



Winters City Council Meeting
City Council Chambers
318 First Street
Tuesday, February 6, 2007
7:30 p.m.
AGENDA

Members of the City Council

*Woody Fridae, Mayor
Mike Martin, Mayor Pro Tempore
Harold Anderson
Cecilia Curry
Tom Stone*

*John W. Donlevy, Jr., City Manager
John Wallace, City Attorney
Nanci Mills, City Clerk*

PLEASE NOTE – The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Mayor or Councilmembers. Public comments time may be limited and speakers will be asked to state their name.

Roll Call

Pledge of Allegiance

Approval of Agenda

PUBLIC COMMENTS

At this time, any member of the public may address the City Council on matters, which are not listed on this agenda. Citizens should reserve their comments for matter listed on this agenda at the time the item is considered by the Council. An exception is made for members of the public for whom it would create a hardship to stay until their item is heard. Those individuals may address the item after the public has spoken on issues that are not listed on the agenda. Presentations may be limited to accommodate all speakers within the time available. Public comments may also be continued to later in the meeting should the time allotted for public comment expire.

CONSENT CALENDAR

All matters listed under the consent calendar are considered routine and non-controversial, require no discussion and are expected to have unanimous Council support and may be enacted by the City Council in one motion in the form listed below. There will be no separate discussion of these items. However, before the City Council votes on the motion to adopt, members of the City Council, staff, or the public may request that specific items be removed from the Consent Calendar for separate discussion and action. Items(s) removed will be discussed later in the meeting as time permits.

- A. Minutes of a Regular Meeting of the City Council of the City of Winters Held January 16, 2007 (pp1-3)
- B. Proclamation in Memory of Lee Gildart (Under Separate Cover)
- C. On-call Contracts With Signet Testing Labs and Matriscope Engineering Labs (pp 4)

PRESENTATIONS

1. Update on Winters Highlands Subdivision project from Granite Bay Holdings, LLC. (No Backup)

DISCUSSION ITEMS

1. Public Hearing and consideration of the Mary Rose Gardens Subdivision. The project is a proposed subdivision of 5.69 acres to create 28 single-family lots including two half-plex lots (Lots 12A and B) and Parcel X for an 18,433 square foot subdivision feature/green space area at 415 Grant Avenue (northwest corner of Grant Avenue and Cemetery Lane). APN: 003-524-19 (5.69 acres). Applicant: Dave Snow. Entitlements include Tentative Subdivision Map; Development Agreement; Rezoning to add the Planned Development Overlay over the 5.69-acre site; Planned Development Permit for PD Overlay; Site Plan for residential units and landscaping of Parcel X; and Demolition Permit. **Staff is recommending that this item be continued to the February 20, 2007 Council meeting.** (pp 5)
2. Approve the 2006 Water System Master Plan Update. City Engineer Nicholas J. Ponticello recommends that the City Council confirm the City staff environmental assessment that the 2006 Water System Master Plan Update is not considered a project under CEQA and approve Resolution No. 2007-03, adopting the Water System Master Plan Update. (pp 6-8)
3. Approve the 2006 Sewer Collection System Master Plan Update. City Engineer Nicholas J. Ponticello recommends that the City Council confirm the City staff environmental assessment that the 2006 Sewer Collection System Master Plan Update is not considered a project under CEQA and approve Resolution No. 2007-04, adopting the Sewer Collection System Master Plan Update. (pp 9-12)
4. Winters Center for the Arts Grant Application (pp 13)
5. Hispanic Advisory Committee Recommendations on Outreach and Communication (pp 14-15)
6. Winters Putah Creek Committee- Update on Percolation Dam Removal Project (pp 16-18)
7. Strategic Planning Workshop- February 2 and 3, 2007 (pp 19)
8. Approve purchase of (3) Auto Dialers for Lift Stations in the amount of \$10,405.64 plus monthly service fee of \$105.00 (pp 20-22)

COMMUNITY DEVELOPMENT AGENCY

1. Monticello Redevelopment Project- Update (pp 23)
-

CITY MANAGER REPORT

COUNCIL/STAFF COMMENTS

INFORMATION ONLY

1. Annual Progress Report on Implementation of the City of Winters' Housing Element. (pp 24-40)
2. Current Development Projects List dated February 6, 2007. (pp 41-43)

EXECUTIVE SESSION

1. Pursuant to Government Code Section 54956.8, conference with Real Property Negotiator – John W. Donlevy, Jr., City Manager – Property at Main Street and Railroad Avenue, Winters, California.

ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the February 6, 2007, regular meeting of the Winters City Council was personally delivered to each Councilmember's mail boxes in City Hall and posted on the outside public bulletin board at City Hall, 318 First Street on Thursday, February 1, 2007, and made available to the public during normal business hours.

Nancy Jensen, Records Clerk

Nanci G. Mills, City Clerk

for Nanci G. Mills

Questions about this agenda – Please call the City Clerk's Office (530) 795-4910 ext. 101. Agendas and staff reports are available on the city web page www.cityofwinters.org/administrative/admin_council.htm

General Notes: Meeting facilities are accessible to persons with disabilities. To arrange aid or services to modify or accommodate persons with disability to participate in a public meeting, contact the City Clerk.

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

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.

How to obtain City Council Agendas:

View on the internet: www.cityofwinters.org/administrative/admin_council.htm Any attachments to the agenda that are not available online may be viewed at the City Clerk's Office or locations where the hard copy packet is available.

Email Subscription: You may contact the City Clerk's Office to be placed on the list. An agenda summary is printed in the Winters Express newspaper.

City Council agenda packets are available for review or copying at the following locations:

Winters Library – 201 First Street

City Clerk's Office – City Hall – 318 First Street

During Council meetings – Right side as you enter the Council Chambers

City Council meetings are televised live on City of Winters Government Channel 20 (available to those who subscribe to cable television) and replayed following the meeting.

Wednesday at 10:00 a.m.

Videotapes of City Council meetings are available for review at the Winters Branch of the Yolo County Library.



Minutes for a Regular Meeting
Of the Winters City Council
Held on Tuesday, January 16, 2007 @ 7:30 p.m.

Mayor Fridae called the meeting to order at 7:30 p.m.

Present were: Council Members Anderson, Curry, Martin, Stone and Mayor Fridae. Also present were City Manager John Donlevy, City Attorney John Wallace, Management Analyst Carol Scianna, Redevelopment Manager Dan Maguire, Community Development Director Dan Sokolow and City Clerk Nanci Mills.

PUBLIC COMMENTS: Jeff Tenpas provided a handout entitled "Recreational Use at Little Rock" and spoke of its' benefits. He asked the City Council to take their time and not rush into removing the "dam." Council Member Curry suggested that this issue be brought back to the 2/6/07 City Council meeting. Council Member Stone said that due to CEQA issues, placing it on the 2/6/07 agenda would be premature. The City Council agreed to discuss this matter further under Discussion Item #3.

CONSENT CALENDAR

- A. Minutes of a Regular Meeting of the City Council of the City of Winters Held January 2, 2007.
- B. Appointment of Carol Scianna to Yolo County Waste Advisory Committee.
- C. Resolution No. 2007-02, Approving the Submittal of a Workforce Housing Reward Grant Program Application to the State of California.
- D. Contract Amendment No. 2 for Fehr & Peers, for the I-505 NB Ramps/Grant Avenue Traffic Signal Improvements.

City Manager John Donlevy gave an overview. Council Member Curry made a motion to approve the consent calendar. Seconded by Council Member Stone. Motion carried unanimously.

DISCUSSION ITEMS

1. **City Council Interpretation and Direction on General Plan Policy Issues as Related to the Village on the Park Project Application.**

Consultant Planner Heidi Tschudin reviewed the requested actions contained within the Staff Report, which include: Development Restrictions in Flood Overlay Zone; Preference for Apartments on HDR/R-4 Designated Sites; Minimum Development Density Requirements for HDR/r-4 Designated Sites; Citywide Requirement for Developed Parkland to Serve New Units; Land Uses Allowed on Planned Public Park Sites; and Development Standards regarding Zoning Code Regulatory Consistency. Council Member Curry made a motion to accept the staff recommendations for each requested action outlined within the Staff Report. Seconded by Council Member Martin. Motion carried unanimously.

Meeting was adjourned at 9:15 p.m. for a short break. Meeting resumed at 9:22 p.m.

2. Public Hearing and Consideration of Mary Rose Gardens Subdivision.

Council Member Anderson made a motion to approve staff recommendation that the public hearing and consideration of the Mary Rose Gardens Subdivision be continued to the February 6, 2007 meeting of the City Council. Seconded by Council Member Martin. Motion carried unanimously.

3. Approval of Proposal for Putah Creek Park Master Plan Update

Cheryl Sullivan from Cunningham Engineering Corporation (CEC) indicated there was a word omitted from the Exclusions listed within her proposal regarding the meetings with stakeholders. She will provide a spreadsheet to show the hours of the stakeholders and outside agencies associated with this proposal. Jeff Tenpas, a Winters resident, requested that the public be able to give their input. Council Member Curry concurred, indicating that Eric Larsen can give the pros and cons in regards to the percolation dam. Mayor Fridae indicated that he had spoken to Rich Marovich, the Putah Creek Streamkeeper, asking for his input and whether this can be done within the time frame outlined in the proposal. Council Member Stone made a motion to approve the proposal for the Putah Creek Park Master Plan Update. Seconded by Council Member Martin. Motion carried unanimously.

COMMUNITY DEVELOPMENT AGENCY

1. Housing Programs Manager

Agency Member Stone made a motion to approve the creation of the position of Housing Programs Manager and authorize funding for this position. Seconded by Agency Member Curry. Motion carried unanimously.

CITY MANAGER REPORT: City Manager Donlevy stated the Sacramento Valley Division of the League of California Cities will be holding a General Membership meeting at the West Sacramento City Hall on Thursday, January 18, 6:30-9:00 pm, and Friday, January 19, beginning at 8:00 am. The keynote speaker will be Assemblywoman Lois Wolk

The Local Government Commission (LGC) has scheduled a "Building Livable Communities" workshop on March 15-18, 2007.

