

CITY OF WINTERS PLANNING COMMISSION AGENDA

Tuesday, November 27, 2007 @ 7:30 PM

City of Winters Council Chambers
318 First Street
Winters, CA 95694-1923
Community Development Department
Contact Phone Number (530) 795-4910 #112
Email: dan.sokolow@cityofwinters.org

Chairman: Albert Vallecillo
Vice Chairman: Pierre Neu
Commissioners: Joe Tramontana, Wade Cowan,
Bruce Guelden, Corinne Martinez, Glenn DeVries
Administrative Assistant: Jen Michaelis
Community Development Director: Dan Sokolow

I CALL TO ORDER 7:30 PM

II ROLL CALL & PLEDGE OF ALLEGIANCE

III COMMUNICATIONS:

1. Staff Reports
Current Projects list dated November 20, 2007
2. Commission Reports
Update on Police-Fire Facility

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 the October 30, 2007 regular meeting of the Planning Commission.

VI DISCUSSION ITEMS:

1. Public Hearing and consideration of The Casitas at Winters Tentative Subdivision Map. The project is a proposed rezoning and subdivision of 1.2742 acres to create 5 lots at a location on the north side of West Grant Avenue (SR 128), east of the Tomat's restaurant (1123 West Grant). APNs 003-450-15 (0.551 acres), 003-450-16 (0.4591 acres), and 003-450-17 (0.2641 acres). Applicant: Mark R. Power. Entitlements include Rezoning from Neighborhood Commercial (C-1) to Neighborhood Commercial Planned Development Overlay (C-1 PD), Planned Development Permit for PD Overlay, and Tentative Subdivision Map.
2. Regional Housing Needs Allocation issued by the Sacramento Area Council of Governments.

VII COMMISSION/STAFF COMMENTS

VIII 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 WEDNESDAY, NOVEMBER 21, 2007.



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 November 20, 2007
(530) 795-4910, extension 112, www.cityofwinters.org

PROJECT	DESCRIPTION & PROCESS	LAST ACTION	NEXT ACTION
(1) Winters Highlands, Granite Bay Holdings, LLC, Larry John (916) 960-1656	Proposal to develop 413 single-family and 30 multi-family residential units in northwestern part of city. Application is being processed TSM, focused EIR (specific biological aspects), GPA, Zoning Amendment, PD Overlay, PD Permit, Inclusionary Housing agreement.	Planning Commission approved Design Review for Phase I residences on June 26, 2007.	City Council approval of Final Map.
(2) Winters Village, Bob Thompson (West project) (707) 372-9355	Proposal to develop 10 attached single-family residences on the southwest corner of East Main and East Baker Streets.	Applicant in October 2007 decided to defer construction of the project.	Project not active.
(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, Tim Ruff (530) 758-7008	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 for 5-unit tentative subdivision map at a site on West Grant Avenue east of Tomat's restaurant. Tentative Subdivision Map and Planned Development Overlay.	Proposed Negative Declaration recirculated on November 2, 2007.	Planning Commission public hearing scheduled for November 27, 2007.

CITY OF WINTERS COMMUNITY DEVELOPMENT DEPARTMENT
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(8) Winters II, Community Housing Opportunities Corporation, Ben Rosen (530) 757-4444	Proposal to develop 34-unit apartment complex for low- and very low-income households at 110 East Baker Street.	Construction of units and site improvements nearing completion.	Completion of units and site improvements.
(9) Mary Rose Gardens, DAS Homes, Inc., Dave Snow (530) 666-0506	Proposal to develop 26 single-family homes and one duplex unit on the north side of West Grant Avenue west of Cemetery Lane. Tentative Subdivision Map, Inclusionary Housing Agreement, and Development Agreement.	Applicant declined option to purchase project property.	Project not active.
(10) Anderson Place, Eva Brzeski (415) 887-9300	Proposal to develop up to 28 mostly attached single-family residences and 9 commercial spaces at 723 Railroad Avenue. Tentative Subdivision Map, Planned Development Overlay, PD Permit, Rezone, Conditional Use Permit, Inclusionary Housing Agreement, and Development Agreement.	City Council at its June 19, 2007 meeting took final action on the project by approving the project development agreement.	City Council approval of Final Map.
(11) Pearse Parcel Map, Thomas Pearse (530) 795-5901	Proposal for 4-unit parcel map at the south end of Third Street.	Planning Commission on October 9, 2007 approved project.	Recordation of parcel map.
(12) Winters Commercial, Granite Bay Holdings, LLC, Tyler Wade (916) 580-1855	Proposal to develop 4.52 acres on south side of Grant Avenue directly west of Round Table Pizza complex for 49,500 square feet of commercial and office uses. Site Plan.	Proposed Negative Declaration circulated on November 2, 2007.	Planning Commission and City Council public hearings scheduled for December 11, 2007 and December 18, 2007, respectively.
(13) Valadez, Frank Valadez, Trustee, 530-674-5102	Proposal to change General Plan and Zoning designations for the 1.421-acre parcel (APN 003-391-05) located east of the Winters Cemetery from public-quasi-public to residential use.	Application submitted on March 29, 2007.	Completion of Initial Study.

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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: 2 units for low-income households.

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

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

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

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

Project #7: Not known whether residential units will be constructed.

Project #8: 34 units for very low-income and low-income households.

Project #9: 2 units for very low-income, 1 unit for low-income, and 1 unit for moderate-income households.

Project #10: 2 units for very low-income, 1 unit for low-income, and 1 unit for moderate-income households.

Project #11: Not applicable.

Project #12: Not applicable.

Project #13: Not applicable.

Review of the site plan for the new Police and Fire facility

The meeting was held in City Hall conference room on 11/13/07.

Represented were the Police and Fire departments, the city staff, City at large representative, and Planning Commission representative.

The Architect, Dennis Dong, presented the drawings and was there to answer questions about the project.

The lot has a very unusual shape and much planning had to go into the configuration that is going to come before us in the near future.

The building is going to be about 29,000 Sq. Ft.. This will house the Fire Department and the Police Department. There will be sleeping quarters for the Fire fighters that are on duty.

There are more out buildings being planned but they will come on line as the money becomes available. These are for maintenance and training facilities for the Fire Department.

The City has the money to get the facility completed and recommends that we proceed with the project.

Discussions about the project included the logistics of the inside workings of the building. These were thought to be the responsibility of the Police, Fire and the Architect.

