allowing as much as two to three times the additional pole loading as conventional aluminum poles available in the industry.
- Fewer poles will be needed as the site evolves and additional equipment and accessories are needed.

SiteLink is easy to maintain

- A hex-tool is all that is needed to securely lock, relocate or remove, the various SiteLink accessories and components.
- The SiteLink system is easy to install and maintain which saves labor costs, as the site changes overtime.



SiteLink eliminates street clutter

- SiteLink preserves the design-intent of the site engineer by eliminating the need for unsightly bands and clamps that damage the surface of today's poles.
- The adaptable SiteLink system will safely link new equipment and accessories to its structure without it looking like an afterthought.
- SiteLink reduces the need for additional poles combining the load of multiple poles into one complete system, meaning less poles, and a better looking site.

SiteLink is a durable product

- SiteLink poles are built for abuse and are highly durable using all aluminum.
- SiteLink is available with security hex bolts to secure parts and components to the system.
- SiteLink poles are available in premium paint and anodized finishes, which make them ideal for corrosive environments such as ports and waterfront applications.



CONCEPTUAL LANDSCAPE PLAN

DECEMBER 6, 2013

PARCEL A
BK. 3 PM, PG. 75

131.71 N. RIM
INV. 122.84 30"(N)
INV. 122.08 42"(SE)
INV. 122.09 42"(E)
INV. 128.30 18"(W)

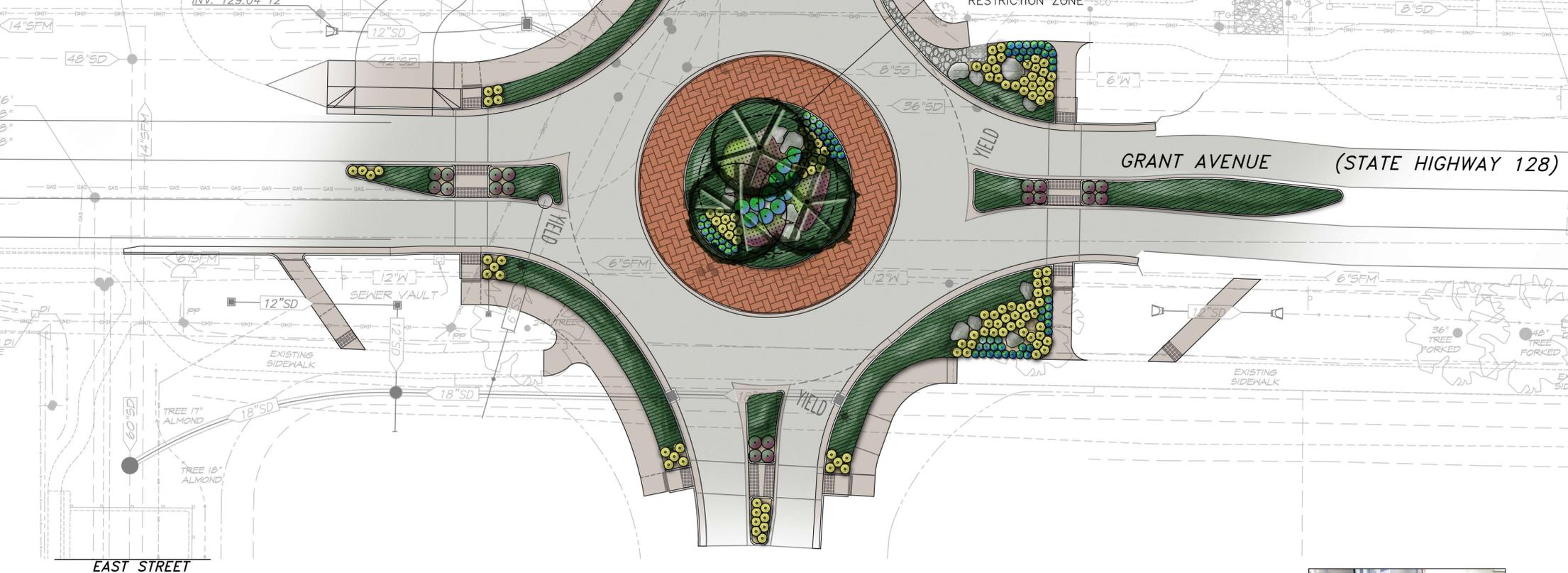
INV. 128.81 18" FES
GRAVEL DRIVEWAY

GRATE 130.35
INV. 128.82 12"x18"

131.98 N. RIM
1. 121.54 42"(NE)
1. 121.43 48"(SW)
1. 121.43 60"(SE)

INV. 128.85 12"
INV. 128.92 12"
INV. 129.04 12"

30" MAXIMUM HEIGHT RESTRICTION ZONE



DIST	COUNTY	ROUTE	MILE POST TOTAL PROJECT	SHEET NO.	TOTAL SHEETS
03	YOLO	128	9.67	4	13

REGISTERED LANDSCAPE ARCHITECT

PLANS APPROVAL DATE

CITY OF WINTERS
318 FIRST STREET
WINTERS, CA 95694

CALLANDER ASSOCIATES
11180 SUN CENTER DRIVE, SUITE 104
RANCHO CORDOVA, CA 95670

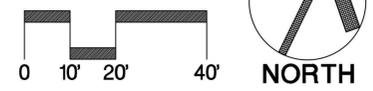
The State of California or its officers or agents shall not be responsible for the accuracy or completeness of electronic copies of this plan sheet.

Caltrans now has a web site! To get to the web site, go to <http://www.dot.ca.gov>

Revised Conceptual Landscape Plan
12-6-13

DRAFT SCHEMATIC PLANT LEGEND

BOTANICAL NAMES	COMMON NAME	CONTAINER SIZE	SIZE (H/W)	WATER USE CLASSIFICATION
FLOWERING TREES				
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE, SWAN HILL	24" BOX	35'-0"/25'-0"	LOW
SHRUBS- FALL COLOR				
BERBERIS THUNBERGII 'CRIMSON PYGMY'	RED BARBERRY	5 GAL	2'-0"/3'-0"	LOW
SHRUBS- FLOWERING				
CEANOTHUS 'CONCHA'	CONCHA CEANOTHUS	1 GAL	4'-0"/4'-0"	LOW
HELIANTHEMUM 'WISLEY PINK'	WISLEY PINK SUNROSE	1 GAL	8"/4'-0"	LOW
PENSTEMON HETEROPHYLLUS 'MARGARITA BOP'	FOOTHILL PENSTEMON	1 GAL	2'-0"/2'-0"	LOW
GROUNDCOVER- EVERGREEN				
ARCHTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	14"/5'-0"	LOW
BACCHARIS PILULARIS 'TWIN PEAKS'	COYOTE BRUSH	1 GAL	1'-0"/3'-0"	LOW
ORNAMENTAL GRASSES				
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	1'-0"/2'-0"	LOW
DECORATIVE ROCK/BOULDERS				



DATE
DESCRIPTION
REVISION
CALCULATED BY
DESIGNED BY
CHECKED BY
DESIGN OVERSIGHT
STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
CITY OF WINTERS IMPROVEMENT PLANS FOR WALNUT LANE ROUNDABOUT PN 12-04