



Winters City Council Meeting
City Council Chambers
318 First Street
Tuesday, September 3, 2019
6:30 p.m.
AGENDA

Members of the City Council

*Bill Biasi, Mayor
Wade Cowan, Mayor Pro-Tempore
Harold Anderson
Jesse Loren
Pierre Neu*

*John W. Donlevy, Jr., City Manager
Ethan Walsh, City Attorney
Tracy Jensen, City Clerk*

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

Roll Call

Pledge of Allegiance

Approval of Agenda

COUNCIL/STAFF COMMENTS

PUBLIC COMMENTS

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

CONSENT CALENDAR

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

- A. Minutes of the Regular Meeting of the Winters City Council Held on Tuesday, August 20, 2019
- B. Minutes of the Joint Land Use Workshop of the Winters City Council and Winters Planning Commission Held on Wednesday, August 21, 2019
- C. Adoption of Resolution 2019-36, a Resolution of the City Council of the City of Winters Authorizing Acceptance of Grant Deed from Homes by Towne Dedicating Two Acre Parcel (Lot A on the Final Map of Subdivision 4507 Winters Highlands Phase 1)
- D. Street Closure Request and Amplified Sound Permit for the PorchFest Live Music Stroll
- E. Amplified Sound Permit Application for the Carnitas Festival de la Comunidad

PRESENTATIONS: None

DISCUSSION ITEMS

1. Memorandum of Understanding between the Solano Economic Development Corporation and the City of Winters for Collaboration and Implementation of Economic Development and Marketing Strategy
2. Valley Clean Energy

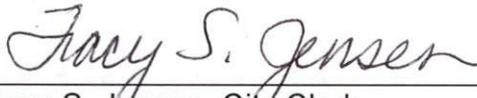
CITY MANAGER REPORT

INFORMATION ONLY

ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the September 3, 2019 regular meeting of the Winters City Council was posted on the City of Winters website at www.cityofwinters.org and Councilmembers were notified via

e-mail of its' availability. A copy of the foregoing agenda was also posted on the outside public bulletin board at City Hall, 318 First Street on August 30, 2019, and made available to the public during normal business hours.



Tracy S. Jensen, City Clerk

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Minutes of the Regular Meeting of the Winters City Council
Held on August 20, 2019

6:00 p.m. – Closed Session

Conference with Legal Counsel: Anticipated Litigation. Significant Exposure to Litigation Pursuant to: (One Case)

Mayor Biasi said there was no reportable action taken in Closed Session.

6:30 p.m. – Regular Session

Mayor Bill Biasi called the meeting to order at 6:31 p.m.

Present: Council Members Harold Anderson, Pierre Neu, Mayor Pro Tem Wade Cowan and Mayor Bill Biasi
Absent: Council Member Jesse Loren
Staff: City Manager John W. Donlevy, Jr., City Attorney Ethan Walsh, Contract Planners Dave Dowswell and Heidi Tschudin, Police Chief John Miller, Environmental Services Manager Carol Scianna, Building Official Gene Ashdown, Economic Development and Housing Manager Dan Maguire, Management Analyst Kristine DeGuerre, and City Clerk Tracy Jensen.

Gail Wingard led the Pledge of Allegiance.

Approval of Agenda: City Manager Donlevy said there were no changes to the agenda. Motion by Council Member Neu, second by Mayor Pro Tem Cowan to approve the agenda. Motion carried with the following vote:

AYES: Council Members Anderson, Neu, Mayor Pro Tem Cowan, Mayor Biasi
NOES: None
ABSENT: Council Member Loren
ABSTAIN: None

COUNCIL/STAFF COMMENTS: Verbal updates were provided by Council.

PUBLIC COMMENTS: Tina & Jerry Lowden, 320 Niemann St., requested that adult lap swim be extended one hour, from 6am-9am and a senior water aerobics class be added. 6pm-8pm is not always convenient and swim lanes for lap swimmers has been reduced due to swim lessons.

Sally Brown, 24 E. Main St., thanked staff for their support of the swim program this year. Pool Manager TamiJo Schluns and Swim Team Coach Aaron Vande Wege have handled the pool in a professional manner, with lifeguards on deck, watching and prepared. There were some hiccups, but they were handled well. Sally requested to continue the swim season for lap and recreation swimmers and presented a petition signed by 30 people to extend the pool season. Sally said she once sat on a swim committee but they haven't met for many years. She suggested creating an ad-hoc committee for one year to tap into more potential swimmers as the pool is currently being under-utilized.

Kathleen Callison said a lot more people are swimming for health benefits, using the majority of the pool for lap swimming and the shallow end for water therapy. She said the swim season will be ending on 9/30 and requested that the pool remain open until 10/31. It is a benefit to resident swimmers who are able to stay in town to swim and also draws swimmers from out of town. The swimming pool promotes community, where we see people we know and meet new people.

Sally Hirst agreed with Kathleen Callison and said she is newly retired and has been able to swim with her special-needs grandson at least five times per week, losing 30 pounds along the way. She also requested the swim season be extended.

Donna Hirschfield submitted a letter via e-mail to Council in support of the pool staff for their efforts in improving the safety, maintenance, cleanliness, vigilance, and professionalism at the pool. This has been the best season since she started swimming 10 years ago. It appears that the public use of the pool is increasing and she and other swimmers have discussed how to utilize the pool more throughout the year. Swimming also has health benefits and is a great way to relieve stress. She said the reinstatement of a pool committee would be a great idea.

Brandon McCapes, staff reporter for the Winters Express, said an old article had mistakenly been published with his name on it. He said he would take care of it online after the City Council meeting concludes.

Gail Wingard, 910 Apricot, said the Council are elected servants to represent and provide service not only to the citizens of Winters, but to those within the school district, farm properties in Yolo and Solano counties, the Fire District, Cemetery District, and within the Yolo and Solano County ambulance service area. He

recommended that Council review the strategy of annexation of additional property and asked Council to consider any commercial changes be conducted by public vote in a special election. He wants to bring this discussion forward to eliminate a divided community and thanked Council for their efforts.

Sandy Vickrey, 305 Main St., requested clarification regarding Main Street, West Main Street, and North Main Street and said anything north of Grant Avenue should be North Main Street.

CONSENT CALENDAR

- A. Minutes of the Regular Meeting of the Winters City Council Held on Tuesday, August 6, 2019
- B. Amplified Sound Permit Application for 2019 Winters Healthcare Dinner on the Bridge
- C. Wastewater Treatment Facility Monitoring Services with Luhdorff & Scalmanini
- D. Proclamation Celebrating the Grand Opening and Open House of the new Yolo Food Bank Facility
- E. Salmon Festival Funding Request
- F. Street Closure Request and Amplified Sound Permit for the Winters Chamber of Commerce Annual Earthquake Festival

City Manager Donlevy gave an overview. Council Member Anderson said he had a conflict of interest for Consent Items B, E, and F and Discussion Items 3 and 4 due to the proximity of his property to these items.

Motion by Mayor Pro Tem Cowan, second by Council Member Neu to approve Consent Items A, C, and D. Motion carried with the following vote:

AYES: Council Members Anderson, Neu, Mayor Pro Tem Cowan, Mayor Biasi
NOES: None
ABSENT: Council Member Loren
ABSTAIN: None

Motion by Mayor Pro Tem Cowan, second by Council Member Neu to approve Consent Items B, E, and F. Motion carried with the following vote:

AYES: Council Member Neu, Mayor Pro Tem Cowan, Mayor Biasi
NOES: None
ABSENT: Council Member Loren
ABSTAIN: Council Member Anderson

PRESENTATIONS: None

DISCUSSION ITEMS

1. Continued Public Hearing of Ordinance 2019-02, an Ordinance of the City Council of the City of Winters Proposing Amendments to Chapter 17.12, Planning Agency, and Adding Chapter 17.54, Vacation Rentals, to Title 17 (Zoning Ordinance) of the Winters Municipal Code

Contract Planner Dave Dowswell gave an overview and said some cities restrict all rental units, some prohibit non-hosted rentals, some prohibit ADU's (Accessory Dwelling Units) as vacation rentals, and some require registration and TOT (Transient Occupancy Tax). There is no legislation in the State of California excluding ADU's as rental units.

Council and staff discussed the number of ADU's in Winters and whether there are any covenants on them. Housing Manager Dan Maguire said AB97 provides a list of properties in Winters with affordability covenants put on them and added there are less than a handful included on the annual performance report during the 2013-2021 reporting period. Mayor Pro Tem Cowan requested revised verbiage in multiple areas of the proposed ordinance regarding the inspection of property, from "meet current building and fire codes" to "check for fire, life, and safety" and revise the verbiage for "all building and fire codes" to "building and fire codes", as long as these changes meet the basic standards. Contract Planner Dowswell said he would work with the City Attorney to clarify and revise the new language in all areas of the Ordinance when it is brought back to Council.

At 7:21 p.m., Mayor Biasi continued the public hearing originally opened at the August 6th City Council meeting.

Jim Crabtree, 727 Main St., said his neighbors are concerned with having AirBNB's in their neighborhoods and are currently circulating a petition against them. Mr. Crabtree said he supports AirBNB's and those owners who are proactive. People should have a right to rent their property.

Benny Dippel, 726 Lupine Way, requested that Council specify what regulations are needed to have a short-term rental. He also requested Council to consider bringing down the fees to correspond with the requirements needed for non-hosted rentals and hosted rentals based on the requirement of a conditional use permit, noticing, individual hearings, etc., as well as the amount of City staff time needed to meet these requirements.

Sandy Vickrey, 305 Main St., said after renting out a secondary unit for 25 years with no problems, it will soon be regulated. She asked who will conduct the inspections and said the \$1,800 fee is more than the required fee in Napa. She cited two cities that are not incorporated and neither one has an ordinance. She

cautioned Council against using the current building codes during the inspections and putting rules on people who are renting homes. This process should be simple and easy.

Jack Vickrey, 115 Orchard Lane, has been a consumer of AirBNB rentals in various locations for over seven years. HeThe City has created an Economic Development Advisory Committee to attract business and this is going against that notion. Conditional Use Permits are restrictive and are not required for hosted or long-term properties. This ordinance is a good foundation, but it's not ready for adoption, suggesting it be returned to the Planning Commission for more work. Mr. Vickrey also had reservations about the fee structure, saying it was cost restrictive.

Council Member Neu asked if there was a rush to complete this ordinance and if it could be made better, he would be willing to see a re-write. Contract Planner Dave Dowswell said he would be willing to work on the ordinance until it's perfect. Mayor Pro Tem Cowan pinpointed some specific areas within the ordinance that needed to be addressed. After further discussion, City Attorney Walsh recommended taking the ordinance back to the Planning Commission and then bringing it back to Council.

2. Consideration of Resolution 2019-35, a Resolution of the City Council of the City of Winters Replacing Council Resolution No. 2001-05, and Clarifying that the City Council Shall Consider Whether to Initiate Processing of any Development Entitlements for Projects Outside of the Urban Limit Line Set Forth in the City's General Plan

Based on Mayor Biasi's request to bring this item before Council, Contract Planner Heidi Tschudin gave an overview.

Al Vallecillo, 210 Main St., appreciated that the resolution was being revised, but was concerned about the language within the resolution. He requested that Council direct staff to define the urban limit line, sphere of influence, and develop definitions and diagrams to show how they exist together to alleviate confusion in the community.

Susan Hamilton, Co. Rd. 87, asked that any decisions regarding annexation be put before popular vote as annexation would affect the community immensely.

Jeff Tenpas, 24 E. Main, thanked Contract Planner Tschudin for her presentation and said the community should be involved in the consideration of any development proposals that would require annexation.

Contract Planner Tschudin said this resolution is to clarify procedures that we already have in place and can be brought back to Council if necessary.

City Attorney Walsh said Mr. Tenpas raised some good policy issues and told Council that staff could re-work the resolution if they don't want to adopt it as presented.

Gail Wingard expressed the community's desire to consider any annexation through a ballot measure.

Peter Hunter, 28472 Rd. 87D, requested that Council hold off on approving the resolution tonight in light of the Land Use Workshop scheduled for tomorrow night. The urban limit line is based on a general plan that was devised in 1992 and over half of the town was not present at that time. He proposed that the resolution include not only land outside the urban limit line, but everything outside the city limits and to bring all proposals to Council that are outside the city limits.

Council Member Neu said the resolution is an improvement but could be improved more. City Attorney Walsh confirmed an additional resolution could be brought back before Council, if desired.

Motion by Mayor Pro Tem Cowan, second by Council Member Anderson to adopt Resolution 2019-35 to supersede and replace City Council Resolution 2001-05 in its entirety. Motion carried with the following vote:

AYES: Council Member Anderson, Mayor Pro Tem Cowan, Mayor Biasi
NOES: Council Member Neu
ABSENT: Council Member Loren
ABSTAIN: None

3. Authorize Sharing Agreement with Hotel Winters for Use of City-Owned Buses

Council Member Anderson recused himself due to a possible conflict of interest due to the proximity of his property to this item.

Economic Development and Housing Manager Dan Maguire gave an overview and confirmed this agreement does not preclude the City from using the buses. City Attorney Walsh confirmed the City would provide a City Use Schedule of events, and if a revision is needed, it would require 20 days advance written notice. Council and staff discussed whether repairs would be based on mileage, percentage of use, or cost sharing.

Motion by Mayor Pro Tem Cowan, second by Council Member Neu to approve the sharing agreement with Hotel Winters for City-owned buses for shuttle

service for hotel guests to and from the PG&E Training Academy and to request that staff expand on their conversation with Hotel Winters regarding major repairs. Motion carried with the following vote:

AYES: Council Member Neu, Mayor Pro Tem Cowan, Mayor Biasi
NOES: None
ABSENT: Council Members Anderson and Loren
ABSTAIN: None

4. Parking Master Plan Update

City Manager Donlevy gave an overview of the updated Parking Master Plan – Status Report. City staff has re-striped several areas on the downtown, creating an additional 54 “new” parking spaces. Signage has been completed, the 30-minute spaces are doing well and parking enforcement has been implemented in the downtown. The First Street parking lot is being striped tomorrow, signage will be added, and the lights are being changed from acorn lights to hooded lumen lights that direct the light downward. While many items within the report have been implemented, some of the items in the report have not yet been initiated.

Mayor Biasi asked about the handicapped parking space in front of Steady Eddy’s that has been removed and replaced with a 2-hour parking sign. Public Works Superintendent Lucero agreed to explore places to consider installing handicapped parking.

Abigail Vargas, 1012 Taft Court, requested a 10-minute parking space in the downtown to pick up to-to food.

5. City Projects Overview

Council Member Anderson returned to the dais.

City Manager Donlevy gave an overview of the City’s active projects list, including the Police Department’s high-tech improvements, the Finance Department’s commencement of the next two-year budget, capital projects including the Senior Center and Blue Mountain Terrace apartments, Planning/Climate Change and approximately forty items regarding the General Plan. Staff is also working on Succession Planning due to the impending departure of two key staff members in the Housing, Planning, Community Development areas who will be retiring soon. The entire list will be available on the City’s website.

Mayor Biasi said the long list was impressive and there is a lot more going on than most people realize.

Kate Laddish, 400 Morgan St., thanked the City Manager for meeting with her and talking about the City projects, taking the time to go over things in detail. She expressed her interest in two projects: the General Plan refresh and when will it come to Council, and a Climate Action Plan with the formation of a Climate Commission.

CITY MANAGER REPORT: No report was given by City Manager Donlevy.

Mayor Pro Tem Cowan said nothing has been done on the Olive Grove project to take care of the flooding issue, yet they have started grading again. This must be corrected and dealt with before it starts raining. The attorney for Yolo County has written a letter on behalf of the Cemetery District.

The Joint Land Use Planning Workshop is being held tomorrow night at 5pm at the Public Safety Facility, and the Earthquake Festival will take place in the downtown area on Friday beginning at 5pm.

INFORMATION ONLY: None

ADJOURNMENT: Mayor Biasi adjourned the meeting at 9:31 p.m.

Bill Biasi, MAYOR

ATTEST:

Tracy S. Jensen, City Clerk



Minutes of the Joint Land Use Planning Workshop
of the Winters City Council and the Winters Planning Commission
Held on August 21, 2019 at the Winters Public Safety Facility

Mayor Bill Biasi called to order the Joint Land Use Planning Workshop at 5:05 p.m.

Present: Council Members Harold Anderson, Jesse Loren, Pierre Neu, Mayor Pro Tem Wade Cowan, Mayor Bill Biasi, Planning Commissioners Dave Adams, Ramon Altamirano, Lisa Baker, Greg Contreras, and Chairman Paul Myer

Absent: Planning Commissioners Pat Riley and Daniel Schrupp

Staff: City Manager John W. Donlevy Jr., City Attorney Ethan Walsh, Contract Planners Heidi Tschudin and Dave Dowswell, Economic Development and Housing Manager Dan Maguire, Environmental Services Manager Carol Scianna, Human Resources Manager Crystal Zaragoza, Management Analysts Dago Fierros and Kristine DeGuerre, and City Clerk Tracy Jensen.

Woody Fridae led the Pledge of Allegiance.