Building security also was discussed.

Many of the extras that would like to be added is a function of when money becomes available.

This project will be coming before us in the near future.

Joe Tramontana

**MINUTES OF A REGULAR WINTERS PLANNING COMMISSION MEETING HELD
ON TUESDAY, OCTOBER 30, 2007**

Chairman Vallecillo called the meeting to order at 7:33 p.m.

PRESENT: Tramontana, Martinez, DeVries, Chairman Vallecillo, Neu, Guelden, and Cowan

ABSENT: None

STAFF: Community Development Director Dan Sokolow and Planning Manager Kate Kelly

Commissioner Tramontana led the Pledge of Allegiance.

COMMUNICATIONS:

Staff Report

The Planning Commission agreed to hold a special meeting on December 11, 2007 in order to hold a public hearing on and consider the Winters Commercial project. Community Development Director Sokolow noted that staff has recirculated the negative declaration for the Casitas at Winters project and a public hearing for Casitas has been scheduled for the November 27, 2007 Planning Commission meeting.

Commission Reports: None.

Citizen Input

None.

CONSENT ITEM

Approve minutes of October 9, 2007 special meeting of the Planning Commission.

Commissioner Neu made a motion to approve the minutes for the October 9, 2007 meeting of the Planning Commission. Seconded by Commissioner Guelden.

AYES: Tramontana, Martinez, DeVries, Chairman Vallecillo, Neu, Guelden, and Cowan

NOES: None

ABSTAIN: None

ABSENT: None

Motion passed 7-0.

DISCUSSION ITEMS:

1. Public Hearing and consideration of an ordinance adding Chapter 17.112 to the Winters Municipal Code pertaining to commercial condominium conversion.

**MINUTES OF A REGULAR WINTERS PLANNING COMMISSION MEETING HELD
ON TUESDAY, OCTOBER 30, 2007**

Planning Manager Kelly provided a summary of the project. The ordinance provides a flexible standard for building code compliance on conversions by allowing a phased approach for code compliance.

In response to a question from Commissioner DeVries, Kelly said there would not be a lot size minimum for conversions.

Chairman Vallecillo asked whether there would be a financial stability requirement for the property owners association formed for each of the condominium conversions. Kelly said the proposed ordinance builds in a rigorous budget requirement for each association created and the budget will have to be reviewed by the California Department of Real Estate.

Commissioner Neu asked when condominium conversion units have to be brought up to building code compliance. Kelly said this would need to occur prior to occupancy of the units.

Guelden asked whether the commercial condominium ordinance would be needed for the Ogando project proposed for the City parking lot on the east side of Railroad Avenue between East Abbey and East Main Streets. Kelly responded no and added that the ordinance would allow the suites of the Ogando project to be broken up into individual condominium units. Guelden said he was not in favor of the ordinance if it includes residential. He expressed concerns about parking if permanent residents are located in the downtown area.

Commissioner Martinez asked about the research that went into the ordinance. Kelly described how staff started with 25 ordinances from other communities and narrowed it down to a short list. A draft of the ordinance was prepared and the City's Building Official reviewed it multiple times and provided edits. The City's Engineering Division and downtown stakeholders also reviewed the draft ordinance. Martinez asked whether staff spoke to other planning departments regarding the ordinance. Kelly said the Assistance City Attorney spoke with other city attorneys.

DeVries said it was difficult to park downtown under existing conditions and asked how increased commercial development would affect the parking situation. He said the burden of addressing the parking situation will fall on the City. Kelly noted that the downtown form-based code will address downtown parking.

Chairman Vallecillo opened the public hearing at 7:57 p.m. Chairman Vallecillo closed the public hearing at 7:58 p.m. after no public comment was offered.

Martinez asked whether it was normal that no one was present for the public hearing.

**MINUTES OF A REGULAR WINTERS PLANNING COMMISSION MEETING HELD
ON TUESDAY, OCTOBER 30, 2007**

Guelden asked about the origins of the City's commercial condominium ordinance effort. Kelly discussed how she had an interest in the subject before she came to work for the City and how the ordinance can be used to stimulate economic development in the downtown. Guelden said he views the ordinance from a vertical perspective and asked whether the ordinance could apply horizontally such as for the building that houses Steady Eddy's. Kelly responded yes.

Martinez asked whether an applicant could construct a separate building on a parcel and then have the commercial condominium ordinance apply. Kelly said she thought the project would be a parcel map.

Commissioner Neu made a motion to recommend approval of the commercial condominium conversion. Seconded by Commissioner DeVries.

AYES: Tramontana, Martinez, DeVries, Chairman Vallecillo, Neu, Guelden, and Cowan
NOES: None
ABSTAIN: None
ABSENT: None

Motion passed 7-0.

2. Procedures for public hearings (no backup).

Community Development Director Sokolow expressed concerns that the effectiveness and efficiency of the public hearings for the applicants and the Planning Commission is undermined when speakers during public hearings do not go to the speakers' podium or use the portable microphone to make their comments or make comments after the public hearing has been closed. Suggestions were made by the Planning Commission and staff on how to improve the effectiveness and efficiency of public hearings such as rigorously enforcing the requirement that public comment must be made from the podium or with the portable microphone.

Commissioner Neu asked whether a commissioner could ask an audience member a question when a motion's on the floor. Sokolow response yes, but said the question should be run through the commission chairman.

Commissioner Martinez recommended allowing audience members to speak on a motion and applying time limits to the comments. She suggested allowing an audience member to speak on a motion and not permitting the same audience member to speak again until everyone who wants to speak on the motion has spoken at least once.

The Planning Commission directed staff to provide copies of the Rosenberg's Rules of Orders which cover procedures for running meetings.

**MINUTES OF A REGULAR WINTERS PLANNING COMMISSION MEETING HELD
ON TUESDAY, OCTOBER 30, 2007**

COMMISSION/STAFF COMMENTS

None.

The meeting was adjourned at 8:27 p.m.



