

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

Tuesday, November 25, 2014 @ 6:30 PM

City of Winters Council Chambers
318 First Street
Winters, CA 95694-1923
Community Development Department
Contact Phone Number (530) 794-6713
Email: jenna.moser@cityofwinters.org

Chairman: Bill Biasi
Vice Chairman: Kate Frazier
Commissioners: Dave Adams, Lisa Baker,
Paul Myer, Luis Reyes, Patrick Riley
City Manager: John W. Donlevy, Jr.
Mgmt. Analyst: Jenna Moser

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

V STAFF/COMMISSION REPORTS

VI DISCUSSION ITEMS:

A. Planning Application for the proposed **Blue Mountain Terrace Senior Housing Apartment Project and Senior Community Center**, which includes the following entitlements:

1. Find the project Categorically Exempt from CEQA Section 15194, Affordable Housing Exemption.
2. Approval of the Conditional Use Permit (CUP) to allow multi-family housing,
3. Approval of Design Review, and
4. Approval of a Density Bonus of thirteen (13) percent, to increase the allowable number of units from 56 to 63. An to request the following incentives under the City's density bonus provisions: (1) reduction in the required parking and (2) allowing horizontal mixed use.

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 NOVEMBER 20, 2014



JENNA MOSER, MANAGEMENT ANALYST, PLANNING – GIS

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



**PLANNING COMMISSION
STAFF REPORT**

TO: Chairman and Planning Commissioners

DATE: November 25, 2014

FROM: Dave Dowswell, Contract Planner 
Dan Maguire, Economic Development and Housing Manager

SUBJECT: Public Hearing and Consideration by the Winters Planning Commission of the Planning Application for the proposed Blue Mountain Terrace Senior Housing Apartment Project and Community Building

STAFF RECOMMENDATIONS:

The staff recommends the following;

1. Find the project Categorically Exempt from CEQA Section 15194, Affordable Housing Exemption, and
2. Approval of the Conditional Use Permit (CUP)/Design Review (DR) 2014-004 to allow multi-family housing subject to conditions, and
3. Approval of a Density Bonus of thirteen (13) percent, to increase the allowable number of units from 56 to 63 and approve the applicant's request for the following incentives: (1) reduction in the required parking and (2) allowing horizontal mixed use.

SURROUNDING LAND USES, ZONING AND SETTING: The surrounding land uses are as follows:

North: Mariani Nut Company/Lorenzo's Market – Zoned Central Business (C-2)
South: Winters Village Apartments – Zoned High Density Multi-Family (R- $\$$)
East: Dollar General Store (under construction) - Zoned Central Business (C-2)
West: Industrial Uses – Zoned Downtown B Form Based Code (D-B)

The existing site is vacant and flat and appears to have never been developed. The new Dollar General Store is under construction to the east.

GENERAL PLAN AND ZONING DESIGNATION:

The General Plan land use designation for the property is Central Business District (CBD) and the zoning is Central Business District (C-2).

BACKGROUND:

In March 2014 City Council authorized the release of a Request for Proposal and Qualifications (RFP/Q) for development of an affordable senior housing multi-family project on the Successor Agency property, commonly referred to as the Grant Avenue Commercial Property. The release of the RFP/Q resulted in three (3) proposals being submitted to the City, with Domus Development, Davis Senior Housing Communities (DSHC), and PEP Housing all submitting by the March 21 deadline. All three firms went through an initial review/interview process by the Affordable Housing Steering Committee (AHSC) at their meeting on March 24, 2014. The consensus recommendation was to recommend the DSHC and Domus proposals to the City Council. The AHSC noted the strong local Yolo County presence of the DSHC presentation group as a favorable component of that proposal. With regard to Domus Development, It noted that it had access to a large pool of equity investors, a favorable component given current affordable housing funding challenges after the loss of redevelopment funds.

On April 1, 2014 Council selected Domus to enter into an Exclusive Negotiation Agreement and to apply for a Community Development Block Grant to develop the site being considered with an affordable senior housing project and a community center.

An application was submitted by Domus for the proposed project on October 1, 2014 and determined to be complete on October 23, 2014. A Design Review Committee meeting was held on October 16, 2014. A public hearing notice was published in the newspaper on November 13, 2014 (Attachment B).

PROJECT DESCRIPTION:

The applicant (Domus) is seeking approval to develop a 63 unit senior apartment project with 58 one-bedroom and 5 two-bedroom apartments and a 6,040 square foot senior community center. The property is located at the southeast corner of Grant Avenue (State Route 128) and East Street (APN: 038-050-063) and is 1.59 acres. This project is being considered in conjunction with the Winters Health Care Clinic, which will be located on 1.22 acres fronting Grant Avenue, making the combined acreage 2.81 acres. The applicant is also requesting a thirteen (13) percent density bonus to increase the allowable units from 56 to 63 and is requesting two incentives as provided under the City and State Density bonus laws; (1) reduction in the required parking and (2) allowing horizontal mixed use. The first incentive is to allow horizontal mixed use (Winters Health Care Clinic and the apartments meet the definition of mixed use), where the C-2 zoning only allows vertical mixed use (residential above ground floor commercial). The second incentive is to reduce the required parking for the apartments from 83 to 43 spaces and for the community center from 61 to 0 spaces.

The apartment building will be three stories with most of the building being 35 feet in height; at the entry the height will be 41 feet 6 inches at the top of the pitched roof. There will be a total of

43 on-site parking spaces (21 open and 22 covered, which includes 4 disabled). In addition, there will be a trash enclosure located near to northeast corner of the building.

The senior community center building will be one story with most of the building being 17 feet in height; at the entry the height will be 25 feet. There will be no on-site parking. There will be 27 on-street parking spaces (20 parallel spaces on the north side of Baker Street and 7 on the east side of East Street). There will be an outdoor meeting space between the two buildings. A covered trellis will connect the two buildings. The balance of the property will be landscaped. The applicant submitted a conceptual landscaping plan and plant palette. A detailed landscaping plan will be submitted as part of the building permit application. Two driveways are proposed off Baker Street. There is a third driveway off Morgan Street that leads through the parking lot for the Round Table/Subway building.

Architecture

Apartment Building

The plans show recessed decks off each apartment on the second and third floor and patios off each apartment on the ground floor. There will be trellises above the decks off the third floor and above some of the windows on the first floor. On the south elevation (facing Baker Street) there will be awnings (painted steel frames with composite lumber shading slats) above the second and third floor living room windows and the larger windows in each stairwell. The main entry, which is off Baker Street, will be topped with a pitched roof.

The north elevation (facing Grant Avenue) will be partially blocked from view by the future Winters Health Care Clinic building (See sheet A 3.1, Attachment C). This elevation does not include any trellises above the first floor windows or awnings above the living room windows on the second and third floor. The entry for this elevation is finished differently than the front entry, specifically no pitched roof or trellis above the entry doors. The entire building will be finished with a combination of stucco, horizontal siding, stone veneer (wainscot on the lower floor), wood railings on the deck, and a very distinct color palette. The trash enclosure will be finished with split-face concrete block with a steel roof.

Senior Community Center Building

The plans show trellises bisecting the windows on the south elevation (facing Baker Street) and above the entry windows on south and west elevation. The entry will be topped with a pitched roof that matches the apartment building. There will be a green screen on a portion of the north and west elevation. There will also be a stone wainscot below the windows on the east, west and south elevations. The trash area for the building will be located inside off the kitchen.

There are ground-mounted light fixtures shown on the site plan and in some of the elevations, but there is no description of what these fixtures will look like. No lights are shown on either building's exterior.

LAND USE ANALYSIS:

The applicant is requesting a density bonus. Under State law (Government Code Section 65915(f) "A city, county, or city and county shall grant one density bonus, the amount of which shall be as specified in subdivision (f), and incentives or concessions, as described in subdivision (d), when an applicant for a housing development seeks and agrees to construct a housing development, excluding any units permitted by the density bonus awarded pursuant to this section, that will contain at least any one of the following:

- (A) Ten percent of the total units of a housing development for lower income households, as defined in Section 50079.5 of the Health and Safety Code.
- (B) Five percent of the total units of a housing development for very low income households, as defined in Section 50105 of the Health and Safety Code.
- C) A senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code, or mobilehome park that limits residency based on age requirements for housing for older persons, pursuant to Section 798.76 or 799.5 of the Civil Code."

The City's density bonus ordinance allows the City to grant a bonus up to thirty-five (35) percent. The entire project will be affordable senior housing. The applicant is requesting a density bonus of thirteen (13) percent, less than the maximum allowable.

The General Plan designates this site for Central Business District (CBD) uses and the zoning is Central Business (C-2). As mentioned above, mixed use is allowed in a C-2 zone if the residential use (multi-family) is located above the first floor. Under the State and City density bonus laws the applicant can request as an incentive approval of mixed use zoning, in affect a zoning waiver, if the other land uses will reduce the cost of the housing development and the other land uses are compatible with the housing project. Winters Health Care Clinic, which intends to occupy the site directly adjacent to the project, is a compatible use. It is likely residents of the project would use this medical facility. The other land uses on the Grant Avenue Commercial Property will help to reduce the cost of development through sharing of infrastructure and off-site improvement costs. This project is also compatible with Winters Village (Winters 2) and Winters 1 located directly across the Baker Street.