Approval of Agenda: Motion by Mayor Pro Tem Cowan, second by Council Member Neu to approve the agenda. Motion carried unanimously with the following vote:

AYES: Council Members Harold Anderson, Jesse Loren, Pierre Neu, Mayor Pro Tem Wade Cowan, Mayor Bill Biasi, Planning Commissioners Dave Adams, Ramon Altamirano, Lisa Baker, Greg Contreras, and Chairman Paul Myer

NOES: None

ABSENT: Planning Commissioners Pat Riley and Daniel Schrupp

ABSTAIN: None

INTRODUCTION: Mayor Biasi reviewed the how the basic structure of the meeting would be conducted, including the opportunity for the public to provide their comments following the presentation.

PRESENTATION: Contract Planner Heidi Tschudin gave an overview of the items included within the presentation as follows:

- Workshop Goals
- Status of the Northeast Area
- Overview of Land Development Process
- Status of General Plan
- Overview of LAFCO and Annexation Process
- General Plan Implementation
- Planning Trends and New Requirements.

The goals of this workshop are to clarify the land use application process, achieve a common understanding of key planning concepts, and develop a strategy for General Plan revisions.

Mayor Biasi thanked Ms. Tschudin for the informative presentation that provided the City Council and Planning Commission with a review of the process and also gave the community the opportunity to see the whole process that the City has to go through before any decisions are made.

Members of the City Council and Planning Commission were then given the opportunity to ask questions and discuss the information that had been provided by Ms. Tschudin.

PUBLIC COMMENTS:

Susan Hamilton, 27270 Co. Rd. 87, said the land being discussed in not just land, it's ag land we're talking about developing. There are not enough jobs in town to support the kind of developed that is being discussed, meaning people will have to drive to and from work. We need to look at air and water as finite resources and we need a place to grow our food.

Mike McCoy, 26738 Co. Rd. 34, said between one third and one half of the citizens present were not residents at the time of the 1992 General Plan. He would like to see a vigorous series of forums to see if the vision in 1992 is still the vision in 2019.

Woody Fridae, 112 Liwai Village Ct., thanked the Mayor and those who called for this meeting to give residents the opportunity to get the straight story and learn about the process. He said it was a good sign and he was encouraged by the showing of younger people at this meeting. Winters is one of the few towns in

Central California that has been able to maintain their historic district as its' commercial district. He credits John and past Councils for focusing all of their resources and attention on the downtown revitalization project, which saw a new library, 2 bridges, new parks, and the Public Safety Facility. And it was all done on less than 1% average residential growth. He requested that the City maintain the downtown core and keep it vital, and do it in a way that is slow, 1% or less. He wants to keep small town feel and sense of community.

Peter Hunter, 28472 Co. Rd. 87D, said many of those present tonight took an active role in the 1992 General Plan, which had a planning horizon of 20 years. Some of the goals and policies of the General Plan have not been achieved. The parking and traffic congestion missed the mark even 40% below the target population of 12,000. The goals and policies of the General Plan are twenty-seven years old. We need to re-evaluate based on where we are today and the only option is to put some sort of moratorium on development.

Chuck Pearce, 4582 Campos Ln., said based on our current infrastructure, how can we sustain the growth that is being proposed without substantial infrastructure improvements. It needs to be put to voter approval, not just left up to the City to decide. We really need to look at our infrastructure.

Cristina Cogdell, 206 Main St., offered four opinions: the presentation tonight was biased, with many points geared toward development and annexation and requested that any future presentations be more neutral; the idea of developers paying on City debt or finance a new general plan sounds like bribery; pursue Climate Council and other sustainability issues before seeing any huge development; would like to see a public referendum or public vote for this issue and not have it decided by the City Council.

Tim Caro said he was concerned with the amount of greenhouse gas emissions brought about by vehicle transportation. The building of a lot of homes is being proposed with not many jobs, which will increase greenhouse gases.

Jeff Tenpas, 24 E. Main, said a developer is interested in building 7,500 new units, which would double the size of the town and we're asking the developer to pay for it. The City currently has the services we need and doesn't need to grow any bigger. Don't push for growth and don't rush to develop land that is in a flood zone.

David Springer, 200 Madrone Ct., wants to include agriculture preservation as part of the General Plan Update. He also asked what goes into the decision for a mitigated negative declaration. He advised that there are new State laws that affect the content of the general plan and there are time deadlines associated with them.

Denise Cottrell, 210 Main Street, asked if the developer who submitted a check had been billed for any work yet. Regarding the general plan debt, City Manager Donlevy confirmed the City has a fund accounting system. Within this system, an inner-fund loan was established based on the combination of planning and a massive lawsuit. A monitoring fee system was established and the City charges fees to pay back the loan. This loan is on the City's balance sheet and we have to pay it back. It is a legitimate loan and goes against the City's credit rating. Ms. Cottrell proposed placing a moratorium to not accept any letters of intent from anyone until citizens have a chance to work on the General Plan.

Sarah Shirley, 415 Baker, wants the community to stay safe and close-knit. Addressing this from an agricultural perspective, if we grow exponentially, we'll break off all of our branches. Slow and sustained growth is needed.

Will Meikle, 215 Grant Ave., doesn't want developers to destroy what we have in Winters. It is unique and we don't have a lot of industry here. If new homes are built, people will come in and destroy it, slowly but surely. They came here for a quiet life, a village atmosphere, quality of life. Continued growth will discontinue the citizen's way of life. Respect the wishes of the people – slow down and leave it the way it is.

Carla Wren, 424 Russell St., sees the town as something very special and that people come here for its authentic community feel. We need to think about the consequences of urban sprawl. The downtown businesses are fighting to stay competitive. Winters has a strong business community and local businesses want to have a local connection.

Kate Laddish, 400 Morgan, said the Climate Action Plan update went before Council on April 16th that included the formation of a Climate Commission. She requested Council to direct staff to come up with a time line to come before council to discuss what the Climate Commission's mission will be. Ms. Laddish is also concerned about the jobs/housing balance and greenhouse gas production. She requested Council to direct staff to study what houses are needed for people who live here and what jobs are needed for people to work here. If given the opportunity to discuss what it is that makes us love this town, let's take the steps to preserve it.

Al Vallecillo, 210 Main St., thanked Contract Planner Tschudin for preparing and bringing forth a one-page document as a result of his request at last night's City Council meeting to be included in tonight's presentation. The main issues that seem to be driving this development push in the north area are flood issues. He requested the formation of a Flood Solutions Commission to research it without indenturing the City to one landowner. Harness the area's volunteerism. We have something very unique in Winters. Give the community a chance to participate as we move forward.

Recebba Fridae, 112 Liwai Village Ct., asked when will the schools get involved.

Lynn Secrist has traveled to over 100 countries and she flies into large cities, but she doesn't stay there, she seeks out the country and its small towns, which are so important. Keep it small.

Claudia Horvath submitted her opinion in writing regarding current and future development in the City of Winters. Members of the Council and Planning Commission were provided with a copy for their review.

Following public comments, Mayor Biasi turned it back over to Contract Planner Heidi Tschudin, who responded to two technical questions. A negative declaration is a smaller, less detailed environmental impact document that is required to be written when there are no environmental impacts when compared to impact thresholds or if there are environmental impacts, but there are mitigations or regulations in place that could mitigate the impact. When this is not the case, you need to do an Environmental Impact Report (EIR). Also, there is no date for when a General Plan needs to be update except for the Housing Element.

Based on questions from the audience, Ms. Tschudin responded as follows:

Education is a challenge for a planner. Schools make independent decisions and are not required under state law to follow general plans. Mayor Biasi explained the 2 X 2 committee meetings that are held bi-monthly between the City and the School District, which include two City Council members and two School Board members, as well as the City Manager and the Superintendent of Schools. The City has talked with the school district about development on an on-going basis and they have a plan for dealing with growth.

Ms. Tschudin said a section under the State planning and zoning law allows a jurisdiction to place a Moratorium on applications for a period of 45 days, an additional 10 months and 15 days, and then an additional year totaling approximately two years as confirmed by City Attorney Walsh, who added that a moratorium may have unintended consequences as this would stop all permits. If talking about a moratorium to do a General Plan update, it would stop everything. You could do a moratorium for a specific plan area, but as part of that, you have to be moving forward with the planning process to address the concern that gave rise to the moratorium.

Planning Commissioner Contreras asked about the flood zone and whether the cost associated could be spread out between the developer and the property owner. Ms. Tschudin said the City's ability to charge fees for infrastructure is limited by Nexis, which makes someone pay or contribute for something for their fair share or if they have an impact on it. The ability to spread it over the entire City is not possible, but the ability to attach it to a building permit for someone in

that area is available to the City. With a small amount of potential property owners, the fee would be high.

Ms. Tschudin said the City can establish policies and a process to meter or phase out growth and accomplishing this by putting a cap on growth is one possibility.

Ms. Tschudin explained the difference between the Flood Overlay Zone and the Storm Water Compliance plan. Storm Water Compliance is whatever land use you have on your property, if you are prohibiting the natural absorption of water, then run off is created and must be channeled into a retention pond or some type of facility, treat it and send it through the system. Flood is different and deals with how to re-direct or stop water and allow it to no longer impact the area so that you could develop on it.

In response to questions regarding groundwater recharge, City Manager Donlevy said the City's storm water plans are continuously being updated. Stormwater quality is the water going into the storm drain and water going across the land is called drainage. Please refer to the Grant Avenue Design Guidelines on the City's website, which addresses low impact develop. The PG&E project is a perfect example. Except for 100-year event, there will be no water running off that site.

An audience member asked if Council is allowed to express interest or disinterest in a project. Ms. Tschudin said regarding private projects that involve legislative approval, they can decide not to hear it. But with other types like use permits or subdivision splits, they cannot choose to not process it. They can accept or deny it, but they can't choose not to hear it.

An audience member asked who could author a resolution prohibiting future development. City Attorney Walsh said anyone could author it, but if Council initiated it, they wouldn't have to go through the CEQA process. Like at the State level, there are a lot of initiatives on the ballot each year. That same process would apply on the local level as well.

Council Member Cowan clarified the possibility of adding a resolution to address specific areas that were not included in Resolution 2019-35, which was adopted at last night's City Council meeting. Ms. Tschudin said at any time Council could at any time give direction and have the resolution brought back before Council.

Contract Planner Tschudin then provided the following City Council Direction:

- a. Status of Northeast Area
 - Direct staff to maintain the informational website with current information regarding the project and application status.

- Direct staff to request that prior to submittal of an application, the property owner representative submit a Letter of Intent that will be scheduled for consideration by the City Council pursuant to the requirements of Resolution 2019-35.
 - Direct staff to bring back Resolution 2019.35 for amendment to include the City Sphere of Influence (SOI) areas
- b. Land Development Application Process
- Affirm the described land development application process for continued use with new applications
 - Direct staff to post the steps for a typical land development application process online as an informational tool
 - Direct staff to provide monthly updates to Council on activity related to land development projects.
- c. Status of General Plan
- Direct staff to undertake an adequacy review of General Plan to identify required and other strongly recommended changes, as well as preliminary budget and funding information for making such changes
 - Direct staff to develop workplan for update of the Housing Element with preliminary budget and funding information
 - Direct staff to investigate mechanisms and a timeline to pay off the 1992 General Plan interfund loan
- d. Status of Annexation
- Direct staff to undertake an adequacy review of the location and extent of the General Plan planning area
- e. General Plan Implementation
- Direct staff to identify funding and prepare a workplan plan for adoption of a Climate Action Plan/Sustainability Strategy
 - Direct staff to report on the status and adequacy of the City's infrastructure master plans, including the status of the Flood Overlay Zone (FOZ), and the major projects financing fee program

Mayor Biasi thanked everyone for coming and asking questions and expressing their opinions, thanked staff for their hard work, and thanked the Council and Planning Commission for their participation. Mayor Biasi then adjourned the joint workshop at approximately 8:13 p.m.

Bill Biasi, MAYOR

ATTEST:

Tracy S. Jensen, City Clerk



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members

DATE: September 3, 2019

THROUGH: John W. Donlevy, Jr., City Manager *JWD*

FROM: Dan Maguire, Economic Development and Housing Manager *DM*

SUBJECT: Adopt Resolution No. 2019-36 to accept a Grant Deed for Two Acre Property from HBT of Winters Highlands, LLC (Homes by Towne) as stipulated by the Approved Affordable Housing Plan – Lot A on Final Map of Subdivision 4507 Winters Highlands Phase 1

RECOMMENDATION:

Staff recommends the City Council:

1. Adopt Resolution No. 2019-36, to accept a Grant Deed for a two-acre parcel dedicated to the City of Winters from HBT of Winters Highlands, LLC as per the approved Affordable Housing Plan; and
2. Authorize the City Clerk to record the Grant Deed on the City's behalf.

BACKGROUND: On January 20, 2015 the City Council reviewed and approved the Amended and Restated Development Agreement for the Winters Highlands project, including the proposed Affordable Housing Plan ("AHP"). The approved AHP included the payment of in lieu fees and the dedication to the City of the parcel, zoned R-4 and located within the project.

DISCUSSION: City Council acceptance of land dedication is required on parcels being dedicated to the City. The attached Grant Deed, along with City Council approval of Resolution 2019-36 is necessary for the conveyance of that property.

ALTERNATIVES: None recommended by staff.

FISCAL IMPACT: No City funds impacted.

Attachments: Resolution No. 2019-36
Grant Deed and Exhibits

RESOLUTION NO. 2019 - 36

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS
ACCEPTING THE GRANT DEED FROM HBT OF WINTERS HIGHLANDS, LLC FOR
DEDICATION OF TWO ACRE PARCEL (LOT A ON FINAL MAP OF SUBDIVISION
4507 WINTERS HIGHLANDS PHASE 1)**

WHEREAS, in order to implement the City's Inclusionary Housing Ordinance, it is sometimes necessary to obtain land dedications from private property owners that subdivide land; and

WHEREAS, the City's inclusionary housing ordinance (17.200.030 Affordable Housing Requirements) allows a property owner to dedicate or make an irrevocable offer of dedication of all parcels of land that are needed for the provision of affordable housing; and

WHEREAS, such dedications of land for said purposes shall be made by deed; and

WHEREAS, the City Council on January 20, 2015 approved the Affordable Housing Plan for the Stones Throw development being constructed by HBT of Winters Highlands, LLC (Homes by Towne); and

WHEREAS, the approved Affordable Housing Plan includes dedicating the two-acre parcel to the City of Winters; and

WHEREAS, adoption of this Resolution will accept the Grant Deed for conveyance of the property on Final Map of Subdivision 4507 Winters Highlands Phase 1; and authorize the City Clerk to record the Grant Deed on behalf of the City.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Winters as follows:

1. Accept the Grant Deed from HBT of Winters Highlands, LLC for conveyance of two-acre parcel, Lot A on Final Map of Subdivision 4507, Winters Highlands Phase 1; and
2. Authorize the City Clerk to record the Grant Deed with the County Recorder.

PASSED AND ADOPTED by the City Council of the City of Winters, on this 3rd day of September 2019, by the following vote:

RESOLUTION NO. 2019-36

**AYES:
NOES:
ABSENT:
ABSTAIN:**

Bill Biasi, MAYOR

ATTEST:

Tracy Jensen, City Clerk

Approved as to form:

Ethan Walsh, City Attorney

RECORDING REQUESTED BY &
WHEN RECORDED RETURN TO:

CITY OF WINTERS
318 1st St.
Winters, CA 95694

RECORDED FOR THE BENEFIT OF THE CITY OF WINTERS GOV. CODE 6103

GRANT DEED

FOR VALUE RECEIVED,

HBT of Winters Highlands, LLC, a California Limited Liability Company,

HEREBY GRANT(S) TO

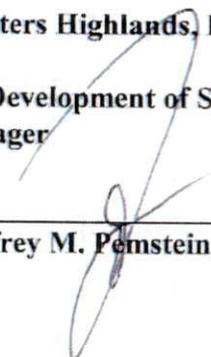
CITY OF WINTERS, A MUNICIPAL CORPORATION,

the following described real property in the City of Winters, County of Yolo, State of California

Lot A as shown on the Final Map of Subdivision No. 4507 Winters Highlands Phase 1, filed for record on August 23, 2018, in Book 2018 of Maps, Page 89-95, records of Yolo County.

HBT of Winters Highlands, LLC a California Limited Liability Company

**BY: Towne Development of Sacramento, Inc., a California corporation
Its Manager**

By:  _____
Jeffrey M. Pemstein, Vice President

DATE August 19, 2019

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Sacramento }

On 8/19/2019 before me, Sarah Emily Fontenot
(Here insert name and title of the officer)

personally appeared Jeffrey M. Feinstein
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Handwritten Signature]

Notary Public Signature (Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Grant Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 8/19/19

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer

(Title)

Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

- This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
 - Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
 - The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
 - Print the name(s) of document signer(s) who personally appear at the time of notarization.
 - Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
 - The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
 - Signature of the notary public must match the signature on file with the office of the county clerk.
 - ◆ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ◆ Indicate title or type of attached document, number of pages and date.
 - ◆ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
 - Securely attach this document to the signed document with a staple.

OWNER'S STATEMENT

THE UNDERSIGNED BEING THE ONLY PARTIES HAVING RECORD TITLE INTEREST IN ALL THE LAND DELINEATED WITHIN THE EXTERIOR BOUNDARY OF THIS SUBDIVISION MAP, HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS SUBDIVISION MAP NO. 4507.

