

CITY OF WINTERS PLANNING COMMISSION AGENDA

Tuesday, March 28, 2006 @ 7:30 PM

City of Winters Council Chambers
318 First Street
Winters, CA 95694-1923
Community Development Department
Contact Phone Number (530) 795-2101
Email: dan.sokolow@cityofwinters.org

Chairman: Ed Ross
Vice-Chair: Don Jordan
Commissioners: Albert Vallecillo, Jack Graf, Joe
Tramontana, Cecilia Curry, and Pierre Neu
Administrative Secretary: Jen Michaelis
Community Development Director: Dan Sokolow

I CALL TO ORDER 7:30 PM

II ROLL CALL & PLEDGE OF ALLEGIANCE

III COMMUNICATIONS:

1. Staff Report
Current Planning Projects list dated March 21, 2006.
2. Commission Reports

IV CITIZEN INPUT: Individuals or groups may address the Planning Commission on items which are not on the Agenda and which are within the jurisdiction of the Planning Commission. NOTICE TO SPEAKERS: Speaker cards are located on the first table by the main entrance; please complete a speaker's card and give it to the Planning Secretary at the beginning of the meeting. The Commission may impose time limits.

V CONSENT ITEM

Approve minutes of February 28, 2006 regularly scheduled meeting of the Planning Commission.

VI ACTION ITEM

None.

VII INFORMATIONAL ITEM

1. Status report on planning review project.

VIII DISCUSSION ITEMS:

1. Workshop/CEQA scoping session on Village on the Park residential project (APNs 003-036-05 & 18).
2. Workshop/CEQA scoping session on Mary Rose Gardens residential project (APN 003-524-19).
3. Workshop/CEQA scoping session on 723 Railroad Avenue residential/commercial project (APN 003-322-20).

IX ADJOURNMENT

POSTING OF AGENDA: PURSUANT TO GOVERNMENT CODE § 54954.2, THE COMMUNITY DEVELOPMENT DIRECTOR OF THE COMMUNITY DEVELOPMENT DEPARTMENT POSTED THE AGENDA FOR THIS MEETING ON TUESDAY, MARCH 21, 2006.



DAN SOKOLOW – COMMUNITY DEVELOPMENT DIRECTOR

APPEALS: ANY PERSON DISSATISFIED WITH THE DECISION OF THE PLANNING COMMISSION MAY APPEAL THIS DECISION BY FILING A WRITTEN NOTICE OF APPEAL WITH THE CITY CLERK, NO LATER THAN TEN (10) CALENDAR DAYS AFTER THE DAY ON WHICH THE DECISION IS MADE.

PURSUANT TO SECTION 65009 (B) (2), OF THE STATE GOVERNMENT CODE "IF YOU CHALLENGE ANY OF THE ABOVE PROJECTS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING(S) DESCRIBED

IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY PLANNING COMMISSION AT, OR PRIOR TO, THIS PUBLIC HEARING".

PUBLIC REVIEW OF AGENDA, AGENDA REPORTS, AND MATERIALS: PRIOR TO THE PLANNING COMMISSION MEETINGS, COPIES OF THE AGENDA, AGENDA REPORTS, AND OTHER MATERIAL ARE AVAILABLE DURING NORMAL WORKING HOURS FOR PUBLIC REVIEW AT THE COMMUNITY DEVELOPMENT DEPARTMENT. IN ADDITION, A LIMITED SUPPLY OF COPIES OF THE AGENDA WILL BE AVAILABLE FOR THE PUBLIC AT THE MEETING.

OPPORTUNITY TO SPEAK, AGENDA ITEMS: THE PLANNING COMMISSION WILL PROVIDE AN OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO ADDRESS THE COMMISSION ON ITEMS OF BUSINESS ON THE AGENDA, HOWEVER, TIME LIMITS MAY BE IMPOSED BY THE CHAIR AS PROVIDED FOR UNDER THE ADOPTED RULES OF CONDUCT OF PLANNING COMMISSION MEETINGS.

REVIEW OF TAPE RECORDING OF MEETING: PLANNING COMMISSION MEETINGS ARE AUDIO TAPE RECORDED. TAPE RECORDINGS ARE AVAILABLE FOR PUBLIC REVIEW AT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR 30 DAYS AFTER THE MEETING.

COPIES OF AGENDA, AGENDA REPORTS AND OTHER MATERIALS: PRIOR TO EACH MEETING, COPIES OF THE AGENDA ARE AVAILABLE, AT NO CHARGE, AT CITY HALL DURING NORMAL WORKING HOURS. IN ADDITION, A LIMITED SUPPLY WILL BE AVAILABLE ON A FIRST COME, FIRST SERVED BASIS, AT THE PLANNING COMMISSION MEETINGS. COPIES OF AGENDA, REPORTS AND OTHER MATERIAL WILL BE PROVIDED UPON REQUEST SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT. A COPY FEE OF 25 CENTS PER PAGE WILL BE CHARGED.

ANY MEMBER OF THE PUBLIC MAY SUBMIT A WRITTEN REQUEST FOR A COPY OF PLANNING COMMISSION AGENDAS TO BE MAILED TO THEM. REQUESTS MUST BE ACCOMPANIED BY A CHECK IN THE AMOUNT OF \$25.00 FOR A SINGLE PACKET AND \$250.00 FOR A YEARLY SUBSCRIPTION.

THE COUNCIL CHAMBERS IS WHEELCHAIR ACCESSIBLE

CITY OF WINTERS COMMUNITY DEVELOPMENT DEPARTMENT
Current Projects List as of March 21, 2006
(530) 795-4910, extension 112, www.cityofwinters.org

PROJECT	DESCRIPTION & PROCESS	LAST ACTION	NEXT ACTION
(1) Winters Highlands, Granite Bay Holdings, LLC, Larry John (916) 960-1656	Proposal to develop 413 single-family and 30 multi-family residential units in northwestern part of city. Application is being processed TSM, focused EIR (specific biological aspects), GPA, Zoning Amendment, PD Overlay, PD Permit, Inclusionary Housing agreement.	Planning Commission recommended approval on March 14, 2006.	April 4, 2006 City Council continued public hearing.
(2) Winters Village, Bob Thompson (West project) 707-372-9355 and John Siracusa (East project) 530-795-0213	Proposal to develop 15 condominiums on the southwest and southeast corners of East Main and East Baker Streets.	City Council approved West final map (10 units) on October 4, 2005 while the East project still needs final map approval.	Submittal of building permit for West project and City Council approval of final map for East project.
(3) Callahan Estates, Winters Investors LLC, John Peterson (925) 682-4830	Proposal to develop 120 single-family residential lots in northwest part of city.	Planning Commission approved Site Plan (landscaping) on December 21, 2005.	City Council approval of Final Map.
(4) Creekside Estates, Don Miller (530) 753-2596	Proposal to develop 40 single-family residential lots at southwest part of city.	City Council approved Tentative Subdivision Map on April 19, 2005.	City Council approval of Final Map.
(5) Hudson-Ogando, Winters Investors LLC, John Peterson (925) 682-4830	Proposal to develop 72 single-family residential lots in northwest part of city.	Planning Commission approved Site Plan (landscaping) on December 21, 2005.	City Council approval of Final Map.
(6) Cottages at Carter Ranch Phase 2, Sacramento Pacific Development, Mark Wiese (916) 853-9800	Proposal to develop 6 single-family residential affordable lots (moderate-income households) north of Rancho Arroyo Detention Facility.	Planning Commission approved Tentative Subdivision Map on November 23, 2004.	City Council approval of Final Map.
(7) Casitas at Winters, Napa Canyon LLC, Mark Power (707) 253-1339	Proposal to develop 16 condominiums on site on West Grant Avenue west of Tomat's restaurant. Tentative Subdivision Map, Conditional Use Permit, Planned Development Overlay, Site Plan, and Development Agreement.	February 22, 2005 Planning Commission workshop.	Planning Commission approval of Tentative Subdivision Map.