CONSISTENCY WITH CITY REGULATIONS:

The project has been reviewed for consistency with the requirements of the City Code. Conditions have been identified to ensure consistency. For all requirements of the Zoning Code except for parking the project appears to be consistent.

Conditional Use Permit

Pursuant to Section 17.20.010 of the Zoning Ordinance, the purpose of a conditional use permit (CUP) is to allow the proper integration into the community of uses which may be suitable only in specific locations in a zone or only if the uses are designated or arranged on a site in a particular manner. A CUP is required for all multi-family projects located in a C-2 zone. The project has been reviewed and conditioned to address issues relevant to the Use Permit determination.

Development Standards

The project is consistent with all lot development standards applicable to the C-2 zone. The proposed building height of apartment building of 41 feet 6 inches is less than the allowable maximum of 45 feet (to top of parapet).

Design Review

The project is located within the area covered by the Grant Avenue Design Guidelines (the Guidelines), which were used to evaluate the proposed design.

Overall staff finds that the proposed design is compatible with the Guidelines with a few exceptions. In the Guidelines, under General Building Design, it states, "Maintain continuity of design, materials, color, form and architectural detail for all elevations of a building that are visible from public area or adjacent residences." As mentioned above, only the upper portion of the apartment building will be visible from Grant Avenue. This illustration on sheet A3.1 (Attachment C) is a straight on view from Grant Avenue. The applicant has designed the finish on this elevation to be different than the elevation facing Baker Street by not including awnings on the windows of the upper two floors. As you approach the building from the west and east you will be able to see more this elevation from Grant Avenue. Staff recommends to "maintain the continuity of design" awnings be added to the upper two floors.

The trash enclosure for the apartment building has been designed/finished to match the building. Staff's only comment is the roofing material appears to be corrugated metal. Staff recommends the use of metal standing seam to match the roof above the apartment building entry.

Landscaping

Per staff direction, the applicant submitted a preliminary landscaping plan. The plan includes a variety of trees, to be planted mostly along Baker Street. There is a signature oak tree proposed in the northwest corner of the parking lot behind the trash enclosure. All of the trees listed are on the City's master tree list. A variety of native shrubs and ground covers are proposed in the interior of the site. The drainage swale for the parking will be planted in native grasses. A "green screen" is proposed along the north facing wall of the senior community center to help soften the look of this elevation. Much of this elevation will ultimately be screened from view from Grant Avenue when the Yolo Federal Credit Union building is built due north of this building. A more detailed landscaping plan will be prepared for review at the building permit stage.

Section 17.76.040 of the Winters Municipal Code (Zoning Code) requires planting areas be permanently maintained. Pursuant to this standard, a condition has been added to require that landscape and irrigation plans shall be reviewed and approved by the Community Development Director prior to issuance of building permit for the project. A condition is also included to require that the applicant comply with the requirements of California's Model Water Efficient Landscape Ordinance that went into effect January 1, 2010.

The proposal has been reviewed for consistency with Chapter 17.76 of the Zoning Code and found to be consistent. The shade analysis for the project shows that the tree canopy at 15

years will provide more than 50 percent (53%) coverage or shading of the entire parking lot, which exceeds the standard noted in Section 17.76.040 of the Winters Municipal Code.

Parking

The project includes 43 off-street parking spaces for the apartment building and 0 spaces for the senior community center. Per Table 6 of Section 17.72.020 of the Zoning Code, the parking requirement is 83 spaces (58 for the one bedroom, 10 for the two bedroom and 15 guest). Per Section 17.60.030D of the Zoning Code, as amended, the applicant is also asking for a parking as an incentive. At Staff's request the applicant submitted a parking survey of other affordable senior housing projects (Attachment D). According to the applicant's survey senior housing typically is required to provide .5 or .8 spaces per unit. Using the average of .65 this project would need 41 spaces. Staff believes that the 43 spaces provided will be adequate to serve the residents, especially as they age in place and they give up their cars.

Per Table 6 of Section 17.72.020 of the Zoning Code the senior center needs a total of 61 spaces, 0 spaces are being provided. As mentioned above, there will be a total of 27 on-street parking spaces available for people using the senior community center. The City still owns the proposed Winters Health Care Clinic site. Parking located on this site could be available to use after the clinic is closed, usually after 5 pm. In addition, the on-street parking on Baker Street could be changed from parallel to diagonal parking. Staff has estimated that changing to diagonal parking could increase the parking from 20 to 29 spaces. Staff believes with a shared parking agreement for the Winters Health Care Clinic and changing the parking along Baker Street to diagonal there would be adequate parking for the senior community center.

Section 17.72.080 (B) requires one bicycle parking space be provided for every ten automobile parking spaces required for each particular use. A condition has been added to ensure bicycle parking onsite.

Lighting

No lighting plan was submitted for the proposed project. Section 17.72.050(F) of the Zoning Code requires outdoor lighting in a parking area shall not employ a light source higher than sixteen (16) feet from final grade unless approved by the planning commission and found consistent with the Guidelines. The Guidelines recommend lighting be designed to be architecturally compatible with a project's design, consistent with the small town character, but adequate to ensure public safety and create a sense of security. Lighting shall be designed to include cut-offs to eliminate the negative effects of lighting the night sky. The applicant will need to submit a photometric study showing that the lighting intensity complies with the City's regulations. The applicant will also need to submit detailed drawings of each of the light fixtures to be reviewed by the City. A condition has been added to ensure this recommendation.

OTHER CITY REQUIREMENTS

Circulation Master Plan -- The project has been reviewed and conditioned to be consistent with the Circulation Master Plan.

Master Street Tree List -- The project has been reviewed and found to be consistent with the Master Street Tree List.

Public Improvements Standards and Construction Standards -- The project has been reviewed and conditioned to be consistent with the Circulation Master Plan.

ENVIRONMENTAL ASSESMENT:

An Initial Study was completed in order to determine the potential for significant project-specific and/or site-specific environmental impacts. The Initial Study documented that all potentially significant effects had been analyzed adequately in the earlier Mitigated Negative Declaration (MND) approved for the overall development Grant Avenue Commercial Project. The particular project was found to be exempt further CEQA review pursuant to Section 15194 - Affordable Housing (Attachment E).

PLANNING COMMISSION ACTION

Staff recommends that the Planning Commission take the following actions, subject to the attached conditions of approval:

CEQA Findings:

1. Find the project to be exempt from further CEQA review pursuant to Section 15194 - Affordable Housing of the CEQA Guidelines.
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 that the project is exempt from CEQA, Section 15194 – Affordable Housing.

General Plan and Zoning Consistency Findings:

1. The project is consistent with the goals and policies of the General Plan. The General Plan designates this site Central Business District; this designation provides for multi-family housing. Residential densities shall be in the range of 10.1 to 20.0 units per acre. The project with a thirteen (13) percent density bonus will have a density of 22.4 units per acre.
2. The project is consistent with the provisions of the Zoning Ordinance. The project site is zoned Central Business District (C-2) which allows mixed use zoning when the residential is located above commercial use located on the first floor. The project, subject to granting two incentives as permitted by the City's density bonus ordinance, will result in the construction of a 63 senior apartment project and a 6,040 square foot senior community center.

Project Related Approvals:

1. Approve the Conditional Use Permit (CUP)
2. Approve the Site Plan/Design Review
3. Grant the Density Bonus to increase the number of allowable units by thirteen (13) percent.
4. Grant the requested incentives to allow horizontal mixed use in a C-2 zone and to reduce the allowable parking from 83 to 43 spaces for the apartments and from 61 to 0 for the senior community center.

ATTACHMENTS

- A. Draft Conditions of Approval
- B. Public Hearing Notice
- C. Plan Set
- D. Senior Housing Parking Survey
- E. CEQA Notice of Exemption

ATTACHMENT A

Conditions of Approval

Domus Senior Housing Project, CUP/DR 2014-04

November 25, 2014

GENERAL

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 expense in any such claim, action, or proceeding to attach, set aside, void, or annul an approval of the City of Winters, the Winters Planning Commission, any advisory agency to the City and local district, or the Winters City Council. Project applicant shall defend such action at applicant's sole cost and expense which 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 no direct or indirect cost on the City of Winters, or its agents, officers, and employees, the Winters Planning commission, any advisory agency to the City, local district and the City Council.
2. The project is as described in the November 25, 2014 Planning Commission staff report. The project shall be constructed as depicted on the plans and exhibits included in the November 25, 2014 Planning Commission staff report, except as modified by these conditions of approval. Substantive modifications will require a new public hearing and Planning Commission approval.
3. The applicant shall pay all applicable taxes, fees, and charges at the rate and amount in effect at the time of such taxes, fees, and charges become due and payable.
4. 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.
5. Construction activities shall be limited to 7:00 am. To 7:00 pm Monday through Friday only (holidays excluded) in compliance with the City's Noise Ordinance. Job site signage with 24-hour contact information for noise complaints shall be provided.