COUNCIL/STAFF COMMENTS: Council Member Curry requested that a proclamation be created to recognize and honor Georgi Mariani for her contributions as a community leader, who actively volunteered for Winters Little League, Beta Alpha Beta, and WHS FFA. Council Member Curry also attended the recent League of California Cities meeting in Sacramento, recommending to everyone to attend future meetings for networking opportunities.

Council Member Anderson reminded everyone that the LGC meets on the first Thursday in February.

EXECUTIVE SESSION: The meeting was adjourned into Executive Session at 10:17 p.m.

ADJOURNMENT: The meeting was adjourned at 10:45 p.m.

Woody Fridae, Mayor

ATTEST:

Nanci G. Mills, City Clerk



STAFF REPORT

TO: Honorable Mayor and Councilmembers
THROUGH: John Donlevy, City Manager *JD*
FROM: Nick Ponticello, City Engineer *NYP*
DATE: February 6, 2007
SUBJECT: On-call Contracts With Signet Testing Labs and Matriscope Engineering Labs For Materials Sampling and Testing and Geotechnical Engineering Services Associated With All Private Development and Public Works Construction Projects.

RECOMMENDATION: Staff recommends the City Council authorize the City Manager to execute on-call Contracts with Signet Testing Labs and Matriscope Engineering Labs for materials sampling and testing, and Geotechnical Engineering services associated with all private development and public works construction projects.

BACKGROUND: Materials sampling and testing services are typically required for construction of both private and public improvements. Services include, but are not limited to, lab testing of aggregate, asphalt and concrete materials, analysis of soil conditions, testing of trench and roadway compaction, and quality control of contractor operations.

Since 2001, the City has executed on-call contracts with qualified Geotechnical firms, for materials testing and sampling, and geotechnical engineering services. The contracts are awarded for up to three years and the last set of contracts, between the City and Signet Testing Labs and Blackburn Consulting have expired. Staff recently sent out a request for qualifications and received five responses (Wallace Kuhl, Signet, Matriscope, Consolidated Engineering, and Construction Testing Services). The qualifications were reviewed and scored against the following criteria: Pertinent Experience, Professional Qualifications, Fees and Location of Firm. Of the five firms, Matriscope and Signet ranked the highest based on their submittal.

Staff recommends the City execute on-call contracts with both Signet and Matriscope, for a period of one-year from execution, with the ability for extension of the contracts for two more one-year periods. By having two firms available as a resource, staff will have the flexibility to work with the firm best qualified for a specific type of project and/or from whom the best price was obtained. Project-specific proposals will be requested from each firm, for each project. These proposals will be evaluated and work orders executed with the firm deemed best qualified and most cost-effective.

ALTERNATIVES: No alternatives recommended.

FISCAL IMPACT: The costs associated with the Contracts will be funded with project-specific funds. For private development, the developer's fees cover the cost of materials testing. For public works projects, either local funds or federal/state funds will cover the cost.



CITY COUNCIL STAFF REPORT

February 6, 2007

TO: Honorable Mayor and Councilmembers

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

FROM: Dan Sokolow – Community Development Director 

SUBJECT: **Public Hearing and consideration of Mary Rose Gardens Subdivision. The project is a proposed subdivision of 5.69 acres to create 28 single-family lots including two half-plex lots (Lots 12A and B) and Parcel X for an 18,433 square foot subdivision feature/green space area at 415 Grant Avenue (northwest corner of Grant Avenue and Cemetery Lane). APN: 003-524-19 (5.69 acres). Applicant: Dave Snow. Entitlements include Tentative Subdivision Map; Development Agreement; Rezoning to add the Planned Development Overlay over the 5.69-acre site; Planned Development Permit for PD Overlay; Site Plan for residential units and landscaping of Parcel X; and Demolition Permit. STAFF IS RECOMMENDING THAT THIS ITEM BE CONTINUED TO THE FEBRUARY 20, 2007 CITY COUNCIL MEETING.**

RECOMMENDATION: Staff recommends that the City Council continue the public hearing and consideration of the project to the February 20, 2007 meeting of the City Council. Staff is continuing to work on the deal points for the development agreement.

MAYOR:
Woody Fridae
MAYOR PRO TEM:
Michael Martin
COUNCIL:
Tom Stone
Harold Anderson
Cecilia Curry



MAYOR EMERITUS:
J. Robert Chapman
TREASURER:
Michael J. Sebastian
CITY CLERK:
Nanci G. Mills
CITY MANAGER:
John W. Donlevy, Jr.

**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: February 6, 2007
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Nicholas J. Ponticello, City Engineer
SUBJECT: Approve 2006 Water System Master Plan Update

RECOMMENDATION: That City Council of the City of Winters confirm the City staff environmental assessment that the 2006 Water System Master Plan Update is not considered a project under CEQA and approve Resolution No. 2007-03 adopting the Water System Master Plan Update.

BACKGROUND: The City's current Water System Master Plan was adopted in 1992. The Water Master Plan is the framework for the system, and is based on the City's General Plan (1992). It identifies deficiencies in the existing infrastructure and provides a description of system improvements to serve existing development water demands. It also identifies, locates, and sizes future infrastructure, using the General Plan build out to serve future development water demands. The Water System Master Plan assists staff in developing capital projects to address existing deficiencies, as well as adequately defining system requirements to support future development.

The back-up information, data, and calculations in the current master Plan needs updating, to allow staff to accurately work with developers on the infrastructure needs. In addition, the current Master Plan does not reflect the infrastructure improvements and planning changes made over the last 13 years. An update of the Water System Master Plan is crucial to laying the groundwork for development that is, and will occur.

The City Council adopted a Major Projects Finance Plan (MPFP), which establishes the basis of the facilities fees and indicates the approximate location, size, time of availability, and estimated costs for all facilities to be financed with the facilities fees, for the purpose of facilitating development within the City and the General Plan, to the year 2010. Projects to update the master plans were identified in the MPFP. The Water System Master Plan Update will be used to update the development impact fees that are required to be paid by developers in order that the City can fund major water system improvements.

The 2006 Water System Master Plan is an update and re-evaluation of the 1992 Master Plan. This Plan achieves several objectives, including 1) creating a computerized hydraulic model of the water system using H2OMAP, 2) re-evaluating and updating the 1992 Capital Improvement Program to address potential conveyance, pumping capacity, storage, and metering deficiencies under existing (2002) and long term conditions, and 3) re-evaluating and master planning future water system network for buildout expansion of the City within the urban service boundary.

On January 16, 2007 the City Council received a presentation and conducted a workshop for the 2006 Water System Master Plan Update.

The Water System Master Plan Update has been completed and is presented in Final Draft for approval by the City Council.

ENVIRONMENTAL ASSESSMENT: The Water System Master Plan Update has been reviewed in accordance with the California Environmental Quality Act (CEQA) and is not considered a project under CEQA. A portion of the capital improvements contemplated in the Water Master Plan Update will occur within existing right-of-ways (roadways). For the capital improvements planned for future right-of-ways (roadways) to support new development, a subsequent CEQA analysis will be required for each new development project. It should be noted also that the 1992 General Plan was the subject of a certified Environmental Impact Report that examined the environmental impacts associated with adoption of the General Plan, including implementation of the 1992 Water Master Plan. The Water Master Plan Update revises a previous document (1992 Water Master Plan) and only addresses water system improvements for properties located within the boundaries of the 1992 General Plan.

FISCAL IMPACT: Not known at this time. Implementation of projects identified with the Water Master Plan Update will be funded by Development Impact Fees, Utility Fees, and water grants when available.

RESOLUTION NO. 2007-03

Adopting the Water System Master Plan Update

Whereas, the City Council of the City of Winters adopted a Water Master Plan by Resolution 92-13A on May 19, 1992, and

Whereas, The 1992 Water Master Plan defined the water system improvements necessary to accommodate the City's future land use development plans based on the City's 1992 General Plan. The Water Master Plan is the framework for the system, and identifies deficiencies in the existing infrastructure and provides a description of system improvements to serve existing development water demands. It also identifies, locates, and sizes future infrastructure, using the General Plan build out to serve future development water demands. The Master Plan assists staff in developing capital projects to address existing deficiencies, as well as adequately defining system requirements to support future development., and

Whereas, the City hired the firm of RMC to Update said Master Plan to update and re-evaluate of the 1992 Master Plan. The Master Plan Update achieves several objectives, including 1) creating a computerized hydraulic model of the waster system using H2OMAP, 2) re-evaluating and updating the 1992 Capital Improvement Program to address potential conveyance, pumping capacity, storage, and metering deficiencies under exiting (2002) and long term conditions, and 3) re-evaluating and master planning future water system network for buildout expansion of the City within the urban service boundary, and

Whereas, the 2006 Water System Master Plan Update is complete, has been reviewed in accordance with the California Environmental Quality Act (CEQA), and is not considered a project under CEQA.

Whereas, this 2006 Water Master Plan Update" supersedes (i.e., replaces) the 1992 Water Master Plan.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Winters considered all alternatives and hereby approves the Water Master Plan Update as prepared by RMC.

PASSED AND ADOPTED, this _____th day of _____, 2007, by the City Council of the City of Winters by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Woody Fridae, Mayor of the City of Winters

ATTEST:

MAYOR:
Woody Fridae
MAYOR PRO TEM:
Michael Martin
COUNCIL:
Tom Stone
Harold Anderson
Cecilia Curry



MAYOR EMERITUS:
J. Robert Chapman
TREASURER:
Michael J. Sebastian
CITY CLERK:
Nanci G. Mills
CITY MANAGER:
John W. Donlevy, Jr.

