

**THE CITY OF
WINTERS**

**GENERAL PLAN
POLICY DOCUMENT**

**ADOPTED
MAY 19, 1992**

HOUSING ELEMENT REVISED APRIL 1994

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CREDITS

CITY COUNCIL

J. Robert Chapman, Mayor
Keith "Woody" Fridae, Mayor Pro Tem
Frank Curry, Councilman
Roger Mosier, Councilman
William Pfanner, Councilman
Robert Harris, Councilman 1986 - 1990
Joe Ogando, Councilman 1986 - 1990

CITY STAFF

Perry Beck, City Manager
John Wallace, City Attorney
Harold Anderson, Assistant City Attorney
Nanci Mills, City Clerk
Brent Moore, Planning Director
Amelia Hutchinson, Public Works Coordinator
Steve Jackson, City Engineer
Steve Godden, Police Chief
Dave Kidder, Fire Chief
Georgette Holt, Finance Director
Mary Jo Rodolfa, Parks & Recreation Coordinator

CONSULTANTS

J. Laurence Mintier & Associates, General Plan Coordinators
Balfrey & Abbott, General Plan Legal Advisors
Remy and Thomas, EIR Legal Advisors
CH2M Hill, Infrastructure Consultants
Wilbur Smith Associates, Traffic Consultants
Economic and Planning Systems, Financial Advisors
Duncan & Jones, General Plan EIR Consultants
Sound Solutions, Noise Consultants
Gutoff & Associates, PAC Planning Advisors

PLANNING COMMISSION

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Pat Riley, Vice Chair
George Sanders, Commissioner
William Cody, Commissioner
Bruce Brewer, Commissioner
Dave Cummings, Commissioner
June Taylor, Commissioner
Gayle Todd, Commissioner 1986 - 1990
Frank Curry, Commissioner 1986 - 1990

STREETS & TREES COMMISSION

Charles Horn, Chair
Naomi Manelis, Vice Chair
Barry Pomeroy, Commissioner
Barbara Cody, Commissioner
Carol Scianna, Commissioner
Nancy Parkin, Commissioner
Sally Paul, Commissioner
Christine Hills, Commissioner 1985 - 1990

PARKS & COMMUNITY SERVICES COMMISSION

Phil Snow, Chair
Joyce Snyder, Vice Chair
Bobbie Greenwood, Commissioner
Linda Mariani, Commissioner
Gloria Marion, Commissioner
Liz Coman, Commissioner
Julie McNamara, Commissioner
Theresa Foster, Commissioner 1988 - 1990
Roy Jones, Commissioner 1986 - 1990
Al Smith, Commissioner 1986 - 1990
Chris Jones, Commissioner 1985 - 1990

PLAN ADVISORY COMMITTEE

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Marilyn Clark, Vice Chair
Liz Coman, Member
Mike Kimes, Member
Carol Scianna, Member
Charlie Martin, Member
Frank Pignataro, Member
Bob Pisani, Member
Rick Romney, Member

INTRODUCTION

INTRODUCTION

THE CITY OF WINTERS

The city of Winters is located in the southwestern corner of Yolo County, immediately north of the Solano County line and just east of the Vaca Mountain Range. Winters lies approximately 14 miles west of the city of Davis and 10 miles north of the city of Vacaville. The city is bordered on the south and southwest by Dry Creek and Putah Creek.

The principal highways in or near the city are Interstate 505 and State Highway 128. Interstate 505, located less than one-half mile east of the city limits, serves as a key link between Interstate Highway 80, approximately 10 miles to the south, and Interstate 5, approximately 23 miles to the north. Highway 128, which originates at Interstate 505 and transects the city, serves as a major access route to Lake Berryessa. Monticello Dam at Lake Berryessa is located approximately 10 miles to the west of the city.

PURPOSE AND NATURE OF THE GENERAL PLAN

A general plan is a legal document, required by state law, which serves as a community's "constitution" for development and the use of land within its planning area. It must be a comprehensive, long-term document, detailing proposals for the "physical development of the city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (*Government Code* §65300 et seq.). Time horizons vary, but the typical general plan looks 10-20 years into the future.

The law specifically requires that the general plan address seven topics or "elements." These are land use, circulation, housing, conservation, open space, noise, and safety. The plan must analyze issues of importance to the community, set forth policies in text and diagrams for conservation and development, and outline specific programs for implementing these policies.

Preparing the general plan is an activity which sharpens and focuses the many concerns of citizens within the community and provides a framework within which these often conflicting concerns can be forged into a common vision of the future. By focusing attention on the issues facing the community and placing them in an expanded time frame, the general plan helps citizens to see their community as a complex system--a living entity that grows and responds to problems and opportunities--and it helps to guide the community along an agreed-upon course.

On a more concrete level, preparing, adopting, and maintaining a general plan serves the following purposes:

- To establish within local government the capacity to analyze local and regional conditions and needs in order to respond effectively to the problems and opportunities facing the community;
- To identify the community's environmental, social, and economic goals;
- To record the local government's policies and standards for the maintenance and improvement of existing development and the location and characteristics of future development;
- To provide citizens with information about their community and with opportunities to participate in the local planning and decision-making process;

Introduction

- To improve the coordination of community development and environmental protection activities among local, regional, state, and federal agencies; and
- To establish a basis for subsequent planning efforts, such as preparation of specific plans, redevelopment plans, and special studies, to deal with unique problems or areas in the community.

While the general plan sets out policies and identifies ways to put these policies into action, the actual implementation of the plan is a complex and lengthy process in its own right. In implementing the plan, local officials must take many separate, but interconnected actions according to the direction set out in the general plan. These various actions rest on two essential powers of local government: corporate and police powers. Using their "corporate power," local governments collect money through bonds, fees, assessments, and taxes, and spend it to provide services and facilities such as police and fire protection, streets, water systems, sewage disposal facilities, drainage facilities, and parks. Using their "police power," local governments regulate citizens' use of their property through zoning, subdivision, and building regulations in order "to promote the health, safety, and welfare of the public." The general plan provides the framework for the exercise of these powers by local officials. By virtue of state law and case law, all zoning, subdivision, and public works decisions must be consistent with the general plan.

PREPARATION OF THE GENERAL PLAN

The current General Plan revision effort was prompted by dramatic growth during the 1986-1988 period and by submission in 1988 of a specific plan application for 886 acres of land in the north part of Winters. After lengthy discussion of the North Area Specific Plan and its potential implications for the city, the City Council decided a comprehensive review of its General Plan was warranted.

Accordingly, in February 1989, the Council instituted a moratorium by approving an Interim Control Ordinance to "study land use, City service capability, factors which are affected by specific projects, and factors which are affected by the cumulative effects of the many projects contemplated."

To provide for citizen input into the General Plan revision process, the City Council in March 1989, appointed a nine-member Plan Advisory Committee (PAC) to develop a new general plan. After 18 meetings between May 1989 and February 1990, the PAC published a draft general plan in February 1990. The draft general plan included all state-mandated elements, except for a noise element, and covered approximately 3.10 square miles, including the territory in the North Area Specific Plan.

In 1989, a citizen initiative qualified for and was voted on in the November election. The initiative would have set a population limit (8,000 people by the year 2000, and 11,000 by the year 2010), required new development to fund complete incremental costs of public facilities and establish certain public service standards, preserve the character of Winters' retail/commercial area, protect the ecology of Putah and Dry Creek and develop recreation potentials thereon, and promote local commercial and industrial activity and design variety. In the November 1989 election, the initiative failed.

During March and April 1990, the Planning Commission conducted a preliminary review of the PAC plan. Subsequently, between April and October 1990, the Planning Commission held 11 workshops during which the Commission extensively reviewed each element of the plan and each of the five planning areas designated in the plan.

Following conclusion of the Planning Commission's review, City staff and consultants sought City Council direction on several key policy issues. Having secured this policy direction in February and March 1991, City staff and consultants began redrafting the *General Plan*. A public review draft of the *General Plan*, along with a draft environmental impact report, draft public facility master plans, and financing analysis were released for public review in October 1991.

Between early November 1991 and early January 1992 the City Council and Planning Commission held six public hearings on the *Draft General Plan*, *Draft General Plan EIR*, and related General Plan documents. During late January and late February 1992 the Planning Commission and City Council met jointly eight times and separately once to formulate their recommendations for the final *General Plan*.

Based on the direction of the Planning Commission and City Council, City Staff and Consultants prepared the final *General Plan*, *Final General Plan EIR*, and related General Plan documents for final review and adoption. After final hearings and review by the Planning Commission and City Council, the City Council adopted the *General Plan* on May 19, 1992.

ORGANIZATION OF THE GENERAL PLAN

The *Winters General Plan* consists of two documents: the *General Plan Background Report* and the *General Plan Policy Document*. The *General Plan Background Report* inventories and analyzes existing conditions and trends in Winters. The *Background Report*, which provides the formal supporting documentation for general plan policy, addresses ten subject areas: land use; housing; population; economic conditions and fiscal considerations; transportation and circulation; public facilities and services; cultural and recreational resources; natural resources; health and safety; and scenic resources and urban design.

The *General Plan Policy Document* includes the goals, policies, standards, implementation programs, quantified objectives, land use diagram, and circulation plan diagram that constitute the formal policy of the City of Winters for land use, development, and environmental quality. The following definitions describe the nature of the statements of goals, policies, standards, implementation programs, and quantified objectives as they are used in this document:

Goal: *The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.*

Policy: *A specific statement in text or diagram guiding action and implying clear commitment.*

Standard: *A specific, often quantified guideline, incorporated in a policy or implementation program, defining the relationship between two or more variables. Standards can often translate directly into regulatory controls.*

Implementation Program: *An action, procedure, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment. The time frames indicated for the various programs are directory, not mandatory, since they are subject to staff and budgetary constraints.*

Quantified Objective (Housing only): *The number of housing units that the City expects to be constructed and the number of households the City expects will be assisted through Housing Element programs and based on general market conditions during the time frame of the Housing Element.*

Introduction

The *General Plan Policy Document* is divided into two main parts. Part I describes the designations appearing on the *Land Use Diagram* and outlines the standards of population density and building intensity for these land use designations. Part I also contains the *Circulation Plan Diagram* depicting the proposed circulation system and a description of the street classification system.

Part II contains explicit statements of goals, policies, standards, implementation programs, and quantified objectives. Part II is divided into sections roughly corresponding to the organization of issues addressed in the *General Plan Background Report*. These are: I. Land Use; II. Housing; III. Transportation and Circulation; IV. Public Facilities and Services; V. Recreational and Cultural Resources; VI. Natural Resources; VII. Health and Safety; VIII. Community Design; and IX. Administration and Implementation.

Each section includes several goal statements relating to different sub-issues or different aspects of the issue addressed in the section. For each goal statement there are several policies which amplify the goal statement. Implementation programs are listed at the end of each section and describe briefly the proposed action, the agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program. The housing section also includes a statement of quantified housing objectives, required by state law as part of the housing element.

PART I

LAND USE/CIRCULATION DIAGRAMS

AND STANDARDS

PART I

LAND USE/CIRCULATION DIAGRAMS AND STANDARDS

Part I first describes the *General Plan Land Use Diagram* and the allowable uses and standards for each of the designations shown on the diagram and, second, describes the *Circulation Plan Diagram* designed to support the land uses depicted on the *Land Use Diagram*.

LAND USE DIAGRAM AND STANDARDS

The *Land Use Diagram* (inserted separately) depicts proposed land use for Winters within the Urban Limit Line through the year 2010. The boundary lines between most land use designations are delineated as specifically as possible, generally following parcel lines. In the case of future parks and schools, however, the locations shown on the *Land Use Diagram* are conceptual, not parcel specific.

The following sections describe the land use designations appearing on the *Land Use Diagram* and the standards of population density and building intensity for the various land use designations.

Standards of building intensity for residential uses are stated as the allowable range of dwelling units per gross acre. *Gross acreage* includes all land (including streets and rights-of-ways) designated for particular uses, while *net acreage* excludes streets and rights-of-ways. Normally, net acreage is about 25 percent less than gross acreage. Standards of population density for residential uses can be derived by multiplying the maximum allowable number of dwelling units per gross acre by the average number of persons per dwelling unit assumed for the applicable residential designation. The assumed average number of persons per dwelling unit for each residential designation has been extrapolated from projections by the Sacramento Area Council of Governments for Winters. The assumed average number of persons per dwelling unit is 2.8 for the Rural, Low-Density, and Medium-Density Residential designation and for residential uses in the Agriculture designation; 2.3 for the Medium-High Residential designation and for residential uses in the Neighborhood, Community Commercial, and Office designations; and 2.0 for the High-Density Residential designation and for residential uses in the Central Business District designation.

Standards of building intensity for non-residential uses are stated as maximum floor-area ratios (FARs), based on net acreage. An FAR is a ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, on a site with 10,000 net square feet of land area, an FAR of 1.0 will allow 10,000 gross square feet of building floor area to be built. On the same site, an FAR of 2.0 would allow 20,000 square feet; and an FAR of 0.5 would allow 5,000 square feet.

Rural Residential (RR)

This designation provides for single-family detached homes, secondary residential units, limited agricultural uses, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 0.5 to 1.0 units per gross acre.

Low Density Residential (LR)

This designation provides for single-family detached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 1.1 to 4.0 units per gross acre.

Medium Density Residential (MR)

This designation provides for single-family detached and attached homes, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 4.1 to 6.0 units per gross acre.

Medium High Density Residential (MHR)

This designation provides for single-family detached and attached homes and multi-family residential units, group quarters, quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 6.1 to 10.0 units per gross acre.

High Density Residential (HR)

This designation provides for single-family attached homes and multi-family residential units, group quarters, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 10.1 to 20.0 units per gross acre. New residential development at densities less than 10.1 dwelling units per gross acre is deemed compatible, but shall be subject to discretionary review and approval.

Neighborhood Commercial (NC)

This designation provides for neighborhood and locally-oriented retail and service uses, offices, multi-family residential units above the ground floor, public and quasi-public uses, and similar and compatible uses. All residential uses shall be subject to discretionary review and approval. The FAR shall not exceed 0.40 for commercial uses and residential density shall be in the range of 6.1 to 10.0 units per gross acre.

Central Business District (CBD)

This designation provides for restaurants, retail, service, professional and administrative offices, hotels, multi-family residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 10.1 to 20.0 units per acre; the FAR for offices and commercial uses shall not exceed 2.0 and the FAR for all other uses shall not exceed 0.60. Residential uses shall be subject to discretionary review and approval.

Highway Service Commercial (HSC)

This designation provides for restaurants, service stations, hotels and motels, and retail and amusement uses, which are oriented principally to highway and through traffic, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.40.

Office (OF)

This designation provides for professional and administrative offices, medical and dental clinics, laboratories, financial institutions, multi-family residential units, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.40 for office uses, and residential densities shall be in the range of 6.1 to 10.0

units per gross acre. Residential uses in this designation shall be subject to discretionary review and approval.

Planned Commercial (PC)

This designation provides for neighborhood- and locally-oriented retail and services uses, offices, restaurants, service stations, multi-family residential units, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.40 for commercial uses, and residential densities shall be in the range of 6.1 to 10.0 units per gross acres.

All development under this designation shall be approved pursuant to an adopted master development plan (e.g., specific plan). As these master development plans are approved, the Planned Commercial designation shall be replaced through a general plan amendment with the Neighborhood Commercial, Office, Recreation and Parks, Open Space, or Public/Quasi-Public designations as the City deems appropriate based on the approved master development plan.

Light Industrial (LI)

This designation provides for industrial parks, warehouses, light manufacturing, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.40.

Heavy Industrial (HI)

This designation provides for manufacturing, processing, assembling, research, wholesale and storage uses, trucking terminals, railroad facilities, and public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.40.

Business/Industrial Park (BIP)

This designation provides for offices, light industrial, wholesale commercial and limited retail commercial uses, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.40.

Planned Commercial/Business Park (PCB)

This designation provides for restaurants, service stations, hotels and motels, retail and amusement uses, which are oriented principally to highway and through traffic, offices, light industrial, and wholesale commercial uses, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.40.

All development under this designation shall be approved pursuant to an adopted master development plan (e.g., specific plan). As these master development plans are approved, the Planned Commercial/Business Park designation shall be replaced through a general plan amendment with the Highway Service Commercial, Business/Industrial Park, Open Space, or Public Quasi-Public designations as the City deems appropriate based on the approved master development plan.

Public/Quasi-Public (PQP)

This designation provides for government-owned facilities, public and private schools, and quasi-public uses such as hospitals, churches, and similar and compatible uses. The FAR shall not exceed 0.50.

Recreation and Parks (RP)

This designation provides for existing and planned public parks and public and private recreational uses. The FAR for development in RP-designated areas shall not exceed 0.20.

Open Space (OS)

This designation provides for agricultural uses, recreational uses, riparian vegetation and wildlife habitat protection, water retention, public and quasi-public uses, and similar and compatible uses consistent with the open space purposes of this designation. The FAR shall not exceed 0.05. The precise location of the boundary of the Open Space designation along Putah and Dry Creeks shall be determined by the City in conjunction with individual project proposals based on creek setback requirements and site-specific conditions.