COMMUNITY DEVELOPMENT:

7. Prior to submitting for a building permit the applicant shall:

- a. Submit details of all proposed lighting and a photometric study showing that the lighting has been designed not to exceed 1.5 foot candles at the property lines.
- b. Add awnings to the windows on the upper two floors of the north elevation matching those on the south elevation.
- c. Submit a detailed landscaping and irrigation plan that complies with the State's Landscape Model Water Efficient Ordinance.
- d. Change the roofing material for the trash enclosure metal standing seam to match the entry roof.
- e. Submit a plan showing the parallel parking on the north side of Baker Street as angled parking.

FIRE SUPPRESSION:

8. FIRE HYDRANTS:

- a. **INSTALLATION:** The applicant shall install one or more fire hydrants pursuant to City of Winters Public Works Department Improvement Standards. The number and location of the fire hydrants shall be determined by the Fire Chief. The installation of the fire hydrants shall comply with the specifications of the City of Winters Engineering Design and Construction Standards. Prior to hydrant approval, the water system shall be flushed to remove foreign matter in the system. All unfinished installation water mains or their appendages or openings shall be covered in such a manner that foreign matter does not enter the water system.
- b. **WATER PRESSURE:** All water lines and fire hydrant systems must be approved by the Fire Chief and operating prior to any combustibles being placed on the site. Prior to issuance of building permits, water flow must be measured and certified for adequacy by the Fire Chief. The following minimum water flows, with 20-PSI residual pressure, shall be acceptable unless otherwise determined due to the type of construction material used.

<u>Development Category</u>	<u>Gallons Per Min (gpm)</u>
Single-Family Residential	1,500
Multi-Family Residential	1,500
Central Business District	2,000
Industrial and Other Business Districts	3,000

- d. Other habitable buildings can require up to 3,500 gpm maximum, and will be reviewed on a case-by-case basis by the Fire Chief.
 - e. In other areas where there are existing water system deficiencies, new development will be required to install all on-site water system improvements necessary to achieve the above fire-flow rate, however, the Fire Chief may waive full compliance with these standards until existing water system deficiencies are corrected.
7. PLANS FOR HYDRANTS AND WATER MAINS: The Fire Chief shall be supplied with three sets of plans for any installation of any fire hydrant system in the City of Winters. Plans are to reflect all aspects of the installation, including but not limited to the size of the City of Winters water main and the type and elevation of the fire hydrant.
 8. FINAL PLANS, PERIODIC TESTS FOR FIRE HYDRANTS: All final plans for fire hydrant systems and private water mains supplying a fire hydrant system shall be submitted to the Fire Chief for approval prior to construction of the system.
 9. FINAL PLANS, PERIODIC TESTS FOR FIRE HYDRANTS: All final plans for firehydrant systems and private water mains supplying a fire hydrant system shall be submitted to the Fire Chief for approval prior to construction of the system. All fire protection systems and appurtenances thereto shall be subject to such periodic tests as required by the Fire Chief.
 10. REFLECTORS FOR FIRE HYDRANTS: Any fire hydrant installed will require, in addition to the blue reflector noted in Standard Drawings, an additional blue reflector and glue kit that is to be supplied to the Winters Fire Department for replacement purposes.
 11. All Construction, new or remodeling, shall conform to the most current Uniform Fire Codes, the Winters Fire Prevention Code, and section of the National Fire Codes that the Winters Fire Chief or his/her agent may find necessary to apply.
 12. Any new roads must be installed and paved prior to any building construction taking place on those roads. Temporary roads may be allowed, but must be approved by the Winters Fire Chief and the City Engineer.
 13. Forty-eight hours notice shall be given to the Winters Fire Department prior to any site inspections.
 14. The applicant shall contact the Fire Chief prior to beginning construction for a pre-construction meeting.

15. All required fire accesses that are to be locked should be locked with a system that is approved by the Fire Chief.
16. Turning radiuses within the development shall be of a standard in effect at the time of improvement plans submittal, jointly agreed to by the City Engineer and Fire Chief.
17. All structures shall have fire suppression systems meeting or exceeding NFPA 13 and local Fire Department standards. All structures shall have fire alarm systems meeting or exceeding the National Fire Alarm Code and local Fire Department standards. Each living unit shall have an internally located horn/strobe unit that shall activate when fire suppression water flow occurs in the building housing the living unit. The Community Center building shall have an internally located horn/strobe unit that shall activate when fire suppression water flow occurs in the building.
18. The applicant shall submit three sets of plans for each fire suppression sprinkler system to the Fire Department for review and approval prior to the issuance of each building permit.
19. Water laterals shall be appropriately sized to accommodate sufficient water flows for fire suppression sprinkler systems.
20. The applicant may be required to install individual fire department connections for each building; the Fire Chief shall make this determination. Each fire department connection shall be installed with a Knox-box approved by the Fire Chief and locking hardware for all control valves.
21. All address numbering shall be clearly visible from street fronting the property. All buildings shall be identified by either four (4) inch high illuminated numbers or six (6) inch non-illuminated numbers on contrasting colors. Each building will have its own distinct numbering. Address numbering including that for individual apartment units shall be completed by a committee comprised of the Community Development Department, the Winters Fire Department, the Police Department, and the U.S. Postal Service.

ENGINEERING AND PUBLIC WORKS:

22. All work within public right-of-way or easement shall comply with the City of Winters Public Works Department Improvement Standards and Construction Specifications, subject to the approval of the City Engineer.
23. 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.

24. The applicant shall enter into a guarantee improvement agreement with the City of Winters to address the public improvements and pay all fees associated therewith.
25. The applicant shall submit to the City Engineer for review and approval a master 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, which are required for the construction and maintenance of perimeter and off-site improvements.
26. All perimeter parcels and lots shall be protected against surface runoff from adjacent properties in a manner acceptable to the City Engineer.
27. A signage and striping plan is required and shall be approved by the City Engineer and the Fire Chief. All striping shall be thermoplastic.
28. Water system shall be designed and installed to the satisfaction of the City Engineer.
29. The applicant shall be responsible for the Baker Street frontage improvements and their portion of the East Street frontage improvements (street widening, sidewalk, curb, gutter, and driveway returns, and under grounding overhead utilities).
30. The water used in the course of construction shall be metered and the applicant shall pay for the water at a cost adopted annually the Winters City Council.
31. Is the proposed connection off Baker only for trash collection? Provide a truck-turning movement exhibit showing access.
32. This project needs to be coordinated with the Dollar General, and proposed YFCU and Medical Office, so that circulation is fluid, Opportunities to share utility mainlines can be studied.
33. There is a Joint Trench along the north side of Baker Street. Final Joint Trench utility plans shall be included with the improvement plans,
34. There looks to be no vehicular connection to the proposed roundabout. One needs to be provided.
35. Align the sidewalks extended north with the roundabout.
36. Need load and demand calculations for Water and Sanitary Sewer.
37. Water quality BMP's required for on-site drainage.
38. 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.

39. Expand existing driveway on east end to accessible commercial standards.
40. Consider all existing easements and access/utility agreements.
41. All driveways extending from the property onto the public right-of-way shall be constructed in accordance with the City of Winters Public Works Department Improvement Standards and Construction Specifications.
42. 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.
43. 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.
44. Occupancy of residential units shall not occur until off-site improvements (water, sewer, streets, etc.) have been approved by the City Engineer, as the City has approved built drawings, and unit has been issued a Certificate of Occupancy by the Building Official. Developers, contractors, and/or owners shall be responsible to so inform prospective buyers, lessees, or renters of particular units to be occupied.
45. The applicant shall submit a soils and geotechnical report upon submittal of the initial improvement plans package. The improvement plans shall be approved and signed by the soils engineer prior to approval by the City.

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of THE WINTERS EXPRESS, a newspaper of general circulation, printed and published in the City of Winters, County of Yolo, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Yolo, State of California, under the date of December 24, 1951, Case Number 12461; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit: November 13, 2014.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Winters, California, this 14th day of November, 2014



.....
Signature

Charles R. Wallace
Publisher

Notice of Public Hearing

Notice of Public Hearing

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Winters will conduct a Public Hearing by the Planning Commission on Tuesday, November 25th at 6:30 p.m. at the City Council Chambers located on the first floor of City Hall at 318 First Street, Winters, California to consider the following project.

Planning Application for the proposed Blue Mountain Terrace Senior Housing Apartment Project and Senior Community Center, which includes the following entitlements:

1. Find the project Categorically Exempt from CEQA Section 15194, Affordable Housing Exemption.
2. Approval of the Conditional Use Permit (CUP) to allow multi-family housing.
3. Approval of Design Review, and
4. Approval of a Density Bonus of thirteen (13) percent, to increase the allowable number of units from 56 to 63. An to request the following incentives under the City's density bonus provisions: (1) reduction in the required parking and (2) allowing horizontal mixed use.