**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: February 6, 2007
THROUGH: John W. Donlevy, Jr., City Manager *JWD*
FROM: Nicholas J. Ponticello, City Engineer
SUBJECT: Approve 2006 Sewer Collection System Master Plan Update

RECOMMENDATION: That City Council of the City of Winters confirm the City staff environmental assessment that the 2006 Sewer Collection System Master Plan Update is not considered a project under CEQA and approve Resolution No. 2007-04 adopting the Sewer Collection System Master Plan Update.

BACKGROUND: The City's current Sewer System Master Plan was adopted in 1992. The Sewer Master Plan is the framework for the system, and is based on the City's General Plan (1992). It identifies deficiencies in the existing infrastructure and provides a description of system improvements to serve existing development. It also identifies, locates, and sizes future infrastructure, using the General Plan build out to serve future development. The Master Plan assists staff in developing capital projects to address existing deficiencies, as well as adequately defining system requirements to support future development.

The back-up information, data, and calculations in the current master Plan needs updating, to allow staff to accurately work with developers on the infrastructure needs. In addition, the current Master Plan does not reflect the infrastructure improvements and planning changes made over the last 13 years. An update of the Sewer Master Plan is crucial to laying the groundwork for development that is, and will occur.

The City Council adopted a Major Projects Finance Plan (MPFP), which establishes the basis of the facilities fees and indicates the approximate location, size, time of availability, and estimated costs for all facilities to be financed with the facilities fees, for the purpose of facilitating development within the City and the General Plan, to the year

2010. Projects to update the master plans were identified in the MPFP. The Sewer Collection System Master Plan will be used to update the development impact fees that are required to be paid by developers in order that the City can fund major sewer system improvements.

This 2006 Sewer Collection System Master Plan is an update to the 1992 Sewer Master Plan (CH2M Hill, 1992). The 1992 Sewer Master Plan defined the sanitary sewer system improvements necessary to accommodate the City's future land use development plans based on the City's 1992 General Plan. In addition, the 1992 Sewer Master Plan addressed wastewater treatment and called for construction of a new, relocated wastewater treatment facility. In 1997, the City approved the "Revision to the Sewer System Master Plan – Wastewater Treatment Facilities, Final Report," as prepared by Larry Walker Associates, which provides for the expansion of the existing wastewater treatment facilities. This 2006 Sewer Collection System Master Plan does not address wastewater treatment facilities, but rather, supplements the "Revision to the Sewer System Master Plan – Wastewater Treatment Facilities, Final Report." Together, therefore, this 2006 Sewer Collection System Master Plan, along with the 1997 "Revision to the Sewer System Master Plan – Wastewater Treatment Facilities, Final Report," supersedes (i.e., replaces) the 1992 Sewer Master Plan.

On January 16, 2007 the City Council received a presentation and conducted a workshop for the 2006 Sewer Collection System Master Plan Update.

The Sewer Collection System Master Plan Update has been completed and is presented in Final Draft for approval by the City Council.

ENVIRONMENTAL ASSESSMENT: The Sewer Collection System Master Plan Update has been reviewed in accordance with the California Environmental Quality Act (CEQA) and is not considered a project under CEQA. A portion of the capital improvements contemplated in the Sewer Collection System Master Plan Update will occur within existing right-of-ways (roadways). For the capital improvements planned for future right-of-ways (roadways) to support new development, a subsequent CEQA analysis will be required for each new development project. It should be noted also that the 1992 General Plan was the subject of a certified Environmental Impact Report that examined the environmental impacts associated with adoption of the General Plan, including implementation of the 1992 Sewer System Master Plan, which includes the Sewer Collection System. The System Collection System Master Plan Update revises a previous document (1992 Sewer System Master Plan) and only addresses sewer collection system improvements for properties located within the boundaries of the 1992 General Plan.

FISCAL IMPACT: Not known at this time. Implementation of projects identified with the Sewer Collection System Master Plan Update will be funded by Development Impact Fees, Utility Fees, and sewer grants when available.

RESOLUTION NO. 2007-04

Adopting the Sewer Collection System Master Plan Update

Whereas, the City Council of the City of Winters adopted a Sewer System Master Plan by Resolution 92-13A on May 19, 1992, and

Whereas, The 1992 Sewer Master Plan defined the sanitary sewer system improvements necessary to accommodate the City's future land use development plans based on the City's 1992 General Plan. In addition, the 1992 Sewer Master Plan addressed wastewater treatment and called for construction of a new, relocated wastewater treatment facility, which requires wet weather discharge into Putah Creek and would require a major investment by existing users to finance the construction of said facilities, and

Whereas, the City hired the firm of Larry Walker Associates to revise said Master Plan to minimize the impact of the expansion of the treatment facilities on the existing users and to retain the location of the treatment facilities at its current location, and

Whereas, the City Council at their meeting of February 18, 1997 adopted Resolution 97-07, certifying the Final EIR for the project, and

Whereas, the City Council at their meeting of February 18, 1997 adopted Resolution 97-08, approving the Revision to Sewer System Master Plan Wastewater Treatment Facilities, Final Report, as prepared by Larry Walker Associates, and more specifically approved the Alternative 1 – Aerated Ponds/Year Round Irrigation treatment process as the preferred alternative, and

Whereas, the City Council at their meeting of June 2003 hired the firm of RMC to update the 1992 Sewer Master to create a computerized hydraulic model of the sewer system, to identify existing and future deficiencies within the existing sewer collection and pumping system network; to master plan the future sewer collection system network for buildout expansion of the City within the urban service boundary; and to update the Capital Improvement Program, and

Whereas, the 2006 Sewer Collection System Master Plan Update is complete, has been reviewed in accordance with the California Environmental Quality Act (CEQA), and is not considered a project under CEQA.

Whereas, this 2006 Sewer Collection System Master Plan Update does not address wastewater treatment facilities, but rather, supplements the 1997 "Revision to the Sewer System Master Plan – Wastewater Treatment Facilities, Final Report", and

Whereas, together, this 2006 Sewer Collection System Master Plan Update, along with the 1997 "Revision to the Sewer System Master Plan – Wastewater Treatment Facilities, Final Report," supersedes (i.e., replaces) the 1992 Sewer Master Plan.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Winters hereby approves the Sewer Collection System Master Plan Update as prepared by RMC, and more specifically replaces the 1992 Sewer Master Plan with this 2006 Sewer Collection System Master Plan Update and the 1997 "Revision to the Sewer System Master Plan – Wastewater Treatment Facilities, Final Report".

PASSED AND ADOPTED, this _____th day of _____, 2007, by the City Council of the City of Winters by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Woody Fridae, Mayor of the City of Winters

ATTEST:



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: December 12, 2006
FROM: John W. Donlevy, Jr., City Manager *[Signature]*
SUBJECT: Winters Center for the Arts- Proposed Grant

RECOMMENDATION:

That the City Council consider approval of a \$2,500 grant to the Winters Center for the Arts.

BACKGROUND:

At the November 7, 2006 City Council Meeting, Staff was asked to meet with the representatives from the Winters Center for the Arts to consider the terms for a grant in the amount of \$2,500. Staff has met with WCA and is recommending terms for the allocation.

DISCUSSION:

Staff has met with Eric Dowd, President of the Board for WCA and we have discussed the following terms of a grant award.

1. **Art Show:** WCA will be responsible for coordinating a downtown art show to include displays, participation activities and sales. WCA will be responsible for advertisement and marketing of the event as well as the administration of the show. This would occur in the Spring, 2007.
2. **Classes:** During the period from January to May, WCA will initiate 4 classes cooperatively with the City of Winters. The classes will be conducted at the WCA storefront application. No classes have been initiated as of this report.
3. **Rent:** The grant would be in the form of direct payment of rent for WCA.

The WCA has reviewed and is in concurrence with the terms of these requirements.

In February, 2007, the WCA will be closing its 25 Main Street location and will be relocating across the street to the current location of Classic Video. Staff is unaware of the expected opening date for the new Center.

FISCAL IMPACT: \$2,500



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: February 6, 2007
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Hispanic Advisory Committee
SUBJECT: Communication and Outreach

RECOMMENDATION:

That the City Council receive a report from the Hispanic Advisory Committee on recommendations for improving communication and outreach to the Latino community of Winters.

DISCUSSION:

The Hispanic Advisory Committee has met to discuss a variety of issues and recommendations on improving the overall outreach and communication to the Latino community of Winters. The Committee has broken down the subject into a number of subjects and presents recommendations as follows:

Issue:	Recommendation:
Newsletter	Dual translation on the same page similar to the recently published Waste News.
Translation:	Seek to have issues "written" in Spanish versus direct English translation to improve the overall fluency of the message.
Distribution of City Information	Potential locations and sources for distribution of materials would include: <ul style="list-style-type: none">• Church Bulletins• News Releases to Winters Express• Business Postings<ul style="list-style-type: none">○ Meat Market/Mexicana Market

Issue:	Recommendation:
Public Event Booths	City booths with bi-lingual volunteers.
CATV	Translation of items on the Channel 20 Message Board
Community Forum	Development of Neighborhood Forums in Spanish to communicate information and elicit opinions.

Generally, the Committee is recommending that the City consider the implementation of these items to enhance the overall outreach into the Latino Community. The Committee will assist in developing programs to assist with these recommendations.

FISCAL IMPACT:

To be determined.



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: February 6, 2006
THROUGH: John W. Donlevy, Jr., City Manager *JW*
FROM: Carol Scianna, Management Analyst *CS*
SUBJECT: Winters Putah Creek Committee – Perc Dam Update

RECOMMENDATION: Receive WPCC report update.

BACKGROUND: Council directed Winter Putah Creek Committee to bring back a recommendation from the committee regarding their recommendation regarding plans for the Perc Dam removal. Specifically the issue of public input regarding this issue. On January 22, 2006 the WPCC held a special meeting to discuss the Perc Dam.