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<p>(8) Dunmore Commercial, Dunmore Communities, Rad Bartlam (916) 676-1115</p>	<p>Proposal to construct hotel, two retail outlets, three fast food restaurants, and gas station on the south side of East Grant Avenue adjacent to the Interstate 505 southbound on-ramp. General Plan Amendment, Rezone, Conditional Use Permit, Amendment/Update to Gateway Master Plan, and Site Plan.</p>	<p>Application submitted on April 12, 2005.</p>	<p>City staff determination of application completeness.</p>
<p>(9) Winters II, Community Housing Opportunities Corporation, Paul Ainger (530) 757-4444</p>	<p>Proposal to develop 34-unit apartment complex for low- and very low-income households at 110 East Baker Street.</p>	<p>Conditional Use Permit and Site Plan approved by the Planning Commission on September 27, 2005.</p>	<p>Submittal of building and construction plans to Community Development Department.</p>
<p>(10) Village on the Park, Village Partners, LLC, Mark Walther (310) 798-5656</p>	<p>Proposal to develop 75-unit condominium complex on Railroad Avenue south of NC Foliage (1029 Railroad). Tentative Subdivision Map, Conditional Use Permit, Planned Development Overlay, and Development Agreement.</p>	<p>Application submitted on August 8, 2005.</p>	<p>March 28, 2006 Planning Commission workshop and City staff determination of application completeness.</p>
<p>(11) Mary Rose Gardens, DAS Homes, Inc., Dave Snow (530) 666-0506</p>	<p>Proposal to develop 27 single-family homes on the north side of West Grant Avenue west of Cemetery Lane. Tentative Subdivision Map, Inclusionary Housing Agreement, and Development Agreement.</p>	<p>March 8, 2006 Development Review Committee meeting on project.</p>	<p>March 28, 2006 Planning Commission workshop and City staff determination of application completeness.</p>

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AFFORDABLE HOUSING UNITS

- Project #1:** 26 units for very low-income, 25 units for low-income, and 15 units for moderate-income households.
Project #2: 3 units for low-income households.
Project #3: 7 units for very low-income, 7 units for low-income, and 4 units for moderate-income households.
Project #4: 1 unit for very low-income, 2 units for low-income, and 1 unit for moderate-income households.
Project #5: 11 units for very low- and low-income households.
Project #6: 6 units for moderate-income households.
Project #7: 2 units for low-income households.
Project #9: 34 units for very low- and low-income households.
Project #10: 4 units for very low- and 7 units for low- and moderate-income households.
Project #11: 2 units for very low- and 2 units for low- and moderate-income households.



**PLANNING COMMISSION
STAFF REPORT**

TO: Chairman and Planning Commissioners
DATE : March 28, 2006
FROM: John W. Donlevy, Jr., City Manager *John*
SUBJECT: Winters Planning Options

RECOMMENDATION:

That the Planning Commission receive and file this report.

BACKGROUND:

During the discussion regarding the Winter Highlands Subdivision, the topic of whether the City was investigating planning issues was brought forward. At the February 21, 2006 City Council Meeting, Staff was directed to prepare reports regarding a variety of planning related topics.

This report will outline that direction.

DISCUSSION:

The City Council has requested that Staff research and present reports regarding the following:

1. **Planning Horizon:** The current General Plan horizon is 2010. Staff is to report back on the process and costs for extending this planning period.
2. **Flood Area Development:** Almost 50% of the General Plan area is encumbered by a flood overlay area. A report detailing how to address the issue of possible building prior to the construction of flood control facilities is to be prepared.
3. **North Area Planning:** The City Council has previously authorized the development of a specific planning process for the North Area of the City. A report is in process which will outline the scope of the project, as well as how this effort will affect General Plan implementation.
4. **Phased Growth:** Specifically, a report detailing the subject of growth phasing will be developed to include: a. How phasing can be achieved through an extended period; b. the process for a General plan amendment to include growth phasing; c. How it can be achieved through a specific planning process.
5. **General Plan Amendment/Revision/Update:** The process, costs and ramifications for pursuit of a general plan amendment, revision or update.

These reports are currently in development and will be presented to the City Council over the course of the next few months.

FISCAL IMPACT: None by this action.

723 RAILROAD AVENUE PRELIMINARY PROJECT DESCRIPTION

Project Title: 723 Railroad Avenue

Lead Agency: City of Winters
Community Development Department
318 First Street
Winters, CA 95694

Lead Agency Contact: Dan Sokolow, Community Development Director
(530) 795-4910, extension 114

Project Location: The project site is generally located in the north central area of the City of Winters. The project site totals 2.13 acres comprised of APN 003-220-22 located on the east side of the intersection of Anderson and Railroad Avenues. Situs address: 723 Railroad Avenue, Winters, CA 95694.

Project Representatives: Eva I. Brzeski, Owner and Developer
P.O. Box 798
Winters, CA 95694
530-902-9785

Robert Lindley, Project Architect
YHLA Architects
707 Fourth Street, Suite 304
Davis, CA 95616
530-758-4288

Dan Fenocchio, Project Engineer
Cunningham Engineering
2940 Spafford Street
Davis, CA 95616
530-758-2026

General Plan Designations: Central Business District (CBD) and Office (OF). The acreage breakdown between the two designations has not been determined.

Zoning Designations: Central Business District (C-2) and Office (O-F). The acreage breakdown between the two designations has not been determined.

Existing Conditions: The site consists of a somewhat square-type parcel that contains a vacant 27,000 square foot warehouse at the southeastern part of the site. The parcel has frontage on Railroad Avenue. The warehouse is surrounded by flat gravel areas. Vegetation onsite appears to be limited to seasonal weeds. Topography is generally flat while elevation information has not been determined. The project site

lies in FEMA Flood Zone X (unshaded) based on the FEMA Flood Insurance Rate Map (map revised November 20, 1998, Community-Panel Number 060425 0001 C). Zone X (unshaded) is a flood insurance rate zone assigned to property that is determined to be outside the 500-year floodplain.

Surrounding land uses include:

North – one single-family residence.

West – Railroad Avenue: the Winters High School and single-family residential.

East – Double M Trucking facility.

South – Double M Trucking facility.

Background: The site was used for the MC Refrigeration facility until Spring 2005. Information on how long the facility operated and other property history information have not been submitted.