PLANNING COMMISSION STAFF REPORT

November 27, 2007

TO: Chairman and Planning Commissioners

FROM: Dan Sokolow – Community Development Director *DS*

SUBJECT: Public Hearing and consideration of The Casitas at Winters Tentative Subdivision Map. The project is a proposed subdivision of 1.2742 acres to create 5 lots that will range in size from 9,400 to 9,600 square at a location on the north side of West Grant Avenue (SR 128), east of the Tomat's restaurant at 1123 West Grant. APNs 003-450-15 (0.551 acres), 003-450-16 (0.4591 acres), and 003-450-17 (0.2641 acres). Applicant: Mark R. Power. Entitlements include Rezoning from Neighborhood Commercial (C-1) to Neighborhood Commercial Planned Development Overlay (C-1 PD), Planned Development Permit for PD Overlay, and Tentative Subdivision Map.

SUMMARY OF PROJECT: The project is a proposed rezoning and subdivision of 1.2742 acres to create 5 lots.

In order to proceed with the project the following City approvals are needed:

- Rezoning from Neighborhood Commercial to Neighborhood Commercial Planned Development Overlay.
- Planned Development Permit to allow the proposed lots to fall below the minimum lot size for the Neighborhood Commercial Zone.
- Tentative Subdivision Map to create 5 single-family lots.

PROJECT LOCATION: The project site is located in the northwest area of the City of Winters. The project site totals 1.2742 acres comprised of Assessor Parcel Numbers 003-450-15 (0.551 acres), 003-450-16 (0.4591 acres), and 003-450-17 (0.2641 acres) located on the north side of West Grant Avenue (SR 128), east of Tomat's restaurant at 1123 West Grant Avenue, and west of the Winters Joint Unified School District office at 909 West Grant Avenue. Situs address: West Grant Avenue, Winters, CA 95694.

BACKGROUND: The General Plan EIR assumed a floor area ratio of 0.21 (Neighborhood Commercial, NC designation) for the site and did not assume residential

yields for the NC designation. It is not known as this time whether the project site will be developed for commercial or residential use.

The tentative subdivision map for this project was received on May 14, 2007 and the Planning Commission held a workshop on July 10, 2007 to discuss development options for the project site and to provide guidance to the applicant. Some Planning Commissioners were supportive of the five-lot subdivision concept with the acknowledgement that a planned development overlay would be needed for lot size, while others expressed concerns that the applicant may have difficulties in selling individual parcels under the five-lot subdivision concept or going forward with either commercial or residential development under the same concept. A more detailed project history is provided in the revised Negative Declaration (see Attachment C, separately provided) which was recirculated on November 1, 2007 for a 20-day comment period that ended November 21, 2007. No comment letters were received.

DETAILED PROJECT DESCRIPTION: Based on the tentative map dated May 14, 2007 (see Attachment B), the applicant proposes 5 lots in the NC category that would range in approximate size from 9,400 to 9,600 square feet. The average lot size is approximately 9,500 square feet. Development plans have not been submitted for the project and it is not known at this time whether the project site will be developed for commercial or residential use.

The project would not extend existing or result in the construction of new roadways other than the construction of internal roadways to serve the residential units. However, the north side of West Grant Avenue along the project's frontage would be improved with the following roadway-related features. The applicant's improvement plans will need to include these features. The City may defer some or all of these features, but will at a minimum require the applicant to dedicate right-of-way for a future widening of the roadway.

- Landscaped roadway median.
- Widening of vehicle travel lane (north side).
- Ten-foot wide pedestrian/bicycle path.
- Landscaped strip north of the pedestrian/bicycle path.

Other roadway-related improvements would include the following.

- Interim five-foot wide asphalt-concrete pedestrian path from the easterly boundary of the project to the existing sidewalk at the Winters Joint Unified School District office at 909 West Grant Avenue.

LAND USE AND ZONING CONSISTENCY ANALYSIS: The project site has been designated in the General Plan as Neighborhood Commercial (NC). The proposed subdivision is not inconsistent with the land use designation; however, the land use consistency analysis will be re-assessed once a development plan has been submitted for the site.

The project is zoned Neighborhood Commercial (C-1) which requires a minimum lot size

of 10,000 square feet. The project would result in five lots with an average lot size of approximately 9,500 square feet. The applicant is requesting a rezone to change the site's zoning from Neighborhood Commercial (C-1) to Neighborhood Commercial Planned Development (PD) Overlay in order to address the minimum lot size inconsistency.

POLICY ANALYSIS

General Plan: The project has been reviewed for consistency with the policies of the General Plan. Because a development plan has not been submitted at this time, the review has been limited in its scope. Staff believes that a finding of consistency can be made. The Planning Commission, and ultimately the City Council, must reach this same conclusion in order to approve the project.

Bikeway System Master Plan: A pedestrian/bicycle path is proposed for the project's West Grant Avenue frontage; this is consistent with the Master Plan.

INFRASTRUCTURE

Sewer Conveyance: Sanitary sewer service is proposed to be provided by the construction of an 8-inch sewer main in the West Grant Avenue right-of-way. The new main will connect with an existing 8-inch main at the intersection of Grant and Taylor Street.

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 dating back to Spring 2005 exceed this amount and efforts are underway to expand the plant. The Phase 2 expansion will bring the capacity to between 1.2 and 1.6 mgd.

Water Conveyance

Water Service: Water service is proposed to be provided by an existing 10-inch water main in West Grant Avenue. Connection will be made near the project's egress/ingress to Grant. Based on City water modeling a new well is needed to serve the existing City and new development. Recommended Condition of Approval #15 (Mitigation Measure #12) establishes that building permits shall be issued for individual units only after the City has established that water supply will be available to serve the units.

Storm Drainage: Storm drainage is proposed to be provided through the installation of a 15-inch storm drain line in the West Grant Avenue right-of-way. However, the City Engineer will determine whether the project will connect to an existing 30-inch storm drain line in the Grant right-of-way. Near the westerly end of the project, the 30-inch line turns to the south and flows are then routed to Dry Creek.

Off-Site Infrastructure: The project would be required to construct an interim sidewalk section from the project's easterly terminus to the existing sidewalk in front of the Winters Joint Unified School District's office at 909 West Grant Avenue. The project

would be required to fund and construct off-site improvements necessary to support the development. Such improvements would include, but are not limited to water lines, sewer lines and storm drainage lines. To the extent that acquisition or subsequent CEQA clearance is necessary for such work, that would be the responsibility of the developer.

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.

CEQA CLEARANCE: A revised Negative Declaration (see Attachment B) was recirculated on November 1, 2007, for a 20-day comment period extending through November 21, 2007. No comment letters were received.