FISCAL IMPACT: None



1650 Industrial Drive
Auburn, CA 95603
(800) 649-4287
(530) 823-3241
Fax: (530) 823-3475
www.aquasierra.com

January 18, 2007

City of Winters
C/O Ponticello Enterprises
1216 Fortna Ave.
Woodland, CA 95776

Attention: Jim Fletter

Subject: Conventional hardwire Auto dialers
Re: Lift Stations
Quote: QA0808-1

The following quote and scope of work is to provide conventional telephone line alarm auto dialers for various sewage city lift stations. I have included a price for one station to be multiplied in cost by the number of lift stations you wish to alarm. The Raco dialer has two basic options for the Chatterbox, a CB-4 with four digital inputs and a CB-8 with eight digital inputs. The dialers are equipped with programmable voice synthesized alarms and battery backup. You must have a telephone line with a RJ11 standard telephone jack at the sites.

Scope of Work

1. Provide Autodialer specification.
2. Provide auto dialer wiring drawing reflecting inputs from the field
3. Provide O&M manuals 4-sets for the dialer.
4. Provide autodialer in their standard enclosure
5. Provide installation of the autodialer enclosure. Provide power from the local lift Station 120 VAC circuit. Provide alarm wiring for detection of high wetwell level and Pump fail and other alarm inputs up to four for the CB-4 and eight for the CB-8.
6. Program auto dialer and setup alarm contact telephone numbers per customer list.
7. Provide operator training for the auto dialer.

Items that are not included in this proposal

1. Bonds, permits or encroachment permits other than a city business license.
2. ASC carries 2M-liability insurance as standard coverage. Any insurance requested that Exceeds our policy will be considered an extra cost.
3. Freight and sales taxes

Equipment

1. (1) Raco Chatterbox CB-4 autodialer housed in a Nema enclosure for out door service. Options include (4) alarm inputs, (8) dial out phone numbers and battery backup. Price: \$ 1,631.25 Ea.

Or

2. (1) Raco Chatterbox CB-8 autodialer housed in a Nema enclosure for out door service. Options include (8) alarm inputs, (8) dial out phone numbers and battery backup. Price: \$ 1,996.25 Ea.

3. Labor to install per site: \$ 749.45 ea.
Includes prevailing wage

Delivery for equipment is estimated at 2-weeks. Freight and sales tax will be added at the time of invoicing.

Sincerely,



Les Watson

Application Engineering and Sales



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: February 6, 2007
FROM: John W. Donlevy, Jr., City Manager 
SUBJECT: Strategic Planning Workshops- March 2 and 3, 2007

RECOMMENDATION:

That the City Council receive and file this report.

DISCUSSION:

Staff has scheduled March 2 and 3, 2007 as workshop dates for the City Council, Staff and Consultants to begin work on the development of a strategic plan for all operational areas of the City. It is anticipated that the plan will cover a 2-3 year period.

In preparation for the workshop, Staff will distribute an appointment matrix for the City Council to participate in briefings with the City Staff to review current operations and projects under consideration. No more than two (2) Councilmembers can attend any one briefing. If anyone from the public wishes to attend the briefings, they are welcomed to attend.

The workshop days will be intensive participatory sessions, which will include facilitated discussions regarding all operational areas of the City. On Friday, March 2, 2007, the session will include facilitated table discussions between staff and the City Council. Saturday, March 3, 2007 will be group discussion and consensus prioritization of issues for each topical area.

From the workshop, Staff and Consultants will work to prepare a City of Winters Strategic Plan which will be presented for formal discussion at the April 3, 2007 City Council Meeting.

An agenda and location will be distributed at the March 20, 2007 City Council Meeting.

FISCAL IMPACT:

None by this action.



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: February 6, 2006
THROUGH: John W. Donlevy, Jr., City Manager *JWD*
FROM: Carol Scianna, Management Analyst *CS*
SUBJECT: Purchase Alarm Auto-Dialers for Sewer Lift Stations

RECOMMENDATION: Approve the purchase and installation of two wireless alarm auto dialer systems at Carter Ranch and Walnut Street sewer lift stations. The cost of these two units will be \$8024.94 (plus a monthly fee of \$35.00). Purchase and install a phone alarm auto dialer at a cost of \$2380.70 (plus estimated monthly fee of \$35.00) at the El Rio Villa sewer lift station.

BACKGROUND: Currently none of these lift stations have auto dialer alarm notification systems to alert staff when there is a problem. Within the next year or two the City's water and sewer systems will be implementing a SCADA system; however in the interim it is imperative that the City have an early warning system in place. The Carter Ranch station has a red alarm light, but it is only effective if staff or a resident sees it and alerts ECO or City staff that there is a problem. The lack of a reliable alarm system increases the risk of sewer overflows. These systems will be compatible with the future SCADA system as well.

FISCAL IMPACT: The cost of the three units is \$10,405.64 plus the monthly service fees of \$105.00.



1650 Industrial Drive
Auburn, CA 95603
(800) 649-4287
(530) 823-3241
Fax: (530) 823-3475
www.aquasierra.com

October 24, 2006

City of Winters
C/O Ponticello Enterprises
1216 Fortna Ave.
Woodland, CA 95776

Attention: Jim Fletter

Subject: Lift Station Auto dialers
Re: Wireless Alarm System
Quote: QA0808

The following quote and scope of work to provide wireless alarm auto dialer for various sewage city lift stations. I have included a price for one station to be multiplied in cost by the number of lift stations you wish to alarm. The Raco system we are proposing does have a monthly fee attached to it. The Raco system requires a cell connection to the network cell company network server system. The monthly service fee for this connection is \$ 35.00/month per site. This cost can be paid monthly, one year, two-year or three year increments. Programming the dialers is performed on line with the network server. This is a service we will provide upon installation.

Scope of Work

1. Provide Autodialer specification.
2. Provide auto dialer wiring drawing reflecting alarm connections to field devices.
3. Provide O&M manuals 4-sets for the dialer.
4. Provide autodialer housed in a Nema 4 enclosure for installation outside.
5. Provide installation of the autodialer enclosure. Provide power from the local lift Station 120 VAC circuit. Provide alarm wiring for detection of high wetwell level and Pump fail and other alarm inputs up to 8 inputs.
6. Program auto dialer and setup alarm contact telephone numbers per customer list.
7. Provide operator training for the auto dialer.

Items that are not included in this proposal

1. Bonds, permits or encroachment permits other than a city business license.
2. ASC carries 2M-liability insurance as standard coverage. Any insurance requested that Exceeds our policy will be considered an extra cost.

Equipment

(1) Raco alarm agent wireless autodialer housed in a Nema 4 enclosure for out door *installation. Equipped with (8) alarm inputs, (2) universal inputs (2) Outputs for control and unlimited dial out telephone numbers capacity. Requires cell connection to the Raco network server and network. Monthly fee \$ 35.00 or cost can be prepaid in one, two or three year increments.*

(1) SCE 20H16-ALP Nema 4 steel enclosure with equipment back panel.

(1) Dialer panel and install materials.

Cost: Lump Sum bid \$ **4,012.47** X 3

Includes, freight, sales taxes and prevailing wage

Delivery for equipment is estimated at 3 to 4 weeks. Onsite time one day per site.

Sincerely,

Les Watson
Application Engineering and Sales



**COMMUNITY DEVELOPMENT AGENCY
STAFF REPORT**

TO: Honorable Chairman and Board of Directors

DATE: February 6, 2007

FROM: John W. Donlevy, Jr., Executive Director 

SUBJECT: Monticello Project Update

RECOMMENDATION:

That the Agency Board of Directors receive and file this report.

BACKGROUND:

In October, 2006, the Agency selected the Monticello Partners as the preferred developer for the Agency property located at the corner of Main St and Railroad Avenue. Staff was authorized to commence negotiations with Monticello Partners for the development of a Development Disposition Agreement regarding the project. The expected time for the DDA was a 90 day period.

DISCUSSION:

Since approval, Staff has been in discussions with Monticello Partners regarding the development of a DDA and finalization of plans for the project. Unfortunately, there have been a number of delays, entirely driven by workload constraints on the Agency Staff which have delayed bringing this item back to the Agency for final approvals. Monticello Partners have been entirely responsive in submittals regarding the project.

Staff is expecting to wrap this project together by the March 6 meeting for the review and final approvals.

FISCAL IMPACT:

None by this action.



**WORKFORCE HOUSING REWARD PROGRAM
Annual Progress Report
on Implementation of the Housing Element**

**General Plan Report requirement pursuant to
Section 65400 of the Government Code**

Jurisdiction: **City of Winters**

Address: **318 First Street, Winters, CA 95694**

Contact: **Dan Sokolow**

Title: **Community Development Director**

Phone: **530-795-4910, ext. 114** Email: **dan.sokolow@cityofwinters.org**

Address: **See above address**

Report Period: ■ **CY 2005 and 2006**

The following must be included in the report:

A. Progress in meeting Regional Housing Need

1. Total number of new housing permits issued
2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing unit.
3. Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate)

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives

1. Include a program-by-program status report relative to implementation schedule from each program in the housing element; describe actions taken to implement each program
2. Assess effectiveness of actions and outcomes

C. Progress toward mitigating governmental constraints identified in the housing element.

A. Progress in meeting Regional Housing Need

1. Total number of new housing permits issued

Response: In 2005, the City issued building permits for 4 new housing units. The City issued building permits for 36 new housing units in 2006. The new units consist of a 34-unit apartment complex, 1 single-family dwelling, and 1 secondary dwelling unit (SDU).

2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing units .

Response: The City does not have income level affordability data for the new housing units permitted in 2005. None of the units were deed restricted as affordable housing units. For the housing units permitted in 2006, the 34-unit apartment complex will be affordable to lower income households in the 30 to 60 percent of median household income range. At least 17 of the apartment units are deed restricted to very low-income households while the remainder of the units are deed restricted to low-income households. Neither the new single-family dwelling nor the SDU are deed restricted as affordable housing units. However, the property owner is constructing the SDU in order to rent the unit to a moderate-income household who is related to the property owner. The single-family dwelling is affordable to an above moderate-income household.

3. Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate)

Response: The City does not have income category data for the new housing units permitted in 2005. For the housing units permitted in 2006 (through November), the comparison of the units added to the regional housing need allocation is detailed below.

2006 New Housing Units Compared To City of Winters Regional Housing Need Allocation		
Income Category	2006 Units	Regional Housing Need Allocation*
Very Low	47 percent	24 percent
Low	47 percent	16 percent
Moderate	3 percent	15 percent
Above Moderate	3 percent	44 percent
*Note: The last column doesn't total 100 percent because of rounding.		

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives

1. Include a program-by-program status report relative to implementation

schedule from each program in the housing element; describe actions taken to implement each program

Program: The City shall maintain the Affordable Housing Steering Committee to review housing projects of 50 or more units. The City shall encourage project applicants to receive concurrent reviews by the Affordable Housing Steering Committee and the Development Review Committee. The Affordable Housing Steering Committee shall also advise the City Council, Planning Commission, and Community Development Agency (redevelopment) on housing policy, City incentives to encourage the production of affordable housing units above the minimum inclusionary housing requirements, housing policy implementation, and the allocation of the Community Development Agency's Tax Increment Housing Set-Aside Funds. The Affordable Housing Steering Committee does not have the power to alter project review, design review, or development standards.

Status: In 2005, the Affordable Housing Steering Committee (AHSC) met with the developers of the Winters Highlands project, a proposed residential subdivision to create 378 single-family housing units and 64 multi-family housing units. The Committee members reviewed the affordable housing component of the project and provided input on the bedroom mix of the affordable units, the amenities for the multi-family site, and other affordable housing aspects. *(Subsequently, the developers of the Highlands project relocated the multi-family housing site and reduced the number of units to 30. The Highlands project was approved by the Winters City Council in April 2006).*

For 2006, the AHSC met with the developer of the Anderson Place and the attorney/project representative of the Village on the Park projects. Anderson Place is a proposed residential subdivision to create 24 residential lots with a total of 28 residential units and 9 office suites. While AHSC review of the Anderson Place project was not required, the applicant requested a review. The AHSC reviewed the affordable housing component of the project, which will consist of a housing cooperative for the 4 affordable units. Village on the Park is a proposed residential subdivision to create 75 for sale, attached housing units. The AHSC reviewed the affordable housing component of the project and discussed the density of the project, the development of the property as a for sale product, and the potential of constructing a portion of the affordable units as rentals.

Program: The City shall continue to implement Ordinance 94-10, General Plan Policy II.3. that requires at least 15 percent of all new units developed within the City be affordable to very low-, low-, or moderate-income households. Development of the affordable units on-site will normally be preferred. When this is found to be infeasible or inappropriate, the City may allow off-site development of the affordable units, accept in-lieu contributions of cash or land, or may approve a combination of these and other methods. The City shall provide regulatory and financial incentives geared to the financial need of each project. Incentives shall include, but shall not be limited to:

1. A 25 percent density bonus for projects meeting requirements of the Density Bonus Ordinance 97-02 (as revised per Program II-3), General Plan Implementation II.3.

2. The use of housing set-aside funds to subsidize the production of very low-income units.
3. Assistance in accessing State or federal funding by lending support to such requests, priority permit processing for entitlements necessary to increase the competitiveness of a funding request, and providing documentation of housing needs that would increase the competitiveness of a funding request.
4. Modified development standards, such as for parking, setbacks, on- or off-site improvements, street improvement standards, and less stringent site plan (design review) requirements under the City's Planned Development Process.

Status: In 2005, the Winters City Council approved the Callahan Estates, Creekside Estates, and Hudson-Ogando subdivision projects. City staff advised the applicants for the three projects of the need to include affordable units in their projects pursuant to the City's inclusionary housing ordinance, Ordinance No. 94-10. As a result, the Callahan Estates project will include 7 units for very low-income, 7 units for low-income, and 4 units for moderate-income households; the Creekside Estates project will include 1 unit for very low-income, 2 units for low-income, and 1 unit for moderate-income households; and the Hudson-Ogando project will include 11 units for very low-income households. All of the affordable units for the three projects will be provided on a for sale basis. The units at Callahan Estates will be dispersed throughout the project as corner lot duplex units. For Creekside Estates, the units will be constructed as duplexes at two corner lot sites. The Creekside Estates project will also pay the City \$200,000 at final map in lieu of constructing two very low-income units on site. These funds will be used for the Winters II multi-family, affordable housing rental project. The units at Hudson-Ogando will be detached, single units clustered on one street as they will be constructed under a sweat equity program; Mercy Housing has tentatively agreed to develop the units.

The Winters Planning Commission approved the Winters II multi-family rental project in 2005; the project did not require City Council approval. Because the project will be result in the construction of 34 rental units (apartments) for lower-income households, the project will exceed the requirements of the City's inclusionary housing ordinance. Winters II targets households in the 30 to 60 percent of median income range and at least 17 of the units will be restricted to very low-income households.

The City of Winters and City of Winters Community Development Agency (redevelopment agency) have provided significant assistance for the Winters II project. The project is being developed by the Community Housing Opportunities Corporation (CHOC) of Davis, CA and will be owned by Bruhn Orchards Housing Associates, L.P., a California limited partnership that was established by CHOC. The City of Winters was awarded a HOME grant in 2005 and the City is loaning \$2,850,280 of the HOME funds to Bruhn Orchards for the Winters II project under favorable terms. The City handled the CEQA and NEPA processing of the project. For NEPA, the staff effort was extensive as City staff prepared a 16-page Environmental Assessment, hired an anthropological consulting firm at the City's expense to survey the project site for potential cultural resources, and expended more than 40 hours in staff time to process the NEPA documentation. The City will be also providing an additional \$200,000 in affordable housing in-lieu fees towards

the project once the Creekside Estates project records its final map.

The City of Winters CDA purchased the property in 2004 at a cost of approximately \$460,000. The CDA provided a predevelopment loan in the amount \$50,000, a development loan in the amount \$150,000, and a grant of \$1,400,000 for the project. The two loans are on favorable terms. In addition, the CDA picked up a portion of closing costs for the project.

In 2005, the City provided first time homebuyer assistance in the amount of approximately \$785,000 to 19 lower-income households (6 very low-income and 13 low-income households) that purchased homes in the Cottages at Carter Ranch Subdivision Phase I. The assistance was provided in the form of "silent" second loans. The loans are deferred for a period of 30 years; this covers both the principal and the 4-percent simple interest. The City funded the first time homebuyers assistance through redevelopment agency affordable housing tax increment, HOME Program Income, CDBG Program Income, and developer contributions.

For 2006, the Winters City Council approved the Winters Highlands subdivision project. The project will result in the construction of 413 single-family units and a 30-unit apartment complex. City staff advised the project applicant at an early juncture of the need to include affordable units in their project pursuant to the City's inclusionary housing ordinance. As a result, Highlands will include 26 units for very low-income, 25 units for low-income, and 15 units for moderate-income households. A total of 30 affordable units will be provided in the project's apartment complex while the remaining 36 affordable units will be provided through ownership products.

Program: The City shall revise the Zoning Ordinance to meet current State law requirements for a density bonus; the State legislature adopted AB 1863 in 2002 which amends the density bonus law (Government Code Section 65915). The bill requires cities to grant a density bonus of at least 25 percent, and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development agreeing to construct at least 1) 20 percent of the units for lower-income households; or 2) 10 percent of the units for very low-income households; or 3) 50 percent of the units for senior citizens.

If below-market rate units are included in a project pursuant to the density bonus program or other local, State, or federal requirements, the City shall require buyer/renter eligibility screening. The City shall require that assisted rental units remain affordable to very low- or low-income households for at least 55 years or the longest period required by the funding source(s) if more than 55 years. The City shall also adopt resale provisions for assisted ownership housing.

The City shall consult with the Yolo County Housing Authority, Mercy Housing, or the Community Housing Opportunities Corporation (CHOC) to develop procedures and guidelines for establishing income eligibility, rent restrictions, and resale controls for the "reserved" units and for maintaining the "reserved" units as affordable units for the minimum specified period of time. Rent, resale, and occupancy restrictions shall be recorded as deed restrictions against the assisted residential property.

Based on consultation with the Housing Authority, Mercy, or CHOC the City shall determine whether monitoring for compliance with affordability requirements shall be contracted to one of the three housing organizations or performed by the City.

Other incentives the City will consider in conjunction with density bonuses for low-income housing include, but are not limited to:

1. Zoning and development regulatory incentives
2. Financial incentives
3. Waiver or modification of development standards

The City will advertise the above incentives to developers and/or other interested parties through published information available at the Community Development Department's counter, in the general development application packet, and on the local community access television channel.

Status: In 2005, the Winters Planning Commission approved the Winters II multi-family rental project in 2005; the project did not require City Council approval. Because the project will be result in the construction of 34 rental units (apartments) for lower-income households, the project will exceed the requirements of the City's inclusionary housing ordinance. Winters II targets households in the 30 to 60 percent of median income range and at least 17 of the units will be restricted to very low-income households. The rental units will be affordable for a minimum of 55 years and the owner of the project will screen prospective tenants for income eligibility and monitor the incomes of tenants on an annual basis.

The City of Winters and City of Winters Community Development Agency (redevelopment agency) have provided significant assistance for the Winters II project. The project is being developed by the Community Housing Opportunities Corporation (CHOC) of Davis, CA and will be owned by Bruhn Orchards Housing Associates, L.P., a California limited partnership that was established by CHOC. The City of Winters was awarded a HOME grant in 2005 and the City is loaning \$2,850,280 of the HOME funds to CHOC for the Winters II project under favorable terms. The City handled the CEQA and NEPA processing of the project. For NEPA, the staff effort was extensive as City staff prepared a 16-page Environmental Assessment, hired an anthropological consulting firm at the City's expense to survey the project site for potential cultural resources, and expended more than 40 hours in staff time to process the NEPA documentation. The City will be also providing an additional \$200,000 in affordable housing in-lieu fees once the Creekside Estates project records its final map.