THE SAME UNDERSIGNED, ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF WINTERS:

- PUBLIC ROADS DESIGNATED "MAIN STREET," "WYATT STREET," "TAYLOR STREET," "NIEMANN STREET," "MOODY SLOUGH ROAD," "CHAPMAN STREET," "ALLEY A," AND "I.O.D."
- EASEMENTS FOR PLANTING AND MAINTAINING TREES, ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER, AND ACROSS STRIPS OF LAND LYING CONTIGUOUS TO THE PUBLIC ROAD OR AS OTHERWISE SHOWN HEREON AND DESIGNATED "P.U.E." OR "PUBLIC UTILITY EASEMENT."
- LOT A FOR AFFORDABLE APARTMENT SITE.
- LOT G FOR DRAINAGE PURPOSES.
- LOT Y FOR OPEN SPACE PURPOSES.
- LOT Z FOR OPEN SPACE AND WETLANDS PRESERVE PURPOSES.

HBT OF WINTERS HIGHLANDS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY:

BY: [Signature] DATE: June 13, 2018

PRINTED NAME: Jeffrey Bernstein
TITLE: Division President

BY: _____ DATE: _____

PRINTED NAME: _____
TITLE: _____

ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT FOR THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Sacramento

ON June 13, 2018 BEFORE ME, Sarah Emily Finkbeiner

A NOTARY PUBLIC, PERSONALLY APPEARED Jeffrey M. Bernstein

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE [Signature]

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS: Sacramento

COMMISSION EXPIRES: May 17, 2019

COMMISSION # OF NOTARY: 2112016

ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____

ON _____ BEFORE ME, _____

A NOTARY PUBLIC, PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE _____

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

COUNTY TAX COLLECTOR'S STATEMENT:

I, THE UNDERSIGNED, TAX COLLECTOR AND REDEMPTION OFFICER OF YOLO COUNTY, STATE OF CALIFORNIA, DO HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION, OR ANY PART THEREOF, FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE.

FURTHERMORE, PURSUANT TO THE YOLO COUNTY BOARD OF SUPERVISORS RESOLUTION NO. 89-18A, I DO HEREBY STATE ON BEHALF OF THE CLERK OF THE BOARD OF SUPERVISORS THAT CHAPTER 4, ARTICLE 8, OF THE SUBDIVISION MAP ACT HAS BEEN COMPLIED WITH REGARDING DEPOSITS.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED HIS NAME TO BE SUBSCRIBED ON THIS 13th DAY OF August, 2018.

HOWARD NEMENS
COUNTY TAX COLLECTOR
YOLO COUNTY, CALIFORNIA

BY: [Signature]
DEPUTY

DEDICATION NOTES:

- PUBLIC ROADS DESIGNATED "TAYLOR STREET," "NIEMANN STREET," "WYATT STREET," "ALLEY A," AND "MAIN STREET" WITHIN PROJECT BOUNDARY WILL BE DEDICATED TO THE CITY OF WINTERS UPON ACCEPTANCE OF THE I.O.D.
- LOT A & G HAS WILL BE DEDICATED TO THE CITY OF WINTERS UPON ACCEPTANCE OF THE I.O.D.

DEDICATION STATEMENT

SUBDIVIDER NAME: HBT OF WINTERS HIGHLANDS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
11080 WHITE ROCK ROAD
SUITE 150
RANCHO GORDOVA, CA 95670

DEDICATION DESCRIPTION: I.O.D. ON LOT B, I.O.D. ON LOT C, I.O.D. ON LOT D, AND I.O.D. ON LOT E
"MAIN STREET," "WYATT STREET," "TAYLOR STREET," "NIEMANN STREET," "MOODY SLOUGH ROAD," "CHAPMAN STREET," "ALLEY A."

PURSUANT TO SECTION 86477.5 OF THE CALIFORNIA GOVERNMENT CODE, THE CITY OF WINTERS SHALL RECOVER THE DEDICATED PROPERTY DESCRIBED ABOVE TO THE ABOVE NAMED SUBDIVIDER, OR SUCCESSOR IN INTEREST, IF THE CITY MAKES A DETERMINATION PURSUANT TO SECTION 86477.5 THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC PURPOSES AS SPECIFIED IN SUBSECTION (C) OF SECTION 86477.5.

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PLAT OF PARCEL MAP ENTITLED FINAL MAP OF SUBDIVISION NO. 4507 WINTERS HIGHLANDS PHASE 1, AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP SUBMITTED TO THE PLANNING COMMISSION OF THE CITY OF WINTERS, AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL CITY ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

DATE: 6/27/18

[Signature]
ALAN L. MITCHELL, P.E.
R.C.E. 52588
CITY ENGINEER
CITY OF WINTERS

CITY CLERK'S STATEMENT:

I HEREBY STATE THAT AT ITS REGULARLY SCHEDULED MEETING OF _____ 2018, THE CITY COUNCIL OF THE CITY OF WINTERS APPROVED THIS FINAL MAP OF SUBDIVISION NO. 4507, AND AT THE TIME REJECTED, ON BEHALF OF THE PUBLIC THOSE PUBLIC ROADS, EASEMENTS, AND LOTS SHOWN ON SHEETS 3-7, IN CONFORMITY WITH THE TERMS OF THE IRREVOCABLE OFFER OF DEDICATION, BUT RESERVE THE RIGHT TO ACCEPT SAID IRREVOCABLE OFFER OF DEDICATION AT A LATER DATE.

DATE: 6/13/18

[Signature]
NANCY G. MILLS
CITY CLERK
CITY OF WINTERS

COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, AND THAT IT COMPLIES WITH ALL APPLICABLE CITY ORDINANCES AND CONDITIONS OF APPROVAL.

DATE: 6-13-2018

[Signature]
JOHN DONLEVY
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF WINTERS

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF HBT OF WINTERS HIGHLANDS LLC ON JULY 23, 2015. I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN SUCH POSITION ON OR WITHIN ONE YEAR FROM THE FILING OF THIS MAP, AND SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

[Signature]
BRYAN P. BONINO

DATE: 6/6/18



CITY CONSULTANT'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PLAT OF PARCEL MAP ENTITLED FINAL MAP OF SUBDIVISION NO. 4507 WINTERS HIGHLANDS PHASE 1, AND I AM SATISFIED THAT SAID PLAT IS TECHNICALLY CORRECT IN ACCORDANCE WITH SECTION 86442 OF THE SUBDIVISION MAP ACT.

DATE: 6/22/18

[Signature]
CHRISTINE M. JOHNSON, LS 6596



COUNTY RECORDER'S STATEMENT

FILED THIS 23rd DAY OF August, 2018, AT 11:30 A.M. IN BOOK 2018 OF MAPS, AT PAGES 89-95 AT THE REQUEST OF LAUGENOUR AND MEIKLE.

Jesse Salinas
JESSE SALINAS
COUNTY CLERK-RECORDER
YOLO COUNTY, CALIFORNIA



BY: [Signature]
DEPUTY

FINAL MAP

OF
SUBDIVISION NO. 4507
WINTERS HIGHLANDS PHASE I
LOCATED IN A PORTION OF SECTION 21 TOWNSHIP 8 NORTH, RANGE 1 WEST MOUNT DIABLO MERIDIAN CITY OF WINTERS, YOLO COUNTY, CALIFORNIA

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING - LAND SURVEYING - PLANNING
804 COURT STREET, WOODLAND, CALIFORNIA 95668 - PHONE: (530) 862-1788
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 - WEB: www.lmae.net

JUNE 6, 2018

SHEET 1 of 7

BENEFICIARY'S STATEMENT

ASSOCIATED BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION AS BENEFICIARY UNDER DEED OF TRUST DATED OCTOBER 19, 2017, RECORDED OCTOBER 20, 2017, SERIES NO. 2017-0027868, OFFICIAL RECORDS OF YOLO COUNTY HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP FOR RECORD.

BY: Rory H. Dunn DATE: 8/2/18

PRINTED NAME: Rory H. Dunn

TITLE: Senior Vice President

ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF ~~CALIFORNIA~~ WISCONSIN
COUNTY OF ~~SAN DIEGO~~ MILWAUKEE

ON 08/02/2018, BEFORE ME, LINDA M. GROLL

A NOTARY PUBLIC, PERSONALLY APPEARED

Rory H. Dunn, Senior Vice President

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF ~~CALIFORNIA~~ WISCONSIN THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT. (WISCONSIN)

WITNESS MY HAND:

SIGNATURE Linda M. Groll

LINDA M. GROLL

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.



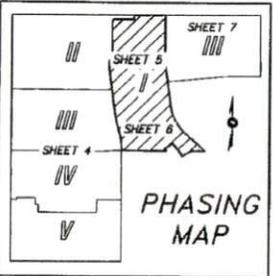
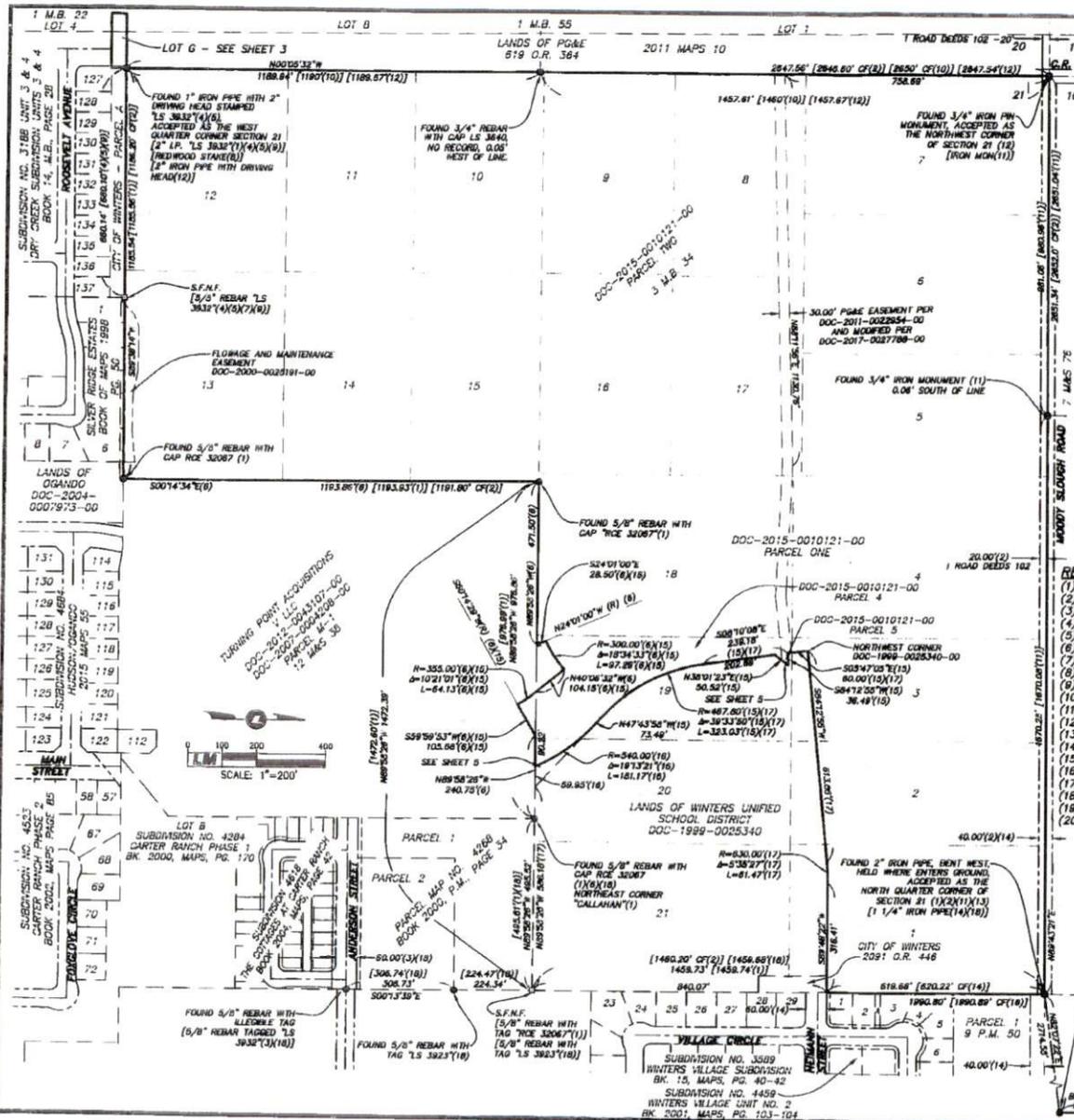
PRINCIPAL COUNTY OF BUSINESS: MILWAUKEE

COMMISSION EXPIRES: 02/19/2019

COMMISSION # OF NOTARY: N/A

FINAL MAP
OF
SUBDIVISION NO. 4507
WINTERS HIGHLANDS PHASE I
LOCATED IN A PORTION OF SECTION 21 TOWNSHIP 8
NORTH, RANGE 1 WEST MOUNT DIABLO MERIDIAN
CITY OF WINTERS, YOLO COUNTY, CALIFORNIA
LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING - LAND SURVEYING - PLANNING
908 COURT STREET, WOODLAND, CALIFORNIA 95695 - PHONE: (530) 864-1700
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 - WEB: www.lmca.net
JUNE 6, 2018 SHEET 2 of 7

Yolo County
Book of Plats
2018
Page 90



- NOTES:**
1. THE TOTAL AREA FOR THIS SUBDIVISION IS 104.5354 ACRES, GROSS, CONSISTING OF 122 SINGLE-FAMILY LOTS AND 9 MISCELLANEOUS LOTS.
 2. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE GRID AND BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 2. ALL DISTANCES ARE GRID, AND SHOWN IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF. TO OBTAINED GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINATION FACTOR OF 0.99995394; AND ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH, AND DELTA.
 3. THE SUM OF THE INDIVIDUAL PARTS OF A GIVEN LINE OR CURVE MAY NOT EQUAL OVERALL QUANTITY DUE TO ROUNDING.
 4. A 1/2" X 16" REBAR WITH TAG LS 7521 MONUMENT WILL BE SET AT EACH REAR LOT PROPERTY CORNER AND AT EACH REAR LOT LINE ANGLE POINT UNLESS OTHERWISE SHOWN OR NOTED.
 5. THE SIDE PROPERTY LINES OF EACH LOT WILL BE MARKED WITH A 1/4" DIAMETER SOLDER-FILLED HOLE IN THE CONCRETE SIDEWALK. THIS HOLE WILL BE POSITIONED ON THE PROJECTION OF THE SIDE LINE AT A DISTANCE OF 1.00-FOOT FROM THE FRONT LINE.
 6. ALL EASEMENTS AFFECTING THIS PROPERTY PER STEWART TITLE ORDER NO. 34-251843, DATED JULY 19, 2018 ARE SHOWN OR LISTED HEREON. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.
 7. EXTERIOR BOUNDARY SHOWN HEREON IS BASED ON THE PARCELS DESCRIBED IN DOCUMENT NO. 2015-001021-00.

BASIS OF BEARINGS:
 THE GRID BEARING OF N0033.35°W SHOWN HEREON FOR THE LINE BETWEEN N.G.S. DESIGNATIONS "8 849" AND "T 1069" AS CALCULATED FROM N.G.S. DATA SHEETS, WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

ABANDONMENT NOTE:
 PURSUANT TO GOVERNMENT CODE 86499.20-1/2 THE FOLLOWING RIGHTS-OF-WAY AND EASEMENT ARE HEREBY BEING ABANDONED:

THE EXISTING STREET RIGHTS-OF-WAY AND EASEMENTS SHOWN ON ORIGINAL MAP OF THE MOSBACHER TRACT NO. 1 AND LOCATED WITHIN THE BOUNDARIES OF THIS SUBDIVISION WILL BE ABANDONED WITH THIS MAP.

- RECORD DATA:**
- (1) BOOK 12, MAPS & SURVEYS, PAGE 38, Y.C.R.
 - (2) BOOK 3, MAP BOOK, PAGE 34, Y.C.R.
 - (3) BOOK 2000 OF MAPS, PAGES 70-174, Y.C.R.
 - (4) BOOK 11, MAPS & SURVEYS, PAGE 64, Y.C.R.
 - (5) BOOK 14, MAPS, PAGES 28-33, Y.C.R.
 - (6) DOC-2007-004208-00, Y.C.R.
 - (7) BOOK 1998 OF MAPS, PAGES 49-50, Y.C.R.
 - (8) BOOK 3, MAPS & SURVEYS, PAGE 23, Y.C.R.
 - (9) BOOK 13, MAPS, PAGES 79-81, Y.C.R.
 - (10) BOOK 1, MAPS, PAGE 55, Y.C.R.
 - (11) BOOK 7, MAPS & SURVEYS, PAGE 76, Y.C.R.
 - (12) BOOK 2011, MAPS, PAGE 10, Y.C.R.
 - (13) BOOK 2006, MAPS, PAGE 141-144, Y.C.R.
 - (14) BOOK 9, PARCEL MAPS, PAGE 50, Y.C.R.
 - (15) DOC-2015-001021-00, Y.C.R.
 - (16) DOC-2008-0033093-00, Y.C.R.
 - (17) DOC-1999-0025340-00, Y.C.R.
 - (18) BOOK 2000, MAPS, PAGES 34-35, Y.C.R.
 - (19) NGS DATA SHEETS
 - (20) DOC-2000-0025191-00, Y.C.R.