Agriculture (AG)

This designation provides for agricultural uses, single-family homes, limited commercial and industrial uses directly related to agriculture, public and quasi-public uses, and similar and compatible uses. Minimum parcel size is five (5) acres, and residential uses are limited to one (1) unit per parcel.

CIRCULATION PLAN DIAGRAM AND STANDARDS

The *Circulation Plan Diagram* (Figure I-1) depicts the official classification of existing and proposed streets and roads in Winters. The following paragraphs define the various types of roadways included in the classification system.

Roadway Classification System

Arterial Streets - Arterial streets are defined as streets which serve major centers of activity, the highest traffic volume corridors, and longest trip desires; are integrated internally, and provide service between major rural connections.

Primary Collector Streets - Primary Collector streets are those which interconnect with, and augment the arterial street system, accommodate trips of moderate length at a lower level of service than arterials, and provide intracommunity continuity.

Secondary Collector Streets - Secondary Collector streets are those which provide both land access and traffic circulation within residential and commercial areas, and distribute traffic between residential neighborhoods and Primary Collectors and Arterials at a lower traffic level of service than Primary Collector streets.

Local Streets - Local streets include all those not included in higher classifications, and typically provide the highest direct access to abutting land uses and the lowest mobility levels of the system, discouraging through travel.

As shown in Figure I-1, Grant Avenue and Railroad Avenue are classified as Arterial streets. Putah Creek Road, although outside the Winters Urban Limit Line, also provides an Arterial street function and is included in the figure for system completeness. The Main Street, Valley Oak Drive, County Road 32A, County Road 33, and the proposed Road 32A/Road 33 connector midway between Valley Oak Road and Railroad Avenue are classified as Primary Collector streets, as is the new industrial road west of I-505 and its connections to Grant Avenue and East Baker Street. Sufficient right-of-way along County Road 32A should be maintained for possible ultimate expansion to four lanes. Other roads depicted in Figure I-1 fulfill the function of Secondary Collector streets.

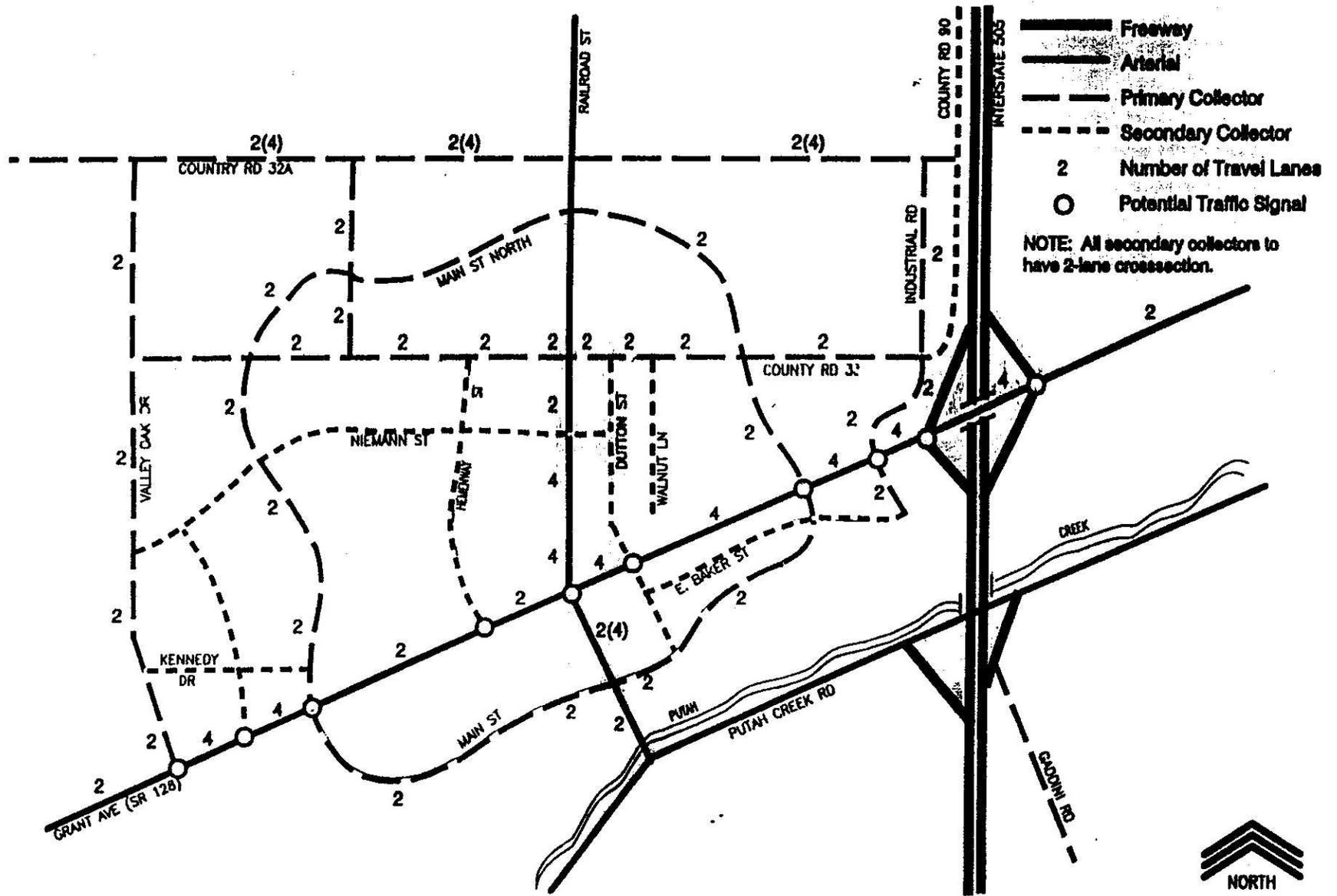


FIGURE I-1

CIRCULATION PLAN DIAGRAM

Freeways, although shown as a category in Figure I-1, are not considered part of the street system for classification purposes. Local streets include all those streets not depicted in Figure I-1.

Street Standards

Cross section standards for the various street classifications are depicted in Figure I-2. These standards are based on standards published by Caltrans, AASHTO, and the Institute of Transportation Engineers, as well as local practice.

Arterial Streets - Arterial streets provide for two or four 12-foot travel lanes, a 10-foot to 12-foot median, 4-foot to 12-foot shoulders for bike lanes and/or parking, and 20-foot sidewalk/landscaped areas.

Primary Collector Streets - Primary Collector streets provide for two 12-foot travel lanes, an optional 10-foot median/left turn lane, 4-foot to 12-foot shoulders for bike lanes and/or parking, and 20-foot sidewalk/landscaped areas.

Secondary Collector Streets - Secondary Collector streets provide for two 12-foot travel lanes, 4-foot to 8-foot shoulders for bike lanes and/or parking, and 16-foot sidewalk/landscaped areas.

Local Streets - Local streets provide for two travel lanes plus optional parking within a 24-foot to 38-foot pavement width and 4-foot to 6-foot sidewalk/landscaped areas.

Circulation Improvements

Based on the *Circulation Plan Diagram* (Figure I-1) and the street standards described above and depicted in Figure I-2, improvements to the following roadways will be necessary and will be pursued as funding permits and when traffic thresholds are reached:

- Main Street Extensions (north and south)
- Road 32A Extension (Road 88 to Road 90)
- Road 33 Extension (Road 88 to Road 90)
- Valley Oak Drive Extension
- Putah Creek Bridge Repair
- Grant Avenue/Dry Creek Bridge Reconstruction and Widening
- Railroad Avenue Widening (north of Grant Avenue)
- Taylor Street Reconstruction
- East Street Widening
- Grant Avenue Widening
- Grant Avenue/I-505 Overcrossing Widening
- Traffic Signals at Six Intersections

PART II

GOALS, POLICIES, AND IMPLEMENTATION

PROGRAMS

SECTION I

LAND USE

GOALS AND POLICIES:

Goal I.A: To provide for orderly, well-planned, and balanced growth consistent with the limits imposed by the city's infrastructure and service capabilities and by the city's ability to assimilate new growth.

Policies:

- I.A.1. The City shall seek to preserve Winters' traditional small-town qualities and agricultural heritage, while increasing its residential and employment base.
- I.A.2. The City shall designate an Urban Limit Line delineating the area to be urbanized within the time frame of the General Plan and designed to accommodate a population of 12,500 by the year 2010.
- I.A.3. The City shall encourage development to occur in a sequence that promotes the efficient use and extension of public facilities and services.
- I.A.4. The City shall link the rate of growth in Winters to the provision of adequate services and infrastructure, including schools. To this end, the City shall prepare and adopt a program to ensure that growth occurs in an orderly fashion and in pace with the expansion of public facilities and services.
- I.A.5. The City shall not approve new development unless the capacity of needed public services and facilities, including school facilities, is sufficient to accommodate that new development or a mechanism that ensures the needed facilities will be available in a timely fashion is in place.
- I.A.6. The City shall promote the development of employment uses that improve the city's current jobs-housing imbalance.
- I.A.7. The City shall ensure its designation of land uses and approval of development projects do not hinder efforts to maintain a positive fiscal balance for the City.
- I.A.8. The land use pattern and design of new development in Winters shall facilitate pedestrian convenience and the use of non-automobile forms of transportation.
- I.A.9. No new development may occur within the flood-overlay area shown in Figure II-1 until a feasibility and design study for a comprehensive solution to the 100-year flooding problem has been completed and a fee schedule has been established or financing program adopted which includes all affected and contributing properties for financing the comprehensive flood control solution.

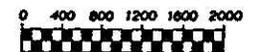
FIGURE II-1

FLOOD OVERLAY AREA

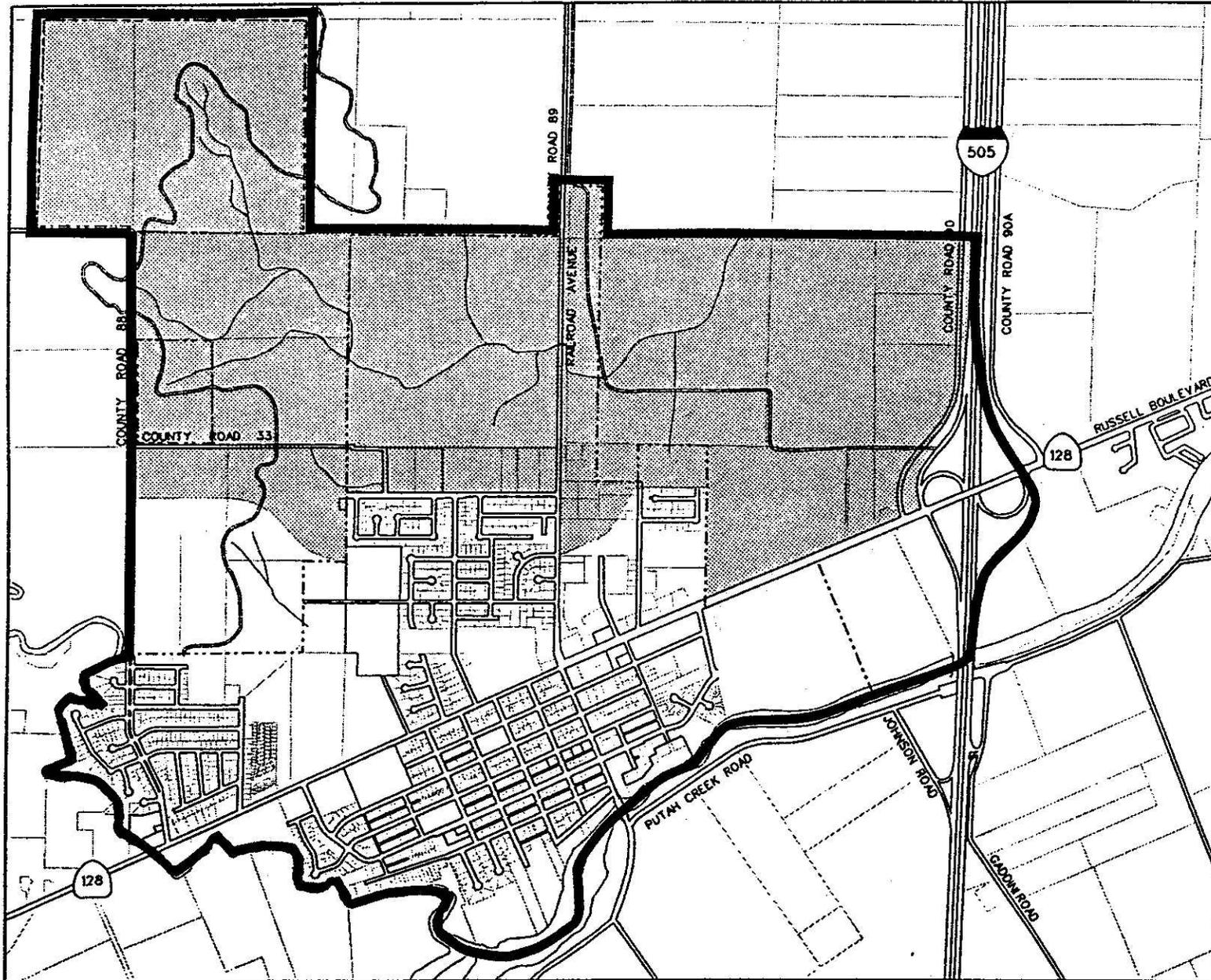
-  Flood Overlay Area*
-  City Limits
-  Urban Limit Line

*A more detailed delineation of the Flood Overlay Area is on file with the City of Winters

CITY OF WINTERS



BASE MAP: JUNE 1991



Land Use

I.A.10. The City shall designate land adjacent to the Urban Limit Line in the northwest part of Winters as Urban Study Area for future consideration of incorporated development. (See Figure II-2.)

I.A.11. The City will strenuously oppose any new unincorporated highway-related commercial or urban development in Yolo or Solano County, with the exception of agricultural industrial uses, within one mile of the City's Urban Limit Line.

Goal B: To promote the development of a pedestrian-oriented central business district that includes retail commercial, office, residential, civic, cultural, and recreational uses.

Policies:

I.B

.1. The City's first priority for commercial development within the Central Business District shall be the area west of East Street and south of Grant Avenue.

I.B.2. The City shall promote infill development and the conversion of industrial buildings and properties to commercial uses in the Central Business District.

I.B.3. The City shall promote the relocation of non-conforming industrial uses in the Central Business District to other appropriate locations in the city.

I.B.4. First priority for ground floor uses in the Central Business District shall be given to retail uses. New residential and office uses shall be permitted on a case-by-case basis over ground floor retail uses.

I.B.5. The City shall promote and provide support for the physical upgrading of older buildings and their facades in the Central Business District.

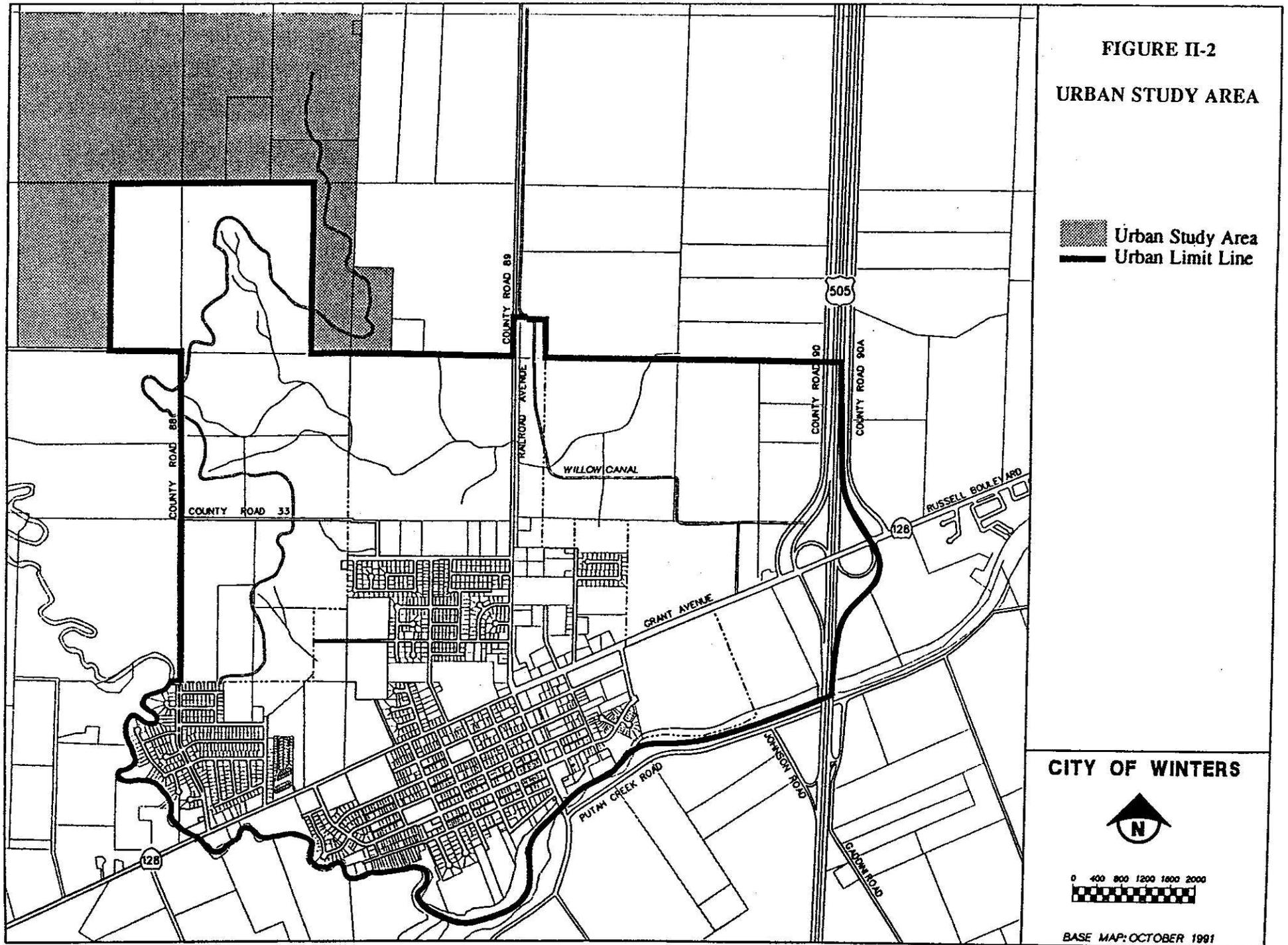
I.B.6. The City shall support the revitalization of the Central Business District by upgrading physical infrastructure, such as sidewalks, curbs, street lighting, water, sewer, and drainage facilities. The City shall also work with utility companies in undergrounding overhead utility lines in the Central Business District.