Project History:

February 21 and 26, 2006 – Neighborhood workshops held by applicant to allow community to view plans for and ask questions about the specifics of the project.

March 8, 2006 – Project reviewed by the Development Review Committee.

March 28, 2006 – Community Workshop scheduled before the Planning Commission to introduce the 723 Railroad Avenue project and receive early community input.

Previous Relevant Environmental Analysis: The 1992 General Plan was the subject of a certified Environmental Impact Report that examined the environmental impacts associated with adoption of the General Plan, including the development of the site as currently designated. The General Plan EIR assumed floor area ratios of 0.54 (CBD) and 0.13 (OF) for the site, but did not assume residential yields for the CBD and OF designations.

Description of the Project: The project is a proposed subdivision of 2.13 acres to create 24 residential lots, a common area green space lot, and potentially one or more additional common area lots. The Railroad Avenue frontage of the project will include five three-story buildings with a total of nine residential units. These residential units will be located above a 500 square foot first floor commercial space and be 1,400 square feet in size with three bedrooms and two baths. The remainder of the project site will include eight two-story buildings with a total of 15 residential units. These residential units will range in size from 1,200 to 1,500 square feet and have either two bedrooms and three baths or three bedrooms and two baths. Three of these units may include a 400 square foot bonus room that could be rented as a separate residence or used as a home office.

Site Plan/Tentative Map

The applicant's architect has prepared a preliminary site plan. A tentative subdivision map has not been prepared at this time. However, the applicant and her architect have met with the City Engineer to review the street cross-sections for Railroad and Anderson Avenues. The applicant will be proposing some modification to the City's adopted cross-sections. The City's Circulation Master Plan shows Anderson Avenue being extended from its current easterly terminus at Railroad Avenue through the project site and eventually connecting to Walnut Lane.

Land Use Changes

The lot sizes and dimensions for the 24 residential lots proposed for the project will be less than the minimum requirements of the C-2 and O-F Zones. There may or may not be other inconsistencies with the Zoning Ordinance; however, a further assessment cannot be made until complete project submittals are received by the City. The identified inconsistencies with the Zoning Ordinance trigger a need for redesign or rezoning of the entire property to add the Planned Development (P-D) overlay.

Other Applicable Plans

The project site falls within the redevelopment area of the City of Winters known as the Community Development Agency Project Area. The California Redevelopment Law requires that 15% of the residential units developed or rehabilitated in a project area by public or private entities other than a redevelopment agency must be affordable to low and moderate income households. For the 15% requirement, 40% of the units must be affordable to very low-income households. The project includes 24 residential units. As a result, the applicant is required to provide 4 affordable units ($0.15 \times 24 = 3.6$). Of the 4 affordable units, 2 must be affordable to very low-income households ($0.40 \times 4 = 1.6$). The remaining 2 units must be affordable to low- to moderate-income households.

The project site falls also in the Downtown Master Plan project area. The Downtown MP was approved recently by the City Council as a conceptual plan. The project site is located in the North Gateway area of the Downtown MP. All three options for the North Gateway area show townhouses on the applicant's site.

Development Agreement

The City will require that a Development Agreement (DA) be executed. Under the City's DA enabling ordinance, there must be a resulting "net benefit" to the community from entering into such an agreement. Staff has not yet prepared a preliminary list of DA provisions.

Sewer Conveyance

Infrastructure plans have not been submitted.

Sewer Treatment

Infrastructure plans have not been submitted.

Water Conveyance

Infrastructure plans have not been submitted.

Drainage Conveyance

Infrastructure plans have not been submitted.

Off-Site Infrastructure

Potential off-site infrastructure requirements necessary for the project and/or as a provision of a development agreement have not been analyzed at this time.

Flooding

The project does not fall within the City's General Plan Flood Overlay Area. The project site lies in FEMA Flood Zone X (unshaded) based on the FEMA Flood Insurance Rate Map (map revised November 20, 1998, Community-Panel Number 060425 0001 C). Zone X (unshaded) is a flood insurance rate zone assigned to property that is determined to be outside the 500-year floodplain.

Parkland

The City requires the development of public parkland in conjunction with subdivision development at a ratio of 7 acres per 1,000 persons. Using the applicable Department of Finance factor for household size of 3.248 persons per household, and assuming 24 total units the project triggers the need for 0.55 acres of developed parkland ($3.248 \times 24 \text{ dus} \div 1,000 \times 7 = 0.55 \text{ acres}$). The project includes no on-site public parkland. The proposed green space is considered an on-site subdivision feature/green space area and would not receive parkland credit. If the applicant is not required to construct an on-site park, the applicant would be required to fund acquisition and development of parkland at an off-site location.

Phasing

The applicant is proposing to create all 24 residential lots and have them available for sale at the same time. No phasing is proposed.

Affordable Housing

The total number of proposed units would be 24. The City requires a 15 percent affordable component comprised of 6 percent very low-income, and 9 percent low- to moderate-income. Therefore, the requirements for this project would be 4 affordable units comprised of 2 very low-income units and 2 low- to moderate-income units.

Architecture

The units will be required to meet the City's design review standards.

Entitlements

Staff anticipates that the following approvals will be required from the City; however, a further determination will be made after a project application has been submitted and technical reports have been submitted.

- Conditional Use Permit to construct multi-family residential in the C-2 and O-F Zones.

- Rezoning to add the P-D overlay over the entire property to allow for lot sizes below the minimums set in the Zoning Ordinance
- Amendment of the Circulation Master Plan and Standard Street Cross Sections (adopted October 2, 2001; City Council Resolution 2001-61) to: 1) remove the requirement for on-street Class II bike lanes on West Main Street and replace with off-street Class I bike path; and 2) to change the designation for the segment of Taylor Street where it bounds the property from secondary collector to local street.
- Development Agreement
- Tentative Subdivision Map to create 24 residential lots, a common area greens space lot, and potentially one or more additional common area lots
- Planned Development Permit
- Demolition Permit to remove the vacant 27,000 square foot warehouse

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

While none are anticipated at this time, this may change once technical reports are submitted for the project.

Other Project Assumptions: The Initial Study will assume compliance with all applicable State, federal, and local codes and regulations including, but not limited to, City of Winters Improvement Standards, the California Building Code, the State Health and Safety Code, and the State Public Resources Code.

Technical Studies: The applicant has not submitted technical reports to the City at this time.

Preliminary Environmental Determination: A preliminary determination cannot be made at this time. After a planning application has been submitted and required technical reports submitted and found to be complete, an Initial Study/Environmental Checklist will be completed and a staff determination will be made.

Brzeski 723 RR/Workshop Prelim Proj Description 28Mar06

MARY ROSE GARDENS PRELIMINARY PROJECT DESCRIPTION

Project Title: Mary Rose Gardens Subdivision (Tentative Map #4851)

Lead Agency: City of Winters
Community Development Department
318 First Street
Winters, CA 95694

Lead Agency Contact: Dan Sokolow, Community Development Director
(530) 795-4910, extension 114

PROJECT LOCATION: 415 GRANT AVENUE (ASSESSOR PARCEL NUMBER 003-524-19, APPROXIMATELY 5.69 ACRES IN SIZE) WHICH IS NORTH OF THE WAGGONER ELEMENTARY SCHOOL, SOUTH AND EAST OF THE CARTER RANCH PHASE I AND II SUBDIVISIONS, AND WEST OF CEMETARY LANE.