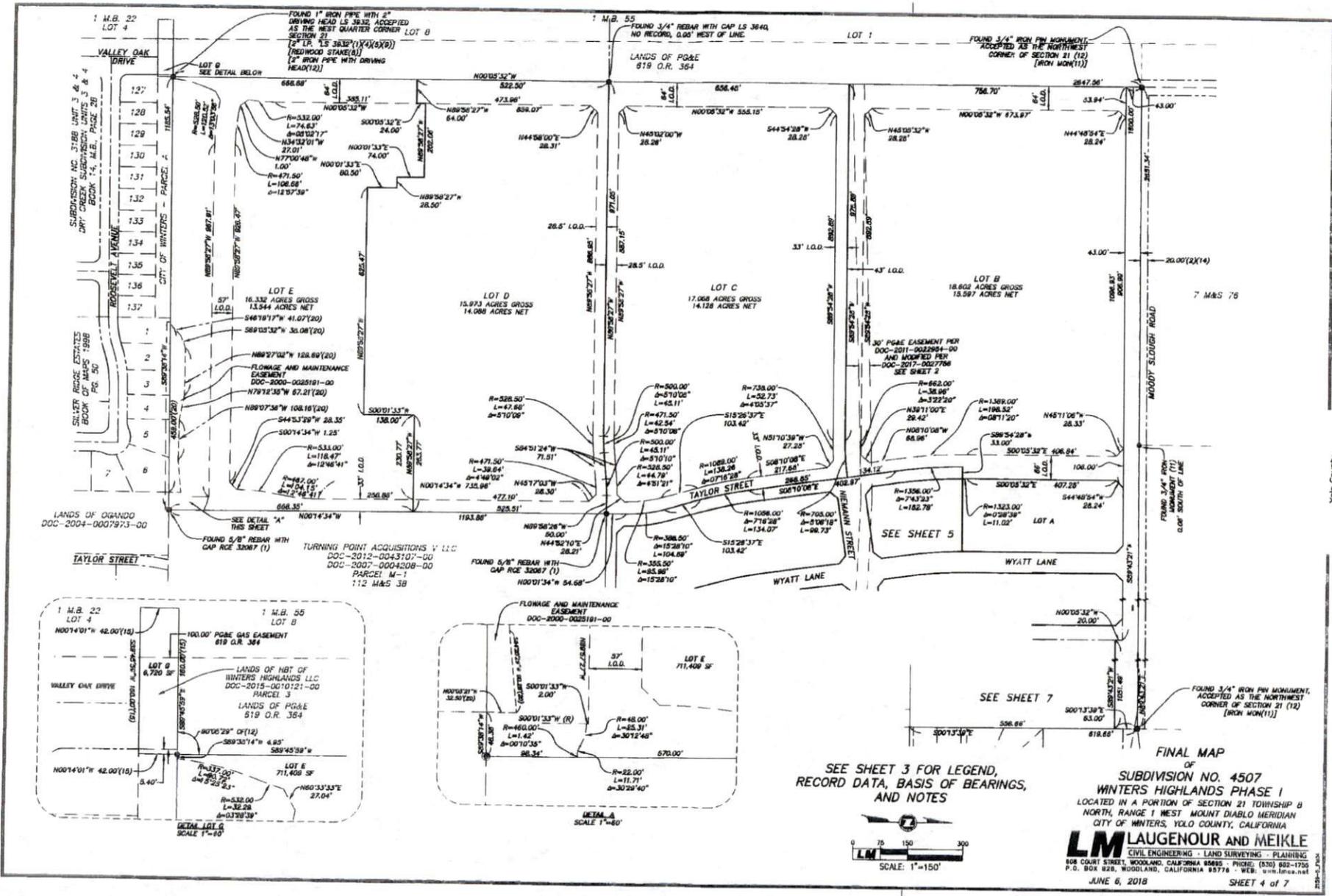
- LEGEND:**
- FOUND MONUMENT AS NOTED ON MAP
 - ⊙ FOUND CITY STD. CASED MONUMENT IN MONUMENT WELL, AS NOTED ON MAP
 - ⊙ CITY STD. MONUMENT TO BE SET IN MONUMENT WELL, BEING A BRASS CAP IN CONCRETE, STAMPEL LS 7521
 - (1) INDICATES RECORD REFERENCE
 - [] INDICATES INFORMATION PER RECORD DATA
 - ⊍ INDICATES DIMENSION POINT, NOTHING FOUND OR SET
 - P.U.E. INDICATES PUBLIC UTILITY EASEMENT
 - R/W RIGHT-OF-WAY
 - BDY BOUNDARY
 - C10 INDICATES CURVE DIMENSIONAL DATA (SEE CURVE DATA TABLES SHOWN ON SHEETS 5 & 6)
 - L13 INDICATES LINE DIMENSIONAL DATA (SEE LINE DATA TABLES SHOWN ON SHEETS 5 & 6)
 - (R) INDICATES RADIAL BEARING
 - O.R. INDICATES OFFICIAL RECORDS OF YOLO COUNTY
 - CF INDICATES CALCULATED FROM
 - S.F.N.F. INDICATES SEARCHED FOR NOTHING FOUND.
 - Y.C.R. INDICATES YOLO COUNTY RECORDS

FINAL MAP
 OF
SUBDIVISION NO. 4507
WINTERS HIGHLANDS PHASE I
 LOCATED IN A PORTION OF SECTION 21 TOWNSHIP 8 NORTH, RANGE 1 WEST MOUNT DIABLO MERIDIAN CITY OF WINTERS, YOLO COUNTY, CALIFORNIA

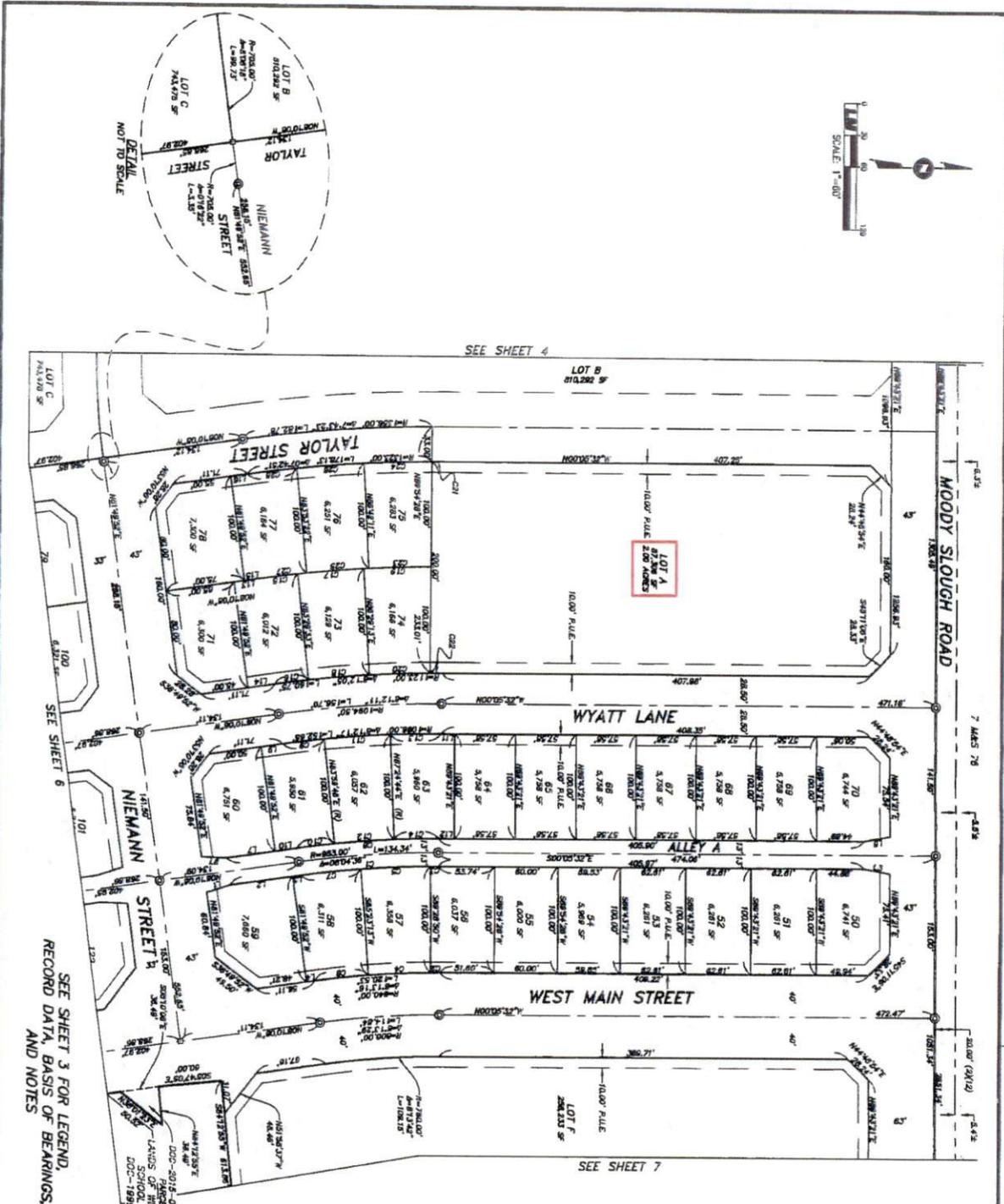
LM LAUGENOUR AND MEIKLE
 CIVIL ENGINEERING - LAND SURVEYING - PLANNING
 806 COURT STREET, WOODLAND, CALIFORNIA 95685 - PHONE: (530) 882-1755
 P.O. BOX 828, WOODLAND, CALIFORNIA 95778 - WEB: www.lma.net

JUNE 6, 2018 SHEET 3 of 7

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 Page 91



Yolo County
Book of Maps
2018
Page 52



SEE SHEET 4
SEE SHEET 6
SEE SHEET 7

SEE SHEET 3 FOR LEGEND,
RECORD DATA, BASIS OF BEARINGS,
AND NOTES

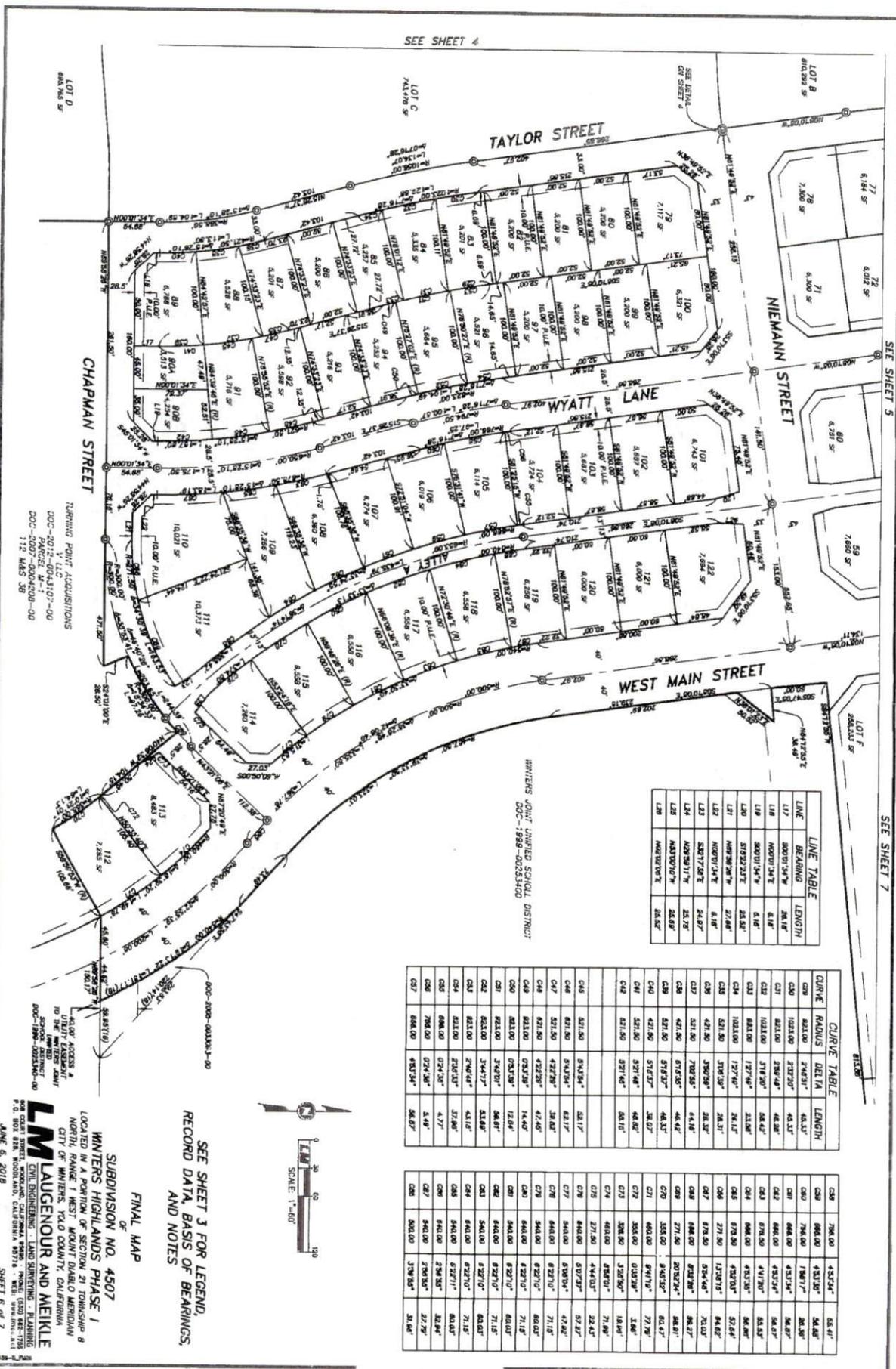
CURVE	RADIUS	DELTA	LENGTH
C1	944.00'	87°00'	132.81'
C2	944.00'	87°00'	132.81'
C3	944.00'	87°00'	132.81'
C4	944.00'	87°00'	132.81'
C5	944.00'	87°00'	132.81'
C6	944.00'	87°00'	132.81'
C7	944.00'	87°00'	132.81'
C8	944.00'	87°00'	132.81'
C9	944.00'	87°00'	132.81'
C10	944.00'	87°00'	132.81'
C11	944.00'	87°00'	132.81'
C12	944.00'	87°00'	132.81'
C13	944.00'	87°00'	132.81'
C14	944.00'	87°00'	132.81'
C15	944.00'	87°00'	132.81'
C16	944.00'	87°00'	132.81'
C17	944.00'	87°00'	132.81'
C18	944.00'	87°00'	132.81'
C19	944.00'	87°00'	132.81'
C20	944.00'	87°00'	132.81'
C21	944.00'	87°00'	132.81'
C22	944.00'	87°00'	132.81'
C23	944.00'	87°00'	132.81'
C24	944.00'	87°00'	132.81'
C25	944.00'	87°00'	132.81'
C26	944.00'	87°00'	132.81'
C27	944.00'	87°00'	132.81'
C28	944.00'	87°00'	132.81'

LINE	BEARING	LENGTH
L1	N84°45'34"E	84.89'
L2	N84°45'34"E	84.89'
L3	N84°45'34"E	84.89'
L4	N84°45'34"E	84.89'
L5	N84°45'34"E	84.89'
L6	N84°45'34"E	84.89'
L7	N84°45'34"E	84.89'
L8	N84°45'34"E	84.89'
L9	N84°45'34"E	84.89'
L10	N84°45'34"E	84.89'
L11	N84°45'34"E	84.89'
L12	N84°45'34"E	84.89'
L13	N84°45'34"E	84.89'
L14	N84°45'34"E	84.89'
L15	N84°45'34"E	84.89'
L16	N84°45'34"E	84.89'

FINAL MAP
SUBDIVISION NO. 4507
WINTERS HIGHLANDS PHASE I
LOCATED IN A PORTION OF SECTION 21 TOWNSHIP 8
NORTH, RANGE 1 WEST, MOUNT Diablo MERIDIAN
CITY OF WINTERS, YUBA COUNTY, CALIFORNIA

LM LAUDENOUR AND MEIKLE
CIVIL ENGINEERING - LAND SURVEYING - PLANNING
100 COURT STREET, WOODBRIDGE, CALIFORNIA 94706
PHONE: (925) 864-1100
FAX: (925) 864-1101
WWW.LMENGINEERS.COM
SHEET 5 OF 7

SEE SHEET 4



LOT D
68,785 SQ

LOT C
74,178 SQ

LOT B
81,200 SQ

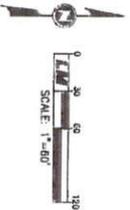
LOT F
28,222 SQ

TURNING POINT ACQUISITIONS
DOC-2013-0043107-00
DOC-2007-0006208-00
112 MAR 08

ALLOT ACCESS A
TO THE WINTERS DAM
SOURCE DISTRICT
DOC-1990-0025340-00

FINAL MAP
SUBDIVISION NO. 4507
WINTERS HIGHLANDS PHASE 1
LOCATED IN A PORTION OF SECTION 21 TOWNSHIP 8
NORTH, RANGE 1 WEST, MOUNT Diablo MERIDIAN
CITY OF WINTERS, YUBA COUNTY, CALIFORNIA
LM LAUENOUR AND MEIKLE
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400 COURT STREET, WICKSBORO, CALIFORNIA 95775 PHONE: (530) 982-1755
FAX: (530) 982-1756 WEB: WWW.LM-1.COM
JUNE 6, 2018 SHEET 6 OF 7