I.B.7. As much as possible, the entrances of new buildings in the Central Business District shall be oriented directly to the street and not be separated from the street by parking lots.

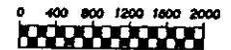
I.B.8. Development and redevelopment of properties on the east side of Railroad Avenue shall be guided by the following principles:

- a. Buildings and uses should be developed as an extension of the Downtown Main Street area, reflecting and complementing the character of existing Main Street development.
- b. Development should be occupied predominately by retail uses with a minimum of non-retail or office uses. Non-retail or office uses should be located in mezzanines and on upper floors.
- c. Shared off-street parking should be developed through the coordinated efforts of the property owners and the City. New parking lots should not be located along the Railroad Avenue frontage.

FIGURE II-2
URBAN STUDY AREA



CITY OF WINTERS



BASE MAP: OCTOBER 1991

Goal I.C: To designate adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Winters.

Policies:

- I.C.1. The City shall maintain an adequate supply of residential land in appropriate land use designations and zoning categories to accommodate Winter's fair share of projected regional growth and maintain normal vacancy rates.
- I.C.2. The City shall seek to maintain an overall mix of 75 percent single family and 25 percent multi-family in its housing stock.
- I.C.3. The City shall promote the development of affordable housing to meet the needs of low-and moderate-income households.
- I.C.4. Higher density housing should be located in areas served by the full range of urban services, preferably along collector and arterial streets, and within easy walking distance of shopping areas.
- I.C.5. The City shall promote the preservation, stability, and integrity of existing residential neighborhoods.

Goal I.D: To designate adequate land for and promote the development of commercial uses providing goods and services to Winters' residents, employees, and visitors.

Policies:

- I.D.1. The City shall promote expansion of the range of retail goods and services offered in Winters to capture a larger share of expenditures by Winters' residents and minimize the need for Winters' residents to shop outside the city.
- I.D.2. The City shall promote the establishment, maintenance, and expansion of businesses in Winters that generate high retail sales taxes as important contributors to the local economy.
- I.D.3. The City's first priority for new commercial development shall be the Central Business District.
- I.D.4. The City shall work with local business groups and associations, such as the Winters Chamber of Commerce, to promote Winters' businesses.
- I.D.5. New commercial and office development along Highway 128/Grant Avenue shall be designed to avoid the appearance of strip development.
- I.D.6. Bed and breakfast inns shall be allowed in residential neighborhoods and the Central Business District, subject to discretionary review and approval by the City.
- I.D.7. The City shall seek to avoid any concentration of fast-food restaurants.

Land Use

Goal I.E: To designate adequate land for and promote development of industrial uses that create jobs and enhance the economy of Winters.

Policies:

- I.E.1. The City shall promote and assist the maintenance and expansion of Winters' industrial sector.
- I.E.2. The City shall work with the private sector to promote job creation and a better jobs/housing balance.
- I.E.3. The City shall promote the development of clean industries that do not create problems or pose health risks associated with wastewater, refuse, water and air pollution, or potential leaks or spills of hazardous substances.

Goal I.F: To designate adequate land for development of public and quasi-public uses to support existing and new residential, commercial, and industrial land uses.

Policies:

- I.F.1. The City shall designate adequate, appropriately-located land for City and County facilities and, in consultation with the School District, School District facilities.
- I.F.2. The City shall strive to ensure the provision of adequate funds or other mitigation measures to maintain School District facilities at service levels equal to or exceeding State standards for classroom size, school enrollment, and school site size for all School District schools.
- I.F.3. The City shall strive to ensure the provision of adequate funds or other mitigation measures to construct and/or renovate School District schools to keep pace with urban growth.
- I.F.4. In order to ensure the availability of school sites consistent with the provisions of the General Plan, the City may require the dedication or reservation of school sites consistent with service level standards.
- I.F.5. The City shall promote the clustering of public and quasi-public uses such as schools, parks, child care facilities, and community activity centers. Joint-use of public facilities shall be promoted, and agreements for sharing costs and operational responsibilities among public service providers shall be encouraged.
- I.F.6. The City shall pursue the development of a public safety facility, including a fire station and police station, perhaps in conjunction with a City corporation yard in the northern part of Winters.
- I.F.7. The City shall designate adequate, appropriately-located land for quasi-public uses such as medical facilities, churches, private school facilities, and utility uses.
- I.F.8. The City shall promote the development and operation of child care facilities.

IMPLEMENTATION PROGRAMS:

I.1. The City shall request the Yolo County LAFCO to adopt a revised sphere of influence for Winters based on the City's long-term growth plans as reflected in the *General Plan*.

Responsibility: City Council
Planning Department

Time Frame: FY 92-93

I.2. The City shall review and revise, as necessary, the *Zoning Ordinance* to accomplish the following purposes:

- Ensure consistency with the *General Plan* in terms of zoning districts and development standards.
- Ensure consistency with the *General Plan* in terms of the distribution and boundaries of zoning districts.
- Create new zoning districts to implement new *General Plan* designations.

Responsibility: City Council
Planning Commission
Planning Department

Time Frame: FY 91-92; 92-93

I.3. The City shall establish and maintain a program to monitor residential and non-residential development.

Responsibility: Planning Department

Time Frame: FY 92-93; ongoing

I.4. The City shall prepare and adopt a program to ensure that growth occurs in an orderly fashion and in pace with the expansion of public facilities and services. This program may include a growth-phasing plan, establishment of assessment districts, community facility districts, or other mechanisms.

Responsibility: City Council
Planning Department

Time Frame: FY 92-93

Land Use

- I.5. The City shall revise the *Zoning Ordinance* to include a flood overlay district and shall apply such district to areas that contribute to or are affected by 100-year flooding as shown in Figure II-1. The flood overlay district shall require compliance with FEMA's standards and participation in a comprehensive flood control program prior to approval of any development entitlements.

Responsibility: City Council
Planning Department

Time Frame: FY 92-93; 93-94

- I.6. The City shall prepare and adopt a *Central Business District Plan* that includes the following:

- Detailed land use plan
- Design guidelines
- Parking plan
- List of proposed public improvements

Responsibility: City Council
Redevelopment Agency
City Manager
Planning Department

Time Frame: FY 92-93; 93-94

- I.7. The City shall undertake a study to assess the potential effectiveness of establishing a "linkage program" designed to ensure that new commercial development outside the Central Business District does not adversely affect existing and new development within the Central Business District.

Responsibility: Economic Development Commission
Planning Department

Time Frame: FY 92-93; 93-94

- I.8. The City shall develop an economic development plan to identify and implement strategies to attract new commercial development and industry to Winters.

Responsibility: City Council
Planning Commission
Economic Development Commission
Planning Department

Time Frame: FY 92-93; 93-94

- 1.9. The City shall establish and maintain a program to monitor the fiscal status of the City as it relates to the implementation of the *General Plan*.

Responsibility: City Manager
Finance Department
Planning Department

Time Frame: FY 92-93; ongoing

- 1.10. The City shall prepare, adopt, and submit to the Regional Water Quality Control Board, a Closure Plan for the City's old landfill.

Responsibility: City Council
Public Works Department
Planning Department

Time Frame: FY 92-93

WINTERS HOUSING ELEMENT

Adopted May 19, 1992

Revised April 1994

CITY OF WINTERS

ORDINANCE 94-10

**AN ORDINANCE ESTABLISHING AN AFFORDABLE HOUSING PROGRAM
FOR THE CITY OF WINTERS**

WHEREAS, the public welfare requires the establishment of a program to encourage the provision of new affordable housing in order to meet the housing needs of the citizens of the City of Winters;

WHEREAS, federal and state funds are either extremely limited or no longer available to facilitate the construction of new affordable housing which places greater emphasis on local government and the private sector in producing affordable housing; and

WHEREAS, the City of Winters General Plan provides for several housing policies which will facilitate the development of new and rehabilitated affordable housing; and

WHEREAS, the Winters General Plan also provides for programs, activities and incentives to implement housing policy to encourage the production of housing affordable to low and very low income households.

NOW, THEREFORE, the City Council of the City of Winters does ordain as follows:

Section 1. Article 31, Affordable Housing, is hereby added to Title VIII of the Winters Municipal Code to read as follows:

ARTICLE 31. AFFORDABLE HOUSING

Section 8-1.3101. **PURPOSE.** The public welfare requires the city to take action to ensure that affordable housing is constructed and maintained within the City of Winters. The General Plan contains goals, policies and implementation programs designed to facilitate the development of new and rehabilitation for affordable housing. Such policies include but are not limited to, achieving the community's fair share regional allocation for housing for very low and low income households, establishing density bonuses to facilitate construction of housing for targeted income groups, rezoning land to promote mixed uses and affordable housing, and seeking all available sources of funding (including redevelopment) to facilitate development of affordable housing by the private sector. Special needs must be addressed such as adequate bedrooms for large families and housing for seniors.

Section 8-1.3102. **DEFINITIONS.** For the purposes of this article the following words and phrases shall have the meanings respectively ascribed to them by this section.

- (a) "Affordable housing" means affordable sales housing or affordable rental housing. Affordable housing focuses on moderate, low and very low income households as defined hereinafter and by State Statute. The ratio of household income to ability to pay may evolve over time. However, currently affordable housing purchase payments are approximately 30% of gross monthly household income less insurance and property taxes. Affordable rental housing payments are approximately 30% of gross monthly household income less utilities.
- (b) "Moderate income" means a household earning a gross income of more than 80 percent and less than 121 percent of the median income for Yolo County as determined by the U.S. Department of Housing and Urban Development.
- (c) "Low income" means a household earning a gross income of more than 50 percent and less than 80 percent of the median income for Yolo County as determined by the U.S. Department of Housing and Urban Development.
- (d) "Very low income" means households earning a gross income of less than 50 percent of the median income for Yolo County as determined by the U.S. Department of Housing and Urban Development.
- (e) "Density bonus" means entitlement to build additional residential units above the maximum number of units permitted pursuant to existing General Plan, applicable specific plan and zoning designations. Density bonus units may be constructed only in the development where the units of affordable housing are located. Density bonus means a bonus of units awarded to a development pursuant to Government Code Section 65915 et seq.

Section 8-1.3103. APPLICABILITY OF ARTICLE. This Article is enacted pursuant to the police power of the City of Winters and is for the purpose of providing affordable housing in Winters consistent with the General Plan.

Section 8-1.3104. INDIVIDUALIZED PROJECTS. The Winters General Plan contains a policy that at least 15 percent of all new housing units will be affordable to persons of very low, low, or moderate income households, with six percent of new housing being affordable to very low income households, and nine percent being affordable to low or moderate income households in proportion to the unmet needs for each identified in the current Housing Element. This policy may be met in a variety of ways, including but not limited to, construction of dwelling units (single-family or multi-family) and sales or rentals; dedication of land; monetary payments in lieu of dedication of land, cooperative ventures with non-profit housing corporations, mutual housing associations, limited equity housing cooperatives, self-help or "sweat equity" projects, etc.

The City will explore all avenues of funding and cooperative efforts to assist in the development of affordable housing by the private and non-profit sectors.

The City's policy is to cause to be constructed 15% of all new housing for very low, low and moderate income households. This is a community-wide policy. Each project/subdivision will be individualized or tailored to contribute to the end policy. Every project will not be identical. A project individualized program shall be developed jointly by the developer/builder and City. The City reserves the final authority to determine whether the developer's project individualized program meets the City's affordable housing requirements.

Such programs may include but are not limited to the following: Programs may use a combination of the following elements.

- a. Construct units for sale or rental.
- b. Provide an irrevocable offer of dedication of land.
- c. Payment of an in lieu fee instead of constructing units or dedicating land.
- d. Density bonuses shall be granted for low and lower income units pursuant to State Statute.

Section 8-1.3105 TERM. Affordable housing for low and very low income households shall remain affordable for a period of not less than 55 years.

Section 8-1.3106 HOUSING MIX. A community-wide housing mix is essential. Seniors and large families must be addressed as well as average size households. Affordable housing units shall include a mix of unit sizes, and to the extent feasible, should be dispersed throughout the development.

Section 8-1.3107 MINIMUM SIZE. The city shall approve development programs for affordable housing proposals with a minimum acceptable size of land dedication based upon development feasibility including standard criteria such as parking, open space, building height, etc.

Section 8-1.3108 IN-LIEU FEES. In-lieu fees shall be established by Resolution of the City Council. Any such payments shall be deposited into a separate account for independent audit and entitled "Affordable Housing Fund". This in-lieu fee shall be levied on builders only when on-site construction and dedication of land requirements are not deemed feasible or in combination with construction and dedication. The preferred action is construction of housing as compared to payment of in-lieu fees. The city shall determine whether the payment of in lieu fees is appropriate to meet the affordable housing requirements. The city reserves the final authority to determine whether the developer's project

individualized program meets the city's affordable housing requirements.

This Ordinance was introduced at a regular meeting of the Winters City Council on the 19th day of April, 1994 and was passed and adopted on the 3rd day of May, 1994 by the following roll call vote:

AYES: Curry, Mosier, Pfanner, Mayor Chapman

NOES: None

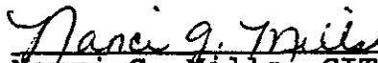
ABSENT: Martin

ABSTAINED: None



J. Robert Chapman, MAYOR

ATTEST:



Nanci G. Mills, CITY CLERK

SECTION II

HOUSING

GOALS AND POLICIES:

Goal II.A: To designate adequate land for a balanced range of housing types and densities for all economic segments of the community.

Policies:

II.A.1. The City shall continue to promote the development of a broad mix of housing types.

II.A.2. The City shall strive to provide for its fair share of the region's housing needs.

II.A.3. The City shall maintain an adequate supply of residential land in appropriate land use designations and zoning categories to accommodate Winters' fair share of projected regional growth and maintain normal residential vacancy rates.

II.A.4. The City shall seek to maintain an overall mix of 75 percent single family and 25 percent multi-family in its housing stock. This policy shall not be implemented in such a way that it would operate as a constraint on the City's ability to meet its regional fair share allocation for housing for very-low- and low-income households.

II.A. At least 15 percent of all new housing units developed within the City of Winters shall be affordable to very low, low, or moderate income households, with 6 percent of new housing being affordable to very low income households and 9 percent being affordable to low or moderate income households in proportion to the unmet needs for each identified in the current Housing Element.

II.A. To facilitate development of affordable housing, the City shall encourage development in the upper half of the density range in the Medium High Density Residential and High Density Residential designations. To this end, when a project is proposed in the upper half of the density range in the Medium High Density Residential or High Density Residential designations, the City shall not reduce the project density below the midpoint of the density range, unless there are specific site constraints that make such density infeasible or undesirable.

II.A.5. While promoting the provision of housing for all economic segments of the community, the City shall seek to ensure the highest quality in all new residential development.

II.A. To address the needs of large families, the City shall promote the development of multi-family rental units, including units with three or more bedrooms.

II.A.6. The City shall pursue all available state and federal funding assistance that is appropriate to Winters' needs to develop housing that is affordable to low- and moderate-income households.

