

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

Tuesday, February 12, 2013 @ 6:30 PM
City of Winters Council Chambers
318 First Street
Winters, CA 95694-1923
Community Development Department
Contact Phone Number (530) 794-6711
Email: maryjo.rodolfa@cityofwinters.org

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

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 January 22, 2013 joint meeting of the Winters City Council and Winters Planning Commission (pp 1-8)

V STAFF/COMMISSION REPORTS

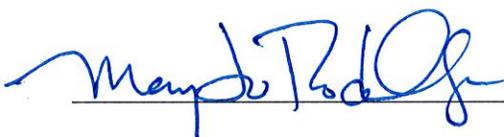
VI DISCUSSION ITEMS:

- A. Public Hearing and Consideration of Approval of Conditional Use Permit and Design Review for Orchard Village Park Site Located Between Dutton Street and Walnut Lane (APN: 003-360-028) (pp 9-25)
- B. Appointment of Planning Commissioner to Affordable Housing Steering Committee (p 26)

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 FEBRUARY 7, 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 MEETING HELD JANUARY 22, 2013

(This meeting was held jointly with the Winters City Council)

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.

Mayor Aguiar-Curry called the joint meeting to order at 5:30 p.m. and welcomed Patrick Riley to the Planning Commission.

Present: Council Members Harold Anderson, Wade Cowan, Woody Fridae, Bruce Guelden, Mayor Cecilia Aguiar-Curry, Planning Commissioners Lisa Baker (arrived at 5:32) Richard Kleeberg, Pierre Neu, Luis Reyes, Patrick Riley, and Chairman Bill Biasi

Absent: Planning Commissioner Joe Tramontana

Staff: City Manager John Donlevy, City Attorney John Wallace, Director of Financial Management Shelly Gunby, Planner Jim Bermudez, Economic Development and Housing Manager Dan Maguire and Management Analysts Mary Jo Rodolfa and Tracy Jensen.

John Carrion led the Pledge of Allegiance.

CITIZEN INPUT: None

DISCUSSION ITEM:

1. AMBULANCE SERVICES AGREEMENT

City Manager Donlevy gave an overview. An interim lease agreement with Medic Ambulance Service, Inc. contains provisions to park the ambulance at Station 26, personnel assigned to the dorms while stationed at Station 26, \$250/month payable to the City of Winters for lease of space, and provides a 10-day termination clause. A similar agreement has also been offered to AMR (American Medical Response) for a rotation between the two companies. When AMR is not in town, Medic will provide ambulance service. City Manager Donlevy asked for feedback from the Council and asked if the terms of the interim lease agreement were acceptable. The City of Winters has been authorized to enter into a one-week lease with Medic, which was developed through the City's legal department. The one-week lease will be brought back to Council on February 5th for official approval.

Mayor Aguiar-Curry asked what area would be covered. City Manager Donlevy said this was a significant legal issue because Medic will collide with Sacramento Sierra Valley. Medic Ambulance has been able to respond only to those calls within the City limits and has not been allowed to respond to calls at Yolo Housing/El Rio Villa. Medical aid calls coming in from outside the City limits must be dispatched from Davis, which is 12 miles away. The City is working with legal staff to potentially move forward to litigate against Sacramento Sierra Valley. A two-minute response time versus a twelve-minute response time is

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a life safety issue. Mayor Aguiar-Curry voiced her anger over everyone not having the same medical service opportunity.

City Manager Donlevy said a temporary lease agreement currently enables Medic Ambulance to park at the Public Safety Facility 24/7. The City is trying to negotiate with Sacramento Sierra Valley, and if they don't respond, the City may present our case to a judge in the Yolo County Superior Court as early as Monday. There is no judge that would deny medical treatment. Under Sacramento Sierra Valley, Winters has been living with a 20-minute response time. Sacramento Sierra Valley didn't disclose that Winters was in a non-exclusive area for ambulance service. Winters is the only city in the area who had the ability to go out to bid, which has made Winters extremely popular. This has reverberated throughout the Sacramento Valley Region and has set the tone for Yolo County.

City Attorney Wallace said the State of California governs ambulance services and allows counties to establish LEMSA's, or Local Emergency Medical Services Agencies, which usually includes 4-5 counties. The upside of the temporary lease was Medic Ambulance Service immediately began leaving an ambulance in Winters on their day, so we had local ambulance service on alternate days.

Council Member Cowan asked if AMR was allowed to go anywhere in Yolo County. City Manager Donlevy said the closest available resource will be dispatched. Council Member Guelden said this appears to be a turf war and asked if it was just about money. City Manager Donlevy said Medic is now competing with AMR, who has enjoyed an exclusion contract. Sacramento Sierra Valley didn't have an ambulance in Winters 24/7 because they didn't have to. Council Member Anderson asked how big Medic Alert is. City Manager Donlevy said they are a national company who operates throughout California and is the largest provider in Solano County. Council Member Fridae said the City should press the issue and create a little competition, making them willing to be here and to be sure the former fire district area is covered.

The Council agreed unanimously to approve staff recommendation, allowing City Manager Donlevy to execute the interim ten-day lease with Medic. City Manager Donlevy said the agreements with AMR and Medic will be brought to Council on February 5. Mayor Aguiar-Curry said we should move forward and represent the entire rural area, including Yolo Housing, as they are all part of the Winters Community. Council Member Fridae recommended including the Horseshoe and Golden Bear Estates as well and to schedule an executive session if needed. Council Member Guelden said Solano County is ¼ mile south of Winters and asked if we were excluding Solano County. City Manager Donlevy said Medic is already serving Solano County, and as part of the "greater Winters area", we can roll on Solano County calls. Council Member Fridae said the nearest ambulance to respond serves the City best.

City Attorney Wallace said AMR's contract allows them to call for mutual aid, but they don't. City Manager Donlevy said this was not an AMR issue, but a Sacramento Sierra Valley issue.

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JOINT WORKSHOP OF THE WINTERS CITY COUNCIL AND THE WINTERS PLANNING COMMISSION

1. RECEIVE PUBLIC COMMENT AND CONSIDER THE CONCEPTUAL DESIGN OF THE ORCHARD VILLAGE PARK PROJECT PRIOR TO THE PROJECT GOING BEFORE THE PLANNING COMMISSION FOR APPROVAL ON FEBRUARY 12, 2013.

City Planner Jim Bermudez gave a brief overview of the project and asked the Council and Planning Commission members to receive the project briefing and presentation on the Orchard Village Park site and provide comments, questions and direction to staff.

Housing Program Manager Dan Maguire further discussed aspects within the project, including a 1.6 acre site dedicated to the City by the Central Valley Coalition for Affordable Housing (CVCAH) that will be developed utilizing Community Development Block Grant Funds, which meets the requirements for parkland in conjunction with the development of the Orchard Village Apartments.

Consultants Doug Melton and Shawn Rohrbacker of Melton Design Group and Steve Greenfield of Cunningham Engineering were present, fielding questions and providing information to Council and Planning Commission members, staff, and Winters residents.

Council Member Fridae asked if the turf area could be used for a 100 year flood area. He liked the sensitivity to the area neighbors' concerns and liked the water tower and orchard as local themes.

Mayor Aguiar-Curry asked about the playground surface area, whether the planned community garden will include raised beds, what type of lighting would be used, whether security cameras can be installed, and whether electricity and internet hotspot will be available.

Planning Commissioner Baker requested the use of passive security measures and line of sight, ADA accessibility of the turf/meadow area and has concerns over the longevity of the logs and replacement of them. She prefers the poured recycled rubber surface for playgrounds rather than sand as shown on the diagrams provided.

Planning Commissioner Riley prefers wood chip playground surfacing, which would result in fewer long bone fractures than the rubber surface in Davis which was poured over concrete. The sun also degrades the rubber surface and is more expensive initially. Mr. Riley was also concerned about whether the height of the mounds would allow for view over neighborhood fences and asked if the 2nd phasing could begin as soon as the wetlands issue is resolved. This is a neighborhood park so hopefully the athletic field is not regulation size for games.

Planning Chairman Biasi asked if the wetlands area was to be used for the detention pond if the project could move forward developing the other areas. How does water enter detention basin? Is basin big enough to handle the flow from the turf area? Mr. Biasi is not a fan of decomposed granite (DG) for pathways and would like a circular concrete path. He asked about the proposed width of path and said the Fire Department wanted a wider path when they reviewed the plans for the Nature Trail. Mr. Biasi

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asked about the location of curb cuts on Walnut and Dutton and said one is needed at the main entrance to the park (center) on Dutton and then later one to at the north. Mr. Biasi also had concerns over street parking and the use of the park for organized sporting events as there is no parking other than street parking.

Council Member Anderson said the orchard area looked dense and had a concern regarding visibility. He would like to see more shade along the street.

Council Member Guelden wondered if too much was included in the restricted area of the park, i.e.: play areas, community garden, basketball court, etc.

Environmental Services Manager Carol Scianna said low impact development is desired in order to minimize water use and runoff.