SEE SHEET 3 FOR LEGEND,
RECORD DATA, BASIS OF BEARINGS,
AND NOTES



WINTERS JOINT UNIFIED SCHOOL DISTRICT
DOC-1989-0025340

LINE	BEARING	LENGTH
L17	S00°01'34\"	28.18'
L18	N00°01'34\"	6.18'
L19	S00°01'34\"	25.84'
L20	S72°22'23\"	27.48'
L21	N00°01'34\"	6.18'
L22	S00°01'34\"	24.87'
L23	N00°01'34\"	23.17'
L24	N00°01'34\"	25.84'

CURVE	RADIUS	DELTA	LENGTH
C01	823.00	274°51'	43.33'
C02	1023.00	272°20'	48.88'
C03	823.00	270°49'	48.88'
C04	1023.00	277°44'	53.88'
C05	823.00	275°20'	48.88'
C06	1023.00	272°20'	48.88'
C07	823.00	270°49'	48.88'
C08	421.50	87°35'	46.43'
C09	421.50	87°35'	46.43'
C10	421.50	87°35'	46.43'
C11	421.50	87°35'	46.43'
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C87	421.50	87°35'	46.43'
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C89	421.50	87°35'	46.43'
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C99	421.50	87°35'	46.43'
C100	421.50	87°35'	46.43'

C01	706.00	433°34'	58.41'
C02	806.00	433°30'	58.41'
C03	786.00	178°17'	38.88'
C04	666.00	433°34'	58.41'
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C83	666.00	433°34'	58.41'
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C85	666.00	433°34'	58.41'
C86	666.00	433°34'	58.41'
C87	666.00	433°34'	58.41'
C88	666.00	433°34'	58.41'
C89	666.00	433°34'	58.41'
C90	666.00	433°34'	58.41'
C91	666.00	433°34'	58.41'
C92	666.00	433°34'	58.41'
C93	666.00	433°34'	58.41'
C94	666.00	433°34'	58.41'
C95	666.00	433°34'	58.41'
C96	666.00	433°34'	58.41'
C97	666.00	433°34'	58.41'
C98	666.00	433°34'	58.41'
C99	666.00	433°34'	58.41'
C100	666.00	433°34'	58.41'



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE : September 3, 2019
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Tracy Jensen, Records & Info. Manager/City Clerk
SUBJECT: Street Closure Request and Amplified Sound Permit for the PorchFest Live Music Stroll

RECOMMENDATION:

Staff recommends the approval of the Street Closure Request and Amplified Sound Permit for the PorchFest Live Music Stroll submitted by Winters resident Sarah Madsen, with funds to benefit the Winters Music Boosters.

BACKGROUND:

The PorchFest Live Music Stroll is a non-profit music event to benefit the Winters Music Boosters and is being held on Sunday, September 15th from 12pm - 6pm.

Homeowners act as hosts for small bands on various porches and lawns, where the bands will rotate with different genres represented. City Park will host a children's stage, food trucks, art vendors, and a Winters Music Boosters bake sale.

The street that has been requested for closure is Main Street from First Street to Haven Street, which requires Council approval.

FISCAL IMPACT: TBD (signage, barricade placement, garbage & recycling bins)



City of Winters Request for Street Closure

This application is for citizens or groups that have occasion to request that streets be temporarily closed for such things as bicycle races, running contests, block parties and other such events requiring the re-routing of traffic. If amplified sound will be used during this event, an additional permit is required. If this event includes a parade, a parade permit application is also required.

A request to close streets shall be filed with the Police and Public Works Department at least ten (10) business days prior to the date the street would be closed.

There shall be no closure of the following streets without council approval:

- | | |
|-----------------|---------------------|
| 1. Main Street | 4. Valley Oak Drive |
| 2. Railroad Ave | 5. Abbey Street |
| 3. Grant Avenue | |

Requests to close the streets herein listed shall be submitted at least thirty (30) business days prior to the street closure.

Requests for street closures that are not submitted by the minimum time lines may be granted only by the Winters City Council.

Name: Sarah Madsen	Organization: Porchfest Winters/Winters Music Boost
Address: 1007 Village Circle	Mailing Address: same
Telephone: 530) 505-1065	Today's Date: 4/12/19
Streets Requested: mainst./2nd/3rd/4th	
Date of Street Closure: 9/15/19	Time of Street Closure: 9am - 8pm
Description of Activity: Diff Residents host musicians on porches or yards, food trucks, art	
Services Requested of City: street closure barricades/barbage cans/Recycle vendors bins	

The undersigned, as the representative for the organization listed, agrees to take full responsibility for use of City premises and all individuals/parties/organizations participating in this event will hold the City of Winters, its employees, agents, volunteers and any other person, firm or corporation charged or chargeable with responsibility or liability, free and harmless from any and all claims, demands, damages, costs, expenses, loss of service, action and causes of action by any person or persons, for injuries to persons or loss or damages to property occasioned by or in connection with the use of the facilities, equipment or premises caused by any source whatsoever. I understand that it is unlawful to conduct any activity in violation of the permit provisions and may cause this reservation or the activity/event to be canceled at any time.

[Signature]

Signature

4/12/19

Date

APPROVED:	City Council: _____	Date Approved: _____
	Public Works: _____	City Manager: _____
	Police Dept: _____	Fire Dept: _____

Handwritten scribbles in the top right corner.

City of Winters Request for Street Closure

Please provide a listing of the names and signatures of people living on the street (s) to be closed and acknowledging that they know why the closure is requested and that they agree to the closure. Attach additional sheets if necessary.

204 Main St.	Fiona Roy
205 Main St.	N/A Vacant
206 Main St.	proposed
209 Main St.	
208 Main St.	JOSEPH C. TRAMONTANA, Joseph P. Jansen
210 Main St.	Al Valkeilla, Carl Bell
212 Main St.	Vacant
300 Main St.	Millie Duintane, M. Jansen
302 Main St.	Sam Peterson, Sam Peterson
304 Main St.	Carrie Berg
306 Main St.	Bliss Heimer
308 Main St.	John
310 Main St.	Winters Healthcare
311 Main St.	Mary Petrick
309 Main St.	Winters Healthcare
307 Main St.	Winters Healthcare
305 Main St.	John
303 Main St.	Gordon Perry
301 Main St.	Regina Castro
213 Main St.	WOKA
209 Main St.	
418 Main St.	Phil W. Lamb
411 Main St.	

414 - is a rental which is not occupied yet. Both (next door) thought the tenant would have moved in by now. Maybe Aug 15 or Sept 1.

412 - Got signatures for Units A + C but not B. Have gone twice and tenant not home (mail in box & at door)

406 - Tenant says she is moving in 10 days so would not sign.

Date of Application: 4/12/19

To City Council: _____

Name of Person(s)/ Organization: Sarah Madsen

Contact: Sarah Madsen

Business Address: 1007 Village Circle

Telephone: 707-631-7278
530-505-1065

Winters, CA 951094

Telephone: 707-631-7278/530-505-1065

Type of Event: Live Music Stroll

Fundraise for Music Boosters

Purpose of Event: (ie; fundraiser, parade, festival, etc.):

Date/Time of Event: 9/15/19

From: 12 pm To: 6 pm

Location/Address of Event: main street from 1st to Haven

Rated Output of Amplifier in Watts: 100Std Guitar Amps

Number of Speakers: 24 spread out

I have provided a list of and contacted all property owners adjacent to and within 300 feet of the event. Their approval of this event is indicated by their signature on the attached petition. Complaints about the sound will result in a warning and a request to reduce the volume. Additional complaints will result in the cessation of amplified sound. All amplified sound must be extinguished no later 10:00 p.m. pursuant to Winters Municipal Code Title VI; Chapter 7-Noise Control. Signing below certifies that all information contained within this application is correct. In the event that any of this information is found to be fraudulent, it may result in an automatic denial of this application.

Signature: [Signature]

For City Use Only

Proof of Insurance: N/A (Not City Property) Yes No

Rental Fee Paid: N/A (Not City Property) Yes No

Police Department: Approved Denied Date: _____

Authorized Signature: _____

City Council: Approved Denied Date: _____

Authorized Signature: _____

City of Winters Request for Street Closure
Amplified Sound

Please provide a listing of the names and signatures of people living on the street (s) to be closed and acknowledging that they know why the closure is requested and that they agree to the closure. Attach additional sheets if necessary.

204 Main St *Pierre Van*

206 Main St *Joseph*

209 Main St *[Signature]*

208 Main St JOSEPH C. TRANQUANT - *Joseph C. Tranquant*

210 Main St Al Vallecillo *[Signature]*

212 Main St.

300 Main St. *Millie Quatman* *[Signature]*

302 Main St Sam Peterson

304 Main St *Carmi Gray*

306 Main St *Rich [Signature]*

308 Main St *[Signature]*

310 Main St *Winters Healthcare*

311 Main St - *Mary Patrick*

~~309~~ 309 Main St. *William [Signature] Lawrence [Signature]*

307 Main St *[Signature]*

305 Main St *[Signature]*

303 Main St *Susan Perry*

301 Main St *Regina [Signature]*

213 Main St *[Signature]*

209 main st *[Signature]*

418 Main St *[Signature]*

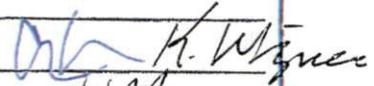
416 Main

City of Winters Request for ~~Street Closure~~
Amplified Sound

Please provide a listing of the names and signatures of people living on the street (s) to be closed and acknowledging that they know why the closure is requested and that they agree to the closure. Attach additional sheets if necessary.

412 mainst

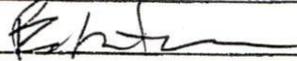
Chad Wignore



410 mainst



408 mainst



406 mainst



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE: September 3, 2019
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Dagoberto Fierros, Management Analyst
SUBJECT: Approval of Amplified Sound Permit Application for the Carnitas Festival de la Comunidad

RECOMMENDATION:

Approve the Amplified Sound Permit Application for the Carnitas Festival de la Comunidad.

BACKGROUND:

September 28, 2019 marks the 12th Anniversary of the Carnitas Festival de la Comunidad. This is a family event with lots of great entertainment, activities for the public, great food, crafts and information.

The City of Winters and the Hispanic Advisory Committee work to foster communication, outreach and understanding between the Latino Community and the entire Community of Winters. Events like the Carnitas Festival de la Comunidad are important because a sense of unity and celebration is created between the entire community.

The Hispanic Advisory Committee of Winters is requesting the approval of the attached Amplified Sound Permit for Saturday, September 28, 2019.

FISCAL IMPACT:

None

ATTACHMENTS:

Amplified Sound Permit Application

Date of Application: 9/3/19

To City Council: _____

Name of Person(s)/ Organization: Winters Hispanic Advisory Committee Contact: Dagoberto Frenos
 Business Address: 318 First St Telephone: _____
Winters, CA 95694
 Telephone: 530-794-6760

Type of Event: Carnitas Festival de La Comunidad

Purpose of Event: (ie; fundraiser, parade, festival, etc.): Festival/Fundraiser

Date/Time of Event: September 28, 2019 From: 4pm To: 11pm

Location/Address of Event: 201 Railroad Ave - Rotary Park & Community Center
Winters, CA 95694

Rated Output of Amplifier in Watts: 1,000 Number of Speakers: 6

I have provided a list of and contacted all property owners adjacent to and within 300 feet of the event. Their approval of this event is indicated by their signature on the attached petition. Complaints about the sound will result in a warning and a request to reduce the volume. Additional complaints will result in the cessation of amplified sound. All amplified sound must be extinguished no later 10:00 p.m. pursuant to Winters Municipal Code Title VI; Chapter 7-Noise Control. Signing below certifies that all information contained within this application is correct. In the event that any of this information is found to be fraudulent, it may result in an automatic denial of this application.

Signature: _____



For City Use Only

Proof of Insurance: N/A (Not City Property) Yes No

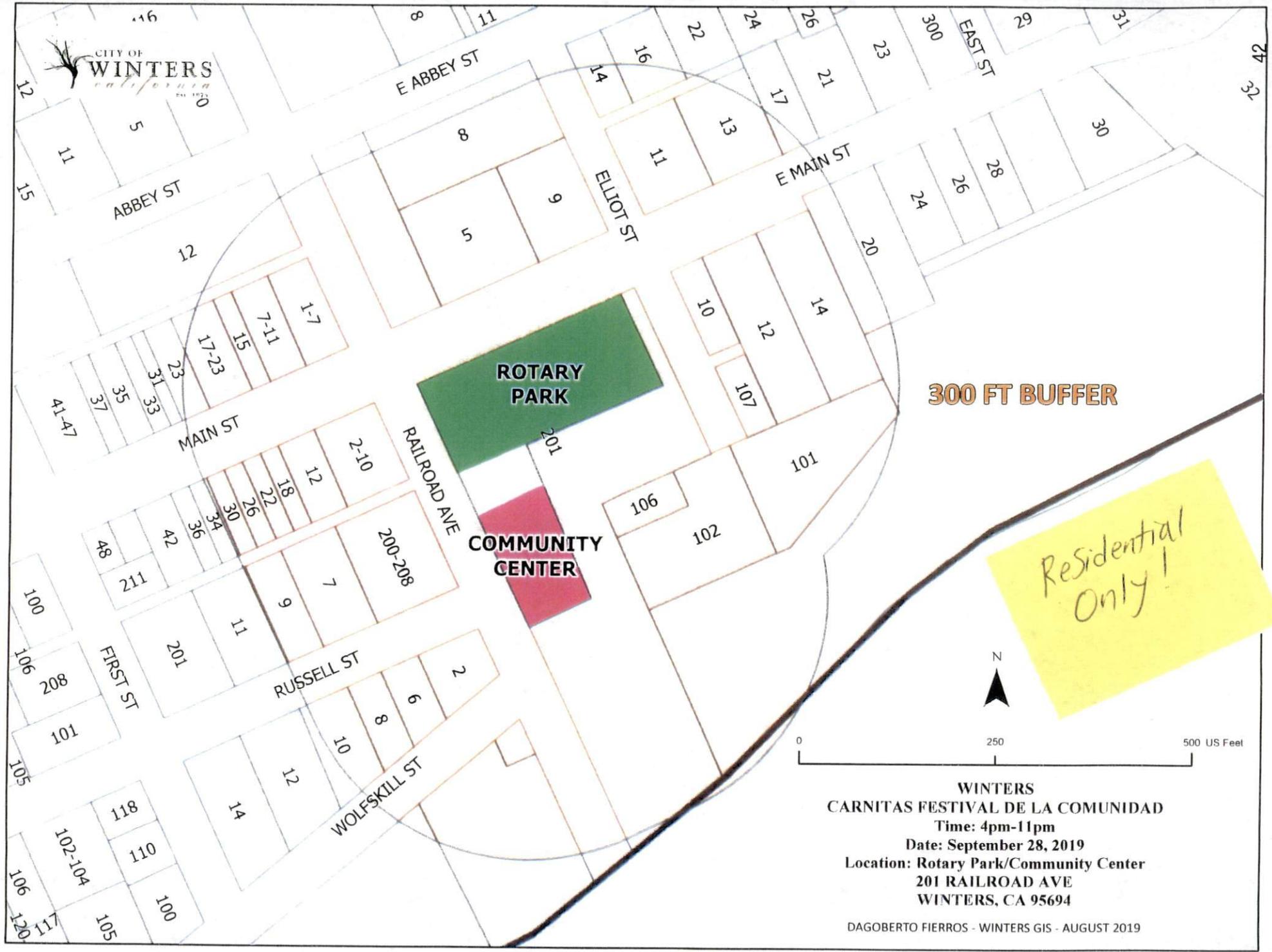
Rental Fee Paid: N/A (Not City Property) Yes No

Police Department: Approved Denied Date: _____

Authorized Signature: _____

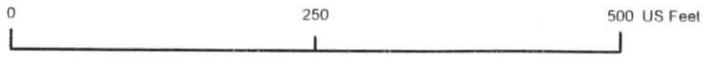
City Council: Approved Denied Date: _____

Authorized Signature: _____



300 FT BUFFER

Residential Only!



WINTERS
CARNITAS FESTIVAL DE LA COMUNIDAD
Time: 4pm-11pm
Date: September 28, 2019
Location: Rotary Park/Community Center
201 RAILROAD AVE
WINTERS, CA 95694

DAGOBERTO FIERROS - WINTERS GIS - AUGUST 2019



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE: September 3, 2019
THROUGH: John W. Donlevy, Jr., City Manager *JWD*
FROM: Dan Maguire, Economic Development and Housing Manager *DM*
SUBJECT: Authorize Memorandum of Understanding Agreement with Solano Economic Development Corporation

RECOMMENDATION:

Council approval of Memorandum of Understanding (“MOU”) with the Solano Economic Development Corporation for collaboration and implementation of Economic Development strategies for the Winters market.