Project Location: The project site is generally located in the northwest area of the City of Winters. The project site totals approximately 5.69 acres comprised of APN 003-524-19 located at the northwest corner of Grant Avenue (SR 128) and Cemetery Lane. The project site is north of the Waggoner Elementary School, south and east of the Carter Ranch Phase I and II Subdivisions, and west of Cemetery Lane and the Kaiser-Aetna Subdivision. Situs address: 415 West Grant Avenue, Winters, CA 95694.

Project Sponsors: Dave Snow, Applicant
DAS Homes, Inc.
1310 West Street
Woodland, CA 95695

Bryan Bonino, Project Engineer
Laugenour and Meikle Civil Engineers
608 Court Street
P.O. Box 828
Woodland, CA 95695
(530) 758-6490

Phil Carter, Property Owner
P.O. Box 929
Winters, CA 95694

General Plan Designation: Medium Density Residential (MR) (5.69 acres).

Zoning: Single Family Residential, 6,000 Square Foot Average Minimum (R-2) (5.69 acres).

Existing Conditions: The site consists of a rectangular-shaped parcel in northwest Winters. A portion of the property, two to three acres, is an orchard while the remainder includes three residences (including one vacant residence), an inactive fruit-packing shed, an inactive dehydrator, an above ground storage tank, a barn, a fruit stand used for retail sales, and a water well. The orchard includes apricot, peach, and orange trees. To a lesser extent, there are walnut, pecan, and oriental persimmon trees. The site also contains a number of shade trees including valley oak and mulberry trees.

Topography is generally flat; however, the elevation information is not available at this time. Staff is awaiting a geotechnical report from the applicant. This report should also provide information on the soil units present at the project site.

The project site lies in FEMA Flood Zone X (unshaded) based on a Letter of Map Revision (LOMR) dated July 11, 2002 (Case No. 02-09649P). Zone X (unshaded) is a flood insurance rate zone assigned to property determined to be outside the 500-year floodplain.

Surrounding land uses include:

North – Carter Ranch Phase II single-family residential.

West – Carter Ranch Phase I single-family residential.

East – Cemetery Lane and Kaiser Aetna single-family residential.

South – West Grant Avenue (SR 128) and Waggoner Elementary School.

Background: The site has been used as a rural residence and for agriculture for more than 80 years. Orchards have been planted since at least 1953. With the exception of the newest residence and fruit stand, all the current structures had been built by 1957.

Project History:

January 25 and 28 (on-site), 2006 – Neighborhood workshops held by applicant to allow community to see the site and ask questions about the specifics of the site and the proposal.

February 14, 2006 – Application received for tentative subdivision map for 28 units.

March 8, 2006 – Application reviewed by the Development Review Committee.

March 13, 2006 – Letter from City finding application to be incomplete and requesting additional information.

March 28, 2006 – Community Workshop scheduled before the Planning Commission to introduce the Mary Rose Gardens project and receive early community input.

Previous Relevant Environmental Analysis: The 1992 General Plan was the subject of a certified Environmental Impact Report that examined the environmental impacts associated with adoption of the General Plan, including the development of the site as currently designated. The assumed yield for the General Plan EIR analysis was 26 units (5.69ac x 4.62dwelling units/acre = 26 dwelling units).

Description of the Project: The project is a proposed subdivision of 5.69 acres to create 27 single-family lots including a duplex lot and Parcel X for an 18,433 square foot subdivision feature/green space area.

Site Plan/Tentative Map

Based on the tentative map dated "February 13, 2006", the applicant proposes 26 detached single-family lots and 1 attached duplex lot in the MR/R-2 categories that would range in size from 5,207 to 9,379 (duplex lot) square feet. Excluding the duplex lot, the range is 5,207 to 8,500 square feet. Almost 30 percent (8 or 27 lots) would be more than 7,000 square feet in size or larger. The proposed lot size average is 6,590 square feet. The density is 4.92 du/ac (28 residences ÷ 5.69 acres). Excluding Parcel X, the density is 5.32 du/ac (28 residences ÷ 5.27 acres).

Parcel X would consist of 18,433 square feet at the southeast corner of the project site. This parcel is proposed for use as a small subdivision-level park. Conceptual features include a children's play structure, grassy open area, benches, and shade trees. The parcel would also include a concrete pathway to connect the subdivision to Grant Avenue for pedestrian and bicycle traffic.

The applicant proposes the extension of the existing northerly section of Ivy Loop to the existing southerly section of Ivy Loop. Because of concerns about addressing, the Fire Department has recommended that a different street name be used for the extension. In addition, the Fire Department has recommended that the existing southerly section of Ivy Loop, which contains two residences, be renamed to match the street name for the extension. The applicant proposes a 57-foot cross-section comprised of 17.5-foot travel lanes which includes on-street parking, 6-foot landscape strips including vertical curbs, and 5-foot sidewalks. While this does not match the cross-section of the local streets in the Carter Ranch Phase I and II Subdivisions, the cross-section is consistent with existing City Street Standards, which were adopted after construction of Carter Ranch. The principal differences between the two street cross-sections are the proposed cross-section includes a planter strip and a separated sidewalk. The applicant also proposes a 5-foot public utility easement (PUE) behind the back of the sidewalk; however, the City typically requires a 10-foot PUE. This issue will require the City Engineer's review.

For Grant Avenue (north side), the applicant proposes to construct improvements to widen the existing travel lane to 16-feet, provide a 12-foot paved buffer between the travel lane and Class II bicycle lane, provide a 6-foot Class II bicycle lane, install an 8-foot landscape strip, construct a 5-foot sidewalk, and provide a landscape area ranging from 8- to 29-feet north of the sidewalk.

The applicant has proposed that four lots (1, 12A, 12B, and 24) be deed-restricted as affordable units to meet the City's affordable housing requirement.

Land Use Changes

The project density is 4.92 du/ac (28 residences ÷ 5.69 acres) or 5.32 du/ac (28 residences ÷ 5.27 acres) if Parcel X is excluded. Both densities are inconsistent with the MR/R-2 density ranges of 5.4 to 8.8 du/ac. However, the procession of the Winters Highlands project includes a general plan amendment to change the MR density range to 4.1 to 6 du/ac. The City Council is scheduled to consider the Winters Highlands project at its April 4, 2006 meeting.

The applicant is requesting Site Plan Review (Design Review) at this time. While the applicant will preview building elevations with the Planning Commission at tonight's workshop, the applicant has not submitted complete information for Site Plan Review. The applicant has submitted a plot plan for the proposed residences. Lots 5, 6, 7, 9, 10, 13, 14, 16, 17, 18, 20, 22, 23, possibly 26, and 27 have front yard setbacks of less than 20 feet. The front yard setback requirement in the R-2 Zone is 20-feet. The project will require a rezoning to add a Planned Development (PD) Overlay to allow for a reduction in the front yard setbacks. Lots 2, 4, 6, 7, 9, 10, 14, and 18 show setbacks of less 10-feet on the garage side. The side yard setbacks for the R-2 Zone are 5-feet and 10-feet. The 10-foot setback shall be on the garage side or in the case of a two-story residence on the predominant two-story side of the residence. A PD Overlay can be used also to allow for a reduction in the side yard setbacks as it pertains to the garage side.