Winters resident Alice Martinez, who lives in the neighboring apartments, wants to see doggie bag dispensers.

Winters resident Scott Moore lives nearby and likes to hear the frogs croaking from the park area. He was also concerned that since there is no place to turn around on Walnut, people will be turning around at his driveway. Mr. Moore asked if there was a curfew for the park (10:00 p.m.)

Winters resident Shelly Harrington lives on Carrion Court and her backyard backs up to park. She was concerned about security and someone being able to hide in the trees/shrubs and worried about people in the park at night. She was also concerned about parking and asked where it would be and how early people will be able to use the park.

Winters resident Brandi Wingard lives at end of Walnut, where the street dead ends at her house. Having people turning around at the end of the street is a concern. She would like to see a water feature for kids to cool off when playing in the summer. She likes the concrete pathway, giving kids an easier access to school. She is a runner and likes an asphalt path at nature trail, or DG rather than concrete, and she also likes the basketball court area.

Mayor Aguiar-Curry adjourned the City Council meeting and joint workshop of the City Council and Planning Commission at 7:07 p.m. The Planning Commission continued with their regular meeting.

CONTINUATION OF REGULAR MEETING OF THE WINTERS PLANNING COMMISSION MEETING

CONSENT ITEM:

1. Approval of Meeting Minutes of the November 27, 2012 Regular meeting of the Planning Commission.

Commissioner Baker moved to approve the Meeting Minutes of the November 27, 2012 Planning Commission Meeting. Seconded by Commissioner Neu. Unanimously approved with one absent.

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DISCUSSION ITEM:

- A. Second Report on the Winters Bikeway System Master Plan Update, Re-Affirm the Previously Certified and Approved 1998 Negative Declaration for the Winters Bikeway System Master Plan and Consideration of Recommendation of Approval to the Winters City Council

Management Analyst Rodolfa introduced staff interns Maricela Salazar and Frederik Zavala-Lambers explaining that they are here to review the revision of the Bikeway System Master Plan Update prior to the final edits cleaning up typographical errors and formatting.

Salazar reported that there are new sections since the last time the Planning Commission reviewed the update – Sections 2.1 and 2.2 maps. She also reported that the land use maps and bicycle parking maps needed to be inserted into the document. Salazar also reported that the survey period had ended having been available from November 27, 2012 through January 10, 2013. She reported that the public comment period on the draft is now open and the update is scheduled to go before the City Council on February 19, 2013 for approval of a resolution adopting the BSMP update. Once adopted by the City Council the updated plan will then go to SACOG for their approval and listing as eligible for funding.

Commissioner Neu stated that he had reviewed the maps and asked where the bike path will be once someone crosses over the bridge on Railroad Avenue. City Manager Donlevy said that it currently goes up the sidewalk but there will be changes as we begin construction of the car bridge project, what is now the intersections of Railroad with Wolfskill will be transformed. It will be widened with a median and entry way monument. Traffic calming measures will be put in place. While the area is under construction and the temp bridge is in place it will be a challenge. During the construction phase it will probably be easier to go over the temporary bridge. Commissioner Kleeberg –asked if there will be signage. Donlevy said they probably won't sign it, that it will be open to all traffic. He added that once the construction is done the “S” turn will be redesigned and it will be much friendlier. Commissioner Neu commented that many cyclists do not like using the trestle bridge because people come off of it and they do not know where to go, they do not like using the sidewalk. Donlevy stated that currently neither the old car bridge or trestle bridge work for hard core bikers, the new bridge will be much better. Commissioner Baker thanked the staff interns for including the complete streets concepts, but mentioned that they forgot to add the Grant Avenue design guidelines. Salazar said she would add that in prior to the document going to the City Council. Chair Biasi asked if there were general themes in the survey responses. Salazar commented that generally there were concerns over crossing Grant Avenue, bicycling education, safety concerns for kids. Respondents also indicated that they want more bicycle lanes that are separated from vehicle traffic, or at the least improved lane markings that identify them better. She reported that 74 surveys were received, 20 were from outside Winters. Those from out of

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town expressed concern over the availability of downtown parking and the education of motorists. Commissioner Biasi wanted to know where they would like to have more bike parking. Salazar responded that the surveys indicated a need for additional parking at the post office, downtown area and parks. Commissioner Neu commented that the Grant Avenue complete streets plan is a few years down the road and asked if striping could be done for people trying to cross Grant to get to Lorenzo's Market or some other method of slowing vehicles down. Donlevy replied that would be tough because it is a state highway. Caltrans won't approve it unless we put in a signal. The big improvement we are trying to get is the roundabout at Walnut Lane, that will have a pedestrian crossing. The geometric plan for the roundabout is in design right now and it is actually designated for people to walk through the roundabout. The reality is that people tend to think they are safe in a crosswalk and they are not. Commissioner Baker agreed, if you do some striping then people will think they have a sense of entitlement. Chair Biasi asked how we got the crosswalk at the Public Safety Facility. Donlevy responded that we took out the one by the trailer park and as a compromise we were able to move it to the Public Safety Facility as a school safety issue. Chair Biasi commented that he felt recommending approval of the updated plan to the City Council would be a good step to forward.

Commissioner Baker moved that the Bikeway System Master Plan update be sent to the City Council with a recommendation from the Planning Commission for approval. Seconded by Commissioner Kleeberg.

AYES: Commissioners Baker, Kleeberg, Neu, Reyes, and Riley and Chairman Biasi.

NOES: None

ABSTAIN: None

ABSENT: Commissioner Tramontana

DISCUSSION ITEM:

B. Information Item – Update on Development Agreement Amendments for Hudson/Ogando, Callahan and Winters Highlands

City Manager Donlevy indicated that this item was to provide update on the modernization of the development agreements. He indicated that some of these agreements have been around for awhile. The Creekside amendment was approved in December 2011. The key elements in the amendments are a clean up some key infrastructure items; the library, well 7, pool, public safety facility and financing things were removed. As the real estate economy opens up again Donlevy stated that developers need clean agreement to shop around. Also removed were funding requirements for development that do not have a direct nexus to that particular development. For Creekside Estates we created flexibility, financing for residential development will be challenging and flexibility will help. Also removed are the level 3 school impact fees, the schools will tell you that they need students. The level 3 fee was above

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and beyond what the schools would normally receive. Donlevy added that a key thing in these agreements is fiscal neutrality, in lieu of a Mello Roos they will pay into a service reserve for city services, that remains in the agreements. Donlevy went on to say that Winters Highlands - 441 units, Callahan - 120 units and Hudson-Ogando - 75 units are good projects created sustainable, high quality developments. What needs to be put in place so they can go independently is a joint easement development and reimbursement agreement. If one goes first and another receives a benefit from it then they will get reimbursed. We also have to look at the affordable housing implementation plan for these projects, push some of the units down and perhaps have a sweat equity project or bring in a developer that does that kind of thing. Commissioner Neu asked if the phasing will still take place, that affected the affordable housing going in. Donlevy replied that he wants to move much of the affordable housing onto the Hudson-Ogando piece, the City is not necessarily looking at the phasing of the affordable housing element.

Donlevy indicated that the most controversial issue in the amendments is the removal of the phasing that we had put in for the developments, pulling out the phasing would allow more of a natural flow for the developments to move forward. Also, in the Winters Highlands agreement we have taken out that they advance \$8 million for the waste water treatment plant, that is a deal killer and we can use the units. Donlevy added that what will most likely happen if we keep it in the agreement is then the developments will not happen. The things that have been kept are important, there are no changes to the projects, pedestrian amenities, energy efficiency or design elements. The affordable housing is not necessarily spread out. Commissioner Neu commented that the planning commission spent a lot of time discussing that as an important part of the projects. Commissioner Baker stated that we are currently wrestling with that, the fiscal reality means we have to look at how we can get a financially available project to occur. Donlevy stated that it will be easier to compress the affordable housing into one street, kind of like what we have with Redbud Lane. The only exception is we are negotiating for the very low is for them to pay an in lieu fee. The only way very low housing is being built is through tax credit programs. He added that the park development stuff remains as do the mitigation requirements, waste water pump station, traffic improvements on Grant Avenue. The one thing you would see almost instantaneously would be a traffic signal at Grant and Main. Donlevy stated that it is a different world and he does not expect to see any of these developments soon, if we could get 20 units in a year that would be exciting. Right now we are positioning ourselves. Chair Biasi asked why the advance funding for the waste water treatment plant was removed. Donlevy said that amount was to completely expand the existing waste water treatment facility; \$8 million was pie in the sky. Commissioner Baker asked if the City was retaining construction of the lift station. Donlevy replied yes, the development of the waste station there would be important, it would allow bypassing of East Street station. Commissioner Riley asked if there would be enough capacity for treatment and spraying onto the fields if these developments are built. Donlevy replied yes, and that we have a farmer interested in using the treated water, that only a little tweaking is necessary to make it useable to him and other farms out there. Donlevy does not see us ever discharging into Putah Creek. Chair Biasi commented that he liked cleaning up these agreements to encourage some projects. Donlevy indicated that these agreements will come to the planning commission at a future date, the biggest issue is the reimbursement agreement and that is what we are holding over their heads right now.