PLANNING COMMISSION ACTION: Subject to the attached conditions of approval, the staff recommends that the Planning Commission make the following recommendations to the City Council:

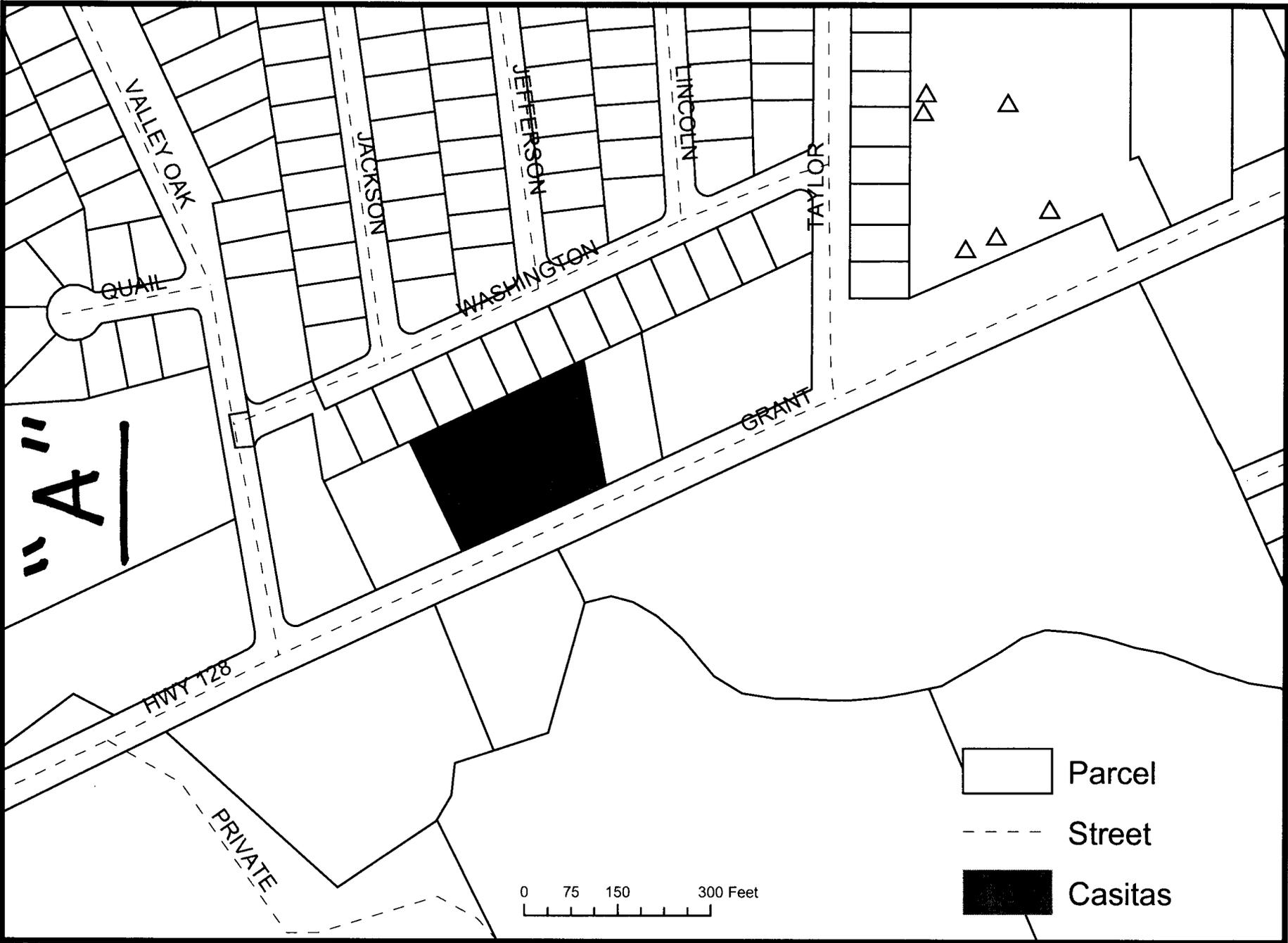
1. Adopt the revised Negative Declaration and Mitigation Monitoring Plan.
2. Approve a Rezoning to add a Planned Development Overlay over the 1.2742 acres to allow the following.
 - a. Lot sizes less than the minimum for the C-1 Zone.
3. Approve the Tentative Subdivision Map to create 5 lots.
4. Approve a Planned Development Permit.

ATTACHMENTS:

- A. Location Map
- B. Tentative Subdivision Map
- C. Negative Declaration (separately provided)
- D. Conditions of Approval

Casitas/TM PC Stf Rpt 27Nov07

Casitas Project Site



Attachment C

NEGATIVE DECLARATION
(separately provided)

CONDITIONS OF APPROVAL FOR CASITAS AT WINTERS PROJECT

"D"

The following conditions of approval are required to be satisfied by the Applicant/developer prior to Final Map, unless otherwise stated.

General

1. In the event any claim, action or proceeding is commenced naming the City or its agents, officers, and employees as defendant, respondent or cross defendant arising or alleged to arise from the City's approval of this project, the project Applicant shall defend, indemnify, and hold harmless the City or its agents, officers and employees, from liability, damages, penalties, costs or expense in any such claim, action, or proceeding to attach, set aside, void, or annul an approval of the City of Winters, the Winters Planning Commission, any advisory agency to the City and local district, or the Winters City Council. Project Applicant shall defend such action at Applicant's sole cost and expense which includes court costs and attorney fees. The City shall promptly notify the Applicant of any such claim, action, or proceeding and shall cooperate fully in the defense. Nothing in this condition shall be construed to prohibit the City of Winters from participating in the defense of any claim, action, or proceeding, if City bears its own attorney fees and cost, and defends the action in good faith. Applicant shall not be required to pay or perform any settlement unless the subdivider in good faith approves the settlement, and the settlement imposes not direct or indirect cost on the City of Winters, or its agents, officers, and employees, the Winters Planning commission, any advisory agency to the City, local district and the City Council.
2. All conditions identified herein shall be fully satisfied prior to acceptance of the first Final Map unless otherwise stated.
3. The project is as described in the November 27, 2007 Planning Commission staff report. The project shall be constructed as depicted on the maps and exhibits included in the November 27, 2007 Planning Commission staff report, except as modified by these conditions of approval. Substantive modifications require a public hearing and Council action.