The purpose of the public hearing will be to provide citizens an opportunity to make their comments on the proposed project. If you are unable to attend the public hearing, you may direct written comments to the City of Winters, Community Development Department, 318 First Street, Winters, CA 95694 or to jenna.moser@cityofwinters.org. In addition, the staff report will be available on the City's website on November 20, 2014.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in these hearings, please contact City Clerk Nanci Mills at (530) 795-4910, ext. 101. Please make your request as early as possible and at least one full business day before the start of the hearing.

The City does not transcribe its hearings. If you wish to obtain a verbatim record of the proceedings, you must arrange for attendance by a court reporter or for some other means of recordation. Such arrangements will be at your sole expense.

If you wish to challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission prior to the public hearing.

Availability of Documents: Copies of the Staff Report will be available on the City's website www.cityofwinters.org

For more information regarding this project, please contact Jenna Moser, Management Analyst - Planning, at (530) 794-6713.

Published Nov. 13, 2014

BLUE MOUNTAIN TERRACE SENIOR HOUSING

WINTERS, CALIFORNIA
 PLANNING DESIGN REVIEW APPLICATION
 NOVEMBER 5, 2014



ZONING & SITE DATA

APN:	000-370-027, -028, -029, -030
GENERAL PLAN DESIGNATION:	CB0 - Central Business District
ZONING DESIGNATION:	C2 - Central Business District
EXISTING USE:	Vacant Property
PROPOSED USE:	Senior Housing, Community Area with Commercial Kitchens and Health Clinic
TOTAL COMBINED SITE AREA:	122,414 SF (2.81 acres)
WINTERS HEALTH CLINIC SITE:	52,877 SF (1.22 acres)
WINTERS SENIOR HOUSING SITE:	69,437 SF (1.59 acres)
PARKING AND DRIVES:	18,706 SF (2.4%)
PEDESTRIAN WALKS:	6,040 SF (9%)
LANDSCAPE AREA:	20,895 SF (20%)
BUILDING LOT COVERAGE - HOUSING:	19,554 SF (25%)
BUILDING LOT COVERAGE - COMMUNITY:	6,040 SF (9%)
BUILDING LOT COVERAGE - TRASH:	466 SF (0.7%)
BUILDING LOT COVERAGE - TOTAL:	26,060 SF (28%)
FAR:	.93 (64,702 SF / 69,437 SF)
OPEN ON-SITE PARKING - HOUSING:	42 spaces
OPEN OFF-SITE PARKING:	25 spaces
BICYCLE PARKING:	32 outdoor rack spaces

BUILDING DATA - SENIOR HOUSING

UNITS:	68 @ 1BR, 4 @ 2BR, 1 @ 3+BR (Manager's Unit)
STORIES:	3
BUILDING HEIGHT:	35'-0" at main building mass & 41'-0" to top of pitched roof at entry
CONSTRUCTION TYPE:	Type V/A with sprinklers
OCCUPANCY TYPE:	R-3.1 Per CBC Section 420 "Elderly Residential Facility"
ACCESSORY:	RESIDENTIAL COMMON PATIOS
1ST FL.	4,413 SF
2ND FL.	2,900 SF
3RD FL.	2,900 SF
TOTAL:	10,213 SF

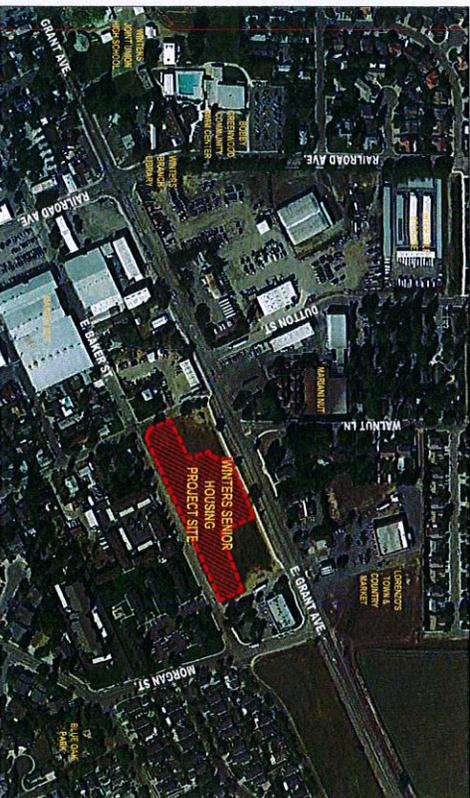
RESIDENTIAL COMMON PATIOS	471 SF	PRIVATE PATIOS	1,200 SF	COMMON DECKS	0	PRIVATE DECKS	0	GROSS	19,554 SF
14,792 SF	0	285 SF	0	1,354 SF	19,554 SF				
14,792 SF	0	285 SF	0	1,354 SF	19,554 SF				
42,844 SF	471 SF	1,200 SF	570 SF	2,718 SF	68,842 SF				

BUILDING HEIGHT:	1'-7" - 0" at main building mass & 25'-0" to top of pitched roof at corner
CONSTRUCTION TYPE:	Type V/B with sprinklers
OCCUPANCY TYPE:	A-3.1.2 Per CBC Section 420 "Community Hall with Commercial Kitchens"
SQUARE FOOTAGE:	6,040 SF
MAX OCCUPANTS:	220 PERSONS, APPROXIMATELY

BUILDING DATA - COMMUNITY BUILDING

STORIES:	1
BUILDING HEIGHT:	1'-7" - 0" at main building mass & 25'-0" to top of pitched roof at corner
CONSTRUCTION TYPE:	Type V/B with sprinklers
OCCUPANCY TYPE:	A-3.1.2 Per CBC Section 420 "Community Hall with Commercial Kitchens"
SQUARE FOOTAGE:	6,040 SF
MAX OCCUPANTS:	220 PERSONS, APPROXIMATELY

VICINITY MAP



NOT TO SCALE

PROJECT TEAM

OWNER	Domus Development 9 Claring Street, Suite 200 Winters, CA 95718	415.666.0010
ARCHITECT	YHIA Architects - Robert Lundby 2201 Poppy Lane, Suite 400 1971 Gray Street, Oakland, CA 94612	510.754.4288 510.508.6688 x 102

INDEX OF DRAWINGS

T1	Cover Sheet
T2	Aerial Photo Key Plan and Site Context Photos
L1	Preliminary Landscape Plan
A1	Site Plan
A2	Floor Plans / Roof Plans
A3	Exterior Elevations / Color and Materials
A3.1	North Elevation with Context
A4	Unit Plans
A5	Perspectives
A6	Perspectives



Domus Development
 9 Claring Street, Suite 200
 Winters, CA 95718

BLUE MOUNTAIN TERRACE SENIOR HOUSING
 147 East Baker Street, Winters, California

COVER SHEET

T1
 Date: 11.05.2014



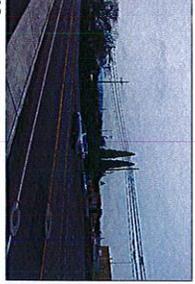
1 Looking west at Site Baker St.