COMMISSIONER/STAFF COMMENTS: None

**MINUTES OF THE WINTERS PLANNING COMMISSION MEETING HELD
JANUARY 22, 2013**

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ADJOURNMENT: Chairman Biasi adjourned the meeting at 8:01 p.m.

ATTEST:

Mary Jo Rodolfa, Management Analyst

Bill Biasi, Chairman



**PLANNING COMMISSION
STAFF REPORT**

TO: Honorable Chairman Biasi and Commission Members
DATE: February 12, 2013
FROM: Jim Bermudez, Planner
SUBJECT: Public Hearing regarding Orchard Village Park Site Conditional Use Permit and Design Review located between Dutton Street and Walnut Lane (APN: 003-360-028)

RECOMMENDATION

Subject to the attached conditions of approval (see Attachment A), staff recommends that the Planning Commission take the following action:

1. Certify that the Planning Commission has determined that the previously certified Mitigated Negative Declaration is the appropriate level of environmental review and that none of the conditions described in Section 15162 of the CEQA Guidelines warranting new environmental review exists.
2. Approve a Conditional Use Permit that would permit a neighborhood park in the Parks and Recreation zone.

BACKGROUND

The planned 4.72 acre Orchard Village Park is to be located on the east side of Dutton Street, directly east of the Orchard Village Affordable Housing Project (see Attachment B). This property has long been programmed for a park site and was zoned P-R (Parks and Recreation) prior to the start of the Orchard Village Apartments project.

On January 5, 2010, the City Council approved Resolution 2010-01 approving the application for Proposition 84 park grant funds. In the fall of 2010, the City of Winters received a grant award of \$865,191 from the State Parks Department Office of Grants and Loans through the Proposition 84 program. The State Parks funds are to be used to develop 3.12 acres of the site. The remaining 1.6 acre site will be developed concurrently, utilizing Community Development Block Grant funds. The CDBG funds were applied for based on an authorization received at the City Council meeting on June 15, 2010, with the City Council approving Resolution 2010-38. The CDBG grant, including \$360,000 for the park project was approved in December of 2011. In total, the funding limit to develop the park totals 1.2 million in grant funds. There is no city match requirement to implement the park; however, the City did expend \$255,000 for the acquisition of the 3.12 acre portion from the Orchard Village developer.

On July 5, 2011, the City Council approved the Purchase and Sale Agreement between the City and Central Valley Coalition for Affordable Housing (CVCAH) for 3.12 acres of land, for the planned development of the park, this agreement included a dedication 1.6 acres from CVCAH to the City of Winters. The 1.6 acre portion of the park project was dedicated to the City to fulfill Central Valley CVCAHs Quimby Act requirements for parkland in conjunction with the development of the Orchard Village apartments.

On January 22, 2013, a joint meeting with the City Council and Planning Commission was held to assist in meeting the CDBG grant funding deadline. Under the terms of the CDBG grant, the 1.6 acre portion of the site which is the westernmost piece of the park shall be constructed by June 30, 2013. The State Parks funding for construction of the 3.4 acre portion of the park site which is the easternmost piece of the park shall be completed by June 30, 2017.

During the joint meeting, staff received comments and feedback from members of the Council and Planning Commission and from residents in attendance. After receiving a walkthrough of the project from the architect team, the majority of the discussion focused on improvements and refinements that could be made to the park. Some residents were concerned with the overall functionality of the park and expressed concerns related to privacy and an overall increase of vehicular traffic when the park is operational. These issues will be further discussed and evaluated in the Policy Analysis section of this report as well as some modifications to the design of the park based on the feedback from this meeting.

PROPOSED PROJECT

The neighborhood park is 4.72 acres and sits between Walnut and Dutton Streets (see Attachment B for the current site and Attachment D for the Preliminary Park Master Plan). There are residential neighborhoods both on the north and south sides with a mix of existing iron and wooden fences at the property line. The project will provide both active and passive recreational features that will serve all ages. The park will be used daily, primarily by students circulating from the east side residential neighborhood on their way to the high school to the west.

The park will be developed in two phases with completion of the first phase (west side Dutton Street) of the park to occur by June 30, 2013. The west side (Dutton Street) of the park includes (1.6 acres) (See Attachment C for the Phasing Plan):

- a. **Community Garden:** The community garden fulfills a key goal of the neighborhood which is to provide a garden for low income housing apartments and duplexes. The community garden will provide several families with a plot to grow vegetables and orchard fruit.
- b. **Group Picnic Area:** This group picnic area will have a custom shelter that protects the users from the elements and make a local statement with its architecture.
- c. **Retention Basin and walking paths:** The retention basin will be enlarged to manage all the storm water for the site and apartment complex. The goal is to convert this hole in the ground into an attractive native plant garden that allows people to walk through the site. The site will be fenced and closed during big rain events to prevent any liability.
- d. **Interpretive panels:** The site has several items that provide educational opportunities. The retention basin can tell the story of cleaning water and storm water management, the native plants throughout the site can demonstrate to people up close what is native to their region and drought tolerant, the water tower play area will describe the real use of these towers and describe the low water use irrigation, and finally, the community garden will tell the story of community and the health benefits and sustainability of growing your own food.
- e. **Concrete sidewalks and decomposed granite trails:** Pathways will encompass the perimeter of the site with antiqued concrete at the main entry points and the main thoroughfare on the south side of the park. The remaining sections of the paths will be decomposed granite to create a softer more rural feel in the park.
- f. **Native grasses, trees and shrubs:** A palette of native plants will surround the park providing durable drought tolerant and hardy plant material.
- g. **Walnut shell mulch:** The planned mulch will showcase how local products can be re-

purposed.

The second phase of the park is located on the east side of the property (Walnut Street) and will be completed after Phase 1. The City is utilizing BSK Associates as the consultant for the environmental mitigation for the seasonal wetlands, which are located on the 3.12 acre portion of the parcel. They are in the process of submitting a permit application for the U.S. Fish and Wildlife Service ("USFWS"), under Section 10 of the Endangered Species Act of 1973, as amended (ESA). BSK has received estimates from USFWS staff that the process for that consultation will take approximately 10-12 months. The east side (Walnut Street) of the park includes (3.12 acres):

- a. **Multi-use turf field:** This multi use field will provide great opportunities for both the everyday user throwing a disc for their dog or flying a kite. It will also be used for an organized sports program that needs a practice or game field. The turf will be lush and the field will be lowered to create a meadow affect when walk the perimeter pathways. The sloped area around the meadow will also provide a great rolling hill for children to run down or roll on.
- b. **Half court basketball court and skate area:** This feature will be used by teens and adventure athletes. The basketball court will provide for all ages but primarily those 12 and older. To take full advantage of the concrete basketball court skaters would like to have a couple skate elements. These elements are off the basketball court and can be used at the same time.
- c. **Overlook and signage arch:** This structure sets the tone for the park by announcing the name and providing a shade area at the overlook to the meadow.
- d. **Water tower themed play structure:** The water tower play structure will emphasize the local culture and provide the key landmark for the park. This play apparatus will include a water tower top and the City's name to mimic the original tower on Grant Avenue. Users of the tower will be able to climb into, hide, slide and swing out of.
- e. **Sand Play area:** This will be a creative sand play area for children. The sand area will provide flat borders to build castles along with jumping rocks. The sand will need to be kept moist to provide great sand to play with.
- f. **Natural rock and log play area with slide on grade:** This rock and log feature over long grass will allow kids to develop their balance and motor skills transferring from log to log, rock to rock. The slide on grade provides a long slide experience and the slide with rollers speeds up the slide experience and will let all ages enjoy this element.
- g. **Individual picnic areas:** This area is strategically placed so moms, dads, grandmas and grandpas can watch their children play in the park.
- h. **East site landscape:** The landscape on the east side brings the past back to the park. A mass planting of a small to midsize ornamental tree in an orchard layout will be planting to recreate the orchard feel.
- i. **Concrete sidewalks and decomposed granite trails:** Pathways will encompass the perimeter of the site with antiqued concrete at the main entry points and the main thoroughfare on the south side of the park. The remaining sections of the paths will be decomposed granite to create a softer more rural feel in the park.

POLICY ANALYSIS

The project site is designated in the General Plan as Recreation and Parks (RP). This designation provides for existing and planned public parks and public and private recreational uses. The project site is zoned Parks and Recreation (P-R) and has long been programmed for a park site prior to the start of the Orchard Village Apartments project. According to the City's

land use requirements, a public park is subject to obtaining a Use Permit from the Planning Commission per Chapter 17.52.020 of the Winters Municipal Code.