- II.A.7. The City shall consider use of Tax Exempt Mortgage Revenue Bonds, Mortgage Credit Certificates (MCCs) and support the use of other financing techniques such as FHA insurance for multifamily development, Low Income Tax Credits, State Rental Housing Construction Program (RHCP) financed by Propositions 77 and 84, and the Federal Home Loan Bank Affordable Housing Program.
- II.A.8. All housing development proposals involving 50 units or more shall be required to submit development plans to the Affordable Housing Commission for review. All such projects shall be encouraged to qualify for a density bonus under the density bonus provisions of state law.
- II.A.9. The City shall promote the expeditious processing and approval of residential projects that conform to *General Plan* policies and City regulatory requirements.
- II.A.10. Consistent with other City objectives, the City shall attempt to ensure that its policies, regulations, and procedures do not add unnecessarily to the costs of producing housing. To this end, the City's design review process shall not be used to constrain the development of multi-family housing nor to unnecessarily increase its development costs.
- II.A.11. The City shall continue to provide for the development of secondary residential units, as required by state law, while protecting the single-family character of neighborhoods. Development of secondary residential units fronting on alleys shall be encouraged.
- II.A.12. In accordance with provisions of state law, the City shall grant density bonuses of at least twenty-five (25) percent and at least one other specified incentive for qualifying projects to promote the inclusion of lower income and senior citizen housing.
- II.A.13. 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 and resale/rent controls for at least 30 years to maintain affordability of the units to originally-targeted income groups.
- II.A.14. Where residential units which are required to sell or rent at below-market-rates are included within a housing development, such units shall be interspersed within the development, and to the extent reasonable, shall be visually indistinguishable from market-rate units.
- II.A.15. The City shall allow the installation of mobilehomes and factory-built housing on permanent foundations consistent with the requirements of state law and in accordance with the City's residential design standards.
- II.A.16. The City shall continue to work with the Yolo County Housing Authority in the administration of affordable housing programs.
- II.A.17. The City shall promote homeownership in new housing constructed for low- and moderate-income households.
- II.A.18. The City shall promote the development of second-story residential uses over commercial and office uses in the Central Business District and Neighborhood Commercial designations.

- II.A.19. The City shall require that 10 percent of the lots in residential subdivisions of 20 or more lots be reserved for and sold to local builders or owner-builders.
- II.A.20. The City may use Community Development Block Grant (CDBG) funds in conjunction with private financial institutions to write down interest rates for home purchase.
- II.A.21. The City shall support the continued use of Section 8 rent certificates and vouchers by Winters' residents.
- II.A.22. The City shall support the establishment of a new nonprofit housing developer or work with existing nonprofit developers to help develop affordable housing.
- II.A.23. The City shall require the provision of relocation assistance to tenants required to relocate as a result of the removal or condemnation of housing where such removal or condemnation is not the fault of the tenants.

Goal II.B: To encourage the maintenance, improvement, and rehabilitation of the city's existing housing stock and residential neighborhoods.

Policies:

- II.B.1. The City shall encourage private reinvestment in older residential neighborhoods and private rehabilitation of housing.
- II.B.2. The City shall pursue all available state and federal funding assistance that is appropriate to Winters' needs to rehabilitate housing. Housing rehabilitation efforts shall be given high priority in the use of CDBG funds.
- II.B.3. The City shall support the revitalization of older neighborhoods by keeping streets and other municipal systems in good repair.
- II.B.4. The City shall promote the continued upkeep of existing mobilehome parks.
- II.B.5. The City shall require abatement of unsafe structures, giving property owners ample opportunities to correct deficiencies.
- II.B.6. The City shall promote the preservation of architecturally and historically significant residential structures.

Goal II.C: To encourage energy efficiency in both new and existing housing.

Policies:

- II.C.1. As required by state law, the City shall require the use of energy conservation features in the design of all new residential structures. The City shall also promote incorporation of energy conservation and weatherization features in existing homes.

Goal II.D: To ensure the provision of adequate services to support existing and future residential development.

Policies:

- II.D.1. The City shall support the use of CDBG funds for upgrading streets, sidewalks, and other public improvements.
- II.D.2. The City shall ensure that new residential development pays its share in financing public facilities and services.
- II.D.3. In allocating remaining sewer capacity, the City shall ensure that its allocation scheme does not constrain the development of housing for very-low- and low-income households.
- II.D.4. The City shall strive to ensure that necessary public facilities and services, including School District facilities, are available prior to occupancy of residential projects.
- II.D.5. The City shall promote infill residential development where adequate public facilities and services are already in place.
- II.D.6. The City shall work with the School District to ensure the availability of adequate school facilities to meet the needs of projected households in Winters.
- II.D.7. The City shall strive to ensure that funds are available to provide for the construction of elementary schools within walking distance of new residences.

Goal II.E: To promote equal opportunity to secure safe, sanitary, and affordable housing for all members of the community regardless of race, religion, sex, marital status, national origin, or color.

Policies:

- II.E.1. The City shall give special attention in housing programs to the needs of special groups, including the physically and mentally disabled, large families, farmworkers, the elderly, and families with lower incomes.
- II.E.2. The City shall make available to the public information on the enforcement activities of the State Fair Employment and Housing Commission.
- II.E.3. The City shall seek to work with the County and surrounding jurisdictions to address the needs of the homeless on a regional basis.
- II.E.4. The City shall cooperate with community-based organizations which provide services or information regarding the availability of services to the homeless.

IMPLEMENTATION PROGRAMS:

The following describes programs that the City intends to implement during the seven-year time frame of Housing Element (July 1, 1991, to June 30, 1998). For some of these programs, the description

includes a target for the number of units to be produced or households to be assisted during the Housing Element time frame. The households to be assisted are listed by income categories which are defined as a percentage of the median household income for Yolo County. The 1991 median income for Yolo County, as defined by the U.S. Department of Housing and Urban Development (HUD), is \$39,700. The target income categories and their corresponding 1990 income ranges are shown in Table II-1.

TABLE II-1
TARGET INCOME CATEGORIES
1991

Income Category	Percentage of of Median	Income Range ¹
Very-Low	0 to 50 percent	under \$19,850
Low	51 to 80 percent	\$19,850 - \$31,750
Moderate	81 to 120 percent	\$31,750 - \$47,650
Above Moderate	120 percent and above	over \$47,650

¹ These are adjusted annually based on HUD's yearly reporting of median income to Yolo County (assumes a family of four).

II.1. The City shall create and appoint an Affordable Housing Committee to advise the City Council, Planning Commission, and Redevelopment Agency on housing policy and its implementation and the allocation of the Redevelopment Agency's Tax Increment Housing Set Aside. The Affordable Housing Committee shall also review housing project proposals and make recommendation for the inclusion of affordable housing.

Responsibility: City Council
Time Frame: FY 93-94; Ongoing

II.2. The City shall comprehensively review and revise the text of the *Zoning Ordinance* to ensure consistency with the *General Plan* and shall carry out rezoning consistent with the Land Use Diagram of the *General Plan*.

Responsibility: City Council
Planning Commission
Planning Department
Time Frame: FY 92-93 to 94-95

II.1. The City shall adopt an ordinance requiring every new residential project of five (5) or more units to contribute to meeting General Plan Policy II.A. ___, requiring that 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, may accept in-lieu contributions of cash or land, or may approve a combination of these and other methods. The City shall work with property owners and developers to facilitate compliance with this program and shall on a case-by-case basis consider providing regulatory or financial incentives to facilitate compliance. The City shall develop or work with the Yolo County Housing Authority to develop procedures and guidelines for establishing income eligibility for the "reserved" units and for maintaining the reserved units over time.

During the four and one-half year period between 1994 and 1998, the program is expected to result in the construction of approximately 27 units for very low income households, 18 units for low income households, and 23 units for moderate income households (assuming an average of 100 units per year).

Responsibility: City Council
Redevelopment Agency
Planning Department
Time Frame: FY 93-94; ongoing

- II.1 The City shall work with property owners and developers in the preparation and processing of master development plans and specific plans for unincorporated areas and in the expeditious annexation of such lands. *(In May 1993, the City annexed the 148-acre Winters Highlands Project area, which is designated entirely for residential development.)*

Responsibility: City Council
Planning Department
Time Frame: Ongoing

- II. In accordance with the requirements of state law, the City shall revise the *Zoning Ordinance* to provide for a density bonus of at least 25 percent and at least one other incentive for residential projects of five or more units which reserve at least 20 percent of their units for lower-income households, including elderly persons and families who meet the criteria for lower-income households. The City shall work with the Yolo County Housing Authority in developing procedures and guidelines for establishing income eligibility for the "reserved" units and for maintaining the "reserved" units as affordable units for at least 30 years. The City shall seek Housing Authority administration of the reserved units. Target: 30 very-low-income units; 30 low-income units.

Responsibility: City Council
Planning Department
Yolo County Housing Authority
Time Frame: FY 92-93; 93-94; Ongoing

- III.1 The City shall continue through the *Zoning Ordinance* to allow secondary dwelling units in residential zones subject to criteria concerning floor area, relationship to principal residence, required parking, and other features. Target: 15 very-low-income and 15 low-income units. *(City Council adoption of Ordinance No. 92-14 on November 3, 1992, greatly expanded the development potential for second units.)*

Responsibility: City Council
Planning Commission
Planning Department
Time Frame: Ongoing

- II2. The City shall continue through the *Zoning Ordinance* to provide for the establishment of mobilehomes and mobilehome parks consistent with the requirements of state law.

Responsibility: City Council
Planning Commission
Planning Department

Time Frame: Ongoing

- II3. The City shall revise the *Zoning Ordinance* to allow for the development of affordable duplexes and halfplexes on corner lots as a permitted use in single family zoning designations.

Responsibility: City Council
Planning Commission
Planning Department

Time Frame: FY 92-93; 93-94

- II4. The City shall revise the *Zoning Ordinance* to provide for the establishment, subject to Conditional Use Permit control, of homeless shelters and transitional housing in the Medium High Density Residential, High Density Residential, Central Business District, and Public/Quasi Public designations. The *Zoning Ordinance* shall include language specifying that conditions imposed on Conditional Use Permit approvals shall not preclude the development of homeless shelters and transitional housing in Winters.

Responsibility: City Council
Planning Department

Time Frame: FY 92-93; 93-94

- II. The City shall revise the *Zoning Ordinance* to include a provision that residential developments proposed in the upper half of the density range in the medium high density residential and high density residential zones shall be approved in the upper half of the density range, unless there are specific site constraints that make such density infeasible or undesirable.

Responsibility: City Council
Planning Department

Time Frame: FY 93-94

- II. The City shall revise the *Zoning Ordinance* to facilitate mixed use development (i.e., commercial and residential) in the CBD and neighborhood commercial and office zones, and the development of residential uses in second stories in downtown buildings.

Responsibility: City Council
Planning Department
Time Frame: FY 93-94

- II5. The City shall pursue appropriate state and federal funding sources to support efforts to meet new construction and rehabilitation needs of low- and moderate-income households and to assist persons with rent payments required for existing units.

Responsibility: City Council
Planning Department
Time Frame: FY: Ongoing

- II6. The City shall use local, state, and federal funding sources to support new construction to meet the needs of lower- and moderate-income households. The following funding sources shall be the City's highest priority: Mortgage Revenue Bonds, Low Income Tax Credits, State Rental Housing Construction, and Redevelopment Agency Tax Increment Housing Setaside. Target: 30 units for very-low-income households, 30 units for low-income households, and 50 units for moderate-income households. *(In September 1993, the City applied for \$126,300 in HOME funds to support development of a 38-unit FmHA project for very-low-income seniors.)*

Responsibility: City Council
Planning Department
Time Frame: FY 91-92 to 97-98

- II7. The City shall use local, state, and federal funding sources to support rehabilitation of housing to meet the needs of very-low- and low-income households. The following funding sources shall be the City's highest priority: California Housing Program - both Owner and Rental components (CHRP-O and CHRP-R), State Rental Rehabilitation Program (CECRP), Community Development Block Grant (CDBG), and Redevelopment Agency Tax Increment Housing Setaside. Target: 20 units for very-low-income households and 20 units for low-income households. *(The City in 1992 applied for and received a CDBG technical assistance grant to assess rehabilitation needs. Based on the study, the City in 1993 was awarded \$500,000 in CDBG funds for low interest and deferred loans for rehabilitation of owner-and renter-occupied housing. The City also received a CDBG grant to assess the feasibility of rehabilitating three two-story, unreinforced masonry buildings in downtown for a combination of commercial and residential uses.)*

Responsibility: City Council
Planning Department
Redevelopment Agency
Time Frame: FY 91-92 to 97-98

- II. The City shall apply to the State for CDBG and HOME funds to rehabilitate for mixed use one or more of the three buildings (Chadwick Building, Buckhorn Building, Bank of Winters Building) evaluated in the City's 1993 Rehabilitation Study.

Responsibility: City Council
Planning Department

Time Frame: FY 94-95 or FY 95-96

- II8. The City may use Community Development Block Grant (CDBG) funds to subsidize on-and off-site infrastructure improvement for lower-income housing projects.

Responsibility: City Council
Planning Department

Time Frame: FY 91-92 to 97-98

- II9. The City shall support the development of a senior housing project by Farmers Home Administration. Target: 48 units for very-low-income households. *(The Winters Planning Commission approved a 38-unit FmHA seniors project in February 1993. In June 1993, the City Council waived over \$53,000 in mitigation fees for the project. In September 1993, the City applied for \$126,300 in HOME funds to support the project's development. The City also supported an application to the California Tax Credit Commission for the project.)*

Responsibility: City Council
Planning Department

Time Frame: FY 91-92 to 93-94

- III10. The City shall establish a housing trust fund utilizing state and federal funds, Redevelopment Agency funds, and funds from other sources to assist in the development of housing for very-low- and low-income households. (Redevelopment housing set-aside income alone should generate up to \$500,000 by FY 97-98. Conceivably, the housing trust fund may accumulate as much as one million dollars by FY 97-98, considering other possible sources. Depending on the level of City participation, the trust fund could subsidize between 20 and 50 units for very-low- and low-income households.)

Responsibility: City Council
Planning Department

Time Frame: FY 93-94; ongoing

- III11. The City shall develop a fee deferral program to assist in the development of housing for very-low and low-income households. *(In June 1993, the City Council waived over \$53,000 in mitigation fees for a 38-unit FmHA seniors project.)*

Responsibility: City Council
Planning Department

Time Frame: FY 93-94

- II. The City, acting as the Redevelopment Agency, shall prepare an 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.

Responsibility: Redevelopment Agency
Planning Department
Time Frame: FY 93-94; 94-95

- II. The City, in cooperation with property owners, developers, and the Yolo County Flood Control and Water Conservation District, will undertake a feasibility and design study for a comprehensive solution to flooding problems associated with Chickahominy and Moody Sloughs. The comprehensive solution may include such features as diversion to Putah Creek, diversion under I-505, detention ponds, changes in land use designations, elevating building pads, and structural flood proofing as deemed effective and cost effective. *(A feasibility and design study was completed in May 1993. In FY 93-94, the City is preparing an EIR on the proposed drainage improvements.)*

Responsibility: City Council
City Engineer
City Manager
Time Frame: FY 92-93 to 94-95

- II.12. The City shall post and distribute information on currently available weatherization and energy conservation programs.

Responsibility: Planning Department
Time Frame: Ongoing

- II.13. The City shall enforce state requirements, including Title 24 requirements, for energy conservation in new residential projects and shall encourage residential developers to employ additional energy conservation measures with respect to the siting of buildings, landscaping, and solar access.

Responsibility: City Council
Planning Department
Time Frame: Ongoing

- II.14. The City shall continue to cooperate with the Yolo County Housing Authority in its administration of the Section 8 rental assistance program. Target: 30 very-low-income households.

Responsibility: Planning Department
Yolo County Housing Authority
Time Frame: Ongoing

- II.15. The City shall work with the cities of Davis, Woodland, West Sacramento, and Yolo County to extend their joint agreement providing services for the homeless for an additional three-year period, starting July 1993. *(In October 1993, the City signed a three year-extension of the agreement.)*

Responsibility: City Council
City Manager
Planning Department

Time Frame: FY 92-93; 93-94

- II16. The City shall consider establishing a position of housing program coordinator, either as a City 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.

Responsibility: City Council
City Manager
Planning Department

Time Frame: FY 92-93; ongoing

- II17. The City shall continue to promote equal housing opportunity for all persons regardless of race, religion, sex, marital 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.

Responsibility: City Council
Planning Department

Time Frame: Ongoing

- II18. The City shall annually review and publish the city's progress toward achieving the City's fair-share housing allocation as determined by SACOG.

Responsibility: City Council
Planning Department

Time Frame: FY 92-93; annually thereafter

QUANTIFIED OBJECTIVES

Table II-2 summarizes Winters' quantified objectives for the period June 30, 1991, to July 1, 1998. These quantified objectives represent a reasonable expectation for the new housing units that will be developed and households that will be assisted between 1991 and 1998 based on the policies and programs outlined in this section and general market conditions.

Table II-2 also shows the estimated total new construction need for Winters to July 1998 as provided by the Sacramento Area Council of Governments (SACOG), adjusted to reflect units approved in 1989, 1990, and 1991.

SECTION III

TRANSPORTATION AND CIRCULATION

GOALS AND POLICIES:

Goal III.A: To create and maintain a roadway network that will ensure the safe and efficient movement of people and goods throughout the city.