7 Looking east from Baker



13 Looking north at Grant



19 Looking northwest at Grant



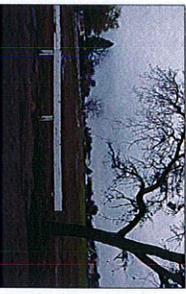
23 Looking south at Grant



2 Looking north at Morgan and Baker



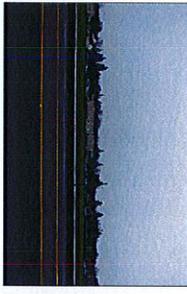
8 Looking northeast from Baker



14 Looking east at East



20 Looking north at Grant



24 Looking south at Grant



3 Looking southwest at Morgan and Baker



9 Looking north at East



15 Looking north at East



21 Looking west at Grant



25 Looking west at Grant



4 Looking northwest at Site from Baker



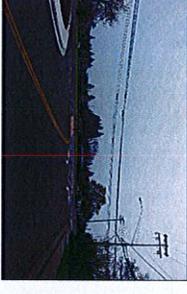
10 Looking west at Baker



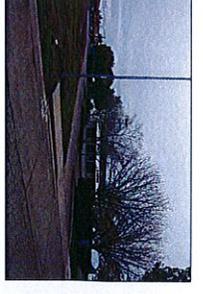
16 Looking south at East



22 Looking west at Grant



26 Looking south at Dalton



5 Looking northeast at Site from Baker



11 Looking south from East



17 Looking east at Grant



6 Looking northwest at Site from Baker



12 Looking southwest from Baker at East

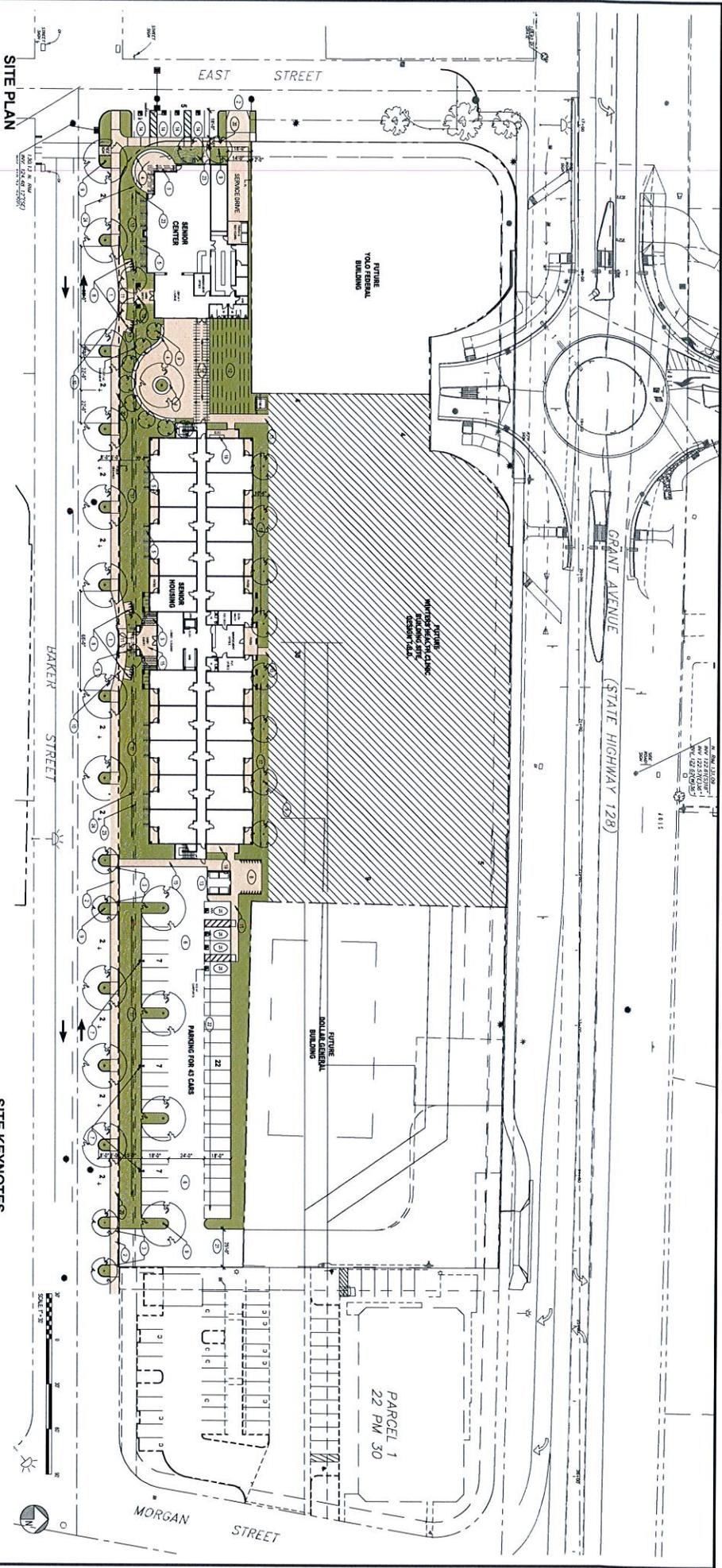


18 Looking east at Grant

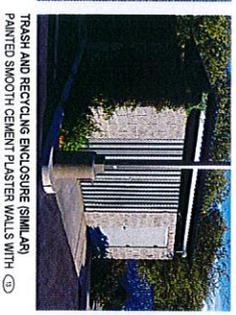


PHOTO KEY MAP





MATERIAL SAMPLES



- 1. PEDESTRIAN PATHWAYS CONCRETE WALK WITH ROCK-SALT FINISH
- 2. PARKING STALLS PERVIOUS CONCRETE
- 3. TRASH AND RECYCLING ENCLOSURE (SIMILAR) PAINTED SMOOTH CEMENT PLASTER WALLS WITH STEEL ROOF TO MATCH MAIN STRUCTURE
- 4. TRELLIS AT COMMON AREA (SIMILAR) CLEAR CEDAR WITH PAINTED STEEL COLUMNS

SITE KEYNOTES

- 1. DROP OFF AND PICK UP
- 2. PROPOSED IN-DRIVEWAY CUT
- 3. (E) HANDICAP ACCESS CURB RAMP
- 4. CONCRETE LANDSCAPE SERV WALL
- 5. (N) SWAGING TRELLIS
- 6. PERVIOUS CONCRETE AT PARKING STALLS
- 7. POLY-PAINTED PARKING LOT LIGHT FIXTURES, T80
- 8. BICYCLE PARKING RACKS MOUNTED TO CONCRETE
- 9. (N) SITE TREE (SEE LANDSCAPE)
- 10. RECONSTRUCTED PUBLIC SIDEWALK (SEE DIV.)
- 11. CURB RAMP
- 12. COMMUNITY GARDEN
- 13. TRASH AND RECYCLING ENCLOSURE WITH METAL ROOF
- 14. ACCESSIBLE PARKING STALL
- 15. CONCRETE WALK WITH ROCK-SALT FINISH
- 16. NOT USED
- 17. BID SWALE
- 18. TRELLIS COVERED CONNECTOR PATH
- 19. UTILITIES
- 20. CONCRETE SIDEWALK PER CITY STANDARDS
- 21. FERNAMENT ACCESS EASEMENT
- 22. CARPORTS COVERED PARKING
- 23. PUBLIC USE EASEMENT
- 24. PADE EASEMENT