Other Applicable Plans

The project site falls within the redevelopment area of the City of Winters known as the Community Development Project Area. The California Redevelopment Law requires that 15% of the residential units developed or rehabilitated in a project area by public or private entities other than a redevelopment agency must be affordable to low and moderate income households. For the 15% requirement, 40% of the units must be affordable to very low-income households. The project includes 28 residential units. As a result, the applicant is required to provide 4 affordable units ($0.15 \times 28 = 4.2$). Of the 4 affordable units, 2 must be affordable to very low-income households ($0.40 \times 4 = 1.6$). The remaining 2 units must be affordable to low- to moderate-income households.

Development Agreement

The City will require that a Development Agreement (DA) be executed. Under the City's DA enabling ordinance, there must be a resulting "net benefit" to the community from entering into such an agreement. Staff has not yet prepared a preliminary list of DA provisions.

Sewer Conveyance

Project sewer service will be provided in the local street proposed for the project and will connect to the existing sewer main in the existing two sections of Ivy Loop. Eventually, sewer effluent to conveyed south along West Main Street to the Carter Ranch pump station.

Sewer Treatment

The City's Wastewater Treatment Plant (WWTP) has a capacity of 0.92 million gallons per day (mgd). Space remains for approximately 600 additional residential hook-ups. The City's recent project approvals, assuming Winters Highlands, would exceed this

amount and efforts are underway to expand the plant. The Phase 2 expansion will bring the capacity to 1.2 mgd. The timing of this expansion is not set. The Phase 2 plant capacity will need to be operational before this project could be served.

Water Conveyance

Project water service will be provided in the local street proposed for the project and will connect to the existing water line in the existing two sections of Ivy Loop. A new well to help serve demand for this and other new projects is proposed for the Ranch Arroyo Storm Drain Detention Facility located to the north of the project.

Drainage Conveyance

Project storm drainage will be provided in the local street proposed for the project and will eventually flow to the Rancho Arroyo Storm Drain Detention Facility located to the north of the project

Off-Site Infrastructure

Potential off-site infrastructure requirements have not been assessed at this time.

Flooding

The project does not fall within the City's General Plan Flood Overlay Area. The project site lies in FEMA Flood Zone X (unshaded) based on a Letter of Map Revision (LOMR) dated July 11, 2002 (Case No. 02-09649P). Zone X (unshaded) is a flood insurance rate zone assigned to property determined to be outside the 500-year floodplain.

Parkland

The City requires the development of public parkland in conjunction with subdivision development at a ratio of 7 acres per 1,000 persons. Using the applicable Department of Finance factor for household size of 3.248 persons per household, and assuming 28 total units the project triggers the need for 0.64 acres of developed parkland ($3.248 \times 28 \text{ dus} \div 1,000 \times 7 = 0.64 \text{ acres}$). The project includes no on-site public parkland. Parcel X is considered an on-site subdivision feature/green space area and would not receive parkland credit. If the applicant is not required to construct an on-site park, the applicant would be required to fund acquisition and development of parkland at an off-site location.

Phasing

The applicant is proposing to create all 27 lots (for a total of 28 dwelling units) and have them available for sale at the same time. No phasing is proposed.

Affordable Housing

The total number of proposed units would be 28. The City requires a 15 percent affordable component comprised of 6 percent very low-income, and 9 percent low- to moderate-income. Therefore, the requirements for this project would be 4 affordable units comprised of 2 very low-income units and 2 low- to moderate-income units.

Architecture

The units will be required to meet the City's design review standards. The applicant is requesting Site Plan Review (Design Review) at this time. While the applicant will

preview building elevations with the Planning Commission at tonight's workshop, the applicant has not submitted complete information for Site Plan Review.

Entitlements

The project requires the following approvals from the City:

- Rezoning to add the P-D overlay over the entire property to allow for front yard setbacks less than 20 feet and side yard setbacks on the garage side of 5 feet
- Exclusion of the property from the West Central Master Plan
- Development Agreement
- Tentative Subdivision Map No. 4851 to create 26 single-family lots and 1 duplex lot
- Planned Development Permit
- Demolition Permit to remove approximately seven existing on-site structures

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

- Yolo County Environmental Health Department for well and/or septic closure
- Caltrans for encroachment permit and plan approval for improvements in and along Grant Avenue (State Highway 128).

Other Project Assumptions: The Initial Study will assume compliance with all applicable State, federal, and local codes and regulations including, but not limited to, City of Winters Improvement Standards, the California Building Code, the State Health and Safety Code, and the State Public Resources Code.

Technical Studies: The following technical reports have been prepared for the project and are relied upon in this analysis:

Cultural Resources Evaluation, Sally Evans, Archaeological Resource Service, November 18, 2005. This report provides the conclusions of a site survey and research investigating the sensitivity of the site for cultural resources. The report concludes that there is no evidence of prehistoric artifacts or features. While several structures are present within the project site, none of them appear historically or architecturally significant. The report did note the presence of ceramic and glass fragments on the surface near the northernmost barn. While these fragments were not found to be historically significant, the report advised that caution should be exercised during all earth-disturbing activities.

Biological Resources Evaluation, Marcus H. Bole & Associates, January 20, 2006. This report provides conclusions of a site survey and data base research investigating biological resources on the site. The report concluded that development of the project

site will not have a significant impact on resident or migratory wildlife, special status plant or wildlife species, or any associated protected habitat. Mitigation for impacts to regulatory wetlands and potential Giant Garter Snake habitat within the drainage canal may be required. This report will be peer reviewed by the City's consulting biologist.

Phase I Environmental Site Assessment, Kleinfelder, November 1, 2005. The report provides the results of a Phase One Environmental Site assessment for the property. The report revealed the following evidence of Recognized Environmental Conditions (REC) that have impacted or have the potential to impact the project site.

1. An existing aboveground fuel storage tank (AST) associated with the furnace in the fruit dehydrating building.
2. A former AST for gasoline next to the garage.
3. An oil-changing pit and former vehicle repair area in the shop.
4. A large pesticide sprayer rig with an attached 400-gallon tank in the shop.

Based on the above RECs, the report recommends soil sampling to evaluate the potential for soil contamination in those areas. Kleinfelder has provided the applicant with a proposal to conduct the soil sampling evaluation.

Tree Protection Report, Sherby Sanborn, Consulting Arborist, March 8, 2006. The report inventoried the trees found on the project site and assessed the condition of all trees with trunk diameters six inches or greater. The report concluded that most of the inventoried trees are in either very poor, poor, or fair conditions; however, some are in good condition and in locations away from construction where they can be preserved.

Preliminary Environmental Determination: A preliminary environmental determination cannot yet be made at this time. Additional technical studies are required. In the case of the Biological Resources Evaluation and Phase I Environmental Site Assessment, a peer review by the City's consulting biologist and soil sampling, respectively, will be required. Once all required information is received, an Initial Study/Environmental Checklist will be completed and a staff determination will be made.