Policies:

- III.A.1. The City shall endeavor to maintain a Level of Service "C" or better, as defined by the *1985 Highway Capacity Manual* or subsequent revisions, on all streets and intersections within the city.
- III.A.2. Streets shall be dedicated, constructed, widened, extended, and modified according to City standards specified in Part I of this *Policy Document*. Dedication and improvement of full rights-of-way may not be required in existing developed areas where the City determines that such improvements are either infeasible or undesirable. The City may allow other deviations from these standards if the City determines that safe and adequate public access and circulation, including pedestrian convenience, are preserved by such deviations.
- III.A.3. To identify the potential impacts of new development on traffic service levels, the City shall require the preparation of traffic impact analyses at the sole expense of the developer for developments with 20 or more lots or units.
- III.A.4. The City shall explore the restoration of the Putah Creek Bridge as an historic bridge.
- III.A.5. The City explore the feasibility of developing a second bridge crossing of Putah Creek between the existing Putah Creek Bridge and Johnson Road.
- III.A.6. The City shall work with Caltrans in developing and implementing interchange improvements at Highway 128 and I-505.
- III.A.7. The City shall explore with Caltrans and the County the long-term possibilities for improving the capacity of the County Road 31 overcrossing of I-505.
- III.A.8. The City shall comply with and implement the programs and policies of the Yolo County *Congestion Management Plan (CMP)*.
- III.A.9. The City shall require street designs consistent with principles of interconnected network path design. The City shall insure that there are multiple, local-street access points to all developments throughout the city. The City shall insure that direct access to all local streets from primary and secondary collectors is maintained. At the discretion of the City, alleys may be used in conjunction with the overall street layout.
- III.A.10. Street designs should promote pedestrian and bicycle travel and should emphasize safety over travel speed and capacity. Collector streets should not be used as separators of neighborhoods.
- III.A.11. Neighborhood streets shall be designed to discourage unsafe traffic speeds.

- III.A.12. The City shall encourage the use of curb corner radii that slow traffic turning movements and minimize pedestrian crosswalk lengths, but are consistent with fire truck turning needs.
- III.A.13. On-street truck parking shall be prohibited where such parking restricts adequate sight distances or otherwise poses a potentially hazardous situation.
- III.A.14. Industrial and commercial development shall be planned so that truck access through residential areas is avoided.
- III.A.15. The City shall ensure through a combination of traffic impact fees and other funding mechanisms that new development pays its share of the costs of circulation improvements.
- III.A.16. The City shall prohibit development of private streets in new residential projects, except in extraordinary circumstances. In such cases, the private streets shall be developed to City street standards.
- III.A.17. Access to new schools shall be located away from major arterials and adjacent to pedestrian and bicycle routes.

Goal III.B: To promote and maintain public and private transit systems that are responsive to the needs of Winters' residents.

Policies:

- III.B.1. The City shall work with the Yolo County Transit Authority to maintain and expand bus service to Winters.
- III.B.2. The City shall consider assessing development impact fees for capital expenses for increased transit service.
- III.B.3. The City shall require bus turnouts and shelters in higher density residential and commercial areas and other areas deemed appropriate.

Goal III.C: To promote increased efficiency in automobile use.

Policies:

- III.C.1. The City shall encourage and support programs that will increase ridesharing.
- III.C.2. The City shall cooperate with Caltrans and Yolo County Transit in developing and maintaining park-and-ride facilities for Winters' commuters.
- III.C.3. The City shall coordinate its ridesharing support services with the rideshare offices of major traffic generators such as UC Davis, Yuba Community College in Woodland, and major regional employers.
- III.C.4. The City shall encourage telecommuting and other trip-reduction strategies.

Transportation and Circulation

Goal III.D: To consider air quality and noise impacts along with traffic flow efficiency when making decisions about improvements to existing roadways or construction of new roadways.

Policies:

III.D.1. To the extent feasible, the City shall provide for separation of residential and other noise-sensitive land uses from major roadways to reduce noise and air pollution impacts.

Goal III.E: To promote intergovernmental communication and cooperation concerning transportation-related issues.

Policies:

III.E.1. The City shall continue to participate in state, regional, and local transportation planning efforts to ensure coordination of its transportation improvements with the region's transportation system.

Goal III.F: To ensure the adequate provision of both on- and off-street parking.

Policies:

III.F.1. The City shall require provision of adequate off-street parking in conjunction with all new developments. To the extent possible, parking shall be located behind buildings, out of view from the street. When it is not possible for parking lots to be placed behind buildings, the City shall require screening to mitigate the visual impact of the lots while providing for continued police surveillance. As much as possible, parking lots should not be located at intersections.

III.F.2. In addition to providing for on-street parking, the City shall pursue development of public parking lots in the downtown area and establishment of a parking assessment district or other financing mechanisms to facilitate development and maintenance of public parking lots.

III.F.3. The City shall encourage downtown business owners and their employees to park their vehicles at more distant locations to free up parking spaces nearest downtown businesses.

III.F.4. The City shall aggressively enforce on-street parking time limitations.

Goal III.G: To promote pedestrian and bicycle travel as alternatives to automobile use.

Policies:

III.G.1. The City shall create and maintain a safe and convenient system of pedestrian and bicycle routes that encourages walking or bicycling as an alternative to driving. The pedestrian bicycle system shall connect all residential areas, schools, and shopping and employment areas in the city. The bicycle system shall favor on-street bike lanes over separated bike paths. New development shall be required to pay its share of the costs for development and maintenance of this system.

III.G.2. The City shall require installation of sidewalks along all streets in all newly developing areas.

- III.G.3. The City shall cooperate with surrounding jurisdictions in designing and implementing an area-wide bikeway system.
- III.G.4. Where cul-de-sacs are deemed necessary or desirable, pedestrian/bicycle paths shall, wherever possible, be required to connect from the cul-de-sac bulb to the next street.
- III.G.5. All schools should be easily accessible from pedestrian and bicycle routes.
- III.G.6. The City shall require inclusion of bicycle parking facilities at all new major public and quasi-public facilities and commercial and employment sites. Major employers shall be encouraged to provide showers and lockers in their facilities to encourage biking.

IMPLEMENTATION PROGRAMS:

III.1. The City shall maintain a master list of the most recent available traffic counts. The master list shall be updated with traffic counts taken in conjunction with project traffic studies and special counts conducted by the City.

Responsibility: City Engineer
Public Works Department

Time Frame: Ongoing

III.2. The City shall prepare, adopt, and periodically update a *Circulation Master Plan* consistent with the land use patterns and densities/intensities specified in the *General Plan*.

Responsibility: City Council
City Engineer
Public Works Department
Planning Department

Time Frame: Ongoing
FY 91-92, as needed

III.3. The City shall undertake a feasibility and design study for the development of a second bridge crossing of Putah Creek between the existing Putah Creek Bridge and Johnson Road.

Responsibility: City Council
City Manager
City Engineer
Public Works Department

Time Frame: FY 92-93; 93-94

III.4. The City shall adopt and implement a program to satisfy the requirements of the Yolo County *Congestion Management Plan* (CMP). This program shall include a monitoring plan, a land use impact analysis plan, and a local trip reduction ordinance. Deficiency plans may also have to be prepared if violations of CMP Level of Service standards occur on Highway 128 or Railroad Avenue.

Responsibility: City Council
City Engineer
Public Works Department
Planning Department

Time Frame: FY 91-92; 92-93; ongoing

- III.5. The City shall prepare and adopt a traffic impact fee as part of the City's development impact fee schedule to pay for improvements necessitated by new development.
- Responsibility: City Council
City Engineer
Public Works Department
Planning Department
- Time Frame: FY 91-92
- III.6. The City shall conduct a transit improvement study to identify areas in the city needing new and expanded transit services.
- Responsibility: City Council
Public Works Department
- Time Frame: FY 93-94
- III.7. The City shall review and revise, as necessary, off-street parking standards of the *Zoning Ordinance*.
- Responsibility: City Council
Planning Commission
Planning Department
- Time Frame: FY 91-92; 92-93
- III.8. The City shall investigate the purchase of vacant lots downtown for the development of public parking lots.
- Responsibility: Redevelopment Agency
- Time Frame: FY 92-93; ongoing
- III.9. The City shall cooperate with Caltrans and Yolo County Transit in developing and maintaining park-and-ride facilities for Winters' commuters.
- Responsibility: City Council
- Time Frame: Ongoing

Transportation and Circulation

III.10. The City shall prepare, adopt, and periodically update a *Bicycle/Pedestrian System Master Plan*.

Responsibility: City Council
Streets and Trees Commission
City Engineer
Public Works Department
Planning Department

Time Frame: FY 92-93; 93-94

III.11. The City shall prepare and adopt requirements for secure bicycle racks at new commercial and employment sites.

Responsibility: City Council
Public Works Department
Planning Department

Time Frame: FY 92-93

SECTION IV

PUBLIC FACILITIES AND SERVICES

GOALS AND POLICIES:

Goal IV.A: To maintain an adequate level of service in the Winters' public facilities and services to meet the needs of existing and future development.

Policies:

IV.A

- .1. The City shall ensure, insofar as possible, that public facilities and services are developed and operational as they are needed to serve new development.
- IV.A.2. The City shall regularly monitor current levels of service in Winters' public facilities and services.
- IV.A.3. The City shall ensure through capital facility planning and budgeting and through review of private development projects that City-adopted level of service standards are maintained.
- IV.A.4. The City shall ensure through a combination of development fees and other funding mechanisms that new development pays its fair share of the costs of developing new facilities and services. The City at its sole discretion may allow developers to construct needed improvements according to City specification in lieu of paying development fees for such improvements.
- IV.A.5. The City shall ensure thorough a combination of assessment districts, utility user taxes, and other funding mechanisms that adequate funding is available for the improvement, operation, and maintenance of public facilities and services.

Goal IV.B: To maintain an adequate level of service in the City's water system to meet the needs of existing and future development.

Policies:

- IV.B.1. The City shall continue to use groundwater as the principal source of domestic water for the foreseeable future. The City shall also pursue acquisition of surface water rights in order to decrease the city's dependence on groundwater.
- IV.B.2. The City shall maintain a regular program for replacing older water pipes.
- IV.B.3. The City shall develop, maintain, upgrade, and replace city water wells as necessary to ensure adequate and assured water supply for existing and new development and for fire protection.
- IV.B.4. The City shall maintain a regular program for inspecting and testing fire hydrants.
- IV.B.5. The City shall eliminate from service the existing elevated water storage tanks after installation of a pressurized system utilizing variable frequency drives and backup generators at existing wells and replacement of old pipes south of Grant Street.

- IV.B.6. The City shall institute a new telemetry system to monitor, control, and provide record keeping for existing and future wells and tanks.
 - IV.B.7. The City shall make preservation of groundwater recharge areas a high priority.
 - IV.B.8. The City shall study the feasibility of rebuilding the Winters Dam on Putah Creek to promote groundwater recharge, provide a surface water source, promote riparian habitat enhancement, and provide for both passive and active recreational activities.
 - IV.B.9. The City shall monitor groundwater levels at least twice a year to determine if a progressive, long-term decline in water levels is occurring.
 - IV.B.10. The City shall participate in an areawide groundwater management study.
 - IV.B.11. To minimize the need for the development of new water sources and facilities and to minimize sewer treatment needs, the City will promote water conservation in City operations and in private development. To this end, the City shall implement a "moderate" water conservation program as defined in *Urban Water Management Plan* in the *Water System Master Plan*. The City shall annually monitor water usage to assess the effectiveness of the "moderate" water conservation program. If groundwater levels decline and/or if the "moderate" program does not achieve its intended results, the City shall implement the "aggressive" or "maximum" water conservation program as defined in the *Water Management Plan*.
 - IV.B.12. The City shall, to the extent practical, require the use of drought-tolerant plant species and drip irrigation systems in the landscaping of new public and private open space areas, common areas, and parks.
 - IV.B.13. The City shall promote the use of treated sewage effluent for public and private landscape maintenance and agricultural irrigation.
 - IV.B.14. The City shall require water meters on all new hook-ups and shall develop a meter retrofit program for existing connections.
- Goal IV.C: To maintain an adequate level of service in the City's sewage collection and disposal system to meet the needs of existing and future development.**

Policies:

- IV.C.1. The City shall maintain a regular program for replacing and upgrading older and undersized sewer lines and pumps.
- IV.C.2. The City shall ensure the provision of adequate sewer service to all new development in the city.
- IV.C.3. The City shall undertake a design study for construction of a new and larger treatment plant in the northeast part of the city. Treated effluent from the treatment plant should be reused for such purposes as crop or golf course irrigation and/or wetlands creation/maintenance during summer months and discharged to Putah Creek during winter months.

Public Facilities and Services

IV.C.4. The City shall expand existing sewage treatment facilities to their existing planned capacity to provide for development prior to a new plant coming on line.

IV.C.5 The City shall implement and enforce an industrial pretreatment program to ensure the safe and efficient operation of City treatment facilities.

Goal IV.D: To maintain an adequate level of service in the City's storm drainage system to accommodate runoff from existing and future development and to prevent property damage due to flooding.

Policies:

IV.D.1. The City shall maintain a regular program for replacing and upgrading older and undersized storm drains.

IV.D.2. The City shall expand and develop storm drainage facilities to accommodate the needs of existing and planned development.

IV.D.3. The City shall determine the feasibility of developing a recreational lake in conjunction with development of the North Area to serve as a detention facility, designed to accommodate all stormwater runoff from the North Area.

IV.D.4. The City, in cooperation with property owners, developers, and the Yolo County Flood Control and Water Conservation District shall undertake a feasibility and design study for a comprehensive solution to the flooding problems associated with Chichominy and Moody Sloughs. The comprehensive solution may include such features as diversion to Putah Creek, diversion under I-505, detention ponds, changes in land use designations, elevating building pads, and structural flood proofing as deemed effective and cost effective. As a condition to any development entitlement approval, all development affected by or contributing to the 100-year flooding problem shall be required to contribute to the financing of the comprehensive flood control solution in an amount that reflects that property's relative contribution to the flooding problem or benefit from the program adopted.

IV.D.5. Future drainage system discharges, including discharges into Putah Creek, shall comply with applicable state and federal pollutant discharge requirements.

Goal IV.E: To provide for the collection and disposal of solid waste while minimizing the generation of waste.

Policies:

IV.E.1. The City shall institute recycling and waste generation reduction programs with the goal of reducing its solid waste generation by 25 percent by 1995 and 50 percent by the year 2000.

Goal IV.F: To ensure that an adequate level of police service is maintained as new development occurs.

Policies:

IV.F.1. The City shall, through adequate staffing and patrol arrangements, endeavor to maintain the minimum feasible response times for police calls. The goal for average response time for Priority 1 (emergency) calls shall be three minutes.

IV.F.2. The Police Department shall continually monitor response times and report annually on the results of the monitoring.

Goal IV.G: To ensure that an adequate level of fire protection service is maintained as new development occurs.

Policies:

IV.G.1. The City shall encourage the Fire Protection District to maintain an overall fire insurance (ISO) rating of five or better for the city of Winters, but in no event should the ISO rating be allowed to fall below 6. The goal for average response time for Priority 1 (emergency) calls should be five minutes.

Goal IV.H: To provide public schools which serve as a neighborhood focus and to maintain a quality learning environment for Winter's residents as the city's population increases.

Policies:

IV.H.1. The City shall assist the School District in locating and reserving appropriate sites for new schools.

IV.H.2. The City shall work cooperatively with the School District in monitoring housing, population, and school enrollment trends to plan for future school facility needs.

IV.H.3. The City shall support enactment of state legislation to finance the construction of new schools.

IV.H.4. The City shall cooperate with the School District in an effort to ensure adequate financing for new school facilities. To this end, the City shall cooperate with the School District in the collection of school facility development fees from new residential and non-residential development.

IV.H.5. The City, to the extent possible, shall require that new school facilities are constructed and operating prior to the occupation of the residences which the schools are intended to serve.

IV.H.6. The City shall not approve any development entitlements, including building permits for new residences, unless a mechanism to mitigate school impacts generated by the project has been approved by the City. This mechanism may include the dedication of land, development fees, a commitment to funding through an assessment district or Mello-Roos Community Facilities District, the phasing of the project, reduction in density, or some other mechanism which mitigates or avoids the school impacts attributable to the development.

Public Facilities and Services

- IV.H.7. The City shall include the School District in the City's staff review process for new residential developments.
- IV.H.8. The City shall encourage participation in the educational systems by all segments of the community.
- IV.H.9. The City shall encourage the provision of social, recreational, and educational services that complement and enrich those provided by public and private educational services and facilities.

Goal IV.I: To maintain a high level of library services for all Winters' residents.

IV.I

- .1. The City shall assist the County in locating and reserving an appropriate site and in securing funding for construction of a new branch library.
- IV.I.2. The City shall assist the County in seeking sufficient operating funds to support an adequate library collection, staff and hours of service, including more evenings, Saturdays, and possibly Sunday afternoons.