YHMA
ARCHITECTS

3000 CALIFORNIA STREET, SUITE 200
SAN FRANCISCO, CA 94118
TEL: 415.774.1100
WWW.YHMA.COM

Domus Development

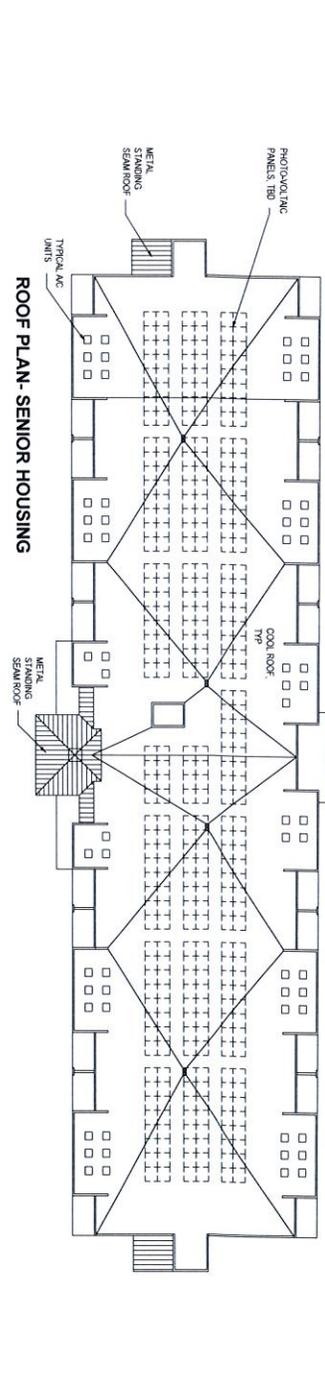
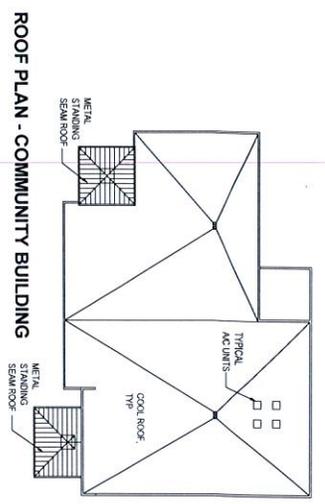
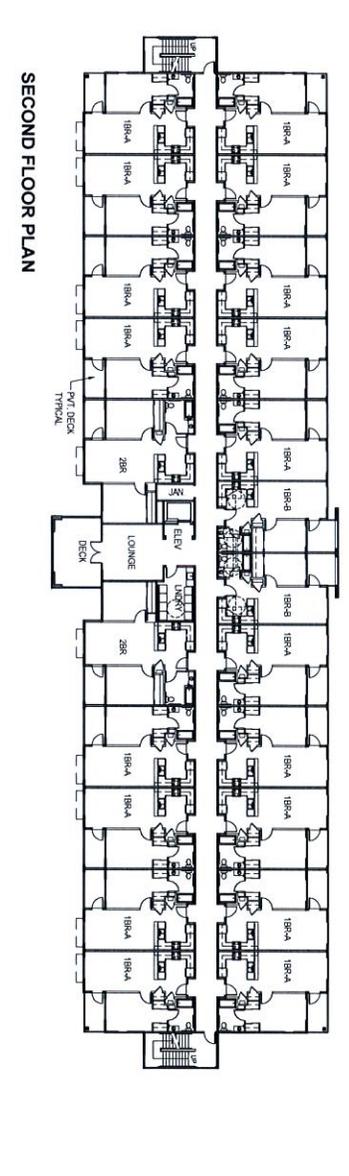
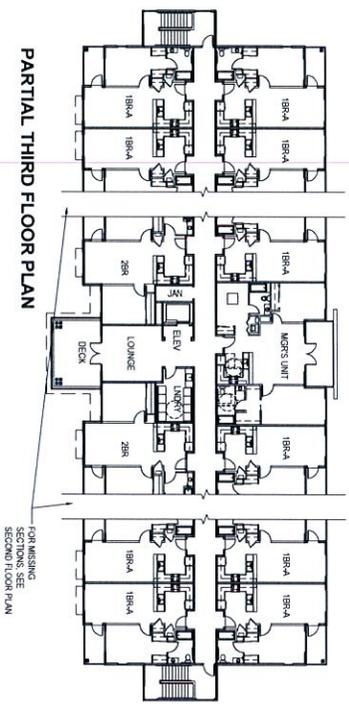
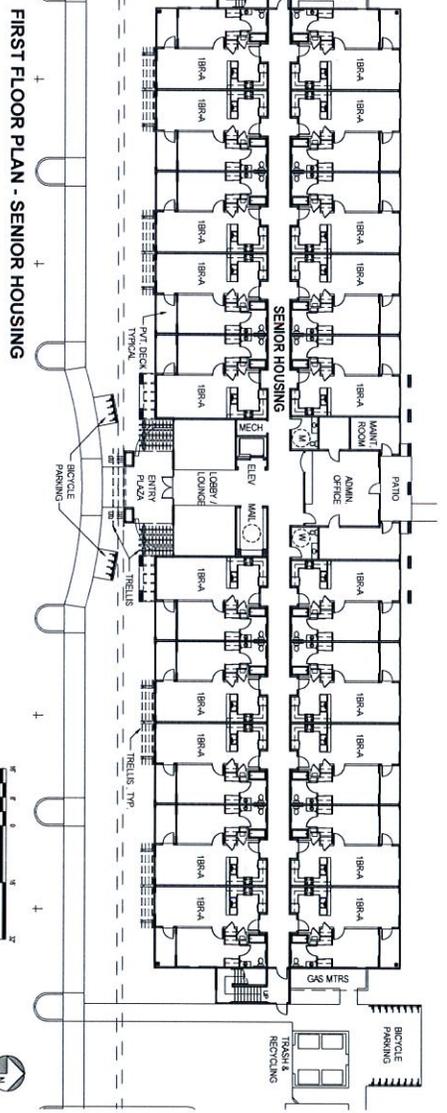
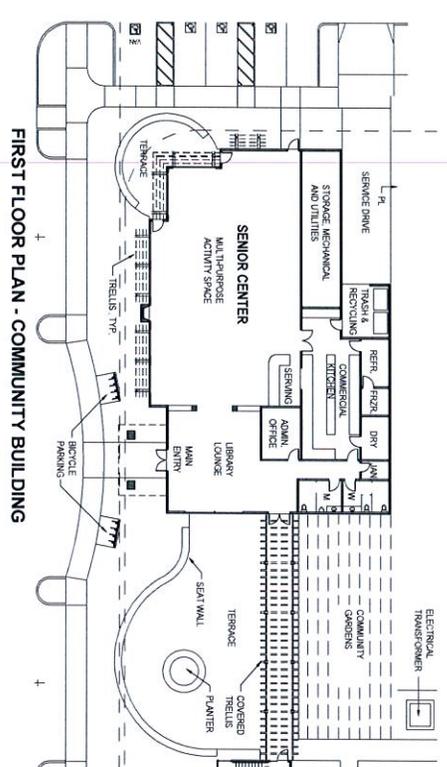
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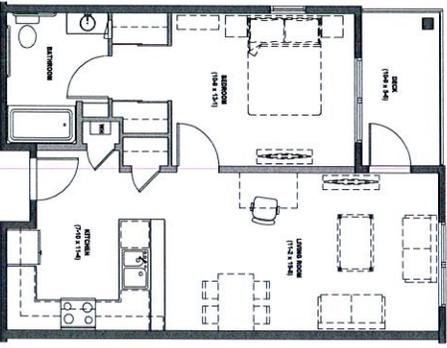
BLUE MOUNTAIN TERRACE
SENIOR HOUSING