MRG/Workshop Prelim Proj Description 28Mar06

VILLAGE ON THE PARK PROJECT DESCRIPTION

Project Title: Village on the Park

Lead Agency Name and Address: City of Winters
Community Development Department
318 First Street
Winters, CA 95694

Contact Person and Phone Number: Heidi Tschudin, Contract Planner
(916) 447-1809

Dan Sokolow, Community Develop Director
(530) 795-4910, x114

Project Location: The project site is located in the north-central portion of town, along the east side of Railroad Avenue, between Carrion Circle and Martinez Way. The property extends from Railroad Avenue east to Walnut Street. The project site totals 10.633 acres comprised of APNs 003-360-05 (10.000 acres) and -18 (0.633 acres).

Project Sponsor's Name and Address: Mark Walther and
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Laugenour and Meikle
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Woodland, CA 95695
(530) 662-1755

Tim Taylor, Project Attorney
Somach, Simmons & Dunn
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Sacramento, CA 95814-2403
(916) 446-7979

Jim Nolan, Project Representative
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Danbury, CT 06810
(203) 797-8255

General Plan Designation(s): The western five acres are designated High Density Residential (HR). The eastern five acres are designated Recreation and Parks (RP). The General Plan shows an extension of Dutton Road running north/south through the middle of the property dividing these two designations.

Zoning: The western five acres is zoned High Density Multi-Family Residential (R-4). The eastern five acres is zoned Parks and Recreation (P-R).

Existing Conditions: The elevation of the site is approximately 129 feet above sea level. The terrain is graded and nearly level except for a shallow depression that occurs at the east end of the site near Walnut Lane. This low-lying area has been identified as an isolated seasonal wetlands totaling 0.38-acre. It measures about 400 feet in length and 40 feet in width, and is about 2-feet deep at its lowest point. There are two soil types on the site: Rincon silty clay loam and Brentwood silty clay loam, 0 to 2 percent slopes.

There are several dirt roads through the site. There is an existing well onsite near the southwest corner of the park site. It is proposed to be properly abandoned. There are existing overhead utilities along Railroad Avenue and Walnut Lane

The land is vacant except for 10 mulberry trees and 34 almond trees located primarily near the western boundary of the property along Railroad Avenue. There are three trees in the center of the site. The site presently consists of non-native grassland habitat. The property is potential habitat for the following species: Swainson's hawk, white-tailed kite and other raptors, western burrowing owl, and vernal pool invertebrates.

A portion of the property (5.000 acres) in the northwest corner of the site is designated "Flood Overlay Area" in the General Plan. A portion of the property (1.469 acres) near the southeast corner of the site falls within the 100 year flood plain (AO Zone) on the Federal Emergency Management Agency (FEMA) maps. Specifically, the AO zone denotes areas within the 100-year floodplain with expected maximum flood depths of two feet.

Surrounding land uses include:

North – Existing landscaping business (greenhouses and a residence) located on high density residential designated land and existing rural residential (3 residences) on low density residential designated land.

West – Railroad Avenue and existing medium density residential (North Point Village).

East – Walnut Lane and existing medium density residential (Almond Orchard I and III).

South – Vacant office land, existing self-storage on office designated land and existing apartments (Almondwood Apartments).

Background and History: The property has been owned by the Ruiz family since 1937. The property was formerly a walnut grove. The orchard was removed by 1982. Farming has ceased and the land is vacant. The history of the subject application is as follows:

July 5 and 9, 2005 – Neighborhood workshops held by applicant

September 8, 2005 – Application filed.

October 6, 2005 – Application found to be incomplete. Project information requested. Additional clarification sent October 25, 2005.

December 23, 2005 – Revised engineering package received.

January 12, 2006 – Design review package received.

February 6, 2006 – Economic information received.

March 9, 2006 – Project description received.

March 28, 2006 – Project workshop scheduled.

To be scheduled – Development Review Committee.

To be scheduled – Affordable Housing Committee.

Previous Relevant Environmental Analysis: The subject property has been designated for high density residential and park uses since at least 1992 when the last major update of the General Plan was adopted. The 1992 General Plan was the subject of a certified Environmental Impact Report that examined the environmental impacts associated with adoption of the General Plan. The range of units allowed on the property under the General Plan is 50 to 100 units (5ac x 10.0du/ac; 5ac x 20.0du/ac). The assumed yield for the General Plan EIR analysis was 77 units (5ac x 15.40du/ac). The proposed yield is 75 units ($75 \div 4.93^1 = 15.21\text{du/ac}$) which is slightly less than the EIR assumption and therefore the project falls within the prior build-out analysis.

Project Description:

Summary

Based on the revised map submittal package received December 23, 2005 and project description received March 9, 2006, the project is a proposed subdivision of 10.633 acres to create:

¹ 4.93 ac = the gross acreage for the residential use including all of the Railroad Avenue dedication (0.433ac), all of the residential lots (1.559 ac), all of the common area (2.580 ac), and one half of the Dutton Street dedication (0.358 ac).

- Roadway dedications for Railroad Avenue and Dutton Street totaling 1.149 acres
- Parcel A for common area including landscaping, internal roads, club house, pool, guest parking, and bike path totaling 2.580 acres
- Parcel X for park, detention, and open space totaling 4.712 acres

All of the proposed single-family lots would be 1,273 square feet in size (19 feet wide and 67 feet in depth). Unit sizes are proposed to range from 1,488 square feet to 1,768 square feet. All units are proposed to be two-stories. Units will have either two-bedroom/two bath or three-bedroom/two bath floor plans, with rear-loaded two-car garages (513 square feet). The applicant proposes 21 internal guest parking spaces.

The proposed common area (Parcel A) would include a 2,320 square foot clubhouse, landscaping, walkways and site lighting, recreation deck, swimming pool, Jacuzzi, and fountain. Based on community input the applicant is no longer proposing to have this community be gated.

For the residential component of the project (4.772 ac or 207,868 sf), site usage breaks down (approximately) as follows:

Building footprint	86,615 sf	42%
Driveway/parking	54,238 sf	26%
Landscaping/walks	66,945 sf	32%
Total area	207,798 sf	±100%

Perimeter fencing is proposed to include 3-foot wood picket fencing along Railroad Avenue, along the southern boundary north of the 24-foot trail area, and along Dutton Street. Six-foot solid masonry fencing is proposed along the northern property line. No fencing is proposed along the southern boundary of the parcel (south of the bike trail) or around the park/open space parcel.

Street lights, sewer, storm drainage, and internal roads are all proposed to be private owned and maintained by a homeowner's association. Water would be publicly owned and maintained. The park site would be dedicated to the City and maintained by a lighting and landscaping district.

Roadways

The project proposes a 40-foot right-of-way dedication along Railroad Avenue to accommodate expansion of the roadway to a four-lane arterial. The section maintains the existing curb, gutter, and sidewalk alignment along the westerly side of Railroad Avenue which is almost fully developed, four 14-foot traveled lanes, a 14-foot median/left turn lane, an 8-foot planter, a 10-foot Class I bike path, and a 2-foot control area. The widening of Railroad Avenue will result in the removal of most of the existing trees on the site.