Negative Declaration Mitigation Measures (Revised)

4. **Mitigation Measure #1:** Outdoor light fixtures shall be low-intensity, shielded and/or directed away from adjacent areas and the night sky. All light fixtures shall be installed and shielded in such a manner that no light rays are emitted from the fixture at angles above the horizontal plane. High-intensity discharge lamps, such as mercury, metal halide and high-pressure sodium lamps shall be prohibited. Lighting plans shall be provided as part of facility improvement plans to the City with certification that adjacent areas will not be adversely affected and that offsite illumination will not exceed 2-foot candles.

Prior to issuance of a building permit, the applicant shall submit a photometric and proposed lighting plan for the project to the satisfaction of the Community Development Department to ensure no spillover light and glare onto adjoining properties.

5. **Mitigation Measure #2:**
 - a. Construction equipment exhaust emissions shall not exceed District Rule 2-11 Visible Emission limitations.
 - b. Construction equipment shall minimize idling time to 10 minutes or less.
 - c. The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. District personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list.

An enforcement plan shall be established to weekly evaluate project-related on-and-off- road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180 - 2194. An Environmental Coordinator, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours.

Construction contracts shall stipulate that at least 20% of the heavy-duty off-road equipment included in the inventory be powered by CARB certified off-road engines, as follows:

175 hp - 750 hp	1996 and newer engines
100 hp - 174 hp	1997 and newer engines
50 hp- 99 hp	1998 and newer engines

In lieu of or in addition to this requirement, the applicant may use other measures to reduce particulate matter and nitrogen oxide emissions from project construction through the use of emulsified diesel fuel and or particulate matter traps. These alternative measures, if proposed, shall be developed in consultation with District staff.

6. **Mitigation Measure #3:** Homes and apartments constructed as a part of the project shall contain only low-emitting EPA certified wood-burning appliances or natural gas fireplaces.
7. **Mitigation Measure #4:** The project proponent shall mitigate for potential project-related impacts to nesting raptors by conducting a pre-construction survey of all trees suitable for use by nesting raptors on the subject property or within 500 feet of the project boundary as allowable. The preconstruction survey shall be performed no more than 30 days prior to the implementation of construction activities. The preconstruction survey shall be conducted by a qualified biologist familiar with the identification of raptors known to occur in the vicinity of the City of Winters. If active special-status raptor nests (e.g. Swainson's hawk or white-tailed kite) are found during the preconstruction survey, a 0.25-mile (1,320-foot) buffer zone shall be established around the nest and no construction activity shall be conducted within this zone during the raptor nesting season (typically March-August) or until such time that the biologist determines that the nest is no longer active. The buffer zone shall be marked with flagging, construction lathe, or other means to mark the boundary of the buffer zone. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. Implementation of this mitigation measure shall be confirmed by the City of Winters prior to the initiation of construction activity.
8. **Mitigation Measure #5:** The project proponent shall mitigate for potential project-related impacts to Swainson's hawk foraging habitat by complying with the City of Winters Habitat Mitigation Program (HMP) and the Yolo County Memorandum of Understanding (MOU) regarding project-related impacts to Swainson's hawk foraging habitat. The HMP requires the project proponent to mitigate at a 1:1 ratio for every acre of suitable Swainson's hawk foraging habitat that is impacted by the project. The suitable mitigation area is in Yolo County, generally within a seven-mile radius of the City's current boundaries (effective May 2, 2006). The City may consider payment of an in-lieu fee in the event that mitigation cannot be accomplished in Yolo County within a seven-mile radius from the City's boundaries or in Yolo County outside of the seven-mile radius. The fee shall be payable to the Wildlife Mitigation Trust Account. Funds paid into the trust account shall be used to purchase or acquire a conservation easement on suitable Swainson's hawk foraging habitat and for maintaining and managing said habitat in perpetuity. The cost per acre for acquisition and maintenance of foraging habitat is reviewed annually and the project proponent shall be charged at the rate per acre in effect at the time of payment. Payment shall be made to the trust account prior to the initiation of construction activity and shall be confirmed by the City of Winters prior to the issuance of a grading permit.
9. **Mitigation Measure #6:** If cultural resources (historic, archeological, paleontological, and/or human remains) are encountered during construction, workers shall not alter the materials or their context until an appropriately trained cultural resource consultant has evaluated the situation. Project personnel shall not collect cultural resources. Prehistoric resources include chert or obsidian flakes,

projectile points, mortars, pestles, dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources include stone or adobe foundations or walls, structures and remains with square nails, and refuse deposits often in old wells and privies. If the bone is uncovered and it appears to be human, California law mandates that the Yolo County Coroner be contacted. If the bone is likely to be Native American in origin, the coroner must contact the Native American Heritage Commission in Sacramento to identify the most likely descendents.

10. **Mitigation Measure #7:** Grading of the site, design of foundations for proposed structures and construction of other related facilities on the property shall follow the criteria identified in the geotechnical investigation (KC Engineering Company, July 7, 2005) prepared for the project. A revised geotechnical investigation will be required if development of the project will result in the construction of structures not similar to the structures assessed in the July 7, 2005 geotechnical investigation.
11. **Mitigation Measure #8:** All aspects of the project shall be subject to design review to ensure compatibility with the surrounding area and satisfaction of the Community Design Guidelines and other applicable principles of good neighborhood design. Prior to issuance of a building permit for each structure, the builder shall submit for design review and approval. The developer is responsible for securing design review approval for the Grant Avenue landscape area and fencing.
12. **Mitigation Measure #9:** The applicant shall provide the City with a revised noise analysis to address development of the project site. A revised analysis shall not be required if the development proposal is similar to the development analyzed in the July 2005 Brown-Buntin Environmental Noise Analysis.
13. **Mitigation Measure #10:** If the project site is developed for residential use, the applicant shall pay park mitigation fees to satisfy the obligation for a park to serve the residents of the development. Fees shall include both the value of the land and improvements that would otherwise be constructed if the parkland was provided on-site.
14. **Mitigation Measure #11:** The proposed systems for conveying project sewage, water, and drainage shall be finalized and approved by the City Engineer prior to final map. The project is required to fund and construct off-site improvements necessary to support the development. Such improvements could include, but not be limited to water lines, sewer lines and storm drainage lines. Should property acquisition or additional CEQA clearance be required for off-site improvements, this will be the responsibility of the developer.
15. **Mitigation Measure #12:** Building permits shall be issued for individual commercial or residential units only after the City has established that water supply will be available to service the units.