Goal IV.J: To promote efficiency, convenience, and harmonious relationships in the siting of public facilities.

Policies:

- IV.J.1. Public facilities, such as utility substations, water storage or treatment plants, pumping stations, and sewer treatment plants, shall be located, designed, and maintained so that noise, light, glare, or odors associated with these facilities will not adversely affect nearby land uses. Building and landscaping materials that make these facilities compatible with neighboring properties shall be used.
- IV.J.2. Utility company rights-of-way shall be considered for use as public or private open space, trails, parkland, or other compatible recreational uses.
- IV.J.3. The City shall require all new electrical and communication lines to be installed underground. The City shall actively promote the undergrounding of existing overhead facilities.
- IV.J.4. The City shall promote the clustering of public and quasi-public facilities such as schools, parks, libraries, child care facilities, and community activity centers. The City shall promote joint-use of public facilities, and agreements for sharing costs and operational responsibilities among public service providers.

IMPLEMENTATION PROGRAMS:

IV.1. The City shall prepare, adopt, and periodically update a *Level of Service Plan* for public improvements and services, including but not limited to, the following: traffic, sewer, water, drainage, police, and fire.

Responsibility: City Council
City Manager
Department Heads

Time Frame: FY 92-93; as needed

IV.2. The City shall regularly monitor current levels of services in Winters' public facilities and services based on the *Level of Service Plan*.

Responsibility: City Council
Planning Commission
City Manager
Department Heads

Time Frame: Ongoing

IV.3. The City shall prepare, adopt, and periodically update a *Water System Master Plan* consistent with the land use patterns and densities/intensities specified in the *General Plan*. The *Water System Master Plan* shall include a scheduled program for replacing older water pipes.

Responsibility: City Council
City Engineer
Public Works Department

Time Frame: FY 91-92; as needed

IV.4. The City shall pursue the acquisition of surface water rights.

Responsibility: City Council
City Manager
City Engineer
Public Works Department

Time Frame: Ongoing

IV.5. The City shall monitor groundwater levels at least twice a year to determine if a progressive, long-term decline in water levels is occurring.

Responsibility: Public Works Department

Time Frame: Annually

IV.6. The City shall implement a "moderate" water conservation program as defined in *Urban Water Management Plan* in the *Water System Master Plan*. The City shall annually monitor water usage to assess the effectiveness of the "moderate" water conservation program. If groundwater levels decline and/or if the "moderate" program does not achieve its intended results, the City shall implement the "aggressive" or "maximum" water conservation program as defined in the *Urban Water Management Plan*.

Responsibility: City Council
Public Works Department

Time Frame: Ongoing; annually; as needed

IV.7. The City shall develop a water meter retrofit program for all existing connections.

Responsibility: City Council
City Manager
City Engineer
Public Works Department

Time Frame: FY 92-93

IV.8. The City shall prepare, adopt, and periodically update a *Sewer System Master Plan* consistent with the land use patterns and densities/intensities specified in the *General Plan*.

Responsibility: City Council
City Engineer
Public Works Department

Time Frame: FY 91-92; as needed

IV.9. The City shall undertake a design study for and construction of a new and larger sewage treatment plant in the northeast part of the city. The new treatment plan should be completed and operational by June 1995.

Responsibility: City Council
City Engineer
Public Works Department

Time Frame: FY 92-93; 93-94; 94-95

IV.10. The City shall prepare, adopt, and periodically update a *Storm Drainage Master Plan* consistent with the land use patterns and densities/intensities specified in the *General Plan*.

Responsibility: City Council
City Engineer
Public Works Department

Time Frame: FY 91-92; as needed

- IV.11. The City, in cooperation with property owners, developers, and the Yolo County Flood Control and Water Conservation District, will undertake a feasibility and design study for a comprehensive solution to flooding problems associated with Chickahominy and Moody Sloughs. The comprehensive solution may include such features as diversion to Putah Creek, diversion under I-505, detention ponds, changes in land use designations, elevating building pads, and structural flood proofing as deemed effective and cost effective.

Responsibility: City Council
City Engineer
Public Work Department

Time Frame: FY 92-93

- IV.12. The City shall prepare and adopt an ordinance to ensure that impacts on school facilities are mitigated, which may include a requirement for dedication of land, development fees, a commitment to funding through an assessment district or a Mello-Roos Community Facilities District, phasing of the project, reduction in density, or other mitigation measures.

Responsibility: City Council
Planning Commission
City Manager

Time Frame: FY 91-92; 92-93

- IV.13. The City and the School District shall negotiate a memorandum of understanding to address levels of service needed by local schools, implementation of *General Plan* school facilities policies, and the School District's responsibilities with regard to providing the necessary legal and factual support for such school facilities.

Responsibility: City Council
City Manager
School District

Time Frame: FY 91-92; 92-93 (prior to adoption of school impact mitigation ordinance.)

- IV.14. The City shall prepare and adopt a legislative mechanism, such as an overlay zoning district, to ensure that development projects which are currently within the city limits will contribute the necessary school impact mitigation fees or provide alternative mitigation measures necessary to provide adequate school facilities.

Responsibility: City Council
Planning Commission
City Manager

Time Frame: FY 91-92; 92-93

Public Facilities and Services

IV.15. The City shall undertake a space-needs study for the development of a new public safety facility for the Winters Police Department and Fire Protection District.

Responsibility: City Manager
Police Department
Fire Protection District

Time Frame: FY 92-93; 93-94

IV.16. The City shall adopt an ordinance that establishes standards and requirements for undergrounding of both new and existing overhead electrical and communication utility lines.

Responsibility: City Council
City Engineer
Public Works Department

Time Frame: FY 92-93

IV.17. The City shall prepare, adopt, and submit to Yolo County a source reduction and recycling element which includes the following components:

- Waste Characterization
- Source Reduction
- Recycling (including a curbside pickup program)
- Composting
- Solid Waste Facility Capacity
- Education and Public Information
- Funding
- Special Waste
- Household Hazardous Waste

Responsibility: City Council
Public Works Department

Time Frame: FY 91-92

IV.18. The City shall prepare, adopt, and periodically update a long-term *Capital Improvement Program* (CIP), for traffic, sewer, water, drainage, parks, and other facility improvements.

Responsibility: City Council
Planning Commission
City Manager
Department Heads

Time Frame: FY 92-93; as needed

IV.19. The City shall annually review and adjust, as necessary, its development fee schedule.

Responsibility: City Council
City Manager
Department Heads

Time Frame: Annually

Public Facilities and Services

SECTION V

RECREATIONAL AND CULTURAL RESOURCES

GOALS AND POLICIES:

Goal V.A: To establish and maintain a public park system and recreation facilities suited to the needs of Winters' residents and visitors.

Policies:

- V.A.1. The City's overall goal shall be seven acres of developed parkland (combined neighborhood and community) per 1,000 residents.
- V.A.2. To the extent authorized by law, the City shall require all new residential development to dedicate improved parkland or pay equivalent in-lieu fees based on a standard of five acres of improved parkland per 1,000 population. Golf course development and creek setbacks shall not be counted toward meeting the park dedication requirement.
- V.A.3. New residential developments shall be required to fund park maintenance through a landscaping and lighting district or other appropriate mechanism.
- V.A.4. The City shall pursue all available and appropriate local, regional, state, and federal funding for the acquisition of parkland, the development of park facilities, and park maintenance.
- V.A.5. Neighborhood parks shall be integrated into, and become focal points of, new residential neighborhoods.
- V.A.6. The City shall work with the School District in developing a 20± acre joint-use community park next to the proposed high school site. This park should include basketball and tennis courts, swimming pool, gymnasium, ballfields, playground, and picnic area.
- V.A.7. The City shall develop a 30± acre community ball complex in Winters. This park should include lighted baseball and soccer fields, concession facilities, and restrooms.
- V.A.8. The City shall pursue joint-use of school facilities as a high priority for the development of new park and recreational facilities.
- V.A.9. Parks shall be located, oriented, and designed in such a way as to facilitate security, policing, maintenance, and pedestrian bicycle access.
- V.A.10. New high-activity-level parks and parks intended for night use shall be designed to buffer existing and planned surrounding residential uses from excessive noise, light, and other potential nuisances.
- V.A.11. The City shall encourage development of recreational facilities along Putah Creek near the Community Center.

Recreational and Cultural Resources

- V.A.12. The City shall pursue development of a cultural center, teen center, and senior center near the Community Center or at another suitable location.
- V.A.13. The City shall emphasize the use of drought-tolerant and drought-resistant landscaping in the development of City parks.
- V.A.14. The City shall encourage the use of open space and recreational uses as buffers between incompatible land uses.
- V.A.15. The City shall pursue the development of a citywide network of pedestrian and bicycle pathways and equestrian trails. The pedestrian and bicycle pathway and trail system should be designed to link parks, schools, civic and major shopping and employment centers. The City's bicycle pathway system should be integrated with the county-wide bikeway system.
- V.A.16. The City shall explore the reconstruction of the railroad bridge over Putah Creek as a bicycle/pedestrian bridge.
- V.A.17. The City shall pursue development of a championship golf course in the north part of Winters.

Goal V.B: To promote the provision of private recreational facilities and opportunities.

Policies:

- V.B.1. The City shall promote the provision of private open space and recreation facilities in large-scale residential developments.
- V.B.2. The City shall promote the development of commercial recreational facilities that meet community needs and complement public parks, facilities, and programs.
- V.B.3. The City shall actively promote the visual and performing arts in Winters and support development of facilities for the arts. To this end, the City shall explore the creation of a civics arts commission and the development of a cultural center.

Goal V.C: To establish recreation programs suited to the broad needs and interests of all Winters' residents.

Policies:

- V.C.1. In planning recreation programs, the City shall promote the active involvement of all affected residents, including those with special needs, such as the physically disabled and the elderly.
- V.C.2. The City shall maintain cooperative agreements with the School District for the use of school facilities for City-sponsored recreation programs.

Goal V.D: To preserve and enhance Winters' historical heritage.

Policies:

V.D

- .1. Winters' historically and architecturally significant buildings and sites should be preserved and enhanced to the fullest degree possible.
- V.D.2. The City shall continue to implement the City's *Historic Preservation Ordinance* and the *State Historic Building Code*. The *Historic Preservation Ordinance* and *State Historic Building Code* should be made applicable to all historically-significant structures in Winters.
- V.D.3. The Winters Planning Commission shall continue to carry out the functions of the City's Historical Preservation Commission as specified in the City's *Historic Preservation Ordinance*.
- V.D.4. The City shall work with property owners in seeking registration of historical structures and sites as State Historic Landmarks or listing on the *National Register of Historic Sites*.
- V.D.5. The City shall support the efforts of property owners to preserve and renovate historic and architecturally significant structures. Where such buildings cannot be preserved intact, the City shall seek to preserve the building facades.
- V.D.6. The City shall pursue available local, state, and federal funding for public and private historical restoration and preservation activities.
- V.D.7. Structures of historical, cultural, or architectural merit which are proposed for demolition shall be considered for relocation as a means of preservation. Relocation within the same neighborhood or to another compatible neighborhood shall be encouraged.
- V.D.8. The City shall explore restoration of the historic Putah Creek Bridge and the railroad bridge.

Goal V.F: To protect Winters' Native American heritage.

Policies:

- V.F.1. The City shall refer development proposals that may adversely affect archaeological sites to the Northwest Information Center of the California Archaeological Inventory for review and comment.
- V.F.2. The City shall undertake an archeological sensitivity survey of the entire area within the Urban Limit Line. Such study shall classify areas as "low-sensitivity," "moderate sensitivity," and "high-sensitivity." Within areas classified as "high-sensitivity," an archeological site survey will be required in conjunction with project applications. In all other areas, no field surveys will be required. However, if archeological artifacts are discovered during grading or construction, grading or construction must stop pending an archeological investigation and identification of appropriate mitigation measures. City implementation of this policy shall be guided by Appendix K of the *State CEQA Guidelines*.

IMPLEMENTATION PROGRAMS:

V.1. The City shall prepare, adopt, update, and implement a *Parks Master Plan* that includes goals, policies, and standards for the location, size, and level of development of all existing and proposed parks. The *Parks Master Plan* shall incorporate the following standards for park sizes:

Classification	Size
Mini-Park	1/2 to 3 Acres
Neighborhood	3 to 5 Acres
Community	20 to 30 Acres

Responsibility: City Council
City Manager
Parks and Community Services Commission
Parks Department

Time Frame: FY 91-92; as needed

V.2. The City shall regularly monitor local, regional, state, and federal programs for funding of parkland acquisition, development, rehabilitation, and maintenance. The City shall actively pursue funding for which it is qualified.

Responsibility: City Council
Parks Department

Time Frame: Ongoing

V.3. The City shall maintain a joint-use agreement with the School District that provides for use of school facilities for City-sponsored recreation programs.

Responsibility: City Council
City Manager
Parks and Community Services Commission
Parks Department

Time Frame: Ongoing

V.4. The City shall amend the City's *Historic Preservation Ordinance* and the *State Historic Building Code* to make them applicable to all historically significant structures in Winters.

Responsibility: City Council
Planning Commission

Time Frame: FY 91-92; 92-93

V.5. The City shall undertake an archeological sensitivity survey of the entire area within the Urban Limit Line. Such study shall classify areas as "low-sensitivity," "moderate sensitivity," and "high-sensitivity."

Responsibility: Planning Department

Time Frame: FY 92-93

SECTION VI
NATURAL RESOURCES

GOALS AND POLICIES:

Goal VI.A: To protect water quality in Putah Creek, Dry Creek, and the area's groundwater.

Policies:

VI.A

- .1. The City shall seek the elimination of existing septic systems in the city.
- VI.A.2. In reviewing development proposals, the City shall consider the project's potential for adversely affecting water quality in Putah Creek, Dry Creek, and the area's groundwater and shall condition development approvals to avoid or adopt all feasible measures to mitigate any identified significant effects.
- VI.A.3. The City shall support public and private efforts to collect baseline data concerning existing water quality in Putah Creek.
- VI.A.4. The City shall regularly monitor water quality in City wells for evidence of toxics and other contaminants as required by State Health Department regulations.
- VI.A.5. The City shall support efforts at the local, regional, state and federal levels to reduce runoff of toxic agricultural chemicals into the area's water courses.
- VI.A.6. The City shall condition development approvals to minimize the discharge of sediment from grading into Putah Creek and Dry Creek. To this end, grading should be carried out during the dry months, when possible. Areas not being graded should be disturbed as little as possible. Construction and grading areas, as well as soil stockpiles, should be covered or temporarily revegetated when left for long periods. Revegetation of slopes should be carried out immediately upon completion of grading. Also, temporary drainage structures and sedimentation basins must be installed to prevent sediment from entering and thereby degrading the quality of downstream surface waters, particularly Putah Creek. The full cost of any necessary mitigation measures shall be borne by the projects creating the potential impacts.

Goal VI.B: To promote the continued productivity of agricultural land surrounding Winters and to prevent the premature conversion of agricultural land to urban uses.

Policies:

- VI.B.1. The City shall support the continuation of agricultural and related uses on lands within the Urban Limit Line designated for urban uses until urban development is imminent.
- VI.B.2. The City shall encourage the County to retain agricultural uses on lands surrounding Winters pending their annexation to the City.

Natural Resources

- VI.B.3. Along the northern and western portion of the Urban Limit Line new residential development that abuts designated and active agricultural land shall incorporate buffers to minimize agricultural-residential conflicts and nuisance problems. The size of the buffer zone shall be determined by the type of agricultural activities involved. The buffer zone may consist of open space, recreational uses, landscaped areas, streets or other non-intensive uses.
- VI.B.4. Outside the Urban Limit Line, high quality agricultural soils should be protected by strong County agricultural policies and regulations. Any future expansion of the Urban Limit Line should occur in areas with lower quality agricultural soils.
- VI.B.5. The City shall support the efforts of the County in establishing a land conservation trust and implementing programs involving transfer of development rights and purchase of development rights or conservation easements.
- VI.B.6. The City shall adopt a right-to-farm ordinance.
- VI.B.7. The City shall support tax and economic incentives at both the local and state levels to enhance the economic competitiveness of agriculture.
- VI.B.8. The City shall allow and encourage activities that support local agriculture such as farmers' markets, on-site sale of produce, and special events promoting local agricultural products.

Goal VI.C: To protect sensitive native vegetation and wildlife communities and habitat.