The City of Winters CDA purchased the property in 2004 at a cost of approximately \$460,000. The CDA provided a predevelopment loan in the amount \$50,000, a development loan in the amount \$150,000, and a grant of \$1,400,000 for the project. The two loans are on favorable terms. In addition, the CDA picked up a portion of closing costs for the project.

For 2006, the City Council amended the Winters Municipal Code (Title 17, Zoning) in March to remove the conditional use permit requirement for multi-family projects in the R-3 (Multi-Family Residential) and R-4 (High Density Multi-Family Residential) Zones.

In 2006, Staff for the City of Winters Community Development Agency contacted the

property owners of the affordable units constructed in the Putah Creek Hamlet Phase II and Cottages at Carter Ranch Phase I subdivisions to monitor compliance of the affordability requirements placed on the applicable properties.

Program: Through the Zoning Ordinance, the City shall continue to allow secondary dwelling units in residential zones subject to criteria concerning floor area, relationship to principal residence, required parking, and other features. Development of secondary residential units shall be encouraged through flexible application of the City's development standards. The City will market this program through an informational brochure distributed annually to single-family property owners. The brochure will also be made available in the following ways:

1. Posted at City Hall, library, senior center, and other public locations.
2. Included annually in utility bill mailings.

To encourage homeowners to create second units with affordable rents for very low- and low-income households, the City shall waive the City impact fees in exchange for deed restrictions limiting rents and occupancy to very low- or low-income households for a minimum of 55 years. If Redevelopment funds are not used, the affordability restriction shall be for a period of not less than 30 years.

Status: City staff did receive a couple of inquiries about secondary dwelling units (SDU) in 2005 and staff provided information on the permitting and fee requirements. In 2006, staff worked extensively with a property owner interested in constructing an SDU at his property. Eventually, the property owner and staff were able to come up with site plan that met the minimum SDU requirements and the unit is under construction.

Program: The City shall continue to permit manufactured homes on permanent foundations in all zones that permit single-family homes according to the same development standards as site-built homes.

The City shall continue to permit mobile home parks in residential zones consistent with the requirements of State law.

Status: The City received a few inquiries about constructing manufactured homes in 2005. The prospective applicants were informed that manufactured homes placed on permanent foundations are permitted for single-family lots.

In 2006, the City's Planning Commission approved a Site Plan (Design Review) application for locating a manufactured home on a single-family lot. A second Site Plan for locating a manufactured home on a single-family lot has been submitted and will be considered by the Planning Commission in January 2007. In both instances, City staff worked with both manufactured home applicants to ensure that they understood the permitting requirements. For the second applicant, staff met with the applicant on at least five different occasions to advise the applicant of the requirements for the applicant's project. City staff also had a number of contacts with the applicant's permitting consultant.

Program: The City shall continue to allow for the development of duplexes on corner lots as a permitted use within the single-family zoning designation (R-1 and R-2 zones). The City will promote the construction of duplexes, including duplexes affordable to very low- or low-income households, through the following actions:

1. The City will encourage homebuilders to construct duplexes on corner lots as part of pre-application conferences.
2. The City will provide financial assistance for the construction of affordable duplexes if Redevelopment Housing Set-aside Funds are available at the time of application.
3. The City will provide documentation necessary to support applications for State or federal financial assistance for affordable duplexes.
4. The City will offer reduced or deferred fees for affordable duplexes.
5. For larger projects, the City will negotiate alternative development standards, such as flexible yard and setback requirements through its planned development process.

Status: In 2005, the City Council approved the Callahan Estates and Hudson-Ogando Subdivision projects. The two projects combined have a total of eleven corner lot duplex sites that will be constructed for dwelling units. The affordable units (22) for the two projects will be constructed as duplexes. City staff encouraged the applicants for both projects to use corner lot duplexes for addressing their affordable housing units.

The City Council approved the Winters Highlands Subdivision project in 2006. The project includes 18 corner lot duplex sites for a total of 36 residential units. A portion of the affordable units will be accomplished through the duplex sites. City staff encouraged the project applicant to use corner lot duplexes for addressing their affordable housing units.

Program: The City shall continue to allow emergency homeless shelters in the Medium/High Density Residential (MHR), High Density Residential (HR), Central Business District (CBD), and Public/Quasi-Public (PQP) designations with a conditional use permit.

The City will revise the Zoning Ordinance to provide for transitional housing in the Medium High Residential (R-3 Zone) and High Density Residential (R-4 Zone) Zoning Districts with a conditional use permit.

The City shall also revise the Zoning Ordinance to provide for the establishment, subject to the approval of a Conditional Use Permit, of farm worker housing in the Multi-Family Residential (R-3) and High Density Multi-Family Residential (R-4) zones. Seasonal or migrant farm worker housing is provided in the unincorporated areas of Yolo County while the City of Winters will provide housing opportunities for permanent farm workers and other lower-income households.

The City will inform the Yolo County Homeless Services Coordination and other organizations and agencies in Yolo County that provide homeless facilities and

services, of the zoning changes and the City's policies regarding the location and approval process for homeless and transitional housing.

The City will advertise emergency homeless shelters and transitional housing sites to interested parties through published information available at the Community Development Department's counter.

Status: The City continues to allow emergency homeless shelters in the MHR, HR, CBD, and PQP designations with a conditional use permit. In 2005, the City of Winters approved the Winters II multi-family, affordable housing project and construction of the project began in October 2006. The processing of the project included a conditional use permit. The project will provide housing opportunities for permanent agricultural workers and other lower-income households.

Program: The City shall encourage development in the upper one-quarter of the density range in the Medium High Density Residential designation and require it in the upper one-quarter of the density range in the High Density Residential designation. When a project is proposed in the upper one-quarter of the density range in the Medium High Density Residential or High Density Residential designations, the City shall not reduce the project density below 75 percent of the density range, unless there are specific site constraints that make such density infeasible or undesirable. For affordable multi-family projects proposed in the upper one-quarter of the density range, the City shall provide non-financial incentives (such as reductions in street standards, setback requirements, and parking standards) and shall consider the provision of financial incentives where a financing gap can be demonstrated.

Status: In 2005, the City received a development application from the Community Housing Opportunities Corporation (CHOC) for the construction of a 34-unit multi-family, affordable housing project on a 1.71-acre site. The project was approved in 2005 and the density of the project is in the upper one-quarter of the density range in the High Density Residential designation.

While CHOC did not request non-financial incentives for the Winters II project, CHOC did seek financial assistance. The City of Winters and City of Winters Community Development Agency (redevelopment agency) have provided significant assistance for the Winters II project. The project is being developed by the Community Housing Opportunities Corporation (CHOC) of Davis, CA and will be owned by Bruhn Orchards Housing Associates, L.P., a California limited partnership that was established by CHOC. The City of Winters was awarded a HOME grant in 2005 and the City is loaning \$2,850,280 of the HOME funds to CHOC for the Winters II project under favorable terms. The City handled the CEQA and NEPA processing of the project. For NEPA, the staff effort was extensive as City staff prepared a 16-page Environmental Assessment, hired an anthropological consulting firm at the City's expense to survey the project site for potential cultural resources, and expended more than 40 hours in staff time to process the NEPA documentation. The City will be also providing an additional \$200,000 in affordable housing in-lieu fees once the Creekside Estates project records its final map.

The City of Winters CDA purchased the property in 2004 at a cost of approximately

\$460,000. The CDA provided a predevelopment loan in the amount \$50,000, development loan in the amount \$150,000, and a grant of \$1,400,000 for the project. The two loans are on favorable terms. In addition, the CDA picked up a portion of closing costs for the project.

Program: The City shall pursue available and appropriate State and Federal funding sources to support efforts to meet new construction needs of very low-, low, and moderate-income households. The City will market housing opportunities and assist developers with the construction of affordable housing through the following actions:

1. The City will provide financial assistance for the construction of affordable housing to the extent that Redevelopment Housing Set-Aside Funds and other funding sources are available.
2. The City will offer density bonuses for developments that include at least 10 percent very low-income units, 20 percent low-income units, or 50 percent senior units.
3. The City shall reduce or defer fees. The amount of fee reduction or deferral will be based on the financial needs of each development. Affordable housing projects that address the needs of large families and/or incorporate educational amenities/programs shall receive priority for fee reductions and waivers.
4. The City will negotiate alternative development standards through its planned development process, such as alternative parking standards, street improvement standards, maximum density, setbacks standards, and lot coverage requirements.
5. The City will apply for State or federal funding (such as CDBG or HOME funds) to acquire land, subsidize construction, or provide on-and off-site infrastructure improvement for lower-income housing projects.
6. The City will offer assistance in accessing local, State, and federal funding for affordable housing by applying for such funding on behalf of the affordable housing developer or providing technical assistance or documentation necessary to support an application for funding.

The City will advertise the available State and Federal funding sources to developers and/or other interested parties through published information available at the Community Development Department's counter and in the general development application packet.

Status: The City approved the 34-unit Winters II multi-family, affordable housing project in 2005. The City of Winters and City of Winters Community Development Agency (redevelopment agency) have provided significant assistance for the Winters II project. The project is being developed by the Community Housing Opportunities Corporation (CHOC) of Davis, CA and will be owned by Bruhn Orchards Housing Associates, L.P., a California limited partnership that was established by CHOC. The City of Winters was awarded a HOME grant in 2005 and the City is loaning

\$2,850,280 of the HOME funds to CHOC for the Winters II project under favorable terms. The City handled the CEQA and NEPA processing of the project. For NEPA, the staff effort was extensive as City staff prepared a 16-page Environmental Assessment, hired an anthropological consulting firm at the City's expense to survey the project site for potential cultural resources, and expended more than 40 hours in staff time to process the NEPA documentation. The City will be also providing an additional \$200,000 in affordable housing in-lieu fees once the Creekside Estates project records its final map.