BACKGROUND:

Beginning in July of 2018, the City had an open committee dedicated to the formulation of recommendations to advance the City’s economic development potential. One of the results of the Economic Development Advisory Committee’s (“EDAC”) work over those several months was the generation of the EDAC Final Report and Recommendations. The EDAC Report was presented to the City Council and Planning Commission at a joint meeting on June 4th, 2019. City Council subsequently received a presentation from Solano Economic Development Corporation President and CEO Robert Burris at the City Council meeting of July 16, 2019.

DISCUSSION:

One of the recommendations of the EDAC was for the City of Winters to “collaborate with local and regional partners to create enhanced connections and synergy in developing business and economic opportunities for Winters.” The report’s recommendation 1-C went on to state: “Economic Development Partnerships: The Economic Development Coordinator and the EDAC will work with regional collaborators such as Solano College and the Solano Economic Development Corporation.” Staff subsequently met with Solano EDC President Robert Burris to discuss the recommended collaboration, with Solano EDC providing a MOU that outlined the

proposed agreement between Solano EDC and the City of Winters based on that meeting. Staff recommends the City Council approve the MOU with Solano EDC and authorize the City Manager to execute that MOU.

FISCAL IMPACT:

\$3,000 investment, to be paid from the City's General Fund.

ATTACHMENT(S):

Memorandum of Understanding

Economic Development Advisory Committee Report+

**MEMORANDUM OF UNDERSTANDING
BETWEEN THE SOLANO ECONOMIC DEVELOPMENT CORPORATION
AND THE CITY OF WINTERS
REGARDING THE COLLABORATION AND IMPLEMENTATION OF THE MOVING SOLANO
FORWARD ECONOMIC DEVELOPMENT AND MARKETING STRATEGY**

The Solano Economic Development Corporation (EDC) and the City of Winters (CITY) intend to work together to implement the *Moving Solano Forward* Economic Development and Marketing Strategy. The strategy outlines four key initiatives to be collaboratively implemented, but initiated and led by the EDC:

- 1) Business attraction activities, promoting key sites and buildings in each city, promoting the Solano region through social and earned media, and targeting key industries and businesses through mail and attendance at industry/association events and conferences;
- 2) Existing business development, including focused efforts with TAFB and expansion efforts in the region's traded sectors;
- 3) Organizing a competitiveness initiative including preparing and utilizing a region-wide Economic Development Administration Comprehensive Economic Development Plan (CEDS), accessing resources for infrastructure improvements. This includes collaboration with education/workforce and industry to align human capital with available and future jobs.
- 4) Maintain a robust website where businesses and agencies can access up-to-date data, demographics and economic indicators.

This Memorandum of Understanding establishes the basic tenets of a collaborative working relationship between the City of Winters and the EDC to create more jobs for Winters and the region, but does not impose a legal obligation on either party to provide particular programs or to achieve particular outcomes. The EDC's Moving Solano Forward 5-year goal (2017-2021) for Solano County is:

- i. 2,021 Jobs
- ii. \$121 Million – new investment
- iii. \$521 Million – economic impact

The EDC will meet regularly with the City to ensure the EDC is aware of the economic development priorities of the City, is marketing the key sites, buildings and areas that are priorities to fill for the City, and is capturing possible stories for social and earned media. Considering that each city in Solano County has different goals, as well as different objectives, opportunities and resources (such as real estate) for economic development, it is accepted that there will be "tailored" activities specific to each city. As a baseline understanding of services, however, the EDC and supporting County/Cities will agree on the following key elements of collaboration and deliverables.

Economic Development success as envisioned in Moving Solano Forward can only be accomplished with the partnership and investment of the City and other key stakeholders. The following are agreed upon items for collaboration:

1. Cities and the County will participate as key partners on the Solano EDC Economic Development Task Force which includes representative of all cities, county and other key organizations involved in Economic Development;
2. Together, the EDC and Task Force members execute city-focused Business Retention programs that Cities and the County deem to suit their respective functional needs. The EDC will provide value-added support to retention and expansion efforts that arise from outreach. Upon the City's request, EDC shall provide the City with information about its business retention and expansion efforts, including but not limited to: (i) the name and other reasonably requested information about each business that EDC recruited to locate in Winters, and (ii) the Winters locations that EDC recommended to the potential business.
3. The EDC will identify priority traded sectors for target marketing and business attraction and city-specific featured areas for promotion and will lead efforts to market and pursue businesses identified within priority traded sectors;
4. Under the leadership of the EDC, pursue joint promotional activities;
5. EDC will facilitate the exchange best practices/research and industry intelligence to better communicate, promote and respond to industry;
6. EDC will identify and implement co-operative marketing activities that promote the Cities and the County to create an awareness in key markets as a premier location for businesses;
7. The EDC will leverage collaborative efforts throughout the Solano region with a particular focus on business development of traded sector businesses, knowledge/innovation economy development, biotechnology, advanced materials, food and beverage, and also sectors important to maintaining a quality of life desired by companies.
8. The City of Winters and the EDC recognize the benefits of ongoing, regular contact between their respective organizations to promote economic development and job creation and identify areas in which there are opportunities for joint co-operation.

The City will:

1. Participate as key partner on the Solano EDC Task Force, which includes representative of all Cities, County and other key organizations involved in Economic Development to lead Business Retention/Expansion and Attraction.
2. Keep the EDC apprised of any new sites or buildings available to be marketed and promoted for new business locations;
3. Will assist prospect handling by providing the required and timely staff support based on the availability of staff resources and the City's specific priorities in response to stated business requirements as they pertain to existing companies or new firms interested in relocation or expansion to the area.

4. Will facilitate zoning and permitting discussion and assistance with client prospects.
5. Will provide current data as it relates to changes in land use issues, infrastructure upgrades, zoning, fee structure or any other jurisdictional actions which assist in meeting the stated objectives of this Memorandum of Understanding and that impact the ability to respond to stated business issues and concerns.
6. Will commit to interact with the ED Task Force, Business Retention and Marketing, to the level of capability based on staffing, time and monetary constraints and as appropriate for the City.

This MOU sets forth the current intentions of the EDC and the City of Winters with respect to the operations of the EDC for the fiscal year 2019/20 with the option of extending annually. The further intent is to provide a general understanding of the levels of responsibility and interaction for each party to this agreement. The MOU serves as a guideline for the implementation of *Moving Solano Forward*, a collaborative effort of the County and cities to unite and achieve economic, business and job growth in the Solano region and all cities.

A critical element of this document is the ability for each party to engage in a level of flexibility in implementing regional and local economic development plans.

In compensation for providing the activities described in this MOU, the City of Winters will invest an annual amount of \$3,000 based on \$0.40 per capita applied to the City's population as reported by the California Department of Finance Demographic Research Unit. The annual amount for fiscal year 2019-20 is provided below.

Population 2018	Proposed Investment for FY 2019-20
7,417	\$3,000

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by and through their respective officers' thereunto duly authorized.

Further, this MOU is consistent with the original intent of the *Moving Solano Forward Strategy* and the responsibilities as outlined, meets with the approval of both parties to this Memorandum of Understanding.

EDC

City of Winters

Signature: _____

Signature: _____

Robert Burris, President/CEO

John W. Donlevy, Jr., City Manager

Date _____

Date _____



Economic Development Advisory Committee Report

In August 2018, the City convened the Economic Development Advisory Committee (EDAC). The group consisted of business owners, community members, Winters Chamber of Commerce members and a representative from Winters School District to develop recommendations to advance the economics of the City of Winters. The Committee held several meetings which focused on a variety of topics, including the fundamentals of the Winters economy, zoning and land use, regional issues, collaborations and “idea building” to generate recommendations for economic development.

The following report provides recommendations, background and analysis to support suggested steps for the City Council to consider.

Summary:

The EDAC has formulated recommendations for the City, which can bolster the local economy while maximizing the opportunities for smart, sustainable and prudent development. These recommendations propose to generate jobs, expand local investment, increase local revenues and allow needed growth to maximize local potential.

To accomplish this, the recommendations focus on:

- Collaborating with local and regional partners to create enhanced connections and synergy in developing business and economic opportunities for Winters.
- Generating “next steps” for the Central Business District and Downtown to maximize and advance existing planning and strategies.
- Exploring the expansion of some economic uses in strategic geographic locations.
- Planning and reconfiguration of some land use designations to increase opportunities for economic development, reduce development costs and provide better connectivity and access to business within the town.
- Seeking agricultural opportunities to develop local agricultural industries and provide for future opportunities through supportive zoning and operational practices.

The recommendations are broken down into two main categories Economic Strategy and Collaboration and Land Use, Developable Land and Flood Zone.

Recommendations:

Economic Strategy and Collaboration:

The need for a collaborative approach in expanding the Winters economy is seen as a critical step in attracting the development of quality business and industry. A combination of City, Chamber and business connections will be developed to seek and expand Winters economic base.

The recommendations include:

1-A. Economic Development

Coordinator/Office: The purpose will be to encourage collaboration between the City, Chamber and the business community to actively recruit new and desirable businesses to town. This would include the hiring of an Economic Development Coordinator who dedicates time and effort to economic recruitment. A dedicated office within the Downtown core will be established to serve as a hub for economic activity and a meeting place for prospective new businesses, property owners and investors. The office will develop marketing tools for recruitment to include web, print and video resources.

1-B. Establish a local Economic Development

Advisory Board: This group will consist of key community representatives available to meet and recruit prospective new businesses. The City Council, City Manager, Winters Chamber and business owners will appoint members to this group mainly from the private sector. The Economic Development Coordinator will facilitate the group.

1-C. Economic Development Partnerships: The Economic Development Coordinator and the Economic Development Advisory Board will work with regional collaborators such

as Solano College and the Solano Economic Development Corporation to maximize outreach and business development opportunities. Within the region, the most successful economic development has occurred when the private sector has taken the lead in bolstering the local economy with support from the cities. It is important to establish key partnerships to recruit and attract businesses. Additionally, collaboration with educational institutions that support industry is viewed as a key means of attracting and supporting businesses and economic growth.

1-D. Economic Development Strategy: The Economic Development Advisory Board will identify and recruit key businesses and industries to develop the City's economic base including those businesses that tie into Winters regional agricultural heritage.

Land Use, Developable Land and Flood Zone:

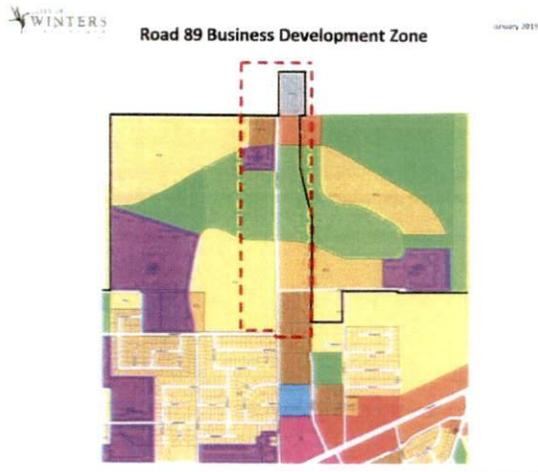
The City has very limited land zoned for economic and job development which reduces the overall area available for any significant development to occur. One of the key constraints to economic development is the existence of a flood zone, which limits development from both a physical and financial standpoint.

The Committee recommends that the City work with landowners to resolve key issues, strategically plan the area for the economic benefit of the City and to work in a manner that creates more developable land, which is economically feasible.

The recommendations are as follows:

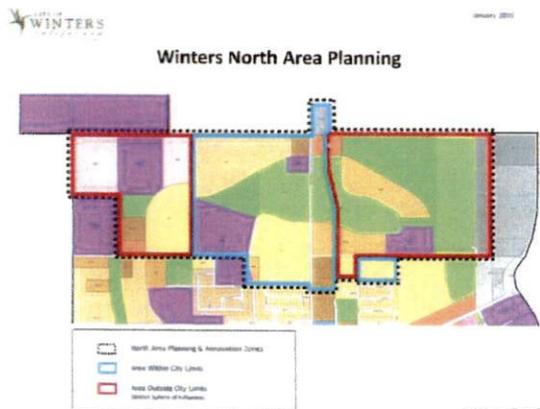
2-A. Diversify Zoning on Road 89 for

Business Development: Rezone for a business district along Road 89 north from Anderson Street to include office and light industrial. This will allow the existing businesses to conform to zoning regulations.



The importance of creating a more centralized light industrial/office park business district which combines both commercial and local serving businesses is seen as an opportunity for local entrepreneurs, contractors and businesses to enhance our local economy.

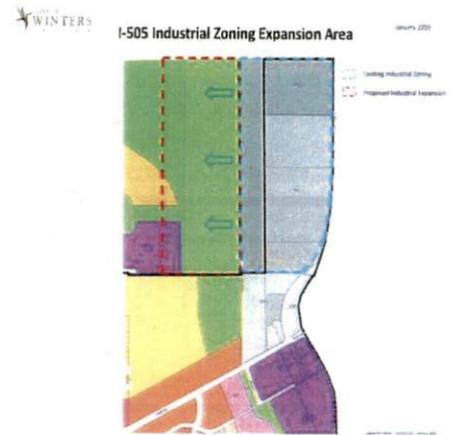
2-B. North Area Zoning and Planning: The City will work collaboratively with north area property owners to plan and expand economic development zoning. Essentially a zoning clean up will add available land for economic



development purposes.

2-C. Expand Light Industrial Zoning along

505: The City will work with property owners to re-zone and modify the area along 505 to include additional light industrial zoning, a business park and agricultural support businesses.



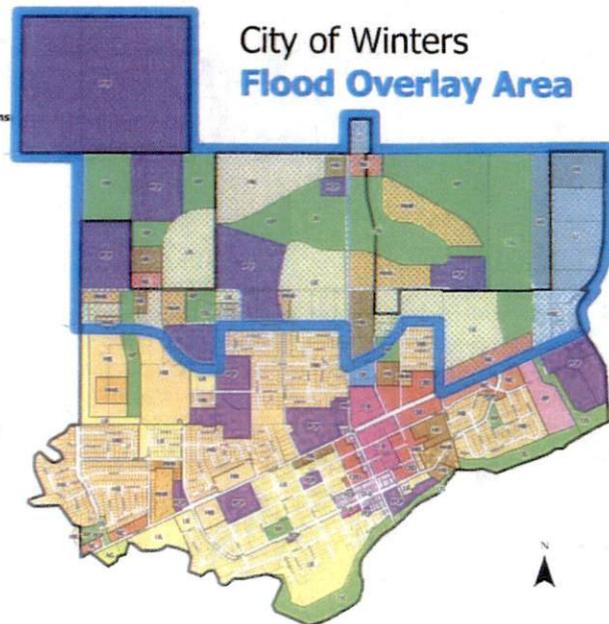
2-D. Downtown Plan implementation and Infill

Development: The City will pursue infill and office development along the Railroad Avenue Corridor from Grant Ave to Putah Creek. This will fill the downtown with office, residential and commercial uses.

The Master Planning has essentially transformed the area, the Form Based Code/Development Standards gives tremendous latitude on uses throughout the area, the Alley Activation (Newt's Expressway) will enable Main Street to maximize all sides. The Historic Preservation study is a guide as to what is needed to activate the second floors in the downtown commercial area; and the Parking Master Plan addresses parking issues that will be associated with development of the second floors.

- **Downtown Master Plan** was adopted in 2006 and provided for the overall redevelopment of the City’s downtown. The plan includes: infrastructure, zoning, parking, building preservation/renovation and pedestrian and bike policies.
- **Form Based Code** (FBC) was adopted in 2009 and is a land use regulating plan for the Downtown Zoning District. The FBC is located within the **Downtown Master Plan Area** and consists of an overall **Regulating Plan** and includes **Development Standards**.
- **Alley Activation Plan** is a sub-plan for the Downtown Master Plan and includes strategies and land allowances for the activation of a vibrant use of alleys in the downtown core. Currently, this only addresses Newt’s Expressway.
- Historic Preservation studies have been developed for the possible rehabilitation of key properties within the historic downtown core. These include the **Downtown Market Feasibility Study**, which was completed in 2009 and evaluated the Devillibis Hotel, Putah Creek Café and Masonic Buildings with costs for seismic and functional retrofits.
- **Parking Master Plan** for Downtown Winters outlines the goals and plans to improve parking within the area.

Utilization of the planning documents to promote and maximize office, commercial and higher density residential development within the core area will bring vitality and help the economics of the City.



2-E. Expand Downtown Master Plan to include Russell Street: This will include Russell Street between Railroad and First Street.

2-F. Include Ag industry in Industrial Zoning: Including agriculture in combination with manufacturing and processing will add value to local business. This would aid in the recruitment of Ag businesses and the potential for an agricultural “hub” in a single location.

2-G. Resolve Flood Area Issues and make land more economically feasible for development: The majority of property available for economic development activity is located within a flood zone that has significant impact fees making future development of this land costly. In order for economic activity to happen, the City must work with owners of these properties to develop a feasible solution, which could lower development costs.

Recommendation H focuses on the key deterrent to local economic development, which

is the existence of a "flood area" which makes the development of business both practically and economically unfeasible. The need for a comprehensive flood solution that addresses issues while enabling development is needed for the overall fiscal sustainability of the City. The flood area includes 1,031 acres of land, of which only 465 acres (45%) are zoned for development uses. This means that 566 acres (55%) are exempted from impact fees making the balance carry the full cost load for the flood facilities that causes, in most cases, that the flood fees are higher than the actual value of the land.

The ability to find a solution along with expansion of land zoned for development will help reduce fees, increase the number of acres for job creation and make Winters more attractive for development.