The primary access to the project site is proposed via a driveway on Railroad Avenue. A second driveway access is proposed on Dutton Street; however the applicant is proposed that initially it will be utilized for an emergency access only until planned improvements to the Dutton/Walnut/Grant intersection have been completed.

Dutton Street will be constructed to meet Secondary Collector Standards with a 66-foot right-of-way. A 10-foot Class I bike path will be constructed within a 24-foot wide access-way dedicated to the City of Winters from Railroad Street to Dutton Street along the south side of the development. The 10-foot path is proposed to extend all the way east to Walnut Street.

Parks and Open Space

The City requires the development of parkland in conjunction with subdivision development at a minimum ratio of 5 acres per 1,000 persons, and has a goal of 7 acres per 1,000 persons. Using the applicable Department of Finance factor for household size of 3.248 persons per household, and assuming 75 total units, the project triggers the need for between 1.218 and 1.705 acres of developed parkland ($3.248 \times 75 \text{ dus} / 1,000 \times 5 = 1.218 \text{ acres}$; $3.248 \times 75 \text{ dus} / 1,000 \times 7 = 1.705 \text{ acres}$).

The proposal provides a 4.712-acre site for park, drainage, and open space use. The applicant is proposing to use a portion of this area (0.721 ac) for detention ponds to accept run-off from the residential portion; a portion (0.509 ac) as active neighborhood park including walking trail, benches, tot lot, basketball, and dog run; and the remainder (3.482 ac) would be preserved/protected habitat due to the existence of seasonal wetlands. This would leave a deficit of required parkland of 1.196 acres to serve the project ($1.705 - 0.509 = 1.196 \text{ ac}$).

The applicant is proposing that the entire area be accepted by the City as parkland and that the applicant be compensated for the excess land area ($4.712 - 1.705 = 3.007 \text{ ac}$) as part of the Development Agreement process. The staff does not support this request.

Sewer Conveyance

Upgrades to the existing sewer system may be necessary to serve this project. A new sewer main is proposed to be extended northerly within the Dutton Street extension, and a new sewer line is proposed between Railroad Avenue and Dutton Street in a public utilities easement (PUE) along the north boundary to serve the site.

Sewer Treatment

The City's Wastewater Treatment Plant (WWTP) has a capacity of 0.92 million gallons per day (mgd). Space remains for approximately 600 additional residential hook-ups. The City's recent project approvals, assuming Winters Highlands, would exceed this amount and efforts are underway to expand the plant. The Phase 2 expansion will bring the capacity to 1.2 mgd. The timing of this expansion is not set. The Phase 2 plant capacity will need to be operational before this project could be served.

Water

Upgrades to the existing water system may be necessary to serve this project. Water calculations will be required to demonstrate that it can meet the water demands for full fire protection for build out of the project. The City Water Master Plan does not identify the requirement for a new well within the project area. The project will be required to provide data to the City documenting the water demand for the project. The City's consultant will analyze the project data and determine if the project will trigger the need for a new well based on the project water demands. The project will be required to fund the water study.

Storm Drainage

Storm drainage would be conveyed through a 36-inch main in Dutton Street. The project proposes to detain project run-off in ponds that would be located within the City's planned park area. The proposed ponds would contain design features that would provide storm water quality compliance. The detention ponds would be designed to contain the 100-year, 24 hour, storm event and avoid impact to down stream properties.

No increased drainage would be allowed to flow to the northeast and adversely affect those areas which the flood overlay area is intended to protect. The actual drainage shed areas would be reduced with the development and detained through the proposed detention pond. The existing grades are fairly flat across the site; however, they do generally slope to the east and pond in a naturally occurring low area on the easterly portion of the project. This low area has been identified as a seasonal wetlands and is proposed to be maintained as open space.

A portion of the residential portion of the property (5.000 ac) falls within the General Plan Flood Overlay Area. This area is generally located in the northwesterly quadrant of site bounded by Railroad Avenue on the west, beginning at the southwesterly corner of the project, and then extending northeasterly to the north property line of the site. As such, the project will be required to pay into the Flood Overlay Area Storm Drainage Fee Program. If the General Plan Policy for the Flood Overlay Area has not be satisfied by the time the Map goes for approval, a General Plan Amendment or policy interpretation would be required.

Affordable Units

The City requires a 15 percent affordable component comprised of 6 percent very low income and 9 percent low to moderate income. Therefore the requirement for the project will be 5 units of very low income ($75 \times .06 = 4.5$) and 7 units of low to moderate income ($75 \times 0.09 = 6.75$) for a total of 12 units. The applicant has proposed to spread the affordable units amongst the other units. Affordable units are proposed to be indistinguishable from the market rate units.

Project Phasing

The applicant has requested that the City not impose a phasing requirement for the subject development since the financing for town homes will apparently require all project related amenities, utilities, and infrastructure to be constructed upon commencement. The applicant has indicated that two construction lenders with whom they have spoken have indicated that the project financing will be extremely difficult to obtain in the event the 75 units are required to be phased.

A community discussion of phasing both as related to the total number of proposed units and as related to the availability of sewer hook-ups needs to occur.

Architecture and Landscaping

The applicant is proposing craftsman style architecture for the project (units and club house) including board and batten siding, porches and patios, and ledge stone accents. Floor plans and elevations have been submitted. The City has not yet received a color and materials board.

The applicant has provided preliminary landscaping plans showing proposed plantings, irrigation, and shading. The submittal indicates that a total of 54,238 square feet will be paved as driveway, alley, or parking. Ten parking spaces (1,706 sf) are proposed to be shaded with overhead carport, and 27,132 square feet would be shaded by proposed trees, resulting in a shading of 50.02 percent in 15 years.

Development Agreement

In November of 2005, the staff provided the applicant with a list of possible Development Agreement community benefit items. The applicant has provided no response to date. The items identified are summarized below.

- 1) Park: Design and construct the park to City/community specifications, as a part of the project, and turn it over to the City. Provide utilities and infrastructure to serve the park. Park to be operational with occupancy of the project.
- 2) Affordables: Include 30 percent affordable units (ten percent more than City requirement). Structure the affordable units as rental units, not for-sale units. Include a provision that first-time homebuyers employed as fire fighters, police officers, and school teachers in the city have first priority to purchase the units.
- 3) Railroad Ave Pedestrian/Bicycle Improvements: Design and construct permanent and temporary pedestrian and bicycle improvements on Railroad Avenue from the project site to Grant Avenue (SR128). Provide crossing improvements from the bikeway/pedestrian path at the south end of project across Railroad Avenue to Carrion Circle. On the west side of Railroad Avenue, improvements shall consist of constructing the sidewalk and modifying the driveways for ADA pedestrian accessibility, from Anderson Avenue to the existing sidewalk north of Grant Avenue. The existing overhead utility on west side of Railroad, between Anderson Avenue and the school

district parking lot, shall be undergrounded. On the east side of Railroad Avenue, improvements shall consist of constructing a temporary off-street Class 1 pedestrian/bicycle asphalt concrete (AC) path from the project site south boundary to Grant Avenue. The path shall be a minimum of 8 feet wide within the existing right of way.