A neighborhood park use is a conditional use in the R-P zone. The site is currently undeveloped and has always been planned to be a neighborhood park. There were several comments at the January 23, 2013 joint meeting related to an increase in vehicular traffic and insufficient supply of parking for the park. Staff has determined that the planned parking on the eastern boundary of the site will be sufficient to serve park activity considering the park is listed as a neighborhood park and the function and programming of the park is to serve residents living in the apartments to the west and single-family residents to the east. Staff has concluded that site planning and programming of the planned park does not adversely affect the safety and convenience of the neighborhood and given the neighborhood programming of the park site will not result in associated impacts such as an increase in vehicular traffic and over parking of the neighborhood.

Currently, the northern property boundary of the park is adjacent to residential development. At the joint meeting, a neighboring resident expressed safety concerns with the planting of trees along the northern property boundary. Staff has considered alteration along this segment of the plan and discussed the idea of either removing trees along the northern edge or possibly moving the planned walking path. After discussing these concepts with the project architect, staff was able to determine that there is approximately 47 feet from the northern boundary to the path and consideration to remove the trees will have an aesthetic impact to this segment of the park and the realignment of the path further south will conflict with the wetland area. As a means to address this concern, the architect has noted on the plans that the trees will be slightly moved and pruned regularly and the shrubs in this area will be kept no higher than 30 inches, this will keep the site line open at the neighbor's fence.

Final Park Master Plan Design

The planned park does not require design review approval based on the City's Design Review ordinance. In absence of design review approval, staff determined that final design and programming are important elements to the aesthetic value to the community so it was determined that final design details should be reviewed by both the City Council and Planning Commission and include community input. As a result of the discussion at the joint meeting several design modifications have occurred in response to the feedback staff received. The following considerations are being added to the park and are reflected in the revised master park plan (see Attachment D):

Accessibility and pathways

The revised master park plan reflects mid-block handicap parking spaces. Walkway ramps have been added to the Walnut Lane and Dutton Street.

There has been no alteration to the planned crushed rock path. After consideration of modifying the crush rock paths, it was determined that there would be cost implications in the amount of \$38,290 additional ___ dollars to construct a concrete pathway. The southern concrete path will remain and has been increased to 10 feet to accommodate emergency vehicles.

Lighting and accessories

Planned lighting has been added to the final design. The park will not be programmed for nighttime activities and the planned lighting will be non-reflective with low spill over. Added accessories such as doggy bag locations, drinking fountain locations and monument signage have been added to the final park plan.

Playground area

Staff has been working with the project architect on the appropriate surface type for the playground area. Advances have been made in the best suitable surface for play areas. Thoughtful research has taken place and it was determined that the best suitable surface would be wood chips/walnut shells. Staff concluded that the wood chip/walnut shells have the added advantage of fitting the theme and approach (repurposing materials) and could save on costs if walnut shells are able to be retained. Maintenance costs are a concern and the longevity of a synthetic play area is unknown and the replacement is viewed as cost prohibitive.

Basketball area

The previous plan reflected a skate/art/bench located on the edge of the basketball court. This feature has been removed as the project architect discovered that it did not fit into the program budget and generated a conflict with the playing area and those on skateboarders. Consideration is now being made to explore and options of a bench/seat well that would primarily be used by basketball players but have some utility for skateboarders.

Log and boulder area

Staff and the project architect discussed the potential noise impact that the log and boulder area could have to the residents north of the project. In an effort to minimize noise, the log and boulder area has been scaled back to better fit within the budget and keep the play area further away from the neighbors to the northeast.

Water play area

Some residents expressed a desire for a water play feature added to the park or the installation of a possible stub out for a future water feature. This idea has been explored by staff and the revised master plan includes as water mister system at the play structure. This mister system will be part of the tower feature and operate with a small push button or stand-alone feature. This feature will be further refined as the construction/design plans are developed.

CEQA CLEARANCE

The planned park was included in the environmental review for the Orchard Village Apartments and a mitigated negative declaration was adopted by the Winters Planning Commission on January 27, 2009. In cases where a previous environmental document was prepared, the CEQA guidelines permit the lead agency to rely on the previous analysis. Staff has determined the previously certified Mitigated Negative Declaration is the appropriate level of environmental review for the project because none of the items described in Section 15162 of the CEQA Guidelines warranting new environmental review of the project have occurred.

PLANNING COMMISSION ACTION

Subject to the attached conditions of approval, the staff recommends that the Planning Commission take the following action:

1. Certify that the Planning Commission has determined that the previously certified Mitigated Negative Declaration is the appropriate level of environmental review and that none of the conditions described in Section 15162 of the CEQA Guidelines warranting new environmental review exists.
2. Approve a Conditional Use Permit that would permit a neighborhood park in the Parks and Recreation zone

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ATTACHMENTS

- A. Findings and Conditions of Approval
- B. Vicinity Map
- C. Phasing Plan
- D. Final Park Master Plan

FINDINGS OF FACT AND CONDITIONS OF APPROVAL FOR THE ORCHARD VILLAGE PARK PROJECT

FINDINGS OF FACT

Findings for Reliance on Previously Certified Mitigated Negative Declaration

1. The Planning Commission considered the Mitigated Negative Declaration before making a decision on the project on January 27, 2009.
2. On January 27, 2009, the Planning Commission considered comments received on the Mitigated Negative Declaration during the public review process.
3. The Certified Mitigated Negative Declaration reflects the independent judgment and analysis of the City of Winters.
4. The Certified Mitigated Negative Declaration has been prepared in compliance with CEQA and the State CEQA Guidelines, and as amended/ revised is determined to be complete and final.
5. The custodian of the documents, and other materials, which constitute the record of proceedings is the Community Development Director. The location of these items is the office of the Community Development Department at City Hall, 318 First Street, Winters, California 95694.
6. The City, as the lead agency determined the previously certified Mitigated Negative Declaration is the appropriate level of environmental review for the project because none of the items described in Section 15162 of the CEQA Guidelines warranting new environmental review of the project have occurred.

Findings for Conditional Use Permit for a Public Park in the P-R zone

1. The property is designated Recreational and Parks. This designation provides for existing and planned public parks and private recreational uses. Parks are a common component as conditioned, would be in conformity with the General Plan.
2. The project site is Parks and Recreations (P-R). Public parks are a conditional use in this zone and are subject obtaining a Use Permit from the Planning Commission per Chapter 17.52.020 of the Winters Municipal Code.
3. Public parks are consistent with the intent and purposes of the P-R zone. The property is located in a residential neighborhood that will locally serve the surrounding residents and as conditioned, will not detrimentally impact the character of the neighborhood.
4. The requested use, as conditioned, will not be detrimental to the public health, safety or general welfare.
5. As provided for via the conditions of approval, adequate utilities, access roads, drainage, sanitation and/or other necessary facilities or services will be provided.
6. The requested use, as conditioned, will not create a nuisance or enforcement problem within the neighborhood.
7. The requested use, as conditioned, will not result in a negative fiscal impact to the City.

CONDITIONS OF APPROVAL

The following conditions of approval are required to be satisfied by the Developer prior to operation of the park, unless otherwise stated.

General

1. The project is as described in the February 12, 2013 Planning Commission staff report. The project shall be constructed in two phases as depicted on the maps and exhibits included in the February 12, 2013 Planning Commission staff report, except as modified by these conditions of approval. Substantive modifications require public hearing(s) and Planning Commission action.
2. The approval of the use permit will expire on February 12, 2014 (one year) if the project has not commenced construction. According to Winters Municipal Code Section 17.20.060 (Extension of time

for use permits), the Community Development Director may approve a one-time extension of time for use permits. Such extension shall be approved for not more than one year.

3. The applicant / owner shall pay all applicable fees and charges at the rate and amount in effect at the time such fees and charges become due and payable.
4. The applicant shall comply with requirements of all other agencies of jurisdiction.

Community Development Conditions

5. Include/identify an area for park signage that includes park hours and rules - smoking, drinking, etc.
6. Prior to operation, street signage – slow for pedestrian traffic signage shall be installed per the guidance of the Police Department.
7. Prior to operation, speed signs for streets on both sides of the park shall be installed by the Public Works Department.
8. Provide a Grading Plan, Utility (W,SS,SD) Plan, and Street Frontage (Walnut Lane) Cross-Section/Plan, for City Engineer review.
9. The project shall operate in a manner to limit noise exposure to those levels set forth in the Winters Municipal Code and General Plan.
10. Bike racks shall be provided per Winters Municipal Code and be located adjacent to each building. Locations shall be approved by the Community Development Department.
11. Project shall be subject to 2010 CBC Chapter 11B - Sec. 1114B1.1 and 1132B.
12. Project shall be subject to 2010 Title II Dept. of Justice ADA Standards for Accessible Design 2010 - Chapter 2 and Section 240, Chapter 10 and Section 1008.
13. Review and inspection of the project shall be performed by a qualified certified access specialist CASp plan reviewer and inspector.
14. All playground equipment shall comply with the California Playground Safety Regulations, inspected and certified by the National Playground Safety Institute of National Recreation and Park Association.