Strengths, Weaknesses, Opportunities and Threats:

Strengths:

- Location and Proximity to key regions (Sacramento, Bay Area, I80 and I5)
- Ag Economy
- Credibility and a relaxed environment
- Current and Future Housing Development
- Downtown and C-2 Zonings
- Downtown plans, zoning and infrastructure is in place.

Weaknesses:

- Lack of Overall Strategy to attract businesses
- Lack of commercially zoned land/properties

- Ratio of Industrial zoning to parks/other
- Flood Fees and the flood zone
- Not enough job producing land available.
- Lack of Office space
- Lack of light industrial/business park
- Availability of affordable market rate housing (apartments)

Opportunities:

- Cut red tape for new businesses
- Ag Business- Processing/Zoning/Manufacturing/Value adding
- Downtown second stories
- Small businesses
- USDA- Our size, location etc make us ripe for loans and grants
- Reputation- We have a positive reputation with large business- PG&E
- Solano College
- We can move some zoning west to increase light industrial zoning.
- Increase commercial up Rd 89
- Proximity to biotechnology, agricultural production and businesses like ICON Aircraft.

Threats:

- Losing small town feel.
- Lack of commercial zoning.
- Parking
- Market rate rentals.
- Vacaville- they already have everything in place.

Addendum
Land Use and Economics Review

Economic Analysis:

Revenues:

The City of Winters is currently financed with the property and local taxes which make up the majority of the local economy (61% of all General Fund Revenues come from 3 sources). Top revenues funding general City services includes:

- Property Taxes/In Lieu- 28%
- Local Taxes (UUT and Muni Tax) 20%
- Sales Taxes 13%

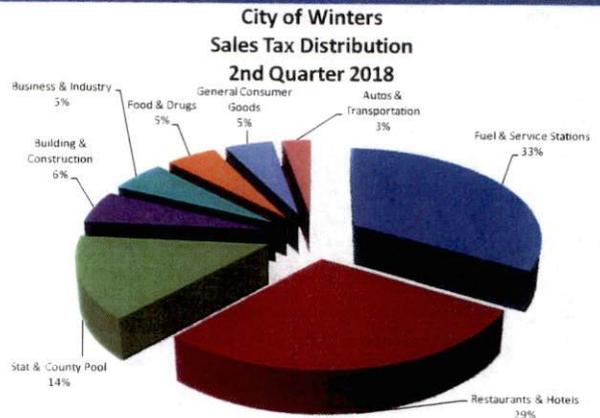
Below is a chart that shows the actual Revenues for the Year July 1, 2017 through June 30, 2018.

Source: 2017-2018 City of Winters Comprehensive Annual Financial Report (CAFR)

With the development of the projected hotels, the City anticipates that the revenue generated from these businesses will exceed \$600,000 annually and make the Transient Occupancy Tax (TOT) the number four revenue after the first year of operation.

Sales Tax Overview:

Community “sales taxes” become a reflection of both the economic vitality and diversity of the local economy because it includes the spending of both visitors and residents in support of local business. For Winters, it is clear that the visitor serving businesses provide the majority of sales within the community. The following is a breakdown of sales taxes:



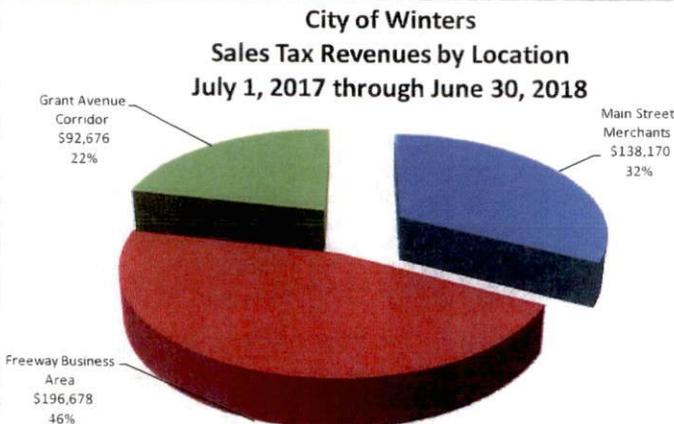
1. Fuel and Service Stations-33.1%
2. Restaurants- 28.7%
3. State and County Pools- 14.4%
4. Comparison Goods(General Consumer Goods)- 4.7%
5. Other- 19.1%

The most telling number that leakage is occurring is “comparison goods” which represents the most consumable purchases made by both residents and businesses (clothing, furniture, electronics, vehicles, etc). In a 2006 economic sustainability study, it was estimated that that 95% of all shopping by Winters residents is occurring outside the City. This is a reflection of both the lack of such businesses and the need to increase the “critical mass” of the population to support these types of enterprises opening within the City.

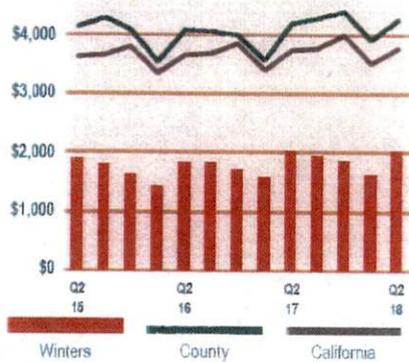
In the four quarter period July 1, 2017 through June 30, 2018, the City generated \$539,915. 79.2% of all sales tax is generated by 56 businesses, with 97 businesses generating the balance of sales tax (20.08%). The top sales tax generation is broken down geographically as follows:

- Freeway (36.4%)- 4 businesses
- Downtown (25.6%) 42 businesses
- Grant Avenue Corridor (17.2%) 10 businesses

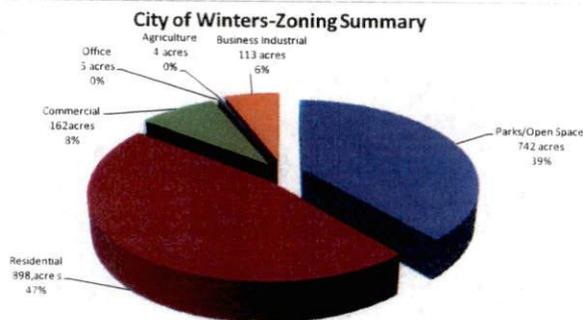
Sales tax is viewed as a potential for significant revenue growth for the City with the potential to capture “local” spending by both residents and businesses.



SALES PER CAPITA



Comparatively, the City of Winters receives approximately \$2,000 “per capita” in sales taxes compared to \$4,200 (average) of the other Yolo County cities and the \$4,000 average for the rest of jurisdictions within the State of California.



Land Use and the Flood Area:

The City of Winters General Plan and Sphere of Influence Area equals approximately 1,924

City of Winters-Zoning Summary

Description	Acres	% of Total
Parks/Open Space	742 acres	39%
Residential	898 acres	47%
Commercial	162 acres	8%
Office	5 acres	0%
Agriculture	4 acres	0%
Business Industrial	113 acres	6%
Total	1,924	

acres. The breakdown of total acreage and zoning is shown in the following table. The total General Plan area for the City includes 1,924 acres. Residential and Parks/Open Space make up 85% of the total zoning leaving less than 15% for economic purposes such as jobs and revenue production.

Flood Area Zoning Breakdown

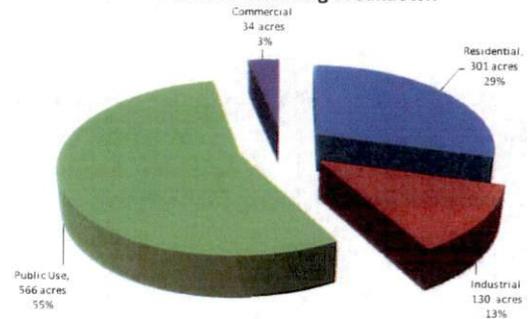
Zoning	Acres	% of Total
Residential	301	29%
Industrial	130	13%
Public Use	566	55%
Commercial	34	3%
Total Flood Zone	1,031	

Flood Area:

The Flood Area of the City encompasses approximately 1,031 acres or 53% of the total City and Sphere. Within this area, 55% of the land is zoned for “public uses” (parks, open space, PQP), 29% for residential, 13% for business/industrial and 3% for commercial.

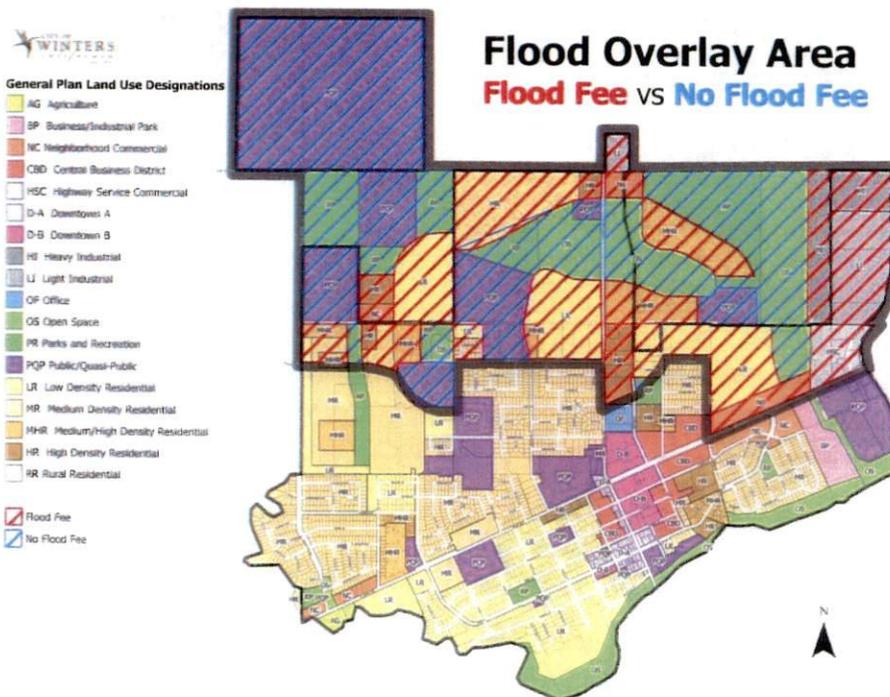
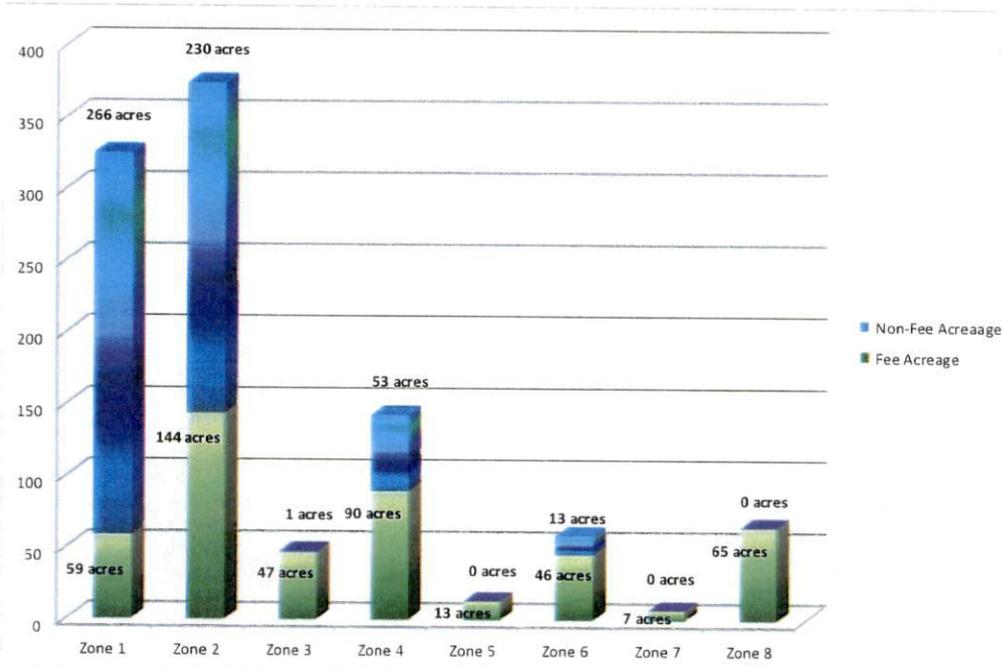
From an economic development standpoint, the City has very little remaining land which is zoned for job producing uses. The light and heavy industrial uses are burdened by exorbitant flood fees which are caused by the predominance of public uses designated within the flood area.

Flood Area Zoning Breakdown



Typical per acre flood fees for light and heavy industrially zoned properties are between \$59,000 and \$63,000 creating a huge cost burden causing the typical per acre combined cost for impact fees exceeding \$100,000, essentially pricing Winters out of the competitive market for development versus neighboring communities.

City of Winters Flood Zone Fees							
Zone	1	2	3	4	5	5A	5B
RR	\$47,432						
R-1	\$50,060	\$66,905		32,597		\$49,383	\$29,931
R-2		\$80,414		\$39,178			
R-3		\$78,102		\$38,052			
R-4		\$78,653		\$38,321			
NC		\$85,477		\$41,645			
HI		\$75,888	\$59,006				
LI			\$62,727		\$40,132		
HSC					\$41,186		
PC						\$61,107	\$-
Com/BP							





CITY COUNCIL
STAFF REPORT

DATE: September 3, 2019
TO: Mayor and City Council
FROM: John W. Donlevy, Jr., City Manager
SUBJECT: Valley Clean Energy

RECOMMENDATION:

That the City Council provide direction on City interest in joining the Valley Clean Energy Authority.

BACKGROUND:

In September 2018, the Valley Clean Energy Board voted to offer membership to the Cities of Winters and West Sacramento. Staff was contacted by VCE staff and is bringing this before the City Council. In October 2018, the City Council received a presentation from VCE representatives and directed City Staff to continue monitoring possible participation with VCE and to bring the item back for consideration in 2019.

VCE is quickly becoming a regional leader in the Community Choice Aggregation (CCA) area and their overall program has stabilized. They are a solid leader throughout the County, offering competitive pricing, higher levels of sustainability, local control, a customer dividend program, and green energy choice.

In July 2019, Staff submitted the necessary forms for a request for load data from PG&E for VCE to analyse the financial impacts of Winters participation in the program. The load data will be reviewed at the City Council Meeting.

State law allows cities and counties to pool the electricity demand of their residents and businesses for the purpose of buying electricity on behalf of those customers. These programs are called Community Choice Aggregation programs.

VCEA, a joint powers authority formed in 2016, is a locally controlled, not for profit public agency covering the unincorporated areas of Yolo County and the Cities of Woodland and Davis. It provides residents and businesses in those communities with an option to have more of their electricity supplied from clean, renewable sources—such as solar and wind—at competitive rates.

When customers choose VCE, they help empower local control of electricity procurement decisions, reduce the carbon footprint associated with their electricity service, and help support growth of local renewables. Rather than paying profits to shareholders, VCE's net revenue (after buying power and administrative expenses), can be used to help stabilize electricity prices, provide larger incentives for more solar installations, support energy efficiency programs, develop more local renewable energy sources in and near Yolo County, and invest in innovative clean technologies and energy-related job training—all while keeping electricity rates competitive with investor-owned utilities.

Discussion:

Staff is recommending that the City Council authorize the adoption of a resolution of intent to be brought before the Council at the October 1 meeting. This recommendation is based on the following:

- VCE has established itself as an exemplary professional and customer-oriented organization with the capability to serve the Winters community.
- The overall rate structure has stabilized with comparable rates to PG&E while providing higher levels of renewable energy.
- The prospects for a unified energy source for Yolo County will help advance many goals in regard to overall pricing, climate, choice and programming which is tailored to the Winters customer base.
- Residents have choice. They can purchase power through the program, purchase green energy and for those who do not wish to participate in VCE, they can simply “opt out” and remain with PG&E.

Membership in VCE requires a rather expedited process at this point, since new members can only join one year in advance of membership. Thus, membership for the City of Winters and participation of local residents and businesses would commence in 2021 should the City decide to become a member.

VCE has provided a document outlining the overall Membership Process and a Preliminary Outreach Plan attached as Exhibit A. This includes:

- Table 1 on Page 2 includes Membership and Outreach Tasks
- Table 2 on Page 4 includes a draft outreach plan.

The proposed requirements and schedule for City membership would be as follows:

General Info/Requirements:

1. **VCE's current electric rate:** Equal to PG&E rates for all customer classes with a potential customer dividend in 2021 if VCE meets certain financial targets (amount to be determined based on financial performance of the program).
2. **New member fee:** \$25,000 to cover cost of data, analysis and updated Implementation Plan; (this fee was included in the current FY budget and has been paid) would be reimbursed to the City of Winters once customers are enrolled in early 2021. All other program implementation costs will be absorbed by VCE.
3. **City of Winters required steps:** a) Adoption of the JPA Resolution/JPA Agreement, b) Adoption of the CCA ordinance, and c) appointment of 2 Board Representatives from your Council.
4. **VCE required steps:** a) 45-day public comment period before official approval of the City as a new member (may be waived by existing JPA members); b) update electric load analysis, and c) prepare, adopt and submit updated VCE Implementation Plan to the CA Public Utilities Commission by the end of December.