Community Development

16. The Applicant shall be responsible for any additional costs associated with the processing of this project including but not limited to: plan check, inspections, materials testing, construction monitoring, and other staff review and/or oversight including staff time necessary to ensure completion/satisfaction of all conditions of approval and mitigation measures. The Applicant shall, on a monthly basis, reimburse the City for all such costs. Project Applicant shall pay all development impact fees adopted by the City Council and shall pay fees required by other entities.
17. The developer shall obtain the following approvals from the Central Valley Regional Water Quality Control Board, as appropriate: 1) coverage under the NPDES General Permit for Storm Water Discharges Associated with Construction Activities; 2) compliance with post construction storm water Best Management Practices pursuant to the NPDES General Permit for Small Municipal Separate Storm Sewers Systems; 3) 401 Water Quality Certification for wetlands impacts; 4) Dewatering Permit under Waste Discharge Requirements General Order for Dewatering and Other Low Threat Discharges to Surface Waters Permit.
18. The Applicant shall prepare a reciprocal access and maintenance agreement for the project and record it prior to or concurrently with the recordation of the Final Map. A draft of the agreement shall

be provided to City staff for review and approval. The agreement shall address but not be limited to the following topics: off-street parking areas, internal roads, landscaping, and refuse/recycling.

Street Improvements

19. All proposed public roads or their improvements for the subdivision shall comply with the City's Public Works Improvement Standards and Construction Specifications, dated September 2003 and as amended, unless otherwise approved by the City Engineer. Prior to submittal of improvement plans, the Applicant shall submit cross sections of West Grant Avenue and the private roads located within the subdivision. Only one ingress/egress location shall be allowed for the subdivision.
20. West Grant Avenue.

The improvements shall include the following.

- a) Landscaped roadway median, widening of vehicle travel lane, off-street landscaping, and a ten-foot wide pedestrian/bike path on the north side shall be constructed on the project's Grant Avenue frontage.
- b) Interim five-foot wide asphalt-concrete pedestrian pathway from the easterly boundary of the Tentative Map to the existing sidewalk at the Winters Joint Unified School District office at 909 West Grant Avenue.
- c) No parking shall be allowed on Grant.
- d) One ingress/egress location along Grant for the five lots.

All West Grant Avenue improvements shall be reviewed and approved by the City Engineer. The City Engineer shall review the proposed landscape roadway median and determine whether this improvement is needed.

Street cross section details as modified by the conditions of approval, including all intersection geometric design, shall be revised on the Tentative Map, submitted to the City, and approved by the City Engineer prior to submitting a Final Map and improvement plans. A signing and striping plan is required and shall be approved by the City Engineer. All signing and striping shall be in accordance with the City's Public Works Improvement Standards and Construction Specifications, dated September 2003 and as amended. Street lighting shall be historic types as approved by the City. Applicant shall fund the analysis for designing standards and details for spacing historic lights. Improvement plans shall be designed to those standards once approved.

21. Local Streets: Local streets shall provide for ADA compliant sidewalk turnouts where sidewalk widths do not meet ADA. All sidewalks at driveway locations shall be 6-inch thick Portland Cement Concrete (PCC).

Storm Drainage and Site Grading

22. A comprehensive storm drainage plan shall be prepared by a registered civil engineer for project watershed(s), including the plan area. The plan shall identify specific storm drainage design features to control increased runoff from the project site. The drainage plan shall demonstrate the effectiveness of the proposed storm drainage system to prevent negative impacts to existing upstream and downstream facilities and to prevent additional flooding at off-site downstream locations. All necessary calculations and assumptions and design details shall be submitted to the City Engineer for review and approval. The design features proposed by the Applicant shall be consistent with the most recent version of the City's Storm Drainage Master Plan criteria and City Public Works Improvement Standards. The plan shall incorporate secondary flood routing analysis and shall include final sizing and location of on-site and off-site storm conduit channels, structures. The Storm Drainage Plan shall be submitted for approval prior to submittal of the Final Map and/or construction drawings for checking. The Applicant shall pay the cost associated with all improvements required by the plan.

23. A topographic survey of the entire site and a comprehensive grading and drainage plan prepared by a registered civil engineer, shall be required for the development. The plan shall include topographic information on adjacent parcels. In addition to grading information, the grading plan shall indicate all existing trees, and trees to be removed as a result of the proposed development, if any. A statement shall appear on the site grading and drainage plan, which shall be signed by a registered civil engineer or land surveyor and shall read, "I hereby state that all improvements have been substantially constructed as presented on these plans". Reference the City of Winters Public Improvements Standards and Construction Standards for additional requirements.
24. The Tentative map Grading and Drainage plan showing grading and drainage information including topographic information, drainage routing, pipe slopes and sizing and locations and excluding topographic information, and overland drainage routing are preliminary only and do not constitute approval in any way. Final approval for the grading and Drainage Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.
25. Construction materials for storm drainpipes within the water table shall be pre-cast rubber-gasket reinforced concrete pipe (RGRCP).
26. Applicant shall be required to coordinate with FEMA through the City's Floodplain Administrator to determine if a CLOMR or LOMR is needed for the project as a result of possible impacts to Dry Creek or Putah Creek Flood Plain. Applicant shall obtain all necessary permits and CLOMRs/LOMRs as required prior to First Final Map approval.
27. The differential in elevation between rear and side abutting lot lines shall not exceed twelve inches (12") without construction of concrete or masonry block retaining walls. Deviation from this condition may be allowed subject to approval by the City Engineer.
28. All perimeter parcels and lots shall be protected against surface runoff from adjacent properties in a manner acceptable to the City Engineer.
29. If disposal and sharing of the excavated soil from the construction of the Development occurs, prior to approval of the first Final Map, Applicant shall prepare a written agreement with the other participating property owners and submit to the City.
30. All projects shall include implementation of post-construction best management practices (BMP). Post construction BMP's shall be identified on improvement plans and approved by the City Engineer.
31. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit. Applications/projects disturbing less than one acre of soil shall implement BMP's to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP to be approved by the City Engineer.
32. An erosion and sedimentation control plan shall be included as part of the improvement plan package. The plan shall be prepared by the Applicant's civil engineer and approved by the City Engineer. The plan shall include but not be limited to interim protection measures such as benching, sedimentation basins, storm water retention basins, energy dissipation structures, and check dams. The erosion control plan shall also include all necessary permanent erosion control measures, and shall include scheduling of work to coordinate closely with grading operations. Replanting of graded areas and cut and fill slopes is required and shall be indicated accordingly on plans, for approval by City Engineer.
33. Where possible landscaped slopes along streets shall not exceed 5:1; exceptions shall require approval of the City Engineer. All other slopes shall comply with the City of Winters Public Works Improvements Standards. Level areas having a minimum width of two (2) feet shall be required at the toe and top of said slopes.
34. All inactive portions of the construction site, which have been graded will be seeded and watered until vegetation is grown.