Public Works Department/City Engineering Conditions

15. Project applicant shall pay all development impact fees adopted by the City Council at the rate in effect at the time of building permit issuance and shall pay fees required by other entities.
16. The applicant shall satisfy all agencies of jurisdiction and satisfy all City of Winters requirements for development.
17. Proposed improvements, including but not limited to, grading, streets, utilities, and landscape have not been reviewed in detail and are not approved at this time. The City Engineer shall review the design of all improvements, during the plan check process and shall be revised, as needed, at the discretion of the City Engineer.
18. The applicant shall, on a monthly basis, reimburse the City for all costs which are not otherwise provided for in the approval of this project including permit fees, inspections for work in public right-of-way, materials testing, construction monitoring, plan checks and reviews, and other hard costs incurred by the project.

19. A signage and striping plan is required and shall be approved by the City Engineer. All striping shall be thermoplastic.
20. The applicant shall contact the City Engineer prior to beginning construction for a pre-construction meeting.
21. The City Engineer and Fire Chief shall review and approve the location, number, and specifications of the backflow devices.
22. Water meters shall be installed on all water services to the satisfaction of the City Engineer.
23. The applicant shall submit to the City Engineer for review and approval a storm drainage plan for the project area, prior to the approval of the improvement plans. The applicant shall be responsible for acquisition of all storm drain or other easements from adjacent property owners, if applicable, which are required for the construction and maintenance of perimeter and off-site improvements.
24. All perimeter parcels and lots shall be protected against surface runoff from adjacent properties in a manner acceptable to the City Engineer.
25. At the time of making the survey for the development, the engineer or surveyor shall set sufficient durable monuments to conform to the standards described in Section 8771 of the Business and Professions Code. All monuments necessary to establish the exterior boundaries of the project shall be set or referenced prior to final acceptance of project.
26. Grading shall be done in accordance with a grading plan prepared by the applicant's civil engineer and approved by the City Engineer. The amount of earth removed shall not exceed that specified in the approved grading plan. All grading work shall be performed in one continuous operation. The grading plans shall be included in the improvement plans. In addition to grading information, the grading plan shall indicate all existing trees and trees to be removed as a result of the proposed development, if any.
27. If disposal and sharing of the excavated soil from the construction of the Development occurs, prior to grading, Applicant shall prepare a written agreement with the other participating property owners and submit to the City.
28. The development shall include implementation of post-construction best management practices (BMP). Post construction BMP's shall be identified on improvement plans and approved by the City Engineer.
29. Construction of the project disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit.
30. Construction of the project disturbing less than one acre of soil shall implement BMP's to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP to be approved by the City Engineer.
31. An erosion and sedimentation control plan shall be included as part of the improvement plan package. The plan shall be prepared by the applicant's civil engineer and approved by the City Engineer. The plan shall include but not be limited to interim protection measure such as benching, sedimentation basins, energy dissipation structures, and check dams. The erosion control plan shall also include all necessary permanent erosion control measures, and shall include scheduling of work to coordinate closely with grading operations. Replanting of graded areas and cut and fill slopes is required and shall be indicated accordingly on plans, for approval by the City Engineer.
32. Applicants for projects draining into water bodies shall obtain a National Pollutant Discharge Elimination System (NPDES) Permit from the Regional Water Quality Control Board prior to commencement of grading.

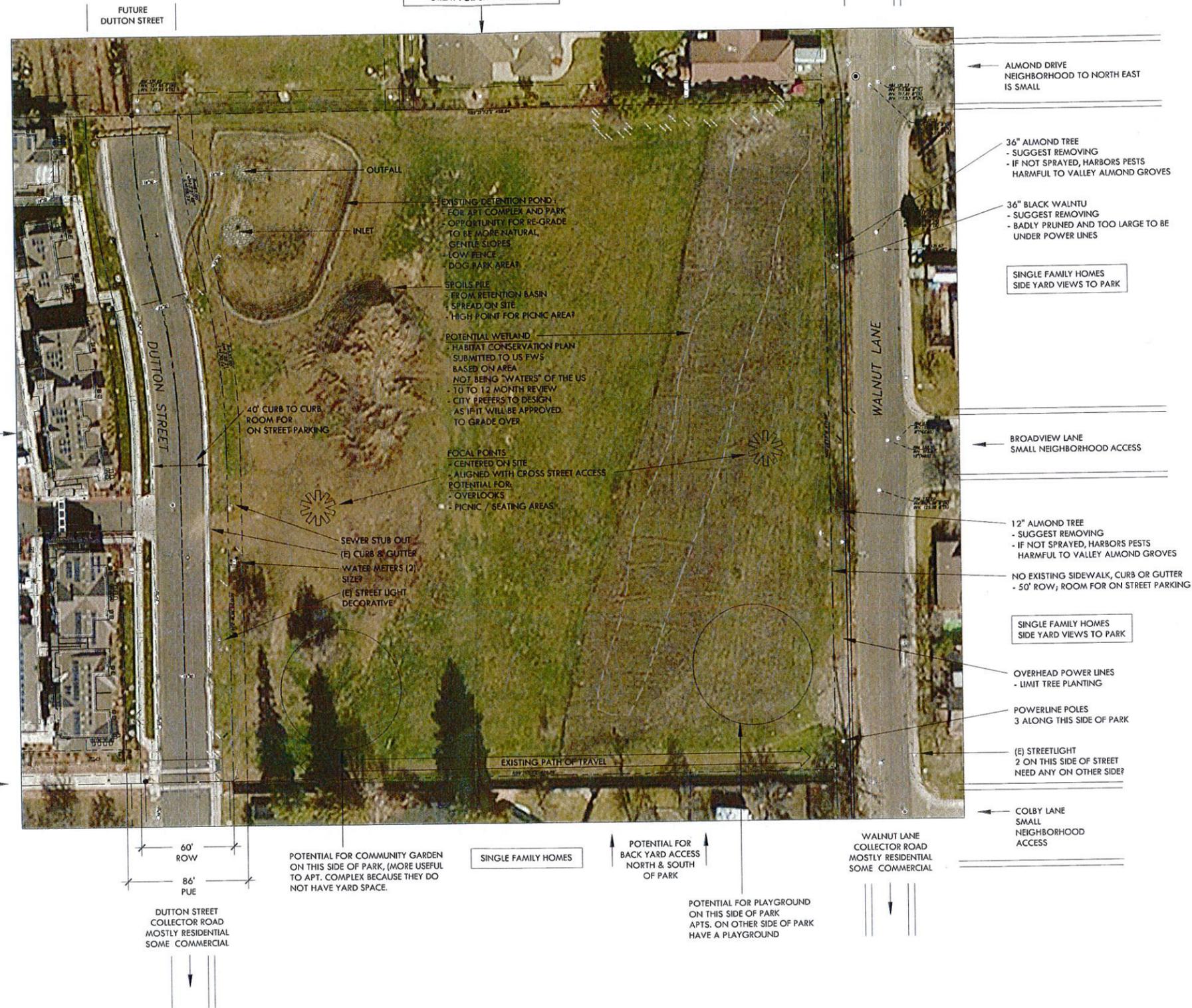
33. Final Joint Trench utility plans shall be included with the improvement plans, prior to approval by the City Engineer.
34. Existing public and private facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's sole expense, to the satisfaction of the City Engineer.
35. Appropriate easements and rights of way shall be required for City maintained facilities located outside of City-owned property or the public right-of-way. The applicant shall facilitate, with City cooperation, the abandonment of all City easements and dedications currently held but no longer necessary as determined by the Public Works Department.
36. All work within public right-of-way or easement shall comply with the City of Winters Public Works Improvement Standards and Construction Specifications, subject to the approval of the City Engineer.
37. The applicant shall submit a landscape, irrigation, lighting, and fencing, plan to City for review and approval prior to approval of the improvement plans.
38. All public landscape areas shall include water laterals with meters and PG&E power service points for automatic controllers.
39. Developer shall pay appropriate reimbursements for benefiting improvements installed by others, in the amount and at the time specified by existing reimbursement agreements.
40. The applicant shall submit a soils and geotechnical report upon submittal of the initial improvement plans package. The improvement plans shall be signed by the soils engineer for conformance to the geotechnical report prior to approval by the City.
41. The applicant shall minimize the dust generated by construction of the project. Dust generated from construction shall not exceed standards established by the Yolo-Solano Air Quality Management District and the Community Development Department.
42. Tarpaulins or other effective covers should be used for haul trucks.
43. All inactive portions of the construction site, which have been graded will be seeded and watered until vegetation is grown.
44. Grading shall not occur when wind speeds exceeds 15 MPH over a one hour period.
45. Construction vehicle speed on unpaved roads shall not exceed 15 MPH.
46. Construction equipment and engines shall be properly maintained.
47. If air quality standards are exceeded in May through October, the construction schedule will be arranged to minimize the number of vehicles and equipment operating at the same time.
48. Construction practices should be augmented to minimize vehicle idling.
49. Potentially windblown materials will be watered or covered.
50. Construction areas and streets will be wet swept on a daily basis.
51. Applicant shall provide refuse enclosure detail showing bin locations, pad detail, and recycling facilities to the approval of the Public Works Department.
52. Per City of Winters Cross Connection Control Program, all types of commercial buildings and landscape irrigation services are required to maintain an approved backflow prevention assembly, at

the applicant's expense. Service size and flow-rate for the backflow prevention assembly must be submitted. Location of the backflow prevention assembly shall be per the City of Winters Public Improvements Standards and Construction Standards. Prior to the installation of any backflow prevention assembly between the public water system and the owner's facility, the owner or contractor shall make application and receive approval from the City Engineer or his designated agent.