Proposed Schedule:

1. September 3- VCE presentation to City Council
2. October 1- Consideration of resolution requesting membership in Valley Clean Energy.
3. October 15- Public Hearing and Consideration of and First Reading of an Ordinance Authorizing Implementation of Community Choice Aggregation and City Approval Joining VCE.
4. November 5- Second reading of Authorizing Ordinance
5. November 14 17 – VCE Board officially approves the City of Winters as a new JPA member; Winters Board Reps are seated and new Board adopts the amended Implementation Plan.
6. November/December Adopted Implementation Plan is sent to the CPUC for certification
7. 2019-2020 – Community outreach, power contracting, customer noticing and enrollment in anticipation of early 2021 roll out for City of Winters customers.

Frequently Asked Questions:

What is Valley Clean Energy?

Valley Clean Energy (VCE) is bringing cleaner energy at competitive rates to residents and businesses in Woodland, Davis, and unincorporated Yolo County. As a locally based energy provider and PG&E alternative, VCE is accountable to the communities it serves, not to

shareholders. VCE business – such as rate setting and approval of energy contracts – is conducted at local, public meetings. Board members are elected officials from the City of Davis, City of Woodland and Yolo County.

How does it work?

Valley Clean Energy purchases power with higher renewable and lower greenhouse gas (GHG) content than is offered by PG&E. Other than receiving cleaner electricity at competitive prices, all other aspects of your electricity service remain the same. PG&E will continue to deliver the electricity from the grid to your home or business, maintain the power lines, read your meter, and send you a single, consolidated bill, as required by state law. If you want to stay with PG&E for your electricity, you can opt-out of Valley Clean Energy.

Does VCE fully replace PG&E?

No. VCE procures cleaner electricity for our customers, and PG&E delivers that electricity to your home or business. PG&E also continues to handle the billing, turn on and off power when you move, maintain the power lines, and resolve outages. Those who prefer to have PG&E continue to buy their electricity can choose that option.

Isn't renewable power more expensive than electricity from traditional sources?

Not anymore. During the past 30 years the costs of fossil fuels have been rising, although natural gas and oil prices have come down recently. During the same time, the cost of renewable sources has dropped dramatically. In fact, in California, renewable energy is often cheaper than fossil fuel because after initial construction costs, wind and sun are free. And new resources such as tidal energy are now being developed to deliver energy at competitive rates.

Where will VCE be buying the clean electricity?

The majority of our energy will be produced from clean energy sources such as hydro, solar and wind. The current power portfolio was approved by the VCE Board of Directors in early 2018. Our intent is to purchase as much electricity as possible from clean energy sources located in California at prices that remain competitive with PG&E.

Are other counties and cities considering this?

Cities and counties throughout California are already moving forward with similar programs. There are currently nineteen operational CCAs in California, and that number is estimated to grow to 20 agencies by 2020, with a combined service area population of 10 million. According to a 2017 report from the Center for Climate Protection, CCAs will reduce at least 5 million metric tons GHG emissions cumulatively compared to the Investor-Owned Utilities (IOUs), and

CCA customers will save \$188 million more per year by the end of 2020 compared with what customers would have spent if they stayed with the incumbent utilities.

What type of local reinvestment has been done by VCE and other CCA programs?

In its first year of operation VCE has contracted with Yolo County Flood and Irrigation District for local renewable power from the Indian Valley Reservoir and is in discussions with multiple solar developers regarding local projects. In addition, VCE is in the process of negotiating long-term contracts for over 100 megawatts of new California-based renewable energy projects that will replace existing short-term renewable contracts. These new renewable projects are scheduled to come on-line in 2020, 2021, and 2022. In the Bay Area, MCE Clean Energy has already invested over \$500 million in California-based and local renewable energy projects that have created over 2,400 construction and vendor jobs, with more coming soon. Sonoma Clean Power has found that developing local renewable energy projects within Sonoma County will result in lower rates by 2020, compared with buying electricity elsewhere.

Will PG&E lose jobs as result of VCE and other similar programs?

The vast majority of PG&E employees provide transmission and distribution system maintenance and upgrades for electricity lines, billing and customer service—all of which PG&E will continue to provide. There have not been any noticeable job losses in communities that have a second electricity provider. In fact new jobs have been created constructing and operating local energy generation facilities.

What is Community Choice Aggregation (CCA)?

In 2002, Assembly Bill 117 was enacted into law to establish Community Choice Aggregation opportunities in California. It allows a city or county (or groups of cities or counties) to become the default electric supplier in its jurisdiction(s). By doing so, it offers an opportunity for Californians to locally influence the sources of their electricity. Marin Clean Energy was California's first Community Choice Aggregation program, followed by Sonoma Clean Power and subsequently Lancaster Choice Energy. As noted there are currently 19 operational CCA's in California and approximately 45% of PG&E's electricity load is now served through a CCA – and that number is anticipated to continue to grow.

Is there a downside to Community Choice?

The primary risks to VCE are customer opt-outs, energy price fluctuations and changing state regulations. A successful Community Choice program requires that a significant majority of residential and commercial customers obtain their electricity from the program. This is one reason why Community Choice programs strive to maintain competitive pricing, while lowering greenhouse gas emissions compared to what you can get from the local utility. Community

Choice programs, like VCE, also emphasize customer service, public engagement and transparency.

California's energy markets have been stable for several years and prices for electricity from both renewable and conventional energy sources are relatively low. A diverse portfolio that includes a mix of long-term and short-term contracts and direct investments in power projects hedges risks.

A statewide association of CCA programs has been formed to represent the interests of CCA program providers and their customers on the regulatory side. It has been estimated that 50% of the electricity in California will be provided through Community Choice programs within the next five years. As more local programs are developed, they will have an even stronger presence in ongoing regulatory proceedings.

How would the program be regulated?

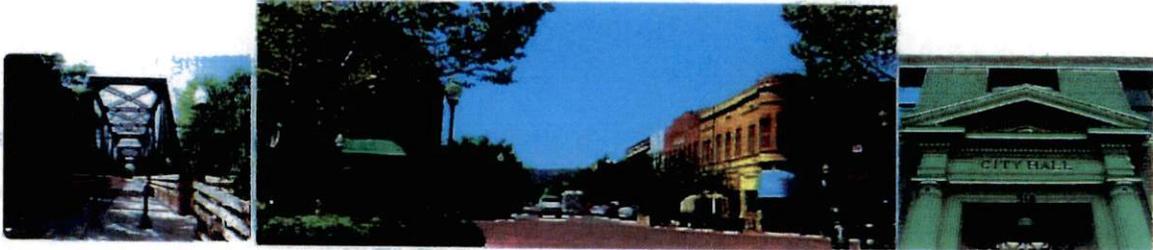
As discussed elsewhere, VCE is regulated by its Board of Directors. In addition, as required by state law, VCE submitted its Implementation Plan to the California Public Utilities Commission (CPUC). The plan discusses rate design, how we will buy electricity, and how we will carry out all the functions the CPUC requires. Before launch, VCE negotiated the purchase price of electricity on the open market and adheres to all CPUC rules and tariffs that apply to Community Choice Aggregation programs.

FISCAL IMPACT: Membership application benefits would be \$25,000 which is reimbursable upon Winters customers beginning service with VCE.



Valley Clean Energy

City of Winters Community Membership Process and Preliminary Outreach Plan August 28, 2019



This plan is intended to provide an outline of the activities and actions related to the City of Winters' consideration of membership in the Valley Clean Energy (VCE) community choice aggregation (CCA) program. The plan outlines the process steps for membership and serves as a roadmap for VCE's community outreach strategy for Winters' electricity customers. The community outreach goal is to provide the information necessary for Winters electricity customers to make informed decisions about their electricity provider.

Background

In 2016 Yolo County and the City of Davis conducted a feasibility study to determine if a CCA would be a good fit to serve electricity customers in unincorporated Yolo County and Davis. Staff from Woodland, West Sacramento, and Winters were invited to participate in the analysis of the CCA model. In 2017 Woodland formally joined the effort to launch a CCA in Yolo County. Valley Clean Energy began serving electricity customers in Woodland, Davis and Yolo County in June 2018. In Fall 2018 the VCE Board of Directors adopted a resolution inviting the City of Winters to apply for membership in the Joint Exercise of Powers Agreement (JPA). Following the invitation, the Winters City Council received an informational presentation from VCE Board of Director and staff members. In May 2019, based on previous direction provided by the City Council, the City of Winters requested that VCE begin the process to evaluate the possibility of joining the VCE JPA.

Membership Process Overview

The membership process is outlined in Table 1 below. The process culminates in the revision of VCE's Implementation Plan to include the 2,700 PG&E electricity accounts serving 7,300 Winters residents in a 2.9 square mile area. The revised Implementation Plan is submitted to the California Public Utilities Commission for certification setting the stage for enrollment of Winters electricity customers the following year. Key steps in the process include:

Steps to Join Valley Clean Energy Alliance (VCE)

- **Community Outreach** - Begin on-going community outreach activities to engage and inform the Winters' community about community choice aggregation and VCE.
- **Economic Feasibility Analysis** — An economic feasibility analysis will be conducted by VCE in conjunction with the City. This analysis can assist Winters in understanding its electricity needs while providing the VCE Board with the economic information needed to analyze Winters' potential membership.
- **Resolution/Ordinance** — Winters City Council must pass a local ordinance and resolution to make membership official and to pursue joining the existing Joint Exercise of Powers Agreement (JPA).
- **Implementation Plan** — A revised Implementation Plan must be filed with and certified by the California Public Utilities Commission (CPUC) prior to launching service in Winters.

Post Implementation Plan Certification – by VCE

- **Customer Notices** – Notice customers according to statutory requirements—two notices prior to VCE service and two notices after start-up.
- **Other Steps** — Update service agreement with the local Investor Owned Utility (IOU), securing energy supply, data management services and electricity scheduling services. These steps are already in place through VCE's services agreement with SMUD.

Community Membership and Outreach Tasks

Task	Description	Start Date	End Date	Responsible Party
Invitation from VCE	Invitation to join VCE	September 2018	September 2018 (Resolution inviting Winters to join adopted by the VCE Board on Sept 13, 2018)	VCE
Commitment from City	<ul style="list-style-type: none"> • Authorize PG&E to share data with VCE allowing analysis of Winters' electricity load. • Commit to proceeding with a feasibility analysis/Implementation Plan update. • Submit membership processing fee to off-set 	July 2019	September 2019	Winters

	PG&E load data request, load analysis, Implementation Plan amendments, and outreach costs. Note: fee is refundable following enrollment of Winters customers.			
Economic Feasibility Analysis	Conduct economic feasibility analysis that includes Winters electricity load information.	July 2019 note: timing dependent on PG&E data request	August 2019	VCE SMUD
Implementation Plan Update	Work with SMUD to revise existing implementation plan to include Winters.	August 2019	September 2019	VCE SMUD
Outreach (see additional detail in Table 2 below)	Develop detailed outreach plan and begin outreach to the Winters community.	August 2019	Ongoing	VCE Winters
Implementation plan review	Review revised implementation plan to determine impacts to new and existing customers—benefits and issues with expanding VCE.	September 2019	October 2019	VCE staff VCE board Winters staff Winters City Council
Approval of membership resolutions and ordinance	- Action by Winters City Council to join VCE (reso + Ord) - Actions by VCE and existing members to approve Winters membership (reso's)	September 2019	October 2019	Winters CC Woodland CC Davis CC Yolo Co BOS VCE Board
Submit updated Implementation Plan to CPUC	File the updated plan to the CPUC per regulation.	December 2019	By December 31, 2019	VCE
CPUC Certification	CPUC certification for revised VCE Implementation Plan.	January 2020	Quarter 1 2020	CPUC
Continuing Community Outreach	Continuing Community Outreach following Implementation Plan certification.	January 2020	Summer 2020	VCE Winters
Send pre-enrollment notices	Send 2 pre-enrollment notices to Winters customers.	November 2020	December 2020	VCE SMUD
Start Up	Begin service to Winters. Customer enroll on their billing date, so enrollment occurs throughout the month.	January 1, 2021	January 31, 2021	VCE Winters SMUD

Send post-enrollment notices	Send 2 post-enrollment notices to Winters customers with opt-out information.	February 2021	March 2021	VCE SMUD
Enroll Winters NEM customers	Solar customers will be enrolled on their true-up date. Enrollment will take an entire year. Solar customers also receive 4 enrollment notices.	January 1, 2021	December 31, 2021	VCE SMUD
Continuing Service to Winters customers	Provide continuing service to Winters customers.	January 2021	On-going	VCE

Outreach Plan

Concurrent with the feasibility analysis and implementation plan revisions, an outreach effort will be initiated to build on the City's communications with the community regarding potential membership in VCE. A more fully detailed outreach plan will be developed by VCE and its outreach consultant team in conjunction with the City. The following table shows a sample list of potential events and City-related functions where VCE could participate. As part of the development process for the more detailed outreach plan VCE staff will work with the City to determine which events/meetings provide the best community outreach opportunities.

Table 2 – Sample list - Community Outreach Events and Organizations

Winters Outreach – Events and Organizations		
Events/Organizations	Date/Time	Location
Meet with large customers	September	TBD
Rotary Club of Winters	Thursdays, 12:15 PM	Buckhorn Steakhouse
Carnitas Festival	September 29, 4:00 – 11:00 PM	Rotary Park
Salmon Festival	November 3, 11 AM-4 PM	Rotary Park
Putah Creek Committee	Jan/March/May/July/Sept/Nov – 6:00 PM	
Planning Commission	4 th Tuesdays, 6:30	City Hall
Other public meetings at events, orgs, Ag, schools, associations, etc.	TBD	TBD

The outreach elements included in Table 2 are intended to be a starting point and it is expected that the list of events and organizations will grow based on further discussions with the City of Winters and community organizations.

The marketing plan will be tailored specifically to Winters residents and will include:

1. A flyer tailored to the City of Winters that provides information on the benefits of joining a CCA (a draft has been developed).

2. A PowerPoint presentation to be used at public meetings in Winters.
3. An ad/s in the Winters Express (print and online) to alert readers to the possibility of CCA participation, and to upcoming VCE events where they can learn more.
4. Development of a specific informational web page on VCE's web site related to Winters potential membership in VCE. This web page will be designed as an information resource for Winters residents and businesses.
5. Social media outreach boosted to the specific geographic area, announcing the possibility of participation, and of upcoming events where they can learn more.
6. Participation in local events.
7. Upon filing the feasibility study with the CPUC, outreach efforts will continue throughout 2020.
8. Announcements of upcoming VCE Board meetings where the public can get information and provide input.
9. Local public workshop(s) to convey details and answer questions.

Winters City Council Meeting Schedule (1st and 3rd Tuesdays, 6:30 p.m.)

September 3

September 17

October 1 – Reso requesting membership

October 15 – Membership reso and Ordinance (1st reading)

November 5 – Membership Ordinance (2nd reading)

November 19

December 3

December 17

Assuming approval by the CPUC and Winters City Council--

- Two pre-enrollment notices will be mailed in 2020—one in November and one in December (Provided January is the start-up month).
- Two post-enrollment notices will be mailed—one in February and one in March, after enrollment into VCE is complete.

Figure 1 – City of Winters

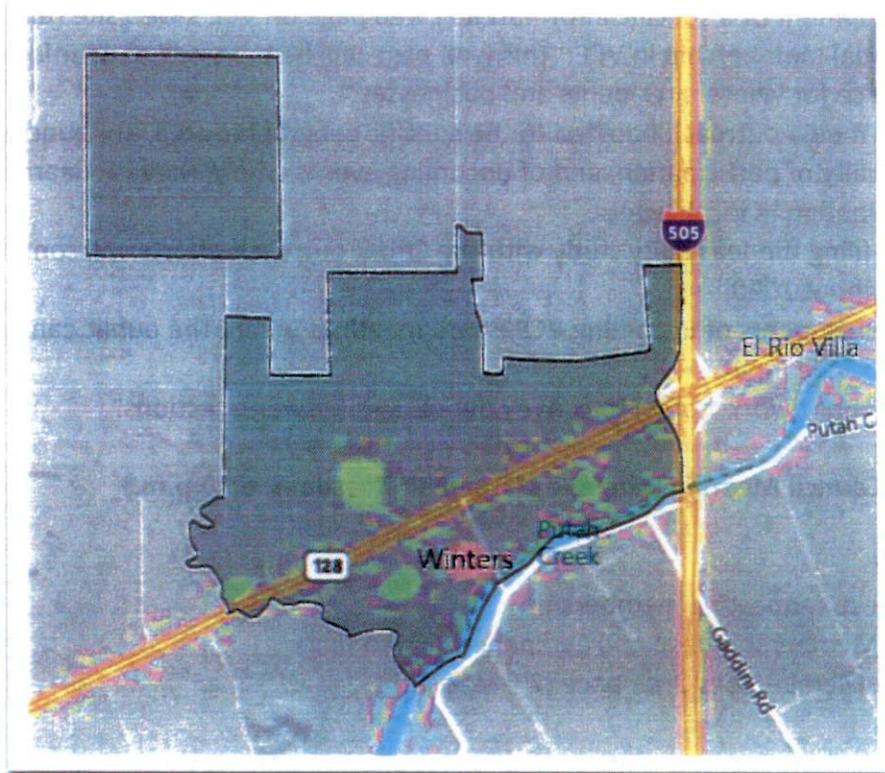


Figure 2 – Yolo County