35. Grading shall not occur when wind speeds exceeds 20 MPH over a one hour period and construction vehicle speed on unpaved roads shall not exceed 15 MPH.
36. Construction equipment and engines shall be properly maintained and construction practices shall minimize vehicle idling.
37. If air quality standards are exceeded in May through October, the construction schedule will be arranged to minimize the number of vehicles and equipment operating at the same time.
38. Potentially windblown materials will be watered or covered and construction areas and streets will be wet swept.

Wastewater and Sewer Collection System

39. The Applicant shall obtain a no-cost Wastewater Discharge Permit from the Public Works Department prior to the issuance of a building permit.
40. The property shall be connected to the City of Winters sewer system, with a separate sewer lateral and cleanout required for each parcel, in accordance with City of Winters Public Improvement standards and Construction Standards.
41. A Tentative Map Sewer comprehensive Collection System Master Plan shall be submitted for approval by the City Engineer prior to submittal of the Final Map and/or construction drawings for checking. A registered civil engineer for project shall prepare the sewer collection system plan. The plan shall include final sizing and location of on-site conveyance facilities, structures, and engineering calculations. Said plan shall also include provisions for cost sharing among affected adjacent development for facilities sized to accommodate those developments.
42. The Tentative Map Sewer Plan showing sewer routing, pipe slopes and sizing and locations, are preliminary only and do not constitute approval in any way. Final approval for the Sewer Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.
43. Construction of sewer mains deeper than 16-feet at the bottom of the pipe shall be connected to laterals by parallel mains and connections at manholes.

Water Infrastructure

44. If required, per the Subdivision Map Act, project Applicant shall obtain a Water Verification (WV) prior to approval of Final Map. Actual water service to the subdivision will be predicated upon satisfaction of terms and conditions set by the water supplier. The WV is non-transferable, and can only be used for the specific tentative map for which it was issued. The WV shall expire along with the tentative map subdivision map if a Final Map is not recorded within time allowed under law.
45. Until such time as actual service connections are approved for the subdivision, the water agency may withhold water service due to a water shortage declared by the water agency.
46. The Tentative Map Water Plan showing water routing, sizing and locations, are preliminary only and do not constitute approval in any way. Final approval for the Water Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval. Applicant shall comply with making changes to water system distribution pipe sizes and alignments based on the results of the specific water modeling performed for the development. Applicant shall pay for all required water modeling for identifying water infrastructure needs to serve its development and shall construct offsite water improvements to connect to the City water distribution system.
47. Per City of Winters Cross Connection Control Program, all types of commercial buildings and landscape irrigation services are required to maintain an approved backflow prevention assembly, at the Applicant's expense. Service size and flow-rate for the backflow prevention assembly must be submitted. Location of the backflow prevention assembly shall be per the City of Winters Public

Improvements Standards and Construction Standards. Prior to the installation of any backflow prevention assembly between the public water system and the owner's facility, the owner or contractor shall make application and receive approval from the City Engineer or his designated agent.

48. Per the City of Winters Cross Connection Control Program, fire protection systems are required to maintain approved backflow prevention, at the Applicant's expense. Required location, service size and flow-rate for the fire protection system must be submitted. Actual location is subject to the review and approval of the Public Works Department, Fire Department, and Community Development Department.
49. FINAL PLANS, PERIODIC TESTS FOR FIRE HYDRANTS: All final plans for fire hydrant systems and private water mains supplying a fire hydrant system shall be submitted to the City of Winters Fire Department for approval prior to construction of the system. The Applicant shall install a fire hydrant on the project's West Grant Avenue frontage and one or more fire hydrants along the project's internal roadway. The Applicant shall also install individual fire department connections for the project's six buildings. The number and location of the fire hydrants and the location(s) of the fire department connections shall be determined by the Fire Chief. All fire protection systems and appurtenances thereto shall be subject to such periodic tests as required by the City of Winters Fire Department.
50. WATER PRESSURE: All water lines and fire hydrant systems must be approved by the Fire Chief and operating prior to any construction taking place on the site. Prior to issuance of building permits, water flow must be measured and certified for adequacy by the Winters Fire District. The minimum residual pressure shall be 20 PSI.
51. REFLECTORS FOR FIRE HYDRANTS: Any fire hydrant installed will require, in addition to the blue reflector noted in Standard Drawings, an additional blue reflector and glue kit that is to be supplied to the City of Winters Fire Department for replacement purposes.
52. Prior to approval of the Final Map, a system plan shall be prepared by a registered civil engineer for project, and shall be submitted to the Public Works Director for review and approval. The plan shall include final sizing and location of on-site conveyance facilities, structures, and engineering calculations. The Applicant shall pay the cost associated with all improvements required by the plan.
53. A hydrant use permit shall be obtained from the Public Works Department, for water used in the course of construction.
54. When the fire protection facilities are in the City of Winters, the developer shall contact the Winters Fire District Chief or his/or agent prior to construction for a pre-construction meeting.
55. All required fire accesses that are to be locked shall be locked with a system that is approved by the Fire Chief or his/her agent.

General Public Works and Engineering Conditions

56. The conditions as set forth in this document are not all inclusive. Applicant shall thoroughly review all City, state, and federal planning documents associated with this tentative map and comply with all regulations, mitigations and conditions set forth.
57. Closure calculations shall be provided at the time of initial map check submittal. All calculated points within the map shall be based upon one common set of coordinates. All information shown on the map shall be directly verifiable by information shown on the closure calculation print out. The point(s) of beginning shall be clearly defined and all lot acreage shall be shown and verifiable from information shown on the closure calculation print out. Additionally, the square footage of each lot shall be shown on the subdivision map. Reference the City of Winters Public Improvements Standards and Construction Standards for additional requirements.