The City of Winters CDA purchased the property in 2004 at a cost of approximately \$460,000. The CDA provided a predevelopment loan in the amount \$50,000, a development loan in the amount \$150,000, and a grant of \$1,400,000 for the project. The two loans are on favorable terms. In addition, the CDA picked up a portion of closing costs for the project.

Program: The City will continue to provide housing rehabilitation assistance to very low- and low-income homeowners and to rental property owners with very low- or low-income tenants. The City will continue to implement, annually review, and revise as needed, program guidelines for housing rehabilitation assistance.

The City publicizes the Housing Rehabilitation Program with the help of the program's contract administrator. Interested homeowners and other applicable parties can acquire information about this program through fliers at the Community Development Department's counter, the City's utility billing mailings, and targeted property mailings.

Status: In 2005, City staff initiated discussions with the owners of a 20-unit apartment complex on rehabilitation or purchase/rehabilitation of the facility and additional discussions have occurred in 2006. The units are rented to lower-income households and many of the households include children. While information on the internal condition of the units is not available, a number of site improvements are needed. These would include paving of the parking areas, landscaping, and providing an open space area for the children residing in the units, and constructing laundry building for the residents. The apartment buildings were constructed with cinder block. The majority of the units were constructed in 1953/1954 and the remaining units were constructed in 1965.

In 2006, the City's Community Development Agency (redevelopment) established a housing rehabilitation program for lower-income senior households. The program will be funded through the Agency's affordable housing funds. Advertising for the program will begin in early 2007.

Program: The City will encourage mixed-use residential/commercial development in the CBD, neighborhood commercial, and office zones through:

1. Financial and regulatory incentives for projects that include a specified number of housing units affordable to very low- or low-income households under the City's density bonus ordinance.

2. Use of the planned development process to allow flexible development standards such as reduced or tandem parking, floor area ratio, and lot coverage limits.
3. Assistance in accessing State or Federal funding to subsidize the construction of very low- and low-income housing units.
4. Consideration of form based codes as part of master plans and/or specific planning efforts to achieve outlined goals of the House Element and the City's General Plan.

The City will promote mixed-use developments in the following ways:

1. The City will send property owners in the CBD, neighborhood commercial, and office zones a brochure describing the mixed-use options, benefits, and City incentives.
2. The City will prepare an inventory of sites with mixed-use potential (based on current site and building conditions) and distribute this information to interested developers.
3. The City will post information about mixed-use opportunities and the site inventory in the Community Development Department.
4. The City will contact commercial developers active in northern California who have a track record of successful, small mixed-use projects to inform them of opportunities in Winters.

The City will advertise these incentives to developers and/or other interested parties through published information available at the Community Development Department's counter, in the general development application packet, and on the local community access television channel.

Status: In 2005, City staff met with potential applicants for development of a 2.13-acre, infill site with Central Business District and Office Zoning. Applicants were interested in developing the site, which contains a vacant warehouse/light industrial building, for residential purposes. Staff encouraged the applicants to consider a mixed-use project. The following year, 2006, one of the applicants submitted a development application for a mixed-use project (Anderson Place) with 28 residential units and 9 office suites. Anderson Place is being processed with a planned development overlay to provide the project with flexibility on the development standards for lot size, off-street parking, setbacks, and other issues. In the same year, 2006, the City Council adopted a Downtown Master Plan (DMP). The DMP, which covers a 53-acre that is mostly zoned Central Business District, encourages mixed-use projects.

Last year, the City's Community Development Agency issued a request for proposals (RFP) to two local developers for the right to develop an Agency-owned property in the City's downtown business district. The developers were encouraged to submit mixed-use proposals and both eventually did. The Agency is negotiating with one of the developers on a mixed-use project that will include residential units, retail spaces,

and office uses. As one of the implementation efforts for the Downtown Master Plan, the Agency issued an RFP for form-based code in 2006. The Agency will award a contract for this project in 2007.

Program: The City, acting as the Community Development Agency (Redevelopment), shall update the Affordable Housing Production Plan as required by Health & Safety Code Section 33413(b)(4) to ensure that sufficient affordable housing is developed with the Redevelopment Project Area to ensure compliance with State law targets.

Status: In 2003, the Community Development Agency approved an Implementation Plan for a five-year period. The Implementation Plan includes an Affordable Housing Production Plan.

Program: The City will promote energy conservation and encourage solar energy use through the following actions:

1. Continue to implement State-building standards (Title 24 of the California Code of Regulations) regarding energy efficiency in residential construction. The City shall also adopt an energy efficiency ordinance to exceed the requirements of Title 24; the City shall consider incorporating the "Energy Star" energy efficiency standard into the ordinance.
2. Annually provide information in the *Winters Express* on the availability of funding through the PG&E Energy Partners Program.
3. Provide California Energy Commission Brochures at City Hall.
4. Continue to review proposed developments for solar access, on-site solar energy utilization, site design techniques, and use of landscaping that can increase energy efficiency and reduce lifetime energy costs without significantly increasing housing production costs.

Evaluate the feasibility of a solar energy ordinance by working with the Local Government Commission's Stimulating Public-Sector Implementation of Renewable Energy (SPIRE) program. Study potential approaches and incentives for encouraging solar access and the use of solar energy equipment. Recommend an ordinance to the City Council.

Status: Having adopted the California Building Code a number of years ago, the City continues to enforce the energy efficiency requirements of Title 24 of the California Code of Regulations. In 2005, the City approved the Callahan Estates, Creekside Estates, and Hudson-Ogando Subdivision projects and the approvals included the following energy efficiency measures. These measures exceed the energy efficiency requirements contained in Title 24.

1. Construct a portion of the market rate residential units with photovoltaic solar energy systems capable of producing 2.4 peak rated direct current (DC) kilowatts.
2. Pre-wire the market rate units without photovoltaic solar energy systems for such systems.

3. Construct all units (market rate and affordables) to the Energy Star Standards as defined by the U.S. Environmental Protection Agency.
4. Construct units without dark colored roofing materials.

The above energy efficiency measures were achieved through the use of individual development agreements. The City does not have the authority to exceed the energy efficiency requirements of Title 24; however, the City is working with a Winters resident employed as an energy efficiency consultant on obtaining authorization from the California Energy Commission to exceed energy efficiency requirements of Title 24. If the City is successful, the City would enact the measures as an ordinance.

In 2006, the City Council approved the Winters Highlands Subdivision project and the approval included the following energy efficiency measures, which will exceed the energy efficiency requirements of Title 24.

1. Install photovoltaic solar energy systems capable of producing 2.4 peak rated direct current (DC) kilowatts in the 50 percent of the market rate residential units.
2. Pre-wire the market rate units without photovoltaic solar energy systems for such systems.
3. Construct all units (market rate and affordables) to the Energy Star Standards as defined by the U.S. Environmental Protection Agency.
4. Construct units without dark colored roofing.

The above energy efficiency measures were achieved through the use of a development agreement.

The City in 2006 prepared a brochure on "Tips & rebate information for saving energy in your home". Copies of the brochure have been made available at City Hall for the public.

Program: The City shall continue to cooperate with the Yolo County Housing Authority in its administration of the Section 8 rental assistance program. The City will assist the Housing Authority in developing and distributing information for rental property owners of the benefits of participation in the Section 8 Program and fair housing laws that prohibit discrimination based on source of income. The City will distribute information on the Section 8 Program annually to rental property owners in the City's utility billing. For housing projects receiving City assistance, the City shall require that these projects accept Section 8 rental assistance.

Status: In 2005 and 2006, the City has provided information (in Spanish and English) at City Hall on fair housing laws for the public.

Program: The City shall continue its agreement with Yolo County Homeless Services Coordination to provide ongoing homeless services.

Status: For both 2005 and 2006, the City continues its participation in the Yolo County Homeless Services Coordination effort.

Program: The City shall establish a position of Housing Manager through the Community Development Department, either as a staff position or through contract,

to coordinate City housing activities, to assist in the implementation of affordable housing programs, and to work with non-profit housing developers to build affordable housing.

Status: For 2005 and 2006, these duties have been split between the Community Development Director in the Community Development Department and a staff member from the Winters Community Development Agency (redevelopment). In 2006, a consultant assisted the City in establishing a housing rehabilitation program for lower-income senior households.

Program: The City shall continue to promote equal opportunity for all persons regardless of race, religion, sex, martial status, ancestry, national origin, or color. The City shall continue to refer fair housing complaints to the County District Attorney or to the State Fair Employment and Housing Commission. The City shall publicize its fair housing program by placing printed information in schools, libraries, other public buildings and meeting places, and by advertising in the local media.

Status: In 2005 and 2006, the City has provided information (in Spanish and English) at City Hall on fair housing laws for the public. City staff continues to refer fair housing complaints to the California Department of Fair Housing and Employment.

Program: The City shall require that 10 percent of the lots in residential subdivisions of 20 or more lots be marketed to local builders or owner-builders. The City will adopt an ordinance to implement this requirement specifying the procedures for compliance and the definition of local builder or owner-builder. The pricing of these lots shall be based on a real estate analysis.

The City will require residential developers to place an ad in the local newspaper on at least three occasions and to publicly post the availability of the lots.

Status: In 2005, the City Council approved the Callahan Estates, Creekside Estates, and Hudson-Ogando Subdivisions projects while it approved the Winters Highlands Subdivision project in 2006. Each project was conditioned to require that a minimum of ten percent of the single-family lots shall be reserved for and sold to local builders or owner-builders.

Program: The City will assist non-profit housing corporations or any another entities seeking to acquire and maintain government-assisted housing developments that could convert to market rate housing. Acquisition will be by negotiated sale. The City will use redevelopment housing set-aside funds to acquire and/or rehabilitate such units, if necessary, to preserve their use for low-income households.

Status: Because no government-assisted housing developments were at risk of converting to market rate housing in 2005 and 2006, the City took no action on this program during those years.