53. Landscaping and irrigation plans shall be prepared by a registered landscape architect, and included as part of the improvement plans and/or site plans. These plans shall be per City Standards and the Water Conservation in Landscaping Act of 2006 (AB 1881) and shall be subject to review and approval by the City. Drought tolerant native plant species shall be incorporated into landscaping plans to the maximum extent possible and drip irrigation systems shall be used in the landscaping of new public and private open space areas. No substantial change to an approved landscaping or irrigation plan may be made without written approval by the original approving person or body.
54. All conditions identified herein shall be fully satisfied prior to occupancy/operation, unless otherwise stated.

EXISTING VEGETATION AND SOILS

- VEGETATION**
- MOSTLY NON-NATIVE GRASSES - 5 ACRE SITE
 - THREE EXISTING TREES; 2 ALMOND AND 1 BLACK WALNUT
 - RECOMMEND REMOVAL
 - FEW SHRUBS TO BE REMOVED
- SOILS**
- RINCON SILTY CLAY LOAM AND BRENTWOOD SILTY CLAY LOAM
 - ACCORDING TO PROJECT INITIAL STUDY
 - THE SOIL WILL BE ANALYZED TO DETERMINE THE NEED FOR AMMENDMENTS NECESSARY FOR HEALTHY PARK TURF, SHRUB AND TREE GROWTH.
- GRADES**
- BESIDES POTENTIAL WETLAND AREA AND RETENTION BASIN
 - SITE IS RELATIVELY FLAT, WITH A GENERAL SLOPE OF 1%, DROPPING 2 TO 3' FROM THE EAST TO THE WEST.



ORCHARD VILLAGE APTS:
 - AFFORDABLE HOUSING
 - 2 STORY APTS
 - VIEWS TO PARK
 - 1 TO 4 BEDROOM APTS
 - POOL AND PLAYGROUND
 - COVERED BBQ AREAS

(E) BIKE TRAIL
 ACCESS FROM RAILROAD AVE
 AND FROM SCHOOLS
 AND RESIDENTIAL NEIGHBORHOODS
 TO THE WEST

60'
ROW

86'
PUE

DUTTON STREET
 COLLECTOR ROAD
 MOSTLY RESIDENTIAL
 SOME COMMERCIAL

POTENTIAL FOR COMMUNITY GARDEN
 ON THIS SIDE OF PARK, (MORE USEFUL
 TO APT. COMPLEX BECAUSE THEY DO
 NOT HAVE YARD SPACE.

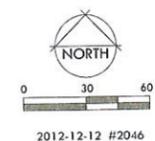
SINGLE FAMILY HOMES

POTENTIAL FOR
 BACK YARD ACCESS
 NORTH & SOUTH
 OF PARK

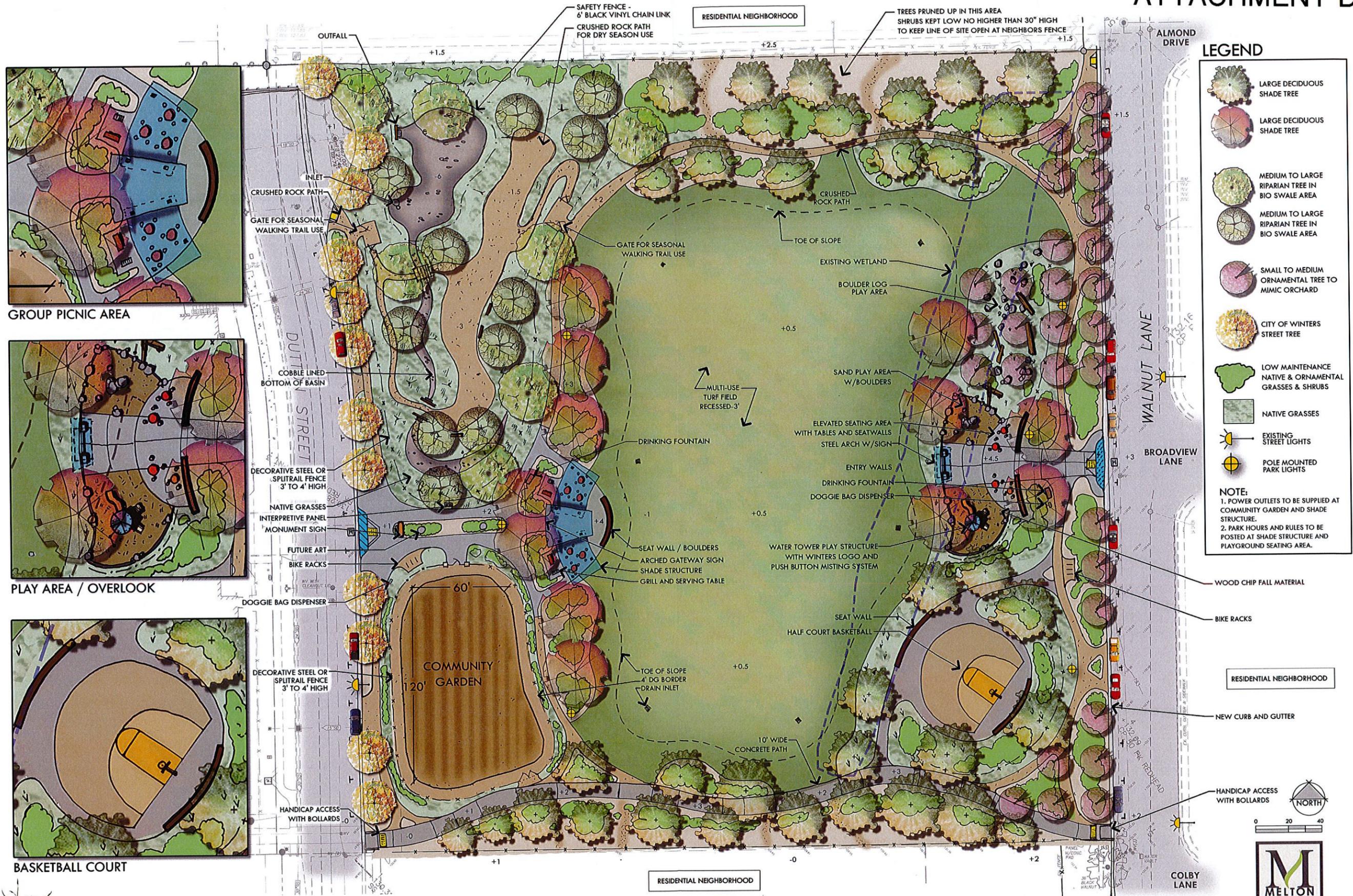
POTENTIAL FOR PLAYGROUND
 ON THIS SIDE OF PARK
 APTS. ON OTHER SIDE OF PARK
 HAVE A PLAYGROUND

WALNUT LANE
 COLLECTOR ROAD
 MOSTLY RESIDENTIAL
 SOME COMMERCIAL

SITE ANALYSIS



ORCHARD VILLAGE PARK - WINTERS, CA



GROUP PICNIC AREA

PLAY AREA / OVERLOOK

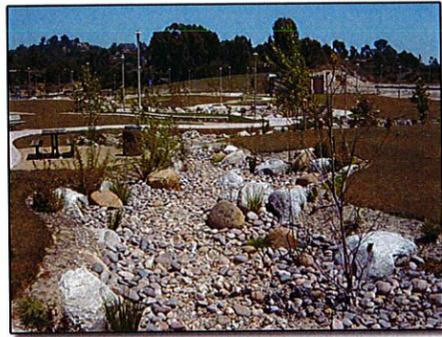
BASKETBALL COURT



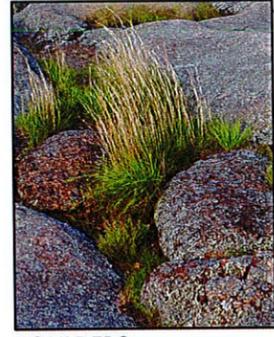
ORCHARD VILLAGE PARK

PARK MASTER PLAN





FENCED DETENTION BASIN
DRY CREEKBED / SEASONAL TRAILS



BOULDERS
& NATIVE GRASSES



LOG & BOULDER PLAY AREAS



ORCHARD PATTERN TREE PLANTING



MULTI-USE PLAY FIELD



GROUP PICNIC AREA
SHADE STRUCTURE



DECORATIVE STEEL FENCE



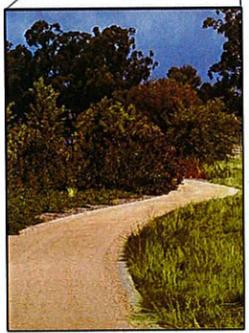
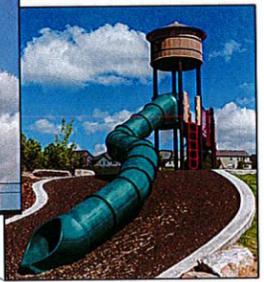
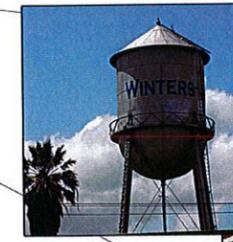
COMMUNITY GARDEN