58. A subdivision map shall be processed and shall be recorded prior to issuance of a building permit. The Developer shall provide, to the City Engineer, one recorded Mylar copy and four print copies of the Final Map from the County, prior to issuance of the first building permit.
59. U.S. Post Office mailbox locations shall be shown on the improvement plans subject to approval by the City Engineer and Postmaster.
60. Applicant shall make every attempt to submit joint trench/utility/composite plans for review, prior to approval of the Final Map and improvement plans. Construction will not be allowed to proceed prior to submittal of the joint trench/utility/composite plans for City review.
61. All existing and proposed utilities (electric, phone/data, and cable) shall be installed underground per the subdivision ordinance and shall meet the policies, ordinances, and programs of the City of Winters and the utility providers.
62. Street lighting location plan shall be submitted and approved by the City Engineer, prior to approval of improvement plans and final recordation of Map.
63. Roads must be constructed and paved prior to issuance of any building permit. Under specific circumstances, temporary roads may be allowed, but must be approved by the City Engineer and Fire Department.
64. If relocation of existing facilities is deemed necessary, the Applicant shall perform the relocation, at the Applicant's expense unless otherwise provided for through a reimbursement agreement. All public utility standards for public easements shall apply.
65. A Subdivision Improvement Agreement shall be entered into and recorded prior to construction of improvements, issuance of any building permits, or recordation of a Final Map.
66. At the time of making the survey for the Final Map, the engineer or surveyor shall set sufficient durable monuments to conform to the standards described in Section 8771 of the Business and Professions Code. All monuments necessary to establish the exterior boundaries of the subdivision shall be set or referenced prior to recordation of the Final Map.

Easements and Right of Way

67. Appropriate easements shall be required for City maintained facilities located outside of City owned property or the public right-of-way.
68. The Applicant shall facilitate, with City cooperation, the abandonment of all City easements and dedications currently held but no longer necessary as determined by the City.
69. A ten (10) foot public utility easement back of sidewalk, adjacent to all public streets within the development shall be dedicated to the City. Additional easements shall be dedicated as requested by the utility companies and approved by the City.
70. The Applicant shall dedicate an easement for the City sewer main located at the north end of the project site. The dedication shall be recorded with and shown on the final map.
71. Prior to approval of first set of improvement plans and Final Map, the Applicant shall acquire all rights of way and easements necessary to construct off-site and on-site improvements associated with that set of improvement plans and Final Map.

Reimbursements for Applicant Installed Improvements

72. Applicant shall pay appropriate reimbursements for benefiting improvements installed by others, in the amount and at the time specified by existing reimbursement agreements.

Landscaping and Lighting

73. Project proponents shall enter into the City wide Landscape and Lighting Maintenance District, in order to maintain and provide for the future needs of parks, open space, street lighting, landscaping, sound walls, and other related aspects of development. The project proponent is responsible for all costs associated with this condition. The project proponent shall fulfill this condition prior to the sale of any buildable lots or parcels within the project area.
74. Prepare, and submit for approval, a utility site plan prior to preparation of full improvement plans.
75. Prepare improvement plans for any work within the public right-of-way and submit them to the Public Works Department for review and approval. The improvement plan sheets shall include the title block as outlined in the City of Winters Public Improvements Standards and Construction Standards. This submittal is separate from the building permit submittal. The Developer shall provide, to the City Engineer, one Mylar original and four sets of the improvement plans and electronic media (AutoCAD .DWG or DXF on Zip Disk or Compact Disk), for approval of plans by the City Engineer.
76. After the Final Map has been approved by the City Council, the applicant shall submit to the City electronic versions of the Final Map and improvement plans shapefiles and .MXD for our GIS using North American Datum 1983, CA State Plane II using feet. These files need to use a relative path format in the .MXD.
77. Conform to County Health regulations and requirements for the abandonment of a septic tanks and water wells.
78. Existing public and private facilities damaged during the course of construction shall be repaired by the subdivider, at his sole expense, to the satisfaction of the City Engineer.
79. The area of each lot, in square feet, shall be calculated and shown on the Final Map.
80. Encroachment permits if necessary from will be acquired from Yolo County, Cal-Trans, and PG&E.
81. All utility poles that are to be relocated in conjunction with this project shall be identified on the improvement plans, with existing and proposed locations indicated.
82. All public landscape areas shall include water laterals with meters and PG&E power service points for automatic controllers.
83. If improvements are constructed and/or installed by a party or parties other than the Applicant, which improvements benefit Applicant's property, prior to issuance of a building permit (approval of the Final Map) on Applicant's property, Applicant shall pay a proportionate share of the costs of said improvements, including interest, prior to the issuance of building permit(s) (approval of the Final Map) to Applicant.

Casitas/TM Conditions of Approval PC 27Nov07



PLANNING COMMISSION STAFF REPORT

November 27, 2007

TO: Chairman and Planning Commissioners

FROM: Dan Sokolow – Community Development Director *DS*

SUBJECT: **Regional Housing Needs Allocation issued by the Sacramento Area Council of Governments.**

RECOMMENDATION: Staff recommends that the Planning Commission receive the staff report on the Regional Housing Needs Allocation (RHNA) approved and released by the Sacramento Area Council of Governments (SACOG) Board of Directors on October 29, 2007.

BACKGROUND: Last month, SACOG approved a revised RHNA for the cities and counties located in SACOG's six-county area. The City's RHNA is 403 housing units for the period of January 1, 2006 through June 30, 2013. The table below details the City's RHNA by household income level and includes the allocation from the previous period in parentheses.

TOTAL RHNA UNITS	Very Low Income	Low Income	Moderate Income	Above Moderate Income
403 (772)	96 (188)	64 (125)	68 (118)	175 (341)

The City Council approved the City's RHNA at its November 20, 2007 meeting. The City's RHNA will be incorporated into its 2008 Housing Element Update. The City's RHNA is not a required actual housing production number. It represents an allocation target intended to ensure that adequate sites are zoned and available to address housing demand.

The RHNA's issued by SACOG make up the SACOG Regional Housing Needs Plan (RHNP). The RHNP is a state mandated plan that allocates to cities and counties their "fair share" of the SACOG six-county region's projected housing needs by income category. The RHNP cover a 7.5-year period (January 1, 2006 through June 30, 2013) and is updated every five years.