147 East Baker Street, Winters, California

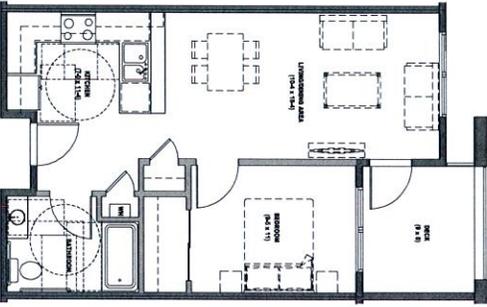
A1

Date: 10/17/2014

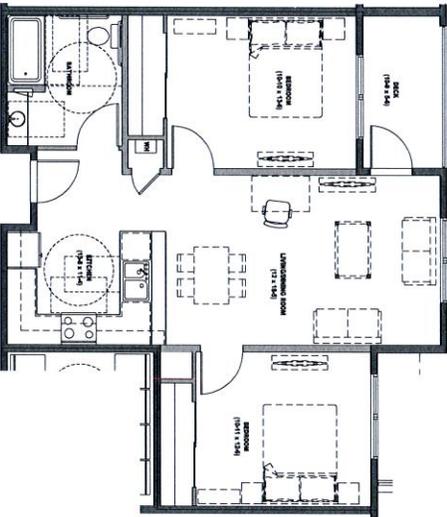




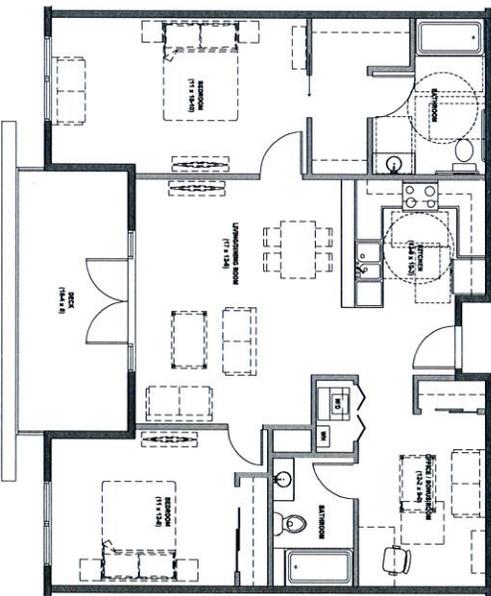
1 BEDROOM UNIT (TYPE A) FLOOR PLAN
 GROSS SQ. FT. = 857
 NET SQ. FT. = 814



1 BEDROOM UNIT (TYPE B) FLOOR PLAN
 GROSS SQ. FT. = 897
 NET SQ. FT. = 843

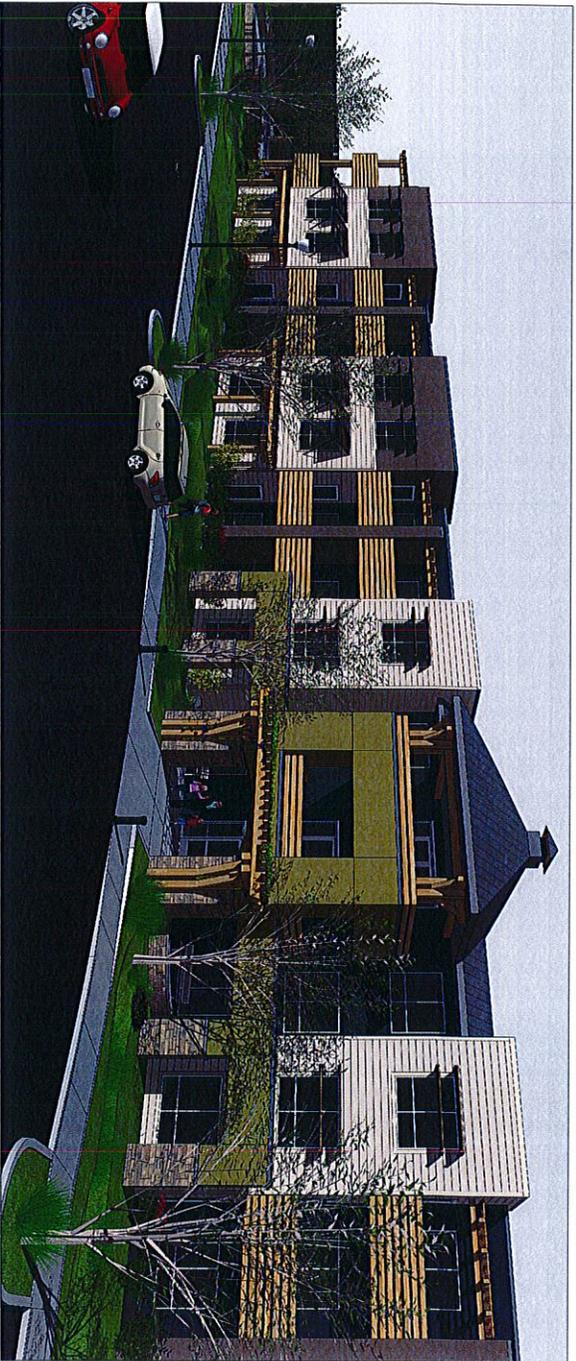


TYPICAL 2 BEDROOM UNIT FLOOR PLAN
 GROSS SQ. FT. = 874
 NET SQ. FT. = 810



MANAGER'S 2+ BEDROOM UNIT FLOOR PLAN
 GROSS SQ. FT. = 1,176
 NET SQ. FT. = 1,111





1. SENIOR HOUSING LOOKING NORTHWEST FROM BAKER STREET



2. GENERAL VIEW OF SENIOR HOUSING AND COMMUNITY CENTER LOOKING NORTHWEST

YHIA
ARCHITECTS

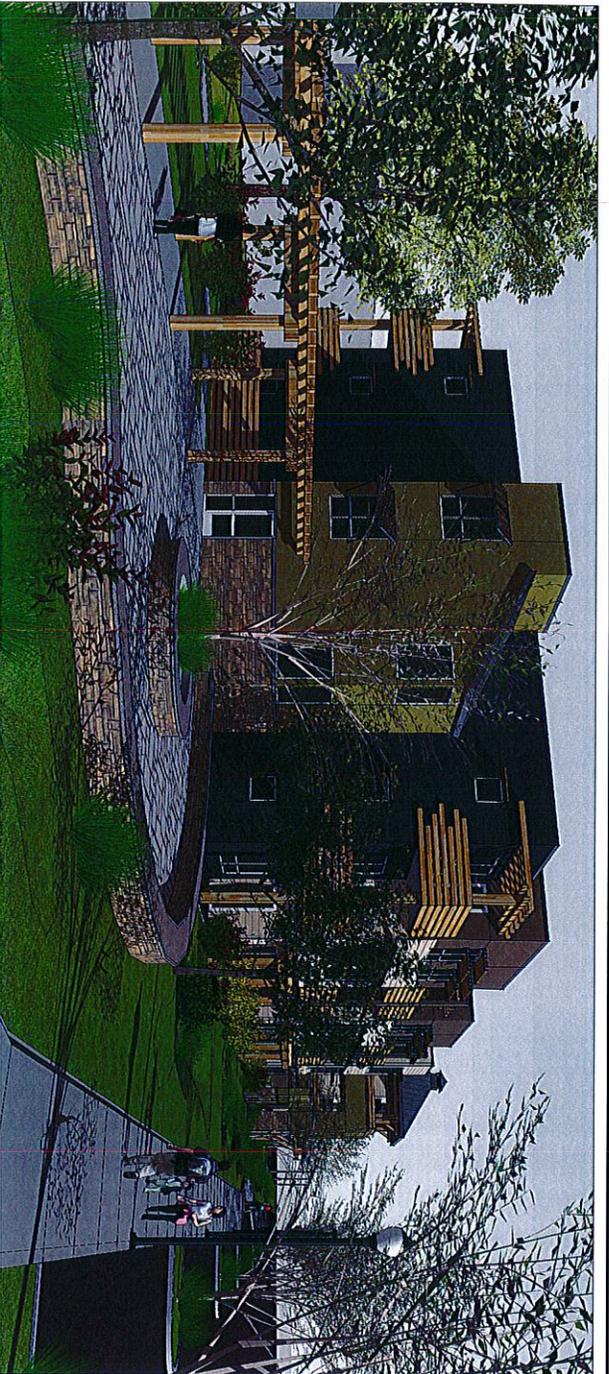
2500 CALIFORNIA
AVENUE, SUITE 200
SAN LEANDRO, CA 94577
TEL: 925.464.4888

Domus Development
9 CALIFORNIA SUITE 200
SAN LEANDRO, CA 94577

**BLUE MOUNTAIN TERRACE
SENIOR HOUSING**
147 East Baker Street, Winters, California

PERSPECTIVES

A5
DATE: 09-15-2014



1. COURTYARD AND SENIOR HOUSING LOOKING NORTHEAST FROM BAKER STREET



2. COMMUNITY CENTER LOOKING NORTHEAST FROM INTERSECTION OF BAKER ST. AND EAST ST.

YHIA
ARCHITECTS

2000 Central Expressway
Suite 100
Winters, CA 95984
916.244.4444

Domus Development
9000 Old River Road
Winters, CA 95984

BLUE MOUNTAIN TERRACE
SENIOR HOUSING
147 East Baker Street, Winters, California

PERSPECTIVES

A6
Date: 09-15-2014

Dave Dowswell

From: Bernadette Austin [bernadette@domusd.com]
Sent: Thursday, November 20, 2014 4:11 PM
To: Dave Dowswell; Jenna Moser
Subject: Blue Mountain Terrace - Parking

Blue Mountain Terrace is reflecting a parking ratio of 0.68:1. This parking ratio exceeds the parking ratios on several of our developments. Please refer to the table below.

Project	City	Type	Units	Parking	Ratio
Blue Mountain Terrace	Winters	Senior	63	43	0.68
Kelsey Village	Sacramento	Supportive	20	9	0.45
Tyler Court	El Monte	Senior	20	10	0.50
Curtis Park Court	Sacramento	Senior	91	46	0.51
Garvey Court	El Monte	Senior, Mixed-Use	68	45	0.66
Siena Court	Pittsburg	Senior, Mixed-Use	111	93	0.84

Two of the four cities in Yolo County have zoning standards that allow for the proposed parking ratio for Blue Mountain Terrace. The City of Woodland allows for one parking space for each two dwelling units for qualified senior citizens housing. The City of West Sacramento allows for one parking spot per 1,000 SF for attached senior housing. Please refer to the tables below.

Woodland

Parking	Housing Units	Ratio
1	2	0.50
43	63	0.68

West Sacramento

Parking	Residential SF	Ratio
1	1,000	0.001
43	42,848	0.001

Bernadette Austin
Project Manager
Domus Development
(415) 856-0010 x 8804
www.domusd.com

NOTICE OF EXEMPTION

To: Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

From: City of Winters
318 First Street
Winters, CA 95694

Clerk-Recorder
Yolo County
625 Court Street, Room B01
Woodland, CA 95695

Project Title: Blue Mountain Terrace
Project Location: East Grant Avenue - (APNs: 003-370-027, -028, -029, 030), City of Winters, Yolo County
Project Description: The project proposes development of 63 affordable, senior multifamily housing units, a 6,040 square foot senior center, and associated parking and supporting infrastructure.
Lead Agency: City of Winters
Lead Agency Contact: David Dowswell, Phone (530) 794-6714
Applicant: Meea Kang, President
Domus Development
9 Cushing, Suite 200
Irvine, CA 92618

Exemption Status: Ministerial [Section 21080(b); 15268];
 Declared Emergency [Section 21080(b)(3); 15269(a)];
 Emergency Project [Section 21080(b)(4); 15269(b)(c)];
 General Rule [Section 15061(b)(3)];
 Categorical Exemption Section _____:
 Statutory Exemption Section _____:
 Other: Section 15194 – Affordable Housing Exemption

REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:

Article 12.5 of the state California Environmental Quality Act (CEQA) Guidelines identifies classes of projects which may qualify for an exemption from CEQA, provided specific criteria are met. Affordable housing projects are exempt from CEQA, subject to the threshold criteria established at Section 15192 of the state CEQA Guidelines and the specific criteria identified at Section 15194.

The proposed project has been reviewed and determined to be consistent with the threshold criteria established at Section 15192 (see Attachment 1) for agricultural housing, affordable housing, and residential infill projects. The proposed project is consistent with the specific criteria established for the affordable

housing exemption at Section 15194 (see Attachment 1). As such, the project is exempt from further review under CEQA.

The Planning Commission approved the project on November 25, 2014 and made the following finding regarding environmental review:

CEQA – The project is consistent with CEQA and the State CEQA Guidelines and will not have a significant effect on the environment.

Evidence: The Planning Commission finds that the Notice of Exemption, including supporting analysis, has been prepared as required by and in accordance with the California Environmental Quality Act and the State CEQA Guidelines. It finds there is no substantial evidence in the record as a whole that the approval of the Blue Mountain Terrace project will have a significant effect on the environment.

The Commission also finds that the Notice of Exemption reflects the independent judgment and analysis of the City of Winters, which has exercised overall control and direction of its preparation. The documents and other materials that constitute the administrative record on which these findings on the Notice of Exemption are based are located at the City of Winters Planning Department. Within five working days of approval of the Project, staff will file the notice of exemption with the Office of Planning and Research.

City of Winters

By _____

David Dowswell, AICP
Contract Planner
(530) 794-6714

Date: November 25, 2014

CEQA Exemption: Blue Mountain Terrace
East Grant Avenue - (APNs: 003-370-027, -028, -029, 030)

ATTACHMENT 1 - REQUIREMENTS FOR EXEMPTIONS FOR AGRICULTURAL HOUSING, AFFORDABLE HOUSING, AND RESIDENTIAL INFILL PROJECTS

Section 15192 of the state California Environmental Quality Act (CEQA) Guidelines establishes threshold criteria for exemptions for agricultural housing, affordable housing, and residential infill projects. Section 15194 of the state CEQA Guidelines establishes the criteria for an affordable housing project. Each of the criteria set forth under Sections 15192 and 15194 is shown below in italics and is followed by narrative text discussing the project's compliance with the criterion.