4) Double school fees (\$3.10/3.10 formula).

5) Library contribution (\$36,540).

6) Energy condition: Pursuant to General Plan Policy II.C.1 and VI.F.2, energy efficient design shall be used. Pursuant to Policy II.C.2 of the Housing Element, energy conservation and weatherization features shall be incorporated into the home design. At a minimum this shall include: a) maximization of energy efficient techniques as identified in the July 27, 2004 Planning Commission staff report on "Proposed Energy Resolution". b) Attainment of EPA Energy Star Standards in all units. c) Low emission furnaces in all units. d) Avoidance of dark colored roofing on all units. e) A minimum of 50 percent of the market-rate units shall have a photovoltaic solar energy system capable of producing a minimum of 2.4kW (peak-rated DC watts) photovoltaic. The remainder of the market-rate units shall be pre-wired for an equivalent system.

7) Swimming pool contribution (\$250,000).

8) Putah Creek contribution (\$50,000).

9) Phasing of project: Phasing of units; timing of entire project.

Land Use Consistency

The western five acres of the site are designated High Density Residential (HR) in the General Plan. The HR designation provides for "single-family attached homes and multi-family residential units, group quarters and quasi-public uses, and similar and compatible uses." Residential densities are required to be in the range of 10.1 to 20.0 units per gross acre. The applicant is proposing a single-family attached townhouse type of unit at a density of 15.2 du/ac ($75 \div 4.93 \text{ ac}^2$) which is consistent with the land use designation.

The eastern five acres of the site are designated Recreation and Parks (RP). This designation allows for "existing and planned public parks and public and private recreational uses." The FAR for any developed uses can not exceed 0.20. The applicant is proposing to use a portion of this area (0.721 ac) for detention ponds to accept run-off from the residential portion; a portion (0.509 ac) as active neighborhood park including walking trail, benches, tot lot, basketball, and dog run; and a portion (3.482 ac) to remain as preserved/protected habitat due to the existence of natural wetlands. The area proposed for detention facilities and preserved habitat would not

² 4.93 ac = the gross acreage for the residential use including all of the Railroad Avenue dedication (0.433ac), all of the residential lots (1.559 ac), all of the common area (2.580 ac), and one half of the Dutton Street dedication (0.358 ac).

generally be considered consistent within this designation. The Public/Quasi-Public designation (PQP) is more appropriate for the detention facilities. The Open Space designation (OS) is more appropriate for both and could be considered consistent for the park features as well. A General Plan land use amendment may be necessary under given proposal.

Policy Consistency

General Plan Policies 1.A.9 and IV.D.4 preclude new development in the flood overlay area until a design solution and fee program are in place. Such a program is currently under development however it has not yet been adopted. The flood overlay area affects 5.000 ac of the site in the northwest corner. This precludes most of the area proposed for residential use from proceeding at this time.

General Plan Land Use Policy I.C.2 states:

The City shall seek to maintain an overall mix of 75 percent single family and 25 percent multi-family in its housing stock.

The City has 1,901 existing single family units and 327 existing multi-family units for a current mix of 82.8 percent single family and 17.2 percent multi-family. The City has 122 vacant acres on which single-family units could be built as compared to 26 vacant acres available for multi-family units (including this five acres). This project would convert five acres or 19.2 percent of the available vacant multi-family acreage to single-family use. Since the City is currently over-stocked with single-family units and under-stocked with multi-family units in comparison to the target mix, and since vacant multi-family land comprises only 17.6 percent of all vacant residential land, the staff believes this project would be inconsistent with Policy I.C.2. Furthermore, the staff has significant concerns in general about converting R-4 designated land to a housing type other than apartments.

Community discussion and policy direction on this fundamental point is needed. The applicant has submitted a collection of information in support of their position that market-rate apartments at this location can not be financed under current conditions, because rents are too low. The staff's position is that this should be interpreted that development of the site is pre-mature, not that the site use should be converted to a for-sale product. Further, the staff believes that the for-sale market segment this project would serve will be more than adequately served by the recent and pending project approvals in the City.

General Plan Housing Element Policy II.A.4 states:

The City shall encourage development in the upper one-quarter of the density range in the Medium High Density Residential designation and require it in the upper one quarter of the density range in the High Density Residential designation.

The project is designated High Density Residential which has a density range of 10.1 to 20 du/ac. Therefore the minimum density required to satisfy this policy is 17.53 du/ac. Given the project size of five acres, a minimum of 88 units would be required (17.53 x 5.0 = 87.63), or 13 more than proposed. The proposed project is not consistent with this requirement. A General Plan Amendment or policy interpretation would be required.

Regulatory Consistency

A full analysis of regulatory consistency has not been performed; however, the project as proposed is not consistent with the applicable development requirements for High Density Multi-Family Residential (R-4) as shown in Tables 3A, 3B, and 4 of Section 17.56.010 of the Zoning Ordinance. These regulations address maximum site coverage, height, lot area, lot width, and setbacks. A comparison is provided below:

	R-4	Proposed
Maximum site coverage	70%	100%
Height	45ft	26ft
Minimum lot area	10,000sf	1,273sf
Minimum lot width/depth	80ft	19ft
Front yard setback	20ft	0ft
Alley setback	5ft	0ft
Side yard setback	15ft	0ft

As such a rezoning of the property is needed to add the Planned Development (-PD) overlay zone to the property. The rezoning must also be accompanied by a Conditional Use Permit to effectuate the ultimate provisions of the PD overlay zone.

Required City Approvals

The following entitlements are required for approval of the project:

- 1) CEQA Clearance
- 2) Various General Plan Amendments and/or Policy Interpretations
- 3) Development Agreement
- 4) Rezoning for Planned Development Overlay
- 5) Tentative Subdivision Map
- 6) Conditional Use Permit for PD Overlay
- 7) Design Review

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement). U.S. Army Corps of Engineers; Central Valley Regional Water Quality Control Board; Yolo County Environmental Health Department; and California Department of Fish and Game.

Other Project Assumptions: The Initial Study assumes compliance with all applicable State, Federal, and Local Codes and Regulations including, but not limited to, City of Winters Improvement Standards, the California Building Code, the State Health and Safety Code, and the State Public Resources Code.

Technical Studies: The following technical and other site-specific studies and reports will be prepared for the project:

- Air Quality Analysis
- Biological Resources Evaluation
- Cultural Resources Analysis
- Fiscal Impact Analysis
- Geotechnical Report
- Noise Analysis
- Phase I Environmental Site Assessment
- Title Report
- Traffic Study
- Wetlands Delineation
- Wetlands Invertebrates Surveys

Project Submittals: The following information has been provided by the applicant:

Tentative Map Submittal

- Topographic Survey
- Site Plan/Tentative Map
- Grading and Drainage Plan
- Preliminary Utility Plan
- Street Sections

Architectural Plan Submittal

- Site Development Plan (color)
- Floor Plans
- Elevations (2 sheets)
- Concept Site Plan

Landscaping Plan Submittal

- Preliminary Tree Planting
- Preliminary Turf and Shrub
- Preliminary Landscape Plan (color)

Economic/Market Information