Policies:

- VI.C.1. Prior to approving public or private development projects in areas containing or adjacent to areas containing large trees, riparian vegetation, wetlands, or other significant wildlife habitat, the City shall require the project area and its environs be field surveyed for the presence of special-status plant and animal taxa. Such field surveys shall be conducted by a qualified biologist. If special-status taxa are encountered during the field surveys, appropriate measures shall be developed to minimize disturbance and protect identified populations where feasible.
- VI.C.2. In regulating private development and constructing public improvements, the City shall ensure that there is no net loss of riparian or wetland habitat acreage and value and shall promote projects that avoid sensitive areas. Where habitat loss is unavoidable, the City shall require replacement on at least a 1:1 basis. Replacement entails creating habitat that is similar in extent and ecological value to that displaced by the project. The replacement habitat should consist of locally-occurring, native species and be located as close as possible to the project site. Implementation of this policy should be based on baseline data concerning existing native species. Study expenses shall be borne by development.
- VI.C.3. Unless there are overriding considerations as defined in the California Environmental Quality Act, the City shall not approve any project that would cause significant unmitigatable impacts on rare, threatened, or endangered wildlife or plant species.
- VI.C.4. The City shall support and participate in local and regional attempts to restore and maintain viable habitat for endangered or threatened plant and animal species. To this end, the City shall work

with surrounding jurisdictions and state and federal agencies in developing a regional *Habitat Management Plan*. Such plan shall provide baseline data for the Winters area on special-status plant and animal taxa, including Swainson hawk and the valley elderberry longhorn beetle, and provide guidelines and standards for mitigation of impacts on special-status taxa.

- VI.C.5. The City shall require mitigation of potential impacts on special-status plant and animal taxa based on a policy of no-net-loss of habitat value. Mitigation measures shall incorporate as the City deems appropriate, the guidelines and recommendations of the U.S. Fish and Wildlife Service and the California Department of Fish and Game. Implementation of this policy may include a requirement that project proponents enter into an agreement with the City satisfactory to the City Attorney to ensure that the proposed projects will be subject to a City fee ordinance to be adopted consistent with the regional *Habitat Management Plan*.
- VI.C.6. The City shall undertake a feasibility study for the establishment of an Open Space Preserve between the Urban Limit Line and Grant Avenue west of I-505. Such preserve should be designed to provide for a combination of uses including agriculture, habitat protection, groundwater recharge, and educational and recreational activities. The Open Space Preserve should, to the maximum extent possible, be designed to function as part of the City's flood control and wastewater discharge system. The City should consider requiring developments that cannot mitigate wetlands or riparian habitat impacts on-site to make in-lieu contributions to the establishment, development, and maintenance of the Open Space Preserve or other mitigations consistent with the regional *Habitat Management Plan*.
- VI.C.7. The City shall promote the use of drought-tolerant and native plants, especially valley oaks, for landscaping roadsides, parks, schools, and private properties.
- VI.C.8. Parks, the drainage detention areas, and golf course development shall incorporate areas of native vegetation and wildlife habitat.
- VI.C.9. Large, older and historically-significant trees should not be removed unless they are diseased or represent an unavoidable obstacle to development. Development should be designed and constructed to avoid adverse impacts on such trees.
- VI.C.10. The City shall encourage and support development projects and programs that enhance public appreciation and awareness of the natural environment.

Goal VI.D: To promote the protection and enhancement of wetlands and the riparian and aquatic ecosystems of Putah Creek and Dry Creek.

VI.D

- .1. The City shall require that all new development along Putah Creek east of Railroad Avenue be set back at least 100 feet from the top of the creek bank, that all new development along Putah Creek west of Railroad Avenue be set back at least 50 feet from the top of the creek bank, and that all new development along Dry Creek be set back at least 50 feet from the top of the creek bank. Where there is no discernable bank, the set back shall be measured from the line closest to the creek where riparian vegetation is permanently established.

Natural Resources

- VI.D.2. Except for recreational trails and recreational uses developed along Putah Creek in the downtown area, the Putah Creek and Dry Creek corridors should be preserved as much as possible in their natural state. Public access and recreational facilities shall not eliminate or degrade riparian habitat values. Trails, picnic areas, and other recreational developments shall be sited to minimize impacts on sensitive wildlife habitat or riparian vegetation.
- VI.D.3. The City shall develop a program for habitat management within the Putah Creek and Dry Creek corridors consistent with the following principles:
- Trees and shrubs planted within the creek corridors shall be selected from a list of native plants approved by the City.
 - Non-native trees and shrubs shall be removed from the creek corridors according to a long-term program approved by the City.
 - New irrigation and planting within the dripline of existing native oaks shall be prohibited. Irrigated turf areas shall be placed only in areas where there are no mature native trees that could be damaged by changes in the environment, such as summer watering.
- VI.D.4. Any upstream development that creates potential erosion impacts on Dry Creek and Putah Creek shall be required to adopt all feasible measures to mitigate such impacts.
- VI.D.5. Modifications to creek/channels and other wetland features (e.g., bridge crossing, flood control improvements, or culverting) shall be designed to minimize disturbance to areas of dense riparian and marshlands cover. Any proposed channel modifications shall be coordinated with representatives of the California Department of Fish and Game and the U.S. Army Corps of Engineers to ensure that the concerns and requirements of both agencies can be easily incorporated into specific development plans during the initial phase of project design. Where wetland features are present, jurisdictional determinations and appropriate mitigation will be required subject to the provisions of Section 404 of the Clean Water Act and Sections 1601-1606 of the CDFG Code. Preliminary determinations and coordination with jurisdictional agencies shall be completed prior to approving specific development plans on parcels with wetland features.
- VI.D.6. The City shall seek state grant funding for revegetation, habitat preservation, and erosion control in the Putah Creek and Dry Creek corridors.
- VI.D.7. The City shall work with Yolo County, Solano County, the Putah Creek Council, the California Department of Fish and Game, and the U.S. Army Corps of Engineers in establishing guidelines for erosion control measures along Putah Creek and Dry Creek. Such guidelines should implement the following principles:
- Slope stabilization projects should emphasize revegetation.
 - Stabilization projects that involve the use of cribs, gabions, rock and wire mattresses, or wire mesh over stone should be screened from public view with vegetation to assure a naturalistic appearance.
- VI.D.8. Brush clearing, mowing of natural vegetation, fire breaks, or similar activities along Putah Creek and Dry Creek shall be prohibited unless a demonstrated need exists to protect the public health,

safety, or welfare, as determined by the Fire Protection District or other public agency with legal jurisdiction.

VI.D.9. No mining or gravel extraction operations shall be permitted in the Putah Creek and Dry Creek corridors.

Goal VI.E: To promote and, to the extent possible, improve air quality in Winters and the region.

Policies:

VI.E.1. The City shall cooperate with the Yolo-Solano Air Pollution Control District in an effort to ensure the earliest practicable attainment and subsequent maintenance of federal and state ambient air quality standards.

VI.E.2. The City shall utilize the CEQA process to identify and avoid or mitigate potentially significant air quality impacts of new development. The CEQA process shall also be utilized to ensure early consultation with the Yolo-Solano Air Pollution Control District concerning air quality issues associated with specific development proposals.

VI.E.3. The City shall notify and coordinate with the Yolo-Solano Air Pollution Control District when industrial developments are proposed. Such coordination will assist applicants in complying with applicable air quality regulations and will assist the City in promptly identifying and resolving potential air quality problems.

VI.E.4. Major intersections shall be designed to minimize long vehicle delays which result in carbon dioxide (CO) "hot spots."

VI.E.5. The City shall, to the extent practicable, separate sensitive land uses from significant sources of air pollutants or odor emissions.

VI.E.6. The City shall require for both public and private projects that construction-related dust be minimized. Larger projects that create a potential for generating a significant amount of construction-related dust shall be required to include dust control measures as part of their construction mitigation plans.

VI.E.7. The City shall promote expansion of employment opportunities within Winters to reduce commuting to areas outside Winters.

VI.E.8. The City shall attempt through careful land use and site planning to reduce automobile use.

VI.E.9. The City shall actively promote ridesharing.

VI.E.10. The City shall contribute through tree planting and preservation to the enhancement of air quality.

VI.E.11. In granting development entitlement, the City shall require all new industrial and commercial developments within the city projected to generate more than 500 trips per day (based on typical generation rates) to develop an air quality mitigation plan. This plan shall include an analysis of how the project would utilize site planning, mixed land uses, transportation systems management

measures (e.g., carpooling, van pooling, shuttle bus service, transit incentives, etc.) to reduce by 25 percent the number of trips that would typically be projected for such development. Where this goal cannot be met by these methods, the plan shall provide for off-site mitigation through funding of air quality improvements such as new park-and-ride lots, sidewalks, bike paths, and support of transit, as deemed acceptable to the City.

Goal VI.F. Promote energy efficient development in City's development review process through effective implementation of adopted state and local standards, and guidelines.

Policies:

VI.F

- .1. In approving new residential subdivisions, the City shall promote the maximum feasible east-west alignment of lots for southern solar exposure, as required by the State Subdivision Act.
- VI.F.2. The City shall encourage and promote examples of energy efficient design and operation of new residential, commercial, and industrial development projects.
- VI.F.3. For projects involving rehabilitation or modification of existing developments, the City shall promote the incorporation of energy-efficient features beyond state *Title 24* requirements through fast-track processing or other incentives.
- VI.F.4. The City shall provide for the dedication of sunlight easements in connection with land divisions, pursuant to *Government Code §66475.3*.
- VI.F.5. Through its operation and management of existing municipal facilities, as well as planned new facilities, the City shall utilize energy efficient technologies to the maximum feasible extent.

IMPLEMENTATION PROGRAMS:

- VI.1. The City shall continue its program of routinely monitoring groundwater quality in City wells.
- Responsibility: City Council
City Engineer
Public Works Department
- Time Frame: Ongoing
- VI.2. The City shall adopt a right-to-farm ordinance.
- Responsibility: City Council
Planning Commission
Planning Department
- Time Frame: FY 91-92; 92-93
- VI.3. The City shall monitor the research and literature of agricultural-based public and private organizations in assessing methods to protect agricultural lands at the urban fringe.
- Responsibility: Planning Department
- Time Frame: Ongoing
- VI.4. The City, in conjunction with other interested agencies, shall prepare a regional *Habitat Management Plan* to provide a comprehensive approach to habitat protection, mitigation, and enhancement in the Winters area.
- Responsibility: City Council
Planning Department
- Time Frame: FY 92-93; 93-94; 94-95
- VI.5. The City shall prepare and adopt a comprehensive landscape ordinance that includes planting requirements for screening, ground cover and trees, parking lot shading, acceptable irrigation systems, and water conservation measures, including drought-tolerant plants and drip irrigation systems. The landscape ordinance should also promote the use of native plants in new development where practicable.
- Responsibility: City Council
Streets and Trees Commission
Public Works Department
- Time Frame: FY 91-92; 92-93

Natural Resources

- VI.6. The City shall conduct an inventory to assess the extent of wetlands in the Winters vicinity.
- Responsibility: City Council
Planning Department
- Time Frame: FY 92-93; 93-94
- VI.7. The City shall undertake a feasibility and design study for development of an Open Space Preserve. Such a preserve should be designed to provide for a combination of uses including agriculture, habitat protection, groundwater recharge, and educational and passive recreational opportunities. The Open Space Preserve should, to the maximum extent possible, be designed to function as part of the City's flood control and wastewater discharge system.
- Responsibility: City Council
City Manager
City Engineer
Public Works Department
Planning Department
- Time Frame; FY 92-93
- VI.8. The City shall develop a program for habitat management within Putah Creek and Dry Creek corridors.
- Responsibility: City Council
Streets and Trees Commission
Public Works Department
- Time Frame: FY 92-93; 93-94
- VI.9. The City shall work with Yolo County, Solano County, and the Putah Creek Council, the California Department of Fish and Game, and the U.S. Army Corps of Engineers, in establishing guidelines for erosion control measures along Putah Creek and Dry Creek.
- Responsibility: City Council
Streets and Trees Commission
Public Works Department
- Time Frame: FY 92-93; 93-94
- VI.10. The City shall prepare and adopt a *Heritage Tree Ordinance* to protect large, older and historically-significant trees.
- Responsibility: City Council
Streets & Trees Commission
Public Works Department
- Time Frame: FY 92-93

VI.11. The City shall prepare guidelines for the type and width of buffers between new residential developments and active agricultural uses outside the Urban Limit Line to be used in the review of subdivision proposals.

Responsibility: Planning Department

Time Frame: FY 93-94

VI.12. The City shall amend the *Subdivision Ordinance* to provide for dedication of sunlight easements in connection with land divisions, pursuant to *Government Code §66475.3* of the Subdivision Map Act.

Responsibility: City Council
Planning Department

Time Frame: FY 92-93; 93-94

SECTION VII

HEALTH AND SAFETY

GOALS AND POLICIES:

Goal VII.A: To prevent loss of life, injury, and property damage due to geologic and seismic hazards.

Policies:

- VII.A.1. The City shall require new development to be constructed according to the requirements of the *Uniform Building Code* to ensure that new structures are able to withstand the effects of seismic activity, including liquefaction.
- VII.A.2. Underground utilities, particularly water and natural gas mains, shall be designed to withstand seismic forces in accordance with state requirements.
- VII.A.3. The City shall require the abatement of identified structural hazards in unreinforced masonry buildings. To assist building owners in abating such structural hazards at the earliest possible date, the City shall establish a loan/grant program to help finance upgrading of hazardous buildings.

Goal VII.B: To prevent loss of life, injury, and property damage due to flooding.

Policies:

- VII.B.1. The City shall continue to participate in the National Flood Insurance Program. To this end, the City shall ensure that its regulations are in full compliance with standards adopted by the Federal Emergency Management Agency.
- VII.B.2. Construction of storm drainage improvements shall be required, as appropriate, to prevent flooding during periods of heavy rainfall.
- VII.B.3. The City shall impose appropriate conditions on grading projects performed during the rainy season to ensure that silt is not conveyed to the storm drainage system.
- VII.B.4. To mitigate flooding impacts associated with Moody and Chickahominy Sloughs, the City shall require property owners who are affected by or contribute to such flooding to participate in the development and implementation of a comprehensive solution to the flooding problem in proportion to their relative contribution to the flooding problem or benefit from the program adopted.

Goal VII.C: To prevent loss of life, injury, and property damage due to wildland and structural fires, explosions and release of hazardous materials.

Policies:

VII.C.1. The City shall require that new development provides all necessary water service, fire hydrants, and access roads consistent with Fire Protection District standards.

VII.C.2. The City shall endeavor to achieve and maintain adequate water fire-flows throughout the city and shall regularly monitor fire-flows to ensure adequacy. New development shall comply with the following minimum fire-flow rates:

Development Category	Gallons Per Minute
Single-Family Residential	1,500
Multi-Family Residential	1,500
Central Business District	2,000
Industrial/Other Business Districts	3,000

In areas where there are existing water system deficiencies, the City shall require new development to install all on-site water system improvements necessary to achieve the above fire-flow rates but may waive full compliance with these standards until existing water system deficiencies are corrected.

VII.C.3. The Fire Protection District shall maintain an ongoing fire and life safety inspection program for all public, commercial, and industrial buildings.

VII.C.4. All new development shall be constructed according to fire safety and structural stability standards contained in the latest adopted *Uniform Fire and Building Codes* and related regulations.

VII.C.5. To minimize the dependence of new developments on City firefighting personnel and equipment, the City may require installation of built-in fire suppression equipment in all new development.

VII.C.6. The City shall require property owners to remove fire hazards, including vegetation, hazardous structures and materials, and debris, as directed by the Fire Protection District and Public Works Department.

VII.C.7. The City shall ensure that new development provides for adequate fire equipment access and, where appropriate, includes the use of fire-resistant landscaping and building materials.

VII.C.8. The City shall promote the abandonment of gas wells consistent with requirements of state law and regulations.

Goal VII.D: To ensure that City emergency response procedures are adequate in the event of natural or man-made disasters.

Policies:

- VII.D.1. The City shall adopt, maintain, periodically update, and test the effectiveness of its *Emergency Response Plan*. As part of the periodic update, the City shall review county and state emergency response plans and procedures to ensure coordination with the City's plan.
- VII.D.2. The City shall identify emergency access routes and shall ensure that they are kept free of traffic impediments.
- VII.D.3. Critical emergency response facilities such as fire, police, emergency service facilities, and utilities shall be sited to minimize their exposure to flooding, seismic effects, fire, or explosion.
- VII.D.4. The City shall maintain mutual aid agreements and communications links with surrounding jurisdictions for assistance during times of emergency.

Goal VII.E: To protect city residents from the harmful and undesirable effects of excessive noise.

Policies:

VII.E

- .1. The City shall evaluate the compatibility of various land uses with nearby noise sources based on the standards in Table II-3.
- VII.E.2. The City shall require new residential development to comply with applicable provisions of the *California State Noise Insulation Standards (California Code of Regulations, Title 24, Part 2, Appendix, Chapter 35)* and the *Uniform Building Code (Appendix Chapter 35)*, and updates thereof. These provisions include, but are not limited to, the following standards:
 - a) Ldn values due to exterior noise sources shall not exceed 45 dBA inside habitable rooms of new multi-family dwellings (apartments, condominiums, hotels, motels, etc.).
 - b) Assemblies dividing units within multi-family dwellings shall have laboratory certified STC ratings of 50 or more (NIC 45 or more if field tested). In addition, floor/ceiling assemblies shall have laboratory certified IIC ratings of 50 or more (45 if field tested).
- VII.E.3. Ldn values above 45 dBA due to exterior noise sources shall be prohibited inside habitable rooms of all new dwellings.
- VII.E.4. Non-transportation noise sources which are potentially intrusive shall be evaluated in terms of the noise level limits in Tables II-4 and II-5. In applying these limits, the corrections in Table II-6 shall be added to account for the nature of the noise.