CEQA GUIDELINES SECTION 15192

(a) The project must be consistent with: (1) Any applicable general plan, specific plan, or local coastal program, including any mitigation measures required by such plan or program, as that plan or program existed on the date that the application for the project pursuant to Section 65943 of the Government Code was deemed complete; and (2) Any applicable zoning ordinance, as that zoning ordinance existed on the date that the application for the project pursuant to Section 65943 of the Government Code was deemed complete, unless the zoning of project property is inconsistent with the general plan because the project property has not been rezoned to conform to the general plan.

The project has been reviewed for consistency with the City of Winters General Plan, Zoning Code, and other applicable local standards.

The project applicant has requested a density bonus under State Density Bonus Law (Government Code Section 65915) which allows affordable housing developments to receive an increase in units over the maximum allowed under the General Plan and Zoning Code, as well as three incentives or concessions. The Blue Mountain Terrace project site is designated Central Business District by the General Plan and is zoned C-2 (Central Business District). The City's General Plan Housing Element identified the project site as a potential site for affordable housing. The General Plan and zoning designations allow multifamily development at a density 20 dwelling units per acre, or up to 27 dwelling units per acre with a density bonus. With a density bonus, the zoning for the 2.81-acre parcel would accommodate up to 76 units. The proposed project would cluster 63 multifamily units along with a senior community center on 1.59 acres of the site. The proposed project is consistent with the City's General Plan and zoning.

Under State Density Bonus Law, the granting of a density bonus shall not be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval (Government Code Section 65915(f)(5)).

(b) Community-level environmental review has been adopted or certified.

The General Plan Environmental Impact Report (SCH#91073080) was certified by the City in 1992 and provides community-level environmental review.

(c) The project and other projects approved prior to the approval of the project can be adequately served by existing utilities, and the project applicant has paid, or has committed to pay, all applicable in-lieu or development fees.

The project can be served by the existing utility systems and the project will be required to pay all applicable development impact and service connection fees.

CEQA Exemption: Blue Mountain Terrace
East Grant Avenue - (APNs: 003-370-027, -028, -029, 030)

(d) The site of the project: (1) Does not contain wetlands, as defined in Section 328.3 of Title 33 of the Code of Federal Regulations. (2) Does not have any value as an ecological community upon which wild animals, birds, plants, fish, amphibians, and invertebrates depend for their conservation and protection. (3) Does not harm any species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.) or by the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code. (4) Does not cause the destruction or removal of any species protected by a local ordinance in effect at the time the application for the project was deemed complete.

The project site has been reviewed by a professional biologist (Biological Resources Assessment, July 2014). While the project site provides limited nesting and/or foraging habitat for a variety of species, no critical habitat or sensitive communities, including wetlands, are present on the project site. The project is conditioned to comply with measures to ensure that no protected species would be harmed or adversely affected by the project.

(e) The site of the project is not included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code.

The project site is not on a list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5..

(f) The site of the project is subject to a preliminary endangerment assessment prepared by a registered environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity. In addition, the following steps have been taken in response to the results of this assessment: (1) If a release of a hazardous substance is found to exist on the site, the release shall be removed, or any significant effects of the release shall be mitigated to a level of insignificance in compliance with state and federal requirements. (2) If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to a level of insignificance in compliance with state and federal requirements.

A Phase I Environmental Site Assessment (Phase I ESA) was performed for the Blue Mountain Terrace project site. There are no known hazardous conditions potentially affecting the site. The project site is not on a list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5. There are no identified Superfund or CERCLIS sites within a 3-mile radius of the project site and no Superfund sites within the City of Winters. There are no underground storage tanks on site and no LUSTs have been identified in the vicinity (within 1000 feet) of the project site. According to the U.S. EPA Map of Radon Zones, Yolo County is in Zone 3 (Low Potential) for Radon.

The Phase I ESA identified the following findings: 1) no de minimis conditions were found in connection with the project site pursuant to ASTM Practice E1527-13, 2) no historical recognized environmental conditions were found in connection with the project site pursuant to ASTM Practice E1527-13, and 3) there are no recognized environmental

CEQA Exemption: Blue Mountain Terrace
East Grant Avenue - (APNs: 003-370-027, -028, -029, 030)

conditions in connection with the project site pursuant to ASTM Practice E1527-13. The Phase I ESA identified that no further site investigation is recommended. The Phase I ESA did not identify any recommendations or limitations regarding the project site.

(g) The project does not have a significant effect on historical resources pursuant to Section 21084.1 of the Public Resources Code.

The project site was surveyed by Peak & Associates in 2014 and there was no evidence of historical, archaeological, or other cultural resources.

(h) The project site is not subject to wildland fire hazard, as determined by the Department of Forestry and Fire Protection, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a wildland fire hazard.

The project site is located in a local responsibility area and is not within a fire hazard severity zone as determined by the Department of Forestry and Fire Protection (Yolo County Fire Hazard Severity Zones Map, CalFire, November 2007).

(i) The project site does not have an unusually high risk of fire or explosion from materials stored or used on nearby properties.

The project would not involve the storage or use of materials that would result in an unusually high fire risk or explosion. The Phase I ESA prepared for the project did not identify any risks of fire or explosion associated with nearby properties.

(j) The project site does not present a risk of a public health exposure at a level that would exceed the standards established by any state or federal agency.

As previously discussed, the Phase I ESA did not identify any recognized environmental conditions in connection with the project site. There are no known contaminants on the project site that would present a risk of public health exposure.

(k) Either the project site is not within a delineated earthquake fault zone or a seismic hazard zone, as determined pursuant to Section 2622 and 2696 of the Public Resources Code respectively, or the applicable general plan or zoning ordinance contains provisions to mitigate the risk of an earthquake or seismic hazard.

The project site is not within a delineated earthquake fault zone or seismic hazard zone (<http://www.quake.ca.gov/gmaps/WH/regulatorymaps.htm>).

(l) Either the project site does not present a landslide hazard, flood plain, flood way, or restriction zone, or the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a landslide or flood.

The project site is on level ground and is surrounded by generally level grounds, so there is no risk of landslide. The project site is not located within a flood hazard zone, flood way, or restriction zone.

(m) The project site is not located on developed open space.

The project site is undeveloped and is not designated as open space.

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(n) The project site is not located within the boundaries of a state conservancy.

The project site is not located within the boundaries of a state conservancy.

(o) The project has not been divided into smaller projects to qualify for one or more of the exemptions set forth in sections 15193 to 15195.

The project is the development of a senior housing project and has not been divided into smaller projects. The remainder of the project parcel may be developed with other uses in the future, but these uses would not be associated with nor would they be part of the proposed project.

CEQA GUIDELINES SECTION 15194

(a) The project meets the threshold criteria set forth in section 15192.

The project meets the threshold criteria established by CEQA Guidelines Section 15192 as described in the above section.

(b) The project meets the following size criteria: the project site is not more than five acres in area.

The project parcel is 2.81 acres; the project would develop an approximately 1.59-acre site within the parcel.

(c) The project meets both of the following requirements regarding location:

(1) The project meets one of the following location requirements relating to population density:

(A) The project site is located within an urbanized area or within a census-defined place with a population density of at least 5,000 persons per square mile.

(B) If the project consists of 50 or fewer units, the project site is located within an incorporated city with a population density of at least 2,500 persons per square mile and a total population of at least 25,000 persons.

(C) The project is located within either an incorporated city or a census defined place with a population density of at least 1,000 persons per square mile and there is no reasonable possibility that the project would have a significant effect on the environment or the residents of the project due to unusual circumstances or due to the related or cumulative impacts of reasonably foreseeable projects in the vicinity of the project.

(2) The project meets one of the following site-specific location requirements:

(A) The project site has been previously developed for qualified urban uses; or

(B) The parcels immediately adjacent to the project site are developed with qualified urban uses.

(C) The project site has not been developed for urban uses and all of the following conditions are met:

1. No parcel within the site has been created within 10 years prior to the proposed development of the site.

2. At least 75 percent of the perimeter of the site adjoins parcels that are developed with qualified urban uses.

3. The existing remaining 25 percent of the perimeter of the site adjoins parcels that have previously been developed for qualified urban uses.

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Consistent with Section 15194(c)(1)(C), the project site is located in the City of Winters, which has a population density of approximately 2,400 persons per square mile. Consistent with Section 15194(c)(2)(B), the project site is surrounded by urban uses including single family residential, multifamily residential, commercial, and light industrial.

(d) The project meets both of the following requirements regarding provision of affordable housing. (1) The project consists of the construction, conversion, or use of residential housing consisting of 100 or fewer units that are affordable to low-income households. (2) The developer of the project provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for lower income households for a period of at least 30 years, at monthly housing costs deemed to be "affordable rent" for lower income, very low income, and extremely low income households, as determined pursuant to Section 50053 of the Health and Safety Code.

The project meets the requirements of (a)(5(A)(2) and (a)(5(A)(2) as 98% (62 of the 63 units) will be rented to households of very low and low income. The project will be developed using federal HOME funds, as well as other funding sources, that will require the 62 units to be rented to very low and low income households. The state-administered HOME program requires the units to be affordable for a minimum period of 55 years.