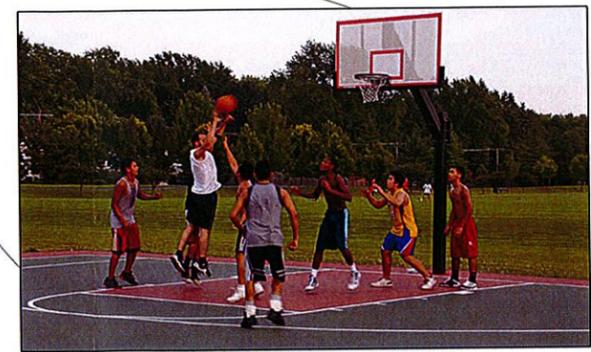
SAND PLAY AREA



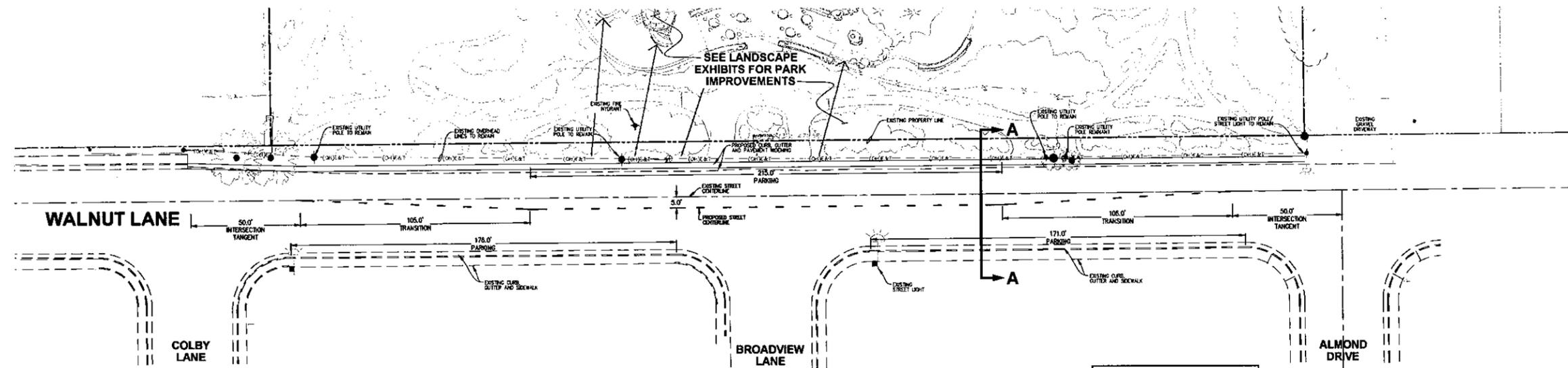
WATER TOWER SLIDE



DECOMPOSED GRANITE AND CONCRETE PATHS



BASKETBALL HALF COURT

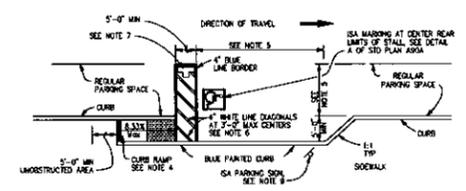
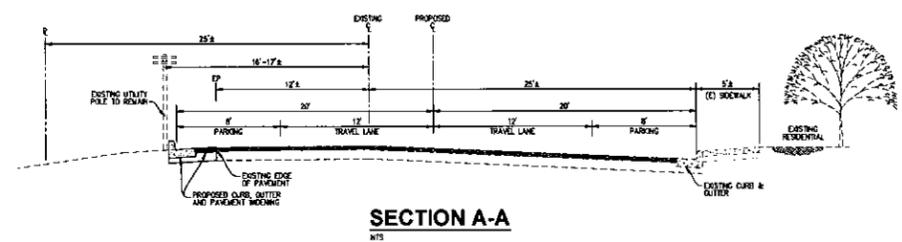


APPROXIMATE ON-STREET PARKING COUNT

WALNUT LANE (FRONTAGE):	10	14'
WALNUT LANE (EAST):	16	10
OUTLTON STREET (FRONTAGE):	16	15
TOTAL:	42	48'

TOTAL BASED ON CHASSIS OF 30 INTERSECTION TANGENTS

NOTES:
 1. PARKING COUNT BASED ON 20' LONG STALLS
 2. INCLUDES ONE ON-STREET ADA STALL AT THE WALNUT LN FRONTAGE AND ONE ON-STREET ADA STALL AT THE OUTLTON ST FRONTAGE



NOTES:

- PARKING SPACES SHALL BE SO LOCATED THAT PERSONS WITH DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKED CURB OTHER THAN THEIR OWN.
- SURFACE SLOPES OF ACCESSIBLE ON-STREET PARKING SPACES SHALL BE THE GREATER FEASIBLE.
- WHITE PLAUQUE (R99) OR SIGN R99C (CA) ARE INSTALLED THE BOTTOM OF THE SIGN OR PLAUQUE PANEL SHALL BE A MINIMUM OF 7'-0" ABOVE THE SURROUNDING SURFACE.
- CURB RAMPS SHALL CONFORM TO THE DETAILS SHOWN ON STANDARD PLAN AREA.
- ACCESSIBLE ON-STREET PARKING SPACES SHALL NOT BE SMALLER IN LENGTH OR WIDTH THAN THAT SPECIFIED BY THE LOCAL JURISDICTION FOR OTHER PARKING SPACES, BUT NOT LESS THAN 20'-0" IN LENGTH AND NOT LESS THAN 8'-0" IN WIDTH.
- BLUE PLANT, INSTEAD OF WHITE MAY BE USED FOR MARKING ACCESSIBILITY ACCESS IN AREAS WHERE SHOW MAY CAUSE WHITE MARKINGS TO NOT BE VISIBLE.
- THE WORDS "NO PARKING" SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 1'-0" HIGH ON A CONTRASTING BACKGROUND AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS. SEE STANDARD PLAN AREA FOR SQUARE FOOT AREA FOR PAINTING THE WORDS "NO PARKING".
- HERE SHALL BE NO OBSTRUCTIONS ON THE SIDEWALK ADJACENT TO AND FOR THE FULL LENGTH OF THE PARKING SPACE, EXCEPT FOR THE ADA PARKING SIGN SHOWN.
- ACCESSIBLE PARKING ONLY SIGN SHALL BE SIGN R99C (CA) OR SIGN R99 (CA) WITH PLAUQUE R99B (CA).

LEGEND

ISA = INTERNATIONAL SYMBOL OF ACCESSIBILITY

**FOR REFERENCE ONLY
SEE CALTRANS STANDARD
DETAIL A50B**

**NO
PARKING**

PAVEMENT MARKING
SEE NOTE 7



SIGN R99 (CA) WITH PLAQUE R99B (CA)
SEE NOTE 3

**ACCESSIBLE ON-STREET
PARALLEL PARKING**

NTS

**WALNUT LANE EXHIBIT
FOR
ORCHARD VILLAGE PARK**

WINTERS, CALIFORNIA

PREPARED FOR:
MELTON DESIGN GROUP
309 WALL STREET
CHICO, CA 95928

PREPARED BY:



CECWEST.COM
Project Planning • Civil Engineering • Landscape Architecture
Sacramento Office: 2120 20th Street, Suite Three, Sacramento, CA 95818 (916) 455-2076
Davis Office: 2540 Spufford Street, Suite 200, Davis, CA 95618 (530) 758-2025