Health and Safety

- VII.E.5. The City shall require preparation of a noise study for all residential projects proposed in areas where Ldn values exceed 60 dBA according to the contour locations set out in Table IX-4 and shown in Figure IX-8 in Chapter IX of the *General Plan Background Report*.
- VII.E.6. Any project that would cause existing traffic-related noise levels in existing residential areas to increase more than 3dB shall be required to evaluate the feasibility of noise mitigation measures.
- VII.E.7. The City may also require preparation of a noise study when Ldn standards are met or inapplicable, but 1) a potentially intrusive noise source is proposed near a noise sensitive area, or 2) a noise sensitive land use is proposed near a potentially intrusive noise source.
- VII.E.8. Required noise studies shall be the responsibility of the project applicant, and shall be consistent with the state guidelines for noise study reports. Such studies shall be performed by a qualified consultant and shall include the following:
- a) A summary of noise data collected, and/or descriptions of the methodologies used to determine existing and expected noise levels and noise descriptors such as Leq or Ldn.
 - b) Figures or maps showing the locations of noise sources and noise sensitive areas.
 - c) A description of the impacts of existing and future (20 years hence) noise levels on the project and/or impacts due to the project on the surrounding area. The standards in this section of the *General Plan Policy Document* shall form the basis for impact assessment.
 - d) Specifications of any noise mitigation measures recommended to ensure compliance with the standards in this *General Plan Policy Document*.
 - e) Description of the expected effects of the mitigation measures.
- VII.E.9. The City shall encourage county, state, and federal agencies to actively enforce regulations dealing with noise.
- VII.E.10. Vehicles and other equipment operated by or on behalf of the City shall comply with all applicable noise performance standards. Noise emission shall be a consideration in the purchase of any new equipment or vehicles.
- VII.E.11. The City shall encourage development designers to minimize noise levels through such measures as the following:
- a) Locating outdoor activity spaces such as yards, patios, and decks in areas where noise levels are low.
 - b) Locating and orienting buildings to place noise sensitive indoor spaces such as living rooms and bedrooms in areas with low noise levels.
 - c) Locating relatively non-noise sensitive structures such as commercial buildings to shield noise sensitive areas such as residences and care facilities from noise sources.

- d) Using berms, walls, and setbacks to shield noise sensitive areas from noise sources. Walls shall only be used as a last resort.
- e) Provide appropriate muffling devices or enclosures for new noise sources located near noise sensitive areas.

VII.E.12. Deviations from City noise standards may be approved only in extreme and/or unusual circumstances. Deviations from the *California State Noise Insulation Standards* shall not be permitted.

TABLE II-3

LAND USE COMPATIBILITY STANDARDS

Land Use Category	60 or Less	Exterior Ldn (dBA)		
		60-65	65-70	70-75
<u>Residential</u>	+	o	-	--
Single and multiple family dwellings, including mobile homes, duplexes, apartments, condominiums, hotels, and motels				
<u>Outdoor Public Facilities</u>	+	o	-	--
Neighborhood parks, playgrounds (including school playgrounds), picnic areas, amphitheatres, golf courses, riding stables and trails, water recreation, cemeteries				
<u>Public Buildings</u>	++	+	o	-
School buildings, libraries, churches, hospitals, nursing homes, auditoriums, concert halls, sports arenas				
<u>Commercial</u>	++	+	o	-
Office buildings, retail, business and professional facilities				
<u>Industrial</u>	++	++	+	o
Manufacturing, utilities, and agriculture facilities				

Symbols

- ++ Clearly Acceptable - The activities associated with the specified uses can be carried out with virtually no interference from noise.
- + Normally Acceptable - Little interference with outdoor activities is expected. Conventional structures will insure that interior Ldn values are compatible with indoor activities.
- o Conditionally Acceptable - The indicated noise levels will cause moderate interference with outdoor activities, and with indoor activities when windows are open. New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made. Noise reduction features should be included in the project design which upgrade the environment to the "Normally Acceptable" category over a substantial portion of the project site.
- Normally Unacceptable - Noise will create substantial interference with both outdoor and indoor activities. Noise intrusion on indoor activities can be mitigated with special noise insulating construction. New construction or development should be generally discouraged. If construction or development does proceed, noise mitigation measures should be required to upgrade the acoustic environment to approach the "Normally Acceptable" category with respect to exterior noise, and to insure that interior noise levels comply with the state noise insulation standards.
- Clearly Unacceptable - Unacceptable noise intrusion upon land use activities will occur. Adequate structural noise insulation may not be practical in many cases, or may involve high noise barriers visually incompatible with a suburban area. New construction or development should generally not be undertaken.

TABLE II-4
EXTERIOR NOISE LEVEL LIMITS

Use Zone	Exterior Limit in dBA	
	Daytime 7 a.m. - 10 p.m.	Nighttime 10 p.m. - 7 a.m.
Rural (OS)	50	40
Residential (R-1, R-2, R-3, R-4)	50	45
Parks & Recreation (P-R)	50	45
Commercial (C-1, C-2, NC, CH, CS)	63	45
Manufacturing/Industrial (M-1, M-2, PI)	73	70

These limits on intrusive noise are to be applied at any point within the boundaries of a property zoned as indicated.

Each limit is the noise level which is not to be exceeded continuously during any five minute period. If the noise level varies above and below the limit, the limit shall not be exceeded during more than one time interval in any five minute period. Noise levels higher than the applicable limit plus 15 dBA are prohibited at all times.

TABLE II-5
INTERIOR NOISE LEVEL LIMITS

Use Zone	Interior Limit in dBA	
	Daytime 7 a.m. - 10 p.m.	Nighttime 10 p.m. - 7 a.m.
Residential (R-1, R-2, R-3, R-4)	45	35

These levels of intrusive noise are not to be exceeded at any point within a dwelling.

Each limit is the noise level which is not to be exceeded continuously during any five minute period. If the noise level varies above and below the limit, the limit shall not be exceeded during more than one time interval in any five minute period. Noise levels higher than the applicable limit plus 15 dBA are prohibited at all times.

TABLE II-6
CORRECTIONS TO NOISE LEVELS DUE TO
POTENTIALLY INTRUSIVE NON-TRANSPORTATION NOISE SOURCES

<u>Type of Correction</u>	<u>Circumstances Under Which The Correction is Applicable</u>	<u>Correction to be added to The Measured or Predicted Noise Level Due to a Potentially Intrusive Noise Source (dBA)</u>
Seasonal Corrections	Summer (or year-round operation)	0
	Winter only (or windows always closed)	-5
Corrections for Character of Noise	No tonal, impulsive, or information content	0
	Tonal components present	+5
	Impulsive noise	+5
	Information content (e.g., speech, song lyrics)	+5
Correction for Previous Exposure and Community Attitudes	No prior experience with the subject noise	+5
	Some previous exposure to subject noise, but little effort made to control noise.	0
	No previous exposure, but community is aware that serious noise control efforts are being made.	0
	Considerable previous exposure to subject noise, and noise maker has good relations with community.	-5
	Community is aware that the subject noise source is very necessary, and will not operate indefinitely.	-10

These corrections are to be used in conjunction with the standards specified in Policy VII.E.4.

Goal VII.F: To prevent crime and promote the protection of people and property.

Policies:

VII.F

.1. The Police Department shall provide neighborhood security and crime prevention information and training to neighborhood groups, schools, senior citizens, and homeowners' associations.

VII.F.2. The City shall encourage the use of physical site planning as an effective means of preventing crime. Developers shall design open spaces, parking lots, parks, play areas, and other public spaces so they can be under continuous surveillance by residents. To this end, the Police Department shall participate in the project review process to ensure that crime prevention considerations are incorporated in the design of residential, commercial, industrial, and public facility projects.

IMPLEMENTATION PROGRAMS:

VII.1. The City shall adopt the most current editions of the *Uniform Building, Uniform Fire, Uniform Plumbing, Mechanical, and National Electric Codes*. Any amendments to these codes adopted by the City shall be consistent with the *General Plan*.

Responsibility: City Council
Planning Department

Time Frame: Ongoing

VII.2. The City shall adopt an ordinance requiring the abatement of structural hazards in unreinforced masonry buildings by January 1, 1996.

Responsibility: City Council
Planning Department

Time Frame: FY 93-94

VII.3. The City shall establish a grant/loan program to assist owners of unreinforced masonry buildings with identified structural hazards in correcting these deficiencies.

Responsibility: City Council
Redevelopment Agency
Planning Department

Time Frame: FY 93-94

VII.4. The Fire Protection District shall inspect every commercial and industrial building at least once every two years in conjunction with issuance and renewal of business licenses.

Responsibility: Fire Protection District

Time Frame: Annually

VII.5. The City may adopt requirements for built-in fire suppression equipment in all new development.

Responsibility: City Council
Planning Department
Fire Protection District

Time Frame: FY 92-93

VII.6. The City shall regularly update the City's *Emergency Response Plan*.

Responsibility: City Council
City Manager
City Department Heads
Fire Protection District

Time Frame: FY 93-94; every two years thereafter

VII.7. The City shall regularly conduct tests of its emergency response procedures.

Responsibility: City Council
City Manager
Police Department
Fire Protection District

Time Frame: FY 93-94; every two years thereafter

VII.8. The City shall, pursuant to *Public Resources Code §3206.5*, request information from the State Division of Oil and Gas concerning non-producing gas wells in Winters and shall provide such information to affected property owners to ensure proper abandonment of such wells.

Responsibility: Planning Department

Time Frame: FY 92-93

VII.9. The City shall revise the *Zoning Ordinance* consistent with the noise policies and standards contained in this section of the *Policy Document*.

Responsibility: City Council
Planning Department

Time Frame: FY 91-92; 92-93

VII.10. The City shall adopt a noise ordinance based on the standards contained in this section of the *Policy Document* to regulate existing noise sources.

Responsibility: City Council
Planning Department
Police Department

Time Frame: FY 91-92; 92-93

Health and Safety

- VII.11. The City shall develop procedures to check compliance of proposed buildings with the California State Noise Insulation standards and noise-related provisions of the *Uniform Building Code*. Procedures shall also be implemented to check for consistency between building plans and any specifications for noise mitigation measures identified in required noise studies.

Responsibility: Planning Department

Time Frame: FY 92-93; 93-94

- VII.12. The Police Department shall continue to provide neighborhood security and crime prevention information and training to neighborhood groups, schools, senior citizens, and homeowner's associations.

Responsibility: Police Department

Time Frame: Ongoing

SECTION VIII

COMMUNITY DESIGN

GOALS AND POLICIES:

Goal VIII.A: To promote the development of a coherent and distinctive physical form and structure that reflects Winters' small-town qualities and agricultural heritage.

Policies:

- VIII.A.1. The City shall maintain and enhance the distinctiveness and integrity of neighborhoods and districts in Winters.
- VIII.A.2. The City shall preserve the vital qualities of existing, stable residential neighborhoods and shall promote the development of new residential neighborhoods with these same qualities.
- VIII.A.3. The City shall use the circulation system and the pedestrian and bicycle pathway system as important structural elements to link and define neighborhoods and districts in Winters.
- VIII.A.4. The City shall promote the development of a well-defined, pedestrian-oriented downtown as the center of Winters' commercial, civic, and cultural life.
- VIII.A.5. The City shall seek to maintain a distinct agricultural definition to the urban edge of the city as a means of emphasizing Winters' small-town qualities and agricultural heritage.
- VIII.A.6. The City shall promote the creation of a continuous and integrated open space network that includes Putah Creek, Dry Creek, city parks, schools, the golf course, the North Area drainage detention lake, the Open Space Preserve, and landscaped roadways.
- VIII.A.7. The City shall establish design guidelines for new development along Highway 128/Grant Avenue reflecting its designation as a Scenic Highway. The City shall work with Caltrans and Yolo County in developing consistent guidelines.

Goal VIII.B: To create a well-defined, pedestrian-oriented downtown which serves as the center of Winters' commercial, civic, and cultural life.

Policies:

- VIII.B.1. The City shall promote the development of a well-defined, pedestrian-oriented downtown that includes commercial, civic, residential, cultural, and recreational uses.
- VIII.B.2. The City shall encourage the concentration and intensification of urban uses, including residential uses, in the downtown as a means of increasing pedestrian activity and providing support for commercial and civic activities in the downtown.
- VIII.B.3. To the maximum extent possible, new buildings developed in the downtown shall front directly on streets, and parking shall be located behind buildings, out of view from the street.

Goal VIII.C: To preserve existing community character and fabric and promote the development of neighborhoods and districts that emphasize pedestrian convenience.

Policies:

- VIII.C.1. In approving infill development, the City shall seek to ensure the compatibility of the new development with existing neighborhood scale and character.
- VIII.C.2. The City shall promote the creation of well-defined residential neighborhoods in newly-developing areas. Each of these neighborhoods should have a clear focal point, such as a park, school, or other open space and community facility, and should be designed to promote pedestrian convenience. To this end, the City shall encourage the use of existing Winters' neighborhoods, including the grid street system, as models for the planning and design of new residential neighborhoods.
- VIII.C.3. New commercial and office development should promote pedestrian convenience over parking considerations, especially in the downtown.

Goal VIII.D: To maintain and enhance the quality of the Winters' landscape and streetscape.

Policies:

- VIII.D.1. The City shall endeavor to protect the tree canopy created by mature trees in existing developed areas.
- VIII.D.2. The City shall require that all new development install street trees according to the City's *Street Tree Plan and Standards*.
- VIII.D.3. The City shall work with property owners in the older parts of town to re-establish the street tree system.
- VIII.D.4. As a condition of the approval of development projects, the City shall require establishment of permanent mechanisms for the ongoing maintenance of street trees.
- VIII.D.5. Where possible, new developments should preserve and incorporate portions of existing orchards into their site plans.
- VIII.D.6. In conjunction with new development along I-505, the City shall require extensive landscaping and the planting of new trees to screen development from view along I-505.
- VIII.D.7. Lighting in new development, including street lighting, should be designed, installed, and maintained to minimize excess light spillage, unnecessary brightness and glare, and degradation of night sky clarity.

IMPLEMENTATION PROGRAMS:

VIII

.1. The City shall prepare and adopt design guidelines for new development along Highway 128/Grant Avenue reflecting its designation as a Scenic Highway.

Responsibility: City Council
Planning Department
Public Works Department

Time Frame: FY 92-93

VIII.2. The City shall prepare and adopt a *Street Tree Plan and Standards*.

Responsibility: Streets and Trees Commission
Public Works Department

Time Frame: FY 92-93

VIII.3. The City shall amend the *Zoning Ordinance* to provide for design review of all new multi-family residential and non-residential uses and major alterations to these uses.

Responsibility: City Council
Planning Department

Time Frame: FY 91-92; 92-93

VIII.4. The City shall prepare and adopt *Community Design Guidelines* to implement the urban design principles contained in the *General Plan*.

Responsibility: City Council
Planning Department

Time Frame: FY 92-93

SECTION IX

ADMINISTRATION AND IMPLEMENTATION

GOALS AND POLICIES:

Goal IX.A: To provide for the ongoing administration and implementation of the General Plan.

Policies:

- IX.A.1. The City shall conduct a major review of the *General Plan*, including the *Policy Document* and *Background Report*, every five years and revise it as deemed necessary.
- IX.A.2. The City shall prepare, adopt, and periodically update a five-year *Capital Improvement Program* (CIP). The CIP shall be reviewed for its consistency with the *General Plan*.
- IX.A.3. The City shall review and amend, as necessary, the *Zoning Ordinance* and *Subdivision Ordinance* to ensure consistency with the *General Plan*.

IMPLEMENTATION PROGRAMS:

IX.1. The Planning Commission shall review the *General Plan Policy Document* every year, focusing principally on actions undertaken during the previous year to carry out the implementation programs of the Plan. Among other purposes, this annual review shall be used to 1) monitor the city's jobs-housing balance, 2) monitor the City's progress in meeting its fair share of regional housing needs, and 3) monitor CEQA mitigation for the General Plan EIR as required by *Public Resources Code §21081.6*. The Planning Commission's report to the City Council shall include, as the Commission deems appropriate, recommendations for amendments to the *General Plan*.

Responsibility: Planning Commission
Planning Department

Time Frame: Annually

IX.2. The City shall conduct a major review of the *General Plan*, including the *Policy Document* and *Background Report*, every five years and revise it as deemed necessary.

Responsibility: Planning Commission
Planning Department

Time Frame: FY 97-98; every five years thereafter

IX.3. The City shall prepare, adopt, and periodically update a *Capital Improvement Program (CIP)*.

Responsibility: City Council
Planning Commission
City Manager
City Department Heads

Time Frame: FY 92-93; as needed

IX.4. The City shall review and amend, as necessary, the *Zoning Ordinance* and *Subdivision Ordinance* to ensure consistency with the *General Plan*.

Responsibility: City Council
Planning Commission
Planning Department

Time Frame: FY 91-92; 92-93