Program: The City shall expand the Wastewater Treatment Facility (WWTF) to accommodate the City's fair share units.

Status: The City Council approved the Callahan Estates, Creekside Estates, and Hudson-Ogando Subdivision projects while the Planning Commission approved the Winters II project in 2005. Construction of these projects will generate approximately \$1,600,000 in sewer impact fees for expansion of the City's Wastewater Treatment Facility.

In 2006, the City Council approved the Winters Highlands Subdivision project. Subsequently, the Council approved an amendment to the development agreement that establishes the funding obligation for expansion of the City's Wastewater Treatment Facility. As a result, the developer of the Highlands project has an obligation of up to \$8,000,000 for expansion of the facility.

Program: The City as part of a comprehensive update of its Zoning Ordinance shall increase its Multi-Family Residential (R-3) and High Density Multi-Family Residential (R-4) density ranges to make up for the dwelling units lost during last year's (2003) re-zoning of R-1 (Single Family, 7,000 Square Foot Average Minimum) and R-2 (Single Family, 6,000 Square Foot Average Minimum) parcels. The City shall also update its Zoning Ordinance to clarify that single-family, detached dwelling units deed restricted to low- and moderate-income households may fall below the minimum lot sizes, widths, and depths for the R-1 and R-2 Zones. These units shall not count towards determining compliance with the average lot size requirements for the R-1 and R-2 Zones.

Status: No progress was made on this program in 2005 and 2006.

Program: The City shall establish a development review committee (DRC) to expedite processing and approval of residential projects that conform to General Plan policies and City regulatory requirements. The DRC was formed to help facilitate the development review process by streamlining departmental comments at the beginning of applications and mitigating any potential conflicts later on in the approval process. The DRC brings together representatives from planning, engineering/public works, police, fire, school district, planning commission, and city council to provide pre-application comments for a project. Utilization of the DRC process is at the discretion of the applicant.

Status: The DRC met once in 2005 to review the Hudson-Ogando Subdivision project and twice in 2006 to review the Anderson Place, Mary Rose Gardens, and Village on the Park Subdivision projects.

Program: The City shall revise its in-lieu fee ordinance for affordable housing to more accurately reflect the actual cost of producing an affordable unit.

Status: While the City has not revised the in-lieu fee ordinance, the City did negotiate an in-lieu fee payment of \$200,000 from the developer of the Creekside Estates Subdivision project for two very low-income units. The payment of the funds was incorporated into the development agreement for the project. The funds will be used for the 34-unit Winters II multi-family, affordable housing project. In 2005 and 2006, the City did not receive in-lieu fee ordinance payments for affordable housing.

Program: The City shall require that new residential subdivisions incorporate universal design features into a portion of the single-family residences to assist persons with disabilities.

Status: The City Council required the following condition of approval on universal design when it approved the Callahan Estates, Creekside Estates, and Hudson-Ogando Subdivisions projects in 2005 and Winters Highlands Subdivision project in 2006.

Universal design features shall be incorporated as an option in residential units. These features shall include first floor passage doors and hallways, a handicap accessible path of travel from either the driveway or sidewalk to the entrance of the residential units, and other features determined by the Community Development Department.

2. Assess effectiveness of actions and outcomes

The City has been successful in implementation of its inclusionary (affordable) housing ordinance in 2005 and 2006. For 2005, the City approved four projects (Callahan Estates, Creekside Estates, Winters II, and Hudson-Ogando) that will result in the construction of 67 affordable housing units. In 2006, the City approved one project (Winters Highlands) that will result in the construction of 66 affordable units. Construction has begun on 34 (Winters II project) of the 133 affordable units approved in 2005/2006.

C. Progress toward mitigating governmental constraints identified in the housing element

The Winters City Council in 2006 rescinded the conditional use permit requirement for multi-family projects in the Multi-Family Residential (R-3) and High Density Multi-Family Residential (R-4) Zones.

CITY OF WINTERS COMMUNITY DEVELOPMENT DEPARTMENT

Current Projects List as of February 6, 2007

(530) 795-4910, extension 112, www.cityofwinters.org

PROJECT	DESCRIPTION & PROCESS	LAST ACTION	NEXT ACTION
(1) Winters Highlands, Granite Bay Holdings, LLC, Larry John (916) 960-1656	Proposal to develop 413 single-family and 30 multi-family residential units in northwestern part of city. Application is being processed TSM, focused EIR (specific biological aspects), GPA, Zoning Amendment, PD Overlay, PD Permit, Inclusionary Housing agreement.	City Council approved Tentative Subdivision Map on April 4, 2006.	City Council approval of Final Map.
(2) Winters Village, Bob Thompson (West project) (707) 372-9355 and John Siracusa (East project) (530) 795-0213	Proposal to develop 15 attached single-family residences on the southwest and southeast corners of East Main and East Baker Streets.	Building permit submitted for West project (10 units) in April 2006. East project (5 units) nearing completion.	Issuance of building permit for West project.
(3) Callahan Estates, Winters Investors LLC, John Peterson (925) 682-4830	Proposal to develop 120 single-family residential lots in northwest part of city.	Planning Commission approved Site Plan (landscaping) on December 21, 2005.	City Council approval of Final Map.
(4) Creekside Estates, Yvonne Miller (530) 753-2596	Proposal to develop 40 single-family residential lots at southwest part of city.	City Council approved Tentative Subdivision Map on April 19, 2005.	City Council approval of Final Map.
(5) Hudson-Ogando, Winters Investors LLC, John Peterson (925) 682-4830	Proposal to develop 72 single-family residential lots in northwest part of city.	Planning Commission approved Site Plan (landscaping) on December 21, 2005.	City Council approval of Final Map.
(6) Cottages at Carter Ranch Phase 2, Sacramento Pacific Development, Mark Wiese (916) 853-9800	Proposal to develop 6 single-family residential affordable lots (moderate-income households) north of Rancho Arroyo Detention Facility.	Planning Commission approved Tentative Subdivision Map on November 23, 2004.	City Council approval of Final Map.
(7) Casitas at Winters, Napa Canyon LLC, Mark Power (707) 253-1339	Proposal to develop 16 attached single-family residences at a site on West Grant Avenue east of Tomat's restaurant. Tentative Subdivision Map, Conditional Use Permit, Planned Development Overlay, Site Plan, and Development Agreement.	City Council on November 21, 2006 in response to a request from the applicant directed that the project be sent back to the Planning Commission in order to allow the applicant to redesign the project.	Applicant submittal of redesigned project.

42

CITY OF WINTERS COMMUNITY DEVELOPMENT DEPARTMENT
Current Projects List as of February 6, 2007
(530) 795-4910, extension 112, www.cityofwinters.org

(8) Dunmore Commercial, Dunmore Communities, Rad Bartlam (916) 676-1115	Proposal to construct hotel, two retail outlets, three fast food restaurants, and gas station on the south side of East Grant Avenue adjacent to the Interstate 505 southbound on-ramp. General Plan Amendment, Rezone, Conditional Use Permit, Amendment/Update to Gateway Master Plan, and Site Plan.	Application submitted on April 12, 2005.	City staff determination of application completeness.
(9) Winters II, Community Housing Opportunities Corporation, Paul Ainger (530) 757-4444	Proposal to develop 34-unit apartment complex for low- and very low-income households at 110 East Baker Street.	Building permit issued and construction began in October 2006.	Completion of construction.
(10) Village on the Park, Village Partners, LLC, Mark Walther (310) 798-5656	Proposal to develop 75 attached single-family residences on Railroad Avenue south of NC Foliage (1029 Railroad). Tentative Subdivision Map, Conditional Use Permit, Planned Development Overlay, and Development Agreement.	City Council on January 16, 2007 discussed policy issues and directed staff to continue to process project based on staff's recommendations on policy issues.	City staff determination of application completeness.
(11) Mary Rose Gardens, DAS Homes, Inc., Dave Snow (530) 666-0506	Proposal to develop 26 single-family homes and one duplex unit on the north side of West Grant Avenue west of Cemetery Lane. Tentative Subdivision Map, Inclusionary Housing Agreement, and Development Agreement.	Planned Commission recommended approval of Tentative Subdivision Map on November 28, 2006.	City Council continued public hearing tentatively scheduled for February 6, 2007.
(12) Anderson Place, Eva Brzeski (415) 887-9300	Proposal to develop up to 30 mostly attached single-family residences and 9 commercial spaces at 723 Railroad Avenue. Tentative Subdivision Map, Planned Development Overlay, PD Permit, Rezone, Conditional Use Permit, Inclusionary Housing Agreement, and Development Agreement.	Planned Commission recommended approval of Tentative Subdivision Map on December 19, 2006.	City Council public hearing tentatively scheduled for February 20, 2007.
(13) Pearse Subdivision, Thomas Pearse (530) 795-5901	Proposal to develop 5 single-family residential lots at the south end of Third Street.	December 15, 2006 completeness letter sent, additional information needed.	City staff determination of application completeness.

CITY OF WINTERS COMMUNITY DEVELOPMENT DEPARTMENT
Current Projects List as of February 6, 2007
(530) 795-4910, extension 112, www.cityofwinters.org

AFFORDABLE HOUSING UNITS

Project #1: 26 units for very low-income, 25 units for low-income, and 15 units for moderate-income households.

Project #2: 3 units for low-income households.

Project #3: 7 units for very low-income, 7 units for low-income, and 4 units for moderate-income households.

Project #4: 1 unit for very low-income, 2 units for low-income, and 1 unit for moderate-income households.

Project #5: 11 units for very low-income households.

Project #6: 6 units for moderate-income households.

Project #7: Not known at this time.

Project #9: 34 units for very low-income and low-income households.

Project #10: 4 units for very low-income and 7 units for low-income and moderate-income households.

Project #11: 2 units for very low-income, 1 unit for low-income, and 1 unit for moderate-income households.

Project #12: 2 units for very low-income, 1 unit for low-income, and 1 unit for moderate-income households.

Project #13: 1 unit for very low-income household.