CEC CONTACT:
STEVE GREENFIELD

02/06/2013
1282.01

ORCHARD VILLAGE PARK

Winters, CA

Preliminary Estimated Cost of Construction

Project No.: 2046

Date: February 5, 2013

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL	DEDUCT / ADD ALTS	DEDUCT NOTES
1 Mobilization (2%)	1 LS	\$20,000.00	\$20,000.00	(\$4,000.00)	
2 Tree Removal	3 EA	\$500.00	\$1,500.00	(\$1,500.00)	If removed by City
3 Cut and Fill (on site balance)	5,500 CY	\$5.00	\$27,500.00	(\$7,500.00)	Less mounding
4 Grading (rough and fine grading)	195,080 SF	\$0.20	\$39,016.00		
5 Construction Staking	1 LS	\$4,000.00	\$4,000.00		
6 Drainage System - drain inlets at turf, playground and planter areas, drain to basin	1 LS	\$20,000.00	\$20,000.00		
7 Miscellaneous Utility - relocate hydrant, elec. service extension, Walnut St. storm drain	1 LS	\$15,000.00	\$15,000.00		
8 Curb Cut and Removal (Dutton Street ADA Parking)	35 LF	\$15.00	\$525.00		
9 Remove Existing ADA Ramp at bike path	1 LS	\$400.00	\$400.00		
10 Concrete Curb and Gutter (Walnut St. and ADA on Dutton St.)	485 LF	\$25.00	\$12,125.00		
11 Curb Ramps with truncated domes (Walnut Street)	6 EA	\$1,500.00	\$9,000.00		
12 Asphalt Patch at Walnut Lane	1,517 SF	\$4.00	\$6,068.00		
13 Miscellaneous Signs - parking, park rules	4 EA	\$500.00	\$2,000.00		
14 Concrete Walks and Picnic Areas	12,713 SF	\$7.00	\$88,991.00		
15 Decomposed Granite Path - (DG) min 3" deep compacted	15,665 SF	\$2.50	\$39,162.50	(\$21,663.00)	No trail at detention basin
16 Seat Walls (24" high - local quarried stone, some boulder accents)	155 LF	\$150.00	\$23,250.00	(\$23,250.00)	No seatwalls
17 Shade Structure (at Picnic Area)	1 LS	\$45,000.00	\$45,000.00	(\$15,000.00)	Simplify shade structure
18 Steel Arch - Monument Sign	1 LS	\$15,000.00	\$15,000.00	(\$15,000.00)	No steel arch
19 Concrete Monument Sign	1 LS	\$3,000.00	\$3,000.00		
20 Layout Tables	2 EA	\$2,000.00	\$4,000.00	(\$4,000.00)	No layout tables
21 Barbecue Grills	2 EA	\$600.00	\$1,200.00		
22 Arbor (over garden area entry gate)	1 LS	\$2,500.00	\$2,500.00	(\$2,500.00)	No arbor
23 Decorative Steel Fence 3' to 4' high; around basin, garden area and street side of play area	1,237 LF	\$25.00	\$30,925.00	(\$12,370.00)	Wood and steel mesh options
24 Chain Link Fence - around lower drainage basin, 6' high	250 LF	\$15.00	\$3,750.00	(\$3,750.00)	No interior fence needed if no paths.
25 Cobble Swale - bottom of drainage basin	3,765 SF	\$5.00	\$18,825.00	(\$7,500.00)	If City can provide cobble
26 Culverts under path	2 EA	\$1,200.00	\$2,400.00	(\$2,400.00)	No culverts (no path)
27 Potable Water - to drinking fountain, community garden, picnic structure, and playground	440 LF	\$20.00	\$8,800.00	(\$4,200.00)	One less drinking fountain
28 Drinking Fountains	2 EA	\$3,500.00	\$7,000.00	(\$3,500.00)	One less drinking fountain
29 Site Lighting - pole mounted security lighting, includes trenching	6 EA	\$5,000.00	\$30,000.00		
30 Play Structure; water tower with misting system	1 LS	\$50,000.00	\$50,000.00	(\$10,000.00)	Simplify play structure
31 Concrete Curb and Ramps at playground	150 LF	\$20.00	\$3,000.00		
32 Fall Material for play structure and parts of log/boulder play are (12" deep wood chips)	150 CY	\$65.00	\$9,750.00		
33 Sand Play Area	1 LS	\$10,000.00	\$10,000.00	(\$5,000.00)	Simplify sand play area
34 Boulders - play area and landscape - 50 total 24" to 60"	1 LS	\$20,000.00	\$20,000.00	(\$10,000.00)	Less boulders or donated
35 Logs - existing from previous City project 15' to 20' eucalyptus	12 EA	\$500.00	\$6,000.00		
36 Basketball Area Concrete	5,715 SF	\$8.00	\$45,720.00	(\$34,290.00)	Trade concrete for landscape
37 Basket, Backboard and Post	1 LS	\$3,000.00	\$3,000.00	(\$3,000.00)	No basketball court
38 Seatwalls - around basketball court	84 LF	\$150.00	\$12,600.00	(\$12,600.00)	No basketball court
39 Benches	10 EA	\$800.00	\$8,000.00	(\$4,000.00)	Half the benches
40 Picnic Tables	10 EA	\$1,200.00	\$12,000.00	(\$6,000.00)	Half the tables
41 Interpretive Panels - drainage basin and native plants	2 EA	\$2,500.00	\$5,000.00	(\$5,000.00)	No panels
42 Turf (sod and amendments)	71,445 SF	\$0.75	\$53,583.75		
43 No-Mow Grass (sod and amendments)	27,995 SF	\$0.85	\$23,795.75		
44 Trees (1.5 gal)	100 EA	\$150.00	\$15,000.00		
45 Shrubs (1 gal)	100 EA	\$17.00	\$1,700.00		
46 Shrubs (5 gal)	100 EA	\$34.00	\$3,400.00		
47 Irrigation (turf)	71,445 SF	\$1.60	\$114,312.00		
48 Irrigation (no-mow)	27,995 SF	\$1.60	\$44,792.00		
49 Irrigation (shrubs & trees on bubblers)	25,485 SF	\$1.75	\$44,598.75		
50 Hydroseed Native Grasses and Plugs - drainage basin and some surrounding planters	23,482 SF	\$0.30	\$7,044.60	(\$2,324.72)	Just native grass hydroseed
51 Walnut Shell Mulch 2" in planters - similar to hardwood in composition, lasting longer than bark mulch	240 CY	\$55.00	\$13,200.00	(\$6,600.00)	If shell mulch is donated
SUB TOTAL			\$987,434.35	(\$226,947.72)	

TOTAL AFTER DEDUCT	\$987,434.35	\$760,486.63
10% CONTINGENCY	\$98,743.44	\$76,048.66
TOTAL	\$1,086,177.79	\$836,535.30

ALTERNATE MATERIAL OPTIONS	QUANTITY	ADD UNIT PRICE	TOTAL ADD
A Concrete Path Instead of Decomposed Granite (DG) (Item #15 above) (Replace all DG paths with concrete except detention basin and garden path.) Unit Price is to reflect additional cost beyond estimated decomposed granite cost.	8,509 SF	\$4.50	\$38,290.50
B Bark Mulch Instead of Walnut Shell Mulch (Item #51 above) Unit Price is to reflect additional cost beyond estimated walnut shell mulch cost.	240 CY	\$10.00	\$2,400.00
C Poured in Place Recycled Rubber Fall Material at Water Tower Play Structure (Typical cost \$18 to \$25 per SF) Instead of Wood Chip Fall Material (Item #32 above) Unit Price is to reflect additional cost beyond estimated walnut shell mulch cost.	1 LS	\$22,242.87	\$22,242.87

Note: This estimate is based on the Orchard Village Park Master Plan dated February 1, 2013. It is recognized that neither the Landscape Architect nor the client has control over the cost of labor, materials or equipment, over the Contractor's methods of determining bid or competitive bidding, market or negotiating conditions. Accordingly, the Landscape Architect cannot warrant or represent that bids or negotiated prices will vary from any statement of probable construction cost.



PLANNING COMMISSION
STAFF REPORT

TO: Honorable Mayor and Council Members
DATE: February 12, 2013
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Dan Maguire, Economic Development and Housing Manager
Mary Jo Rodolfa, Management Analyst
SUBJECT: Appointment of Planning Commissioner to the Affordable Housing Steering Committee

RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions; 1) Receive the staff report; 2) Appoint a Planning Commissioner to serve on the Affordable Housing Steering Committee.

BACKGROUND:

The City of Winters established the Affordable Housing Steering Committee (“AHSC”) in the mid 1990’s, in conjunction with the Michel v Winters stipulated settlement. As a result of that stipulated settlement, the City adopted Ordinance 94-10, establishing an Affordable Housing Program for the City of Winters.

The City established the AHSC to review housing projects subject to the City’s Ordinance 94-10 as well as any affordable housing development seeking City financial support either directly or via City-sponsored application for subsidies. In addition to affordable housing project reviews, the AHSC advises the City Council and Planning Commission on housing policy, City incentives to encourage production of affordable housing units above the minimum inclusionary housing requirements, housing policy implementation, and the allocation of housing funds. The AHSC does not have the power to alter project review, design review, or development standards.

Historically, the AHSC has had two members from the Planning Commission as members of the AHSC. For many years, former Planning Commissioners Jack Graf and Al Vallecillo were the Planning Commission members. More recently, City Council members Wade Cowan and Bruce Guelden served in that capacity. With the recent changes in the City Council and the Planning Commission, currently, Lisa Baker (Executive Director of Yolo Housing) is the sole Planning Commissioner serving on the AHSC.

RECOMMENDATION: Staff recommends that the Planning Commission appoint a current Planning Commissioner to the